

**From:** [Nick & Win Braunsch](#)  
**To:** [Middlesex Centre Planning](#)  
**Subject:** proposed development on upper Elmhurst St  
**Date:** Saturday, October 16, 2021 10:45:11 AM  
**Importance:** High

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Good afternoon

We spoke at length with Sue Cates on Thursday, and will be attending the re-zoning meeting Oct 27, as well as the planning open house on Oct 20. In case our perspectives on the proposed re-zoning are not reflected in the information you receive, I thought to email as well, in advance.

- we understand the focus on in-fill & affordable housing, but changing from 3 homes to 56 is unacceptable; there seems to be no or little readiness for the process & consequences of this kind of build
- a great deal of caution is needed here so we don't all say later 'we should not have allowed this'
- referring to the vision for Middlesex Centre

- A thriving, progressive and welcoming community that honours our rural roots and embraces our natural space.- this proposal is in direct contrast; This kind of build is not who we are or who we want to be! - this feels like a cash grab for the developer & for Middlesex with increase in tax base, and I am very concerned that the community feel of Old Kilworth community will disappear if this is approved even at half of what the developer is requesting.

- this type of high density residential build should happen in a new area where those moving in are aware and would welcome this high density section ; not in a well established area with large lots to accommodate septic requirements, and where residents have had no inkling or desire for such an influx

- why not something more beneficial such as a Seniors residence, which we know is an increasingly urgent need?

- there must be consideration of the wildlife & natural habitat of that acreage in a time of climate change & biodiversity concerns; will there be a transparent study on the plant & tree life on this land? and potential native artefacts underground (numerous arrowheads & other such artefacts were found when our home at 42 Elmhurst was being built)

- negative impact on water systems as this area is still on well & septic; serious concern with run off & impact during and after build; will there be a transparent study done on this?

- significant & negative increase in traffic both in Old Kilworth, on Glendon and the upper section of Kilworth Park Drive; our roads in this block (Elmhurst & Beechnut) are much narrower than the norm; extra traffic brings great concern for public safety; this is a serious safety issue for our families; young children & less able bodied adults will be at risk walking in this area due to the traffic

- this block (Elmhurst & Beechnut, starting at Parkland) has minimal services from Middlesex Centre - no sidewalks, no sewer or municipal water, no street lights, all which fit well with our living here - and we would not like this to change. I am concerned that with at least 100 new residents in this condo community, this would all change.

Sadly, it is my understanding that the developer mis-represented his intentions to one of the sellers, and that

person now regrets selling their home to him. This does not bode well for a transparent process, and perhaps I am naive about how this all works.

I sincerely hope that Middlesex Centre will not approve this zoning change for Old Kilworth and that should it proceed to the Ontario Tribunal, that they be made aware of all of our concerns. Should you wish clarification of any of my concerns, please contact me.

Regards,

Win & Nick Braunsch

42 [REDACTED]  
[REDACTED]