
FW: Written comments to be considered as part of the public meeting Re 271 Main St. E.

[REDACTED]

From: McMillan & Jack Funeral Home [REDACTED]

Sent: July 20, 2026 1:46 PM

To: Lindsey Green [REDACTED]

Cc: Council [REDACTED]

Subject: Written comments to be considered as part of the public meeting Re 271 Main St. E.

I would like to voice my concerns about a 12 unit townhouse **complex** being proposed on a **single** lot at 271 Main Street East in Dundalk, across from the park, the swimming pool, the ball diamond, the grocery store and the plaza - all places where traffic comes and goes, and children could run out onto the street. This is probably the worst corner possible for dangerous visibility for them to put a complex which, no doubt, will involve many children crossing Main Street or playing on the sidewalk at any time of day, and even more dangerously, on weekends when the trailers and boats are being towed through to cottage country.

On Main Street East, beside the Bell Canada building there is a semi-detached home. It looks nice, has a yard for the occupants and their kids, and although it took quite a while for it to sell, it is now occupied and the tenants/owners take good care of it. But again, it is NOT 12 units on one overpopulated lot!

In the Loughheed subdivision in the northwest end of town we already have townhouse, which are situated with individual street access and appropriate yard space.

On the West end of town there is a strip of small single dwelling homes, built on smaller lots that are quite nice and the owners look after each of them themselves! But again, not 12 homes on one overpopulated lot. I am pointing this out to stress that I am not disapproving of the idea of multi-family housing or smaller housing! I am simply saying it needs to be done on appropriately-sized properties! And 271 Main Street is not appropriately sized.

Does anyone know what the sale price will be on these units? Will it be something affordable for struggling families? Does anyone know where these developers have built already, that one could see what their finished townhouse complexes are like. I have asked but was unable to get a response on either question.

If these units hit maximum occupancy (Is there any ruling on maximum occupancy?) ... 12 townhouses, many will be shared by two families (In order to make the mortgage payment, it is common for owners to rent out a basement apartment and/or any spare space to extra people! With housing being so scarce in a lot of cities, people are even renting out their couches or even enclosing their balconies and renting them out!) so let's think about how many people could be living on this one lot where a single house once stood, and how many **children** could be in that number.

CHILDREN should NOT all be corralled into that tiny, secluded play area in the back corner of the lot where parents cannot even see them? That is a dangerous situation to create in this day and age! Isn't that a ridiculously small area (it appears to be the equivalent of 3 small

cars.) How many kids are going to be darting in and out between parked cars back there or running across a busy County Road to the park where they have more space to run and play!!! It's a recipe for disaster! Would you want to see a child killed just to satisfy a builder's need to make more money?

Typically, residents have at least 2 to 3 cars per unit, especially when taking in boarders or other family members to help make the payments. How many spaces have been allotted in the site plan? Are these spaces based on small cars; where do larger high-rise pickup trucks park? Is the intention to promote the opinion that people could park their excess vehicles in the public lots across the street? That parking actually BELONGS to the Dundalk Herald, the pool, the ball diamond, the Frank Macintyre Building, the campground, or to Foodland for their own staff and customers and also for people attending functions or ballgames. Do you think any of those facilities or businesses want to have their space used up for long-term vehicle storage and nothing available for their own people? Or will they want to deal with maintenance and snow removal around vehicles that do not even belong there! The Township will obviously be the ones doing the snow removal around the Park buildings, and the Parking Officer will be busy trying to get unauthorized vehicles towed. Will this not mean more staff hours on the budget? ie more taxpayers' dollars to be spent? Again the reason for these obvious issues that will arrive, is because 12 homes is just too many for the single lot space available.

