

Paul & Rennie Deveau

Re: Files 01.158, 01.159, 03.1166

Public Meeting Wednesday Sept. 21, 2022 @ 7pm

Submission of Concerns for Proposed Development

1. **Flooding** Our property 9 Mel's Lane has over the years suffered several severe floods. These floods are due to run-off from the subject property.

Question: Will the Town and more specifically the Engineering Dept. guarantee through the approval process that the Developer will be required to install safe and proper storm water management systems to eliminate any potential flooding.

2. Our property 9 Mel's Lane has been a peaceful and quiet home location.

Question: Will the Town require the Developer to install a sound/privacy barrier all along our north property line which will abut the new proposed entrance along with extensive landscaping.

3. **Extreme Exposure** to 9 Mel's Lane, privacy invasion

Question: Will the Town request the Developer to resubmit a new site plan removing the 3 storey Townhomes along the east side of our property to single family homes thus eliminating a huge wall of 3-storey townhomes facing our home.

4. Privacy Concerns

Question: Regardless of what site plan receives final approval, a condition should be included that the Developer installs all along the most westerly property line and more significantly in front of the new homes a sound/privacy barrier to remove sound and visual issues for our property.

Given the amount of profit this Developer stands to earn, we do not feel our request for the self-closing gate access to 9 and 11 Mel's Lane is unreasonable.

Paul & Rennie Deveau
9 Mel's Lane, Keswick, Ont. L4P 3V5
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This will certainly help eliminate noise from hundreds of cars daily and provide a certain amount of privacy. Privacy we have enjoyed for many years and certainly should be entitled to enjoy continuously.

5. 9 Mel's Lane Access

There is no clear access on proposed site plan to 9 and 11 Mel's Lane. The responsibility and expense should be with the Developer. Once final approval has been received can the Town provide us with our full legal rights if and when this development receives final approval?

6. Traffic Study

This is a large development in a small location.

Question: Will there be a traffic study submitted by the Developer and will the Town be requiring new traffic lights at Mel's Lane and the Queensway.

7. Property Acquisitions – Future Development

The Developer has in the past approached several owners in the surrounding area inquiring if they would sell their property to the Developer.

Question: In the event the Developer acquires the property located at the north east corner of Mel's Lane and Queensway, which is estimated to be 1 acre, and the Developer submits a Proposal for Multi-Tenant residential would the Town support such a development?

8. Lee Ave – Road Access

Question: Will there be a road for access from the proposed development to Lee Ave.