

From: [REDACTED]
To: [Clinton Stredwick](#); [Elisha Milne](#); [Lindsey Green](#)
Subject: Fwd: Application Proposed Zoning By-Law Amendment ... by Sharon & Timothy ROBERTS ... File: C22-21
Date: September 5, 2021 9:42:03 AM

Dear Southgate Planning Dept Staff & Members of Council: PLEASE INCLUDE THE FOLLOWING ADDITIONAL COMMENTS TO BE READ IN AT THE PLANNING MEETING ON 22 SEP 2021...RE: Application File: C22-21

ADDITIONAL COMMENTS RE THE ROBERTS APPLICATION – FILE#C22-21:

Please include these comments with my email dated: 27Aug21, to be read @ meeting on 22Sep2021.

It is my understanding that the application process usually requires “A Plan of Subdivision” when an applicant applies for more than 3 lots. In this case the applicant chose to apply for only three lots.

Should the applicant decide in the future to make further application for additional lots, it would be my contention that the more rigorous process of “A Plan of Subdivision” should then be required.

The remaining “Retained Lands” would no doubt come under the scrutiny of the Ministry of the Environment as they include ponds and the Camp Creek also runs through it.

With regard to these ...Retained Lands...I would personally hope that these lands remain in their natural beautiful state, without further development.

Respectfully Signed: James Martin (Adjoining Land Owner).

To:

Southgate Twp Planner: Clinton STREDWICK (cstredwick@southgate.ca)

Southgate Planning Assistant: Eilsha MILNE (emilne@southgate.ca)

Southgate Clerk: Lindsey GREEN (lgreen@southgate.ca)

Re: Application for Proposed Zoning By-Law Amendment ... by Sharon & Timothy ROBERTS ... File: C22-21

From: Cornelia & James MARTIN ... 263088 Wilders Lake Rd, (Southgate) RR#3 Durham, Ontario.
NOG1R0

Dear Southgate Planning Department & Southgate Council Members:

We are in receipt of correspondence from Clerk Green dated 23 August 2021 regarding the above noted application. Thank you for informing us of the landowners application to implement three new lots by zoning them as

Residential type 5 (R5) and amending the zoning standards for the retained lot to recognize a reduced area. The effect of this proposed zoning by-law amendment would change the severed parcels from Restricted Agricultural to Residential with the "Retained Parcel" being zoned from "Restricted Agricultural to Restricted Agricultural Exception" to recognize the reduced lot area.

By way of introduction, my wife and I own a home on a one acre lot situated on the south side of Wilders Lake Rd & due south of the most westerly pond as depicted in the diagram of the ROBERTS property. We have lived here for over 30 years so I have had opportunity to make some observations regarding watershed and flooding & traffic patterns. Also I have a background in traffic issues & worked with the MTO on the Hwy 6 improvement project through the Village of Varney & I have also assisted the former Township of Egremont regarding the first road paving project from the Village of Varney heading east. I would like to share the following comments / concerns on the proposed Application:

My first comment is regarding the existing topography of the proposed lots and more specifically with regard to the significant elevation of the existing lands along all three of the proposed lots. I expect that the existing elevations will be reduced somewhat to allow for the appropriate lot levels for driveways, foundations etc. These changes could affect the water flow and possibly contribute to water blockages. This area is known for significant spring runoff all downhill towards the Village of Varney. I would hope that the proposed project would include an Engineered Grading & Drainage Plan to ensure proper drainage.

Worthy of note as a potential safety concern is that there is a slight dog leg right in the roadway near the westerly limits of the ROBERTS property and unless the westerly adjoining property is properly cut back, the home owners or other traffic turning left from the residential driveways to proceed east on Wilders Lake Road, may experience a degree of limited visibility & could negatively impact motorists traveling east and coming up on the vehicles exiting their driveways.

I appreciate the opportunity to share these comments / concerns with the Southgate Planning Department staff and council and I look forward to hearing your feedback as well as the final decision of Council on these matters.

Please include my comments as part of the review process at the upcoming zoning meeting at Southgate on September 22nd, 2021.

Thanking you in advance...Respectfully...James Martin