

**Response to Notice of Complete Application and Public Meeting**  
**Re: White Rose Park Application to Develop the Lands Legally Described as:**  
**Part Lot 227, Concession 2, SWTSR, Township of Southgate**  
**(former geographic Township of Proton)**

I am opposed to the Application (“Application”) to the develop the lands legally described as Part Lot 227, Concession 2, SWTSR, Township of Southgate (“Lands”) that are adjacent to the White Rose Park (“WRP”) Todd Crescent (“Todd”) sub-division for the following reasons:

As background, I live at 81 Todd Crescent. I purchased a house (still waiting for it to be a home), from WRP in January of 2017. I moved to Dundalk from Brampton on February 16, 2018.

As of the date of this letter, I still do not have a driveway or front lawn, I have a number of open Tarion claims, and I live in a noisy dust bowl next to WRP’s garbage dump and a smelly swamp that they call a “landscaped storm water management pond”, which according to WRP is the vision of the Township.

While I understand that the submissions for the purpose of opposing WRP’s Application at this stage need to be focused on Planning Act considerations, I firmly believe that it would be remiss of the Township not to keep in mind the quantum and magnitude of issues on Todd in respect of timing and workmanship, and the wholly inappropriate conduct and actions of WRP towards homeowners.

**I thought I moved to the Country, that was the plan:**

I decided to sell my home in the City and relocate to Dundalk because I had had enough of the hustle and bustle of the City and that feeling of living like a sardine. I gave up a 5-minute drive to work to commute just over an hour each day, but I rationalized this by telling myself that it was going to be worth it each day when I got home to a place where I didn’t have to fight for a parking space, and then listen to my neighbours conversation over dinner through the wall, followed by a lullaby of sirens blaring or cars driving by and people talking all night.

I was attracted to Dundalk because, while it was a growing community, it has managed to maintain the quaint country living attributes and benefits that I was looking for. The specific area that I purchased in was also rich with rural views despite being a subdivision. For these reasons, Dundalk checked all the boxes for me in terms of community and environment.

Unfortunately, my purchase experience has been, and continues to be, horrendous, but I look forward to the future, or at least I did. This Application and plan to cram another 80+ homes into the Lands adjacent to Todd is very disappointing, and in my opinion, it is too soon. Where and when does it stop? Have I made a mistake relocating to this quaint country community? Please give the residents of Dundalk a moment to breath after what has been a long and tumultuous road of constant and ongoing developments over the past several years. Let us enjoy our homes and rural surroundings that we have all come so far to experience and waited so long for. I am not ready to move back to the big City just yet.

**Dust and Air Quality:**

My home is located next to the storm water pond on the south-east corner of Todd. I am advised that this is where the through road for the new sub-division will be constructed. The air quality conditions living in and next to a new home development site are terrible. When the wind rolls through, which is 24/7 in Dundalk because we are in the highest point of Ontario, you can literally see clouds of dust coming at you, sometimes to the point that you cannot even be outside.

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This is not environmental dust; this is construction dust and debris. I have to constantly clean or replace the filters in my furnace and car because they are filled with dust. When I park my car for a couple of days, I have to wash my windows and mirrors before I can drive anywhere because I cannot see. If the Application is approved, this is going to be my foreseeable future as I am right next to the planned throughway for the new sub-division.

I am allergic to dust and struggle daily with the physical effects of excessive and constant exposure. I knew that I was buying a new home in a new sub-division, but I never imagined that construction would last this long and be immediately pigged backed with another project twice the size right next to me.

Medical studies have shown that repeated long-term exposure to high levels of dust is harmful to your health. Some, not all, of the dangers associated to dusty operations are respiratory problems, skin irritations, visual disturbances, asthma, pneumonia, and cancer. I moved from the City in search of a better quality of life, but I fear that I have jumped from the frying pan into the fire.

**Excessive Noise:**

At any given time, on any given day, 7 days a week, I spend my days listening to tractors, backhoes, dump trucks, delivery trucks, etc. Some days, I actually go to downtown Brampton to work in my office for peace and quiet.

As previously mentioned, my home is next to the storm water management pond (swamp) on the south-east corner of Todd. I am advised that this is where the through road for the new sub-division will be constructed, and where WRP plans to keep its construction office and all its machinery and equipment. This means that I will have another 4-5 years of trucks and heavy machines trudging back and forth past my home daily taking materials and supplies to the new development. The thought of this is unbearable and I cannot even imagine what my future holds if the Township allows WRP to set up camp next to my home for the new development. As it stands now, I will have about 3-4 years of heavy construction under my belt by the time Todd is complete, and now I am learning that I can add another 5+ years to that for the proposed new development with WRP as my direct neighbour for the whole ordeal. I moved here for a better quality of life. I was drawn to the quaint country community that Dundalk offered and its rural beauty, but this is being destroyed and I have unknowingly bought a front row seat.