What about this new garbage system they plan to use? Does everything go into one big bin now? Why do all the other residences in Dundalk have to sort, reuse, recycle but anything and everything can get dumped in a huge bin for 12 homes??? Who monitors that anyone and everyone can't just drive in and dump their excess garbage or even their Hazardous Waste into this big tank? If this is a new system, will our current trucks and pickup contracts be able to handle it? Or do the taxpayers need to pay more on our taxes for this one complex to have a special truck come in for pickup? Who takes responsibility to make sure the extra cars are moved on the day of pickup? Who is responsible to have the children safely out of the way while the trucks navigate in and out of the area? Perhaps a larger lot would accommodate these homes using the same bin system that the rest of the town has to? Again, just another reason why this is not the place for this size of development!

What about snow storage? What about encroaching on all of the existing residences surrounding this lot in general? What about melting snow running across my property getting to a municipal drain, only to run off into what may be protected lands? What about flooding my storage building or the funeral home itself, or other existing residents' properties? We are now experiencing weather events never seen for many years. What happens if we get flooding, or tremendous amounts of snow?

How will our utilities handle more houses? I found out personally, when my furnace had to be replaced at 291 Main St.E., that Hydro One has exceeding the allowable limit on some of its transformers that pump power through our homes, and that they do NOT intend on changing that! Our electrician was told when he tried to get answers, they "have been authorized to do it". End of conversation!!! I got the same rude response and no compensation whatsoever from them for damages and special equipment that we had to install to prevent this from happening again! Now my question to Council is "**Where** will the power to accommodate another 12 new homes come from? Will it be pumped through those same lines and transformers that are already working over their allowed capacity? Or will taxpayers and hydro customers be paying for more powerlines or new transformers to accommodate this expanded housing?

There ARE other properties available around Dundalk, more suitable for 12 townhouse units, putting them on one larger piece of land (properties that services were installed specifically to accommodate the type of housing to be built on those lots!) It's already been in the news in the Herald that there is already a new builder currently proposing a new subdivision with

appropriate zoning that could accommodate townhouses with space that doesn't confine excess numbers onto one single lot. PLUS, it's also been made public knowledge, all over Facebook especially, that there will most likely be unused land that is already zoned for building coming up for resale when the current situation goes through the courts, maybe other developers will provide more appropriate space and proper zoning?

In new subdivisions you can see what is going to be there - what is in their plans, what you will have next door. You can **choose** to buy there or not. This 12-unit townhouse complex is being dropped into an established neighbourhood of single dwelling homes. I think I can speak for most of my neighbours when I say...We bought our homes in a single dwelling neighbourhood for a reason, we never thought we'd be dealing with this.

If this proposed 12-unit complex **does** have a Management Company, it is probably going to be one from out of the area, probably in the city, with dozens of other complexes to care for, and they are not going to be familiar with ANY of the Township Rules and Bylaws,,, and for sure it is going to be very hard to get any timely responses to any complaints or concerns! So basically, most complaints will be filed to the Township (ANYONE living there will think that THE TOWNSHIP approved it, so THEY need to fix all their problems.) Up until now, we've had to look at weeds, broken asphalt, long grasses, and a hole where the former house was removed which is now totally overgrown with weeds and even more of a dangerous situation! I believe there's a ByLaw to deal with that particular issue that is being totally ignored. I would have hoped a property owner would have done better!

Plain and simply, there is not space for this type of building on this single lot. There is not enough space for snow removal vehicles or storage of the removed snow and/or runoff. There is not enough green space. The garbage storage and removal plan seems questionable. The utilities may not be sufficient without added expenses to the taxpayers. The traffic at that particular section of town is already difficult and that corner dangerous. The challenges firefighters might face in the case of a fire at a 12-unit building like that seems challenging. It is just too much building and not enough space.

My closing comments are ----

We are NOT a huge city (or part of the "concrete jungle"). We are not desperate to be building on every square inch of grassy land! There are NO new large industries that are offering employment to people that we NEED to be providing housing for!

People come to Dundalk to get away from that! They come here to be able to breathe fresh air and have room for their kids to play and grow! Let's not destroy that!

As they say, "You can't un-ring a bell!" If we begin to allow cramped housing on inappropriately sized lots, we will set a precedent that we cannot backtrack from!

Brenda Jack,

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