**Constant State of Disrepair and Unkempt and Dangerous Conditions:**

WRP has a proven track record of keeping their job site in a constant state of disrepair. It is not uncommon for the roads to be caked with dirt and debris. The house sites are filled with construction debris such as nails, screws, metal, wood, cut off pipes, rocks and boulders, general garbage, and litter. It is an obstacle course just to cross the street. I have lost count of how many screws and nails I have had go through my shoes, and a couple of times my foot, and my car tires twice. In addition to nails/screws in the feet, I have also suffered twisted ankles and minor scrapes from a slip and fall. If WRP keeps this site in this manner, this will most definitely be their practice for the next sub-division, and so this is relevant information for consideration of this Application.

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Furthermore, because WRP plans on using Todd as its throughway for the new development, and the lands next to my home as their yard and storage lot, this means that I have many years to look forward to of living next to that neighbour who does not take care of their property or clean up their garbage, which directly effects my quality of life as well as my homes curb appeal and value.

**Total Disregard for Rules and Regulations:**

On the whole, I don't think that WRP has abided by a single rule, regulation, or by-law yet without seeking an amendment or extension, and apparently from some of the comments at the meeting on September 23, 2020, they are already up to much the same with their plans for the new development Application in that they are seeking zoning and by-law amendments to most of the requirements put to them by the Township. Not a good start and should be cause for concern for the future.

In addition, it is the residents understanding that Artemisia is not to be used as entrance or exit for WRP's trucks and contractors, however, it is not uncommon on any given day to have several trucks and contractors zooming up and down Artemisia and taking the corner at Todd in an aggressive manner. As this community grows and there are more parents, kids, and pets living and playing here, this is creating a traffic hazard and putting their safety at risk. In addition, this also creates constant clouds of dust and debris that we are all ingesting. We ask that this issue be immediately addressed by the Township.

**Does WRP have the Money for this?:**

Todd residents have learned that many of the delays here have been associated to contractor issues. Residents have been told by many of the contractors who have come and gone from Todd that there is a high turnover and constant delays due to financial issues. Residents have been left waiting months for basic amenities in their homes such as cabinet handles or mirrors because WRP has not paid the contractors and so they will not supply the goods.

While it is generally understood that this is a "*rob Peter to pay Paul*" industry, a builder does have to be able to prove a certain amount of fluidity in order to be licensed as a new home builder by Tarion. I don't know where this system broke for the residents of Todd, but I hope that this can be a part of the process for the planning and implementation of the Application so that the new families moving in, and also the neighbouring division (Todd) that will inevitably be impacted by the construction of this new sub-division, do not suffer like the residents of Todd have, in the years to come.

**Letters of Recommendation from Some of the Residents of Todd Cres.:**

Residents of Todd have revealed that they were asked to provide letters of recommendation to WRP in respect of the Application. They have also revealed that these letters were "bought" with promises of various items and/or services for their homes in exchange for said letters. I am not surprised by this conduct on the part of WRP, but I also want the Township to know that this is how most of these letters have been obtained. These are not recommendation letters; these are desperation letters, and this is yet another example of who WRP is and how they operate.

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**Closing:**

In closing I would like to say thank you for taking the time to review and consider the publics concerns with respect to the Application. While the issues associated to the Todd development and concerns of the homeowners who struggle with WRP daily are not submissible in the context of this process and Application, it is virtually impossible to express the reasons for our concerns in respect of the Application without touching on who WRP is and what they have purporttrated on Todd. I truly do not wish this experience on anyone, and I long for the day when my nightmare will end. I do not think that this is what the Township wants for its future families. Whoever develops the Lands is going to be the front-line face of Dundalk for our newest residents. I do not believe that WRP is not worthy of this task.

In respect of me personally, I have done my time, and then some, living in a noisy, dirty, dusty construction zone. When do I get the quiet enjoyment of my property and lands that I am entitled to, and when do the residents of Todd get to enjoy their quaint little sub-division in the Country? We have earned it!

Thank you,  
Christine Newport

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\*Enclosed are various photos and videos on a memory stick to accompany this submission.