



Date:



February 27, 2024 3:13:14 PM

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Hi Matthew,

I am writing to you to express my reasoning for my opposition of Application B15-23 & B16-23.

[REDACTED] we have many concerns, the main one being water issues. Currently, the ditch in front of our house has every house between Polva Promenade & Minonen draining their sumps into the ditch. The main drainage point is in front of our house in which it is supposed to drain through the culvert to the other side, however, in the 17+ years that I have lived here, this has never been the case and has caused serious water issues which has on several occasions flooded our basement. I do know an effort was made a few years ago to fix this situation, it has helped but there is still a high water table in our area and the ditch does still overflow, which causes our sump to run constantly. The blueprint shows the current septic for 106 Victoria Rd, but where will the other 2 Septic systems be placed? Where will their sumps drain?, because I do not give permission for them to drain on my property when we already have excessive water and water problems.

Other issues I am very concerned about are:

1. Construction. The ongoing noise, the lack of privacy, security, traffic on Polva, access to trails, other neighbours being able to access their driveways, the destruction of the already problematic Polva, as heavy machinery uses the road, as well as the increase of traffic as 2 more families use this road (over capacity), increased pollution & water issues due to construction.
2. Environment. The promised green space being destroyed, disruption of natural habitats, the beautiful tree that I look at every day from my porch probably being cut down and/or the view constricted by the back of 2 more houses. Increased noise as 2 families yards face directly into my yard. Encroachment leads to loss of habitat or changes in the natural environment which directly impacts wildlife, plants and other living organisms.
3. Small Town Living/Community. The reason for living where I do is based on loving being in a small town, my family was one of the first families to live in Udora, I understand that there will always be a change of people that buy and sell in Udora but I would hate to see it grow so big that it loses the appealing small town feeling, which seems to be occurring at an alarming rate as many once small towns are now over populated. Also, the trails are currently respected but as numbers in the area grow, I see more people and more garbage, and less respect for the environment and the community. Adding more houses impacts the current residents well-being and quality of life, and it will impact the feeling of a safe and peaceful environment. Also, development can lead to

gentrification, displacing long-time residents and changing the socioeconomic makeup of the community.

Thank you for giving me an opportunity to express the concerns of my family and myself, I hope you will take into consideration the valid points I have expressed.

Sincerely,

[REDACTED]



Date:



February 28, 2024 12:45:06 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good day Matthew Ka: I am writing regarding the application for:  
106 Victoria Rd.Con 1 Pt LOT 21 RP 65R11927 Part 2 ,  
Roll No.; 021-48400, Application: B15-23 & B16-23.

[REDACTED], my concerns and objections to this application are as follows:

1. Elevation and drainage: There appears to be no apparent drainage for these lots due to surrounding properties and the road. Having obtained a permit for an inground pool in the recent past, I understand from the engineered drawings that my property, 41 Polva Prom, is a lower elevation than 106 Victoria Rd. As such, the logical conclusion is that displaced ground water and drainage of sumps will come to my property, where we already have a high water table. We already have 'wet lands' as the slope of the street / area goes west towards the river and there is potential for this to become a flooding issue for 41 Polva ,properties to my west and the surrounding road and nature we currently enjoy. The area we live in is under the Greenland System and as such, environment assessments must be done to ensure there are no negative impacts to the natural environment and hydrological features.

This could also have a significant impact on my pool and could cause it to be displaced from its position, obviously at great expense to me. It already had to be raised as groundwater was present when installing. I don't mean to be selfish in this but it is a big financial concern.

2. Nature: The reasons for choosing to reside in this particular community are due to the privacy on our street, due to nature and space: the trees surrounding our property to the east and on Polva to the south are largely on the proposed development lots and will greatly detract from the natural surrounding, should they be destroyed for home building. Most of these trees are 75 to 100 years old and should be considered heritage trees. This could change the whole character of the neighborhood and have a negative impact on the ecosystems in place.

3. Low population density: Is a key factor in choosing to live in this community on Polva Prom. If we wanted to live in a subdivision atmosphere, we would not be living here.

4. Road : our 1.5 lane road is already having sightline issues and adding two more driveways will contribute to a worsened condition. Adding more cars to a road used for walking and taking kids to the school bus is a safety issue, enhanced by poor sightline issues. With new construction, there are also issues with the extra traffic, necessary equipment's space requirements and safety on this small road. Heavy equipment would basically destroy the road and turn it into a mud pit. Plus the noise disruption for months on end.

I would like to be informed of any and all developments.

I would also request any additional information available such as plans, sketches , staff reports. I have attached my "Request to be Notified" and the "Request to Speak" forms.

Regards,

A black rectangular redaction box covering the signature area.



Date:



February 28, 2024 10:32:18 AM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Matthew,

I am writing to urgently bring to your attention a matter that is of great concern to myself, my family and the other residents of our neighbourhood. There is a beautiful and old tree located at the proposed lot development location that is facing the threat of being cut down, and I am hoping that you can help us in our efforts to save it.

This magnificent white pine has been a part of our neighbourhood for as long as anyone can remember. Its presence has added to the aesthetic value of our community. Its sheer size and beauty is undeniable as it stands guard of our small community. It has been, and continues to be, a home to various wildlife, providing a habitat for birds and other creatures that contribute to the biodiversity of our neighbourhood.

With the recent proposal to develop the previously uninhabited land in the immediate vicinity of this iconic tree, I believe the life and wellbeing of this tree will be threatened. For a tree of this age its far reaching and complicated root system has enormous reach in every direction. Due to the proximity of the land in question to this tree it would be impossible to develop these lots without destroying our tree.

Damaging or removing this tree would have a negative impact on our neighbourhood and its already stressed environment. As I am sure you are aware we have recently endured the loss of dozens of mature cedars without the knowledge or consent of the Town or the residents of Polva Promenade.

The benefits of preserving this tree are numerous. Not only does it contribute to the beauty of our neighbourhood, but it also plays a crucial role in purifying the air, reducing air pollution and mitigating the effects of climate change. In addition, a tree of this size absorbs tens of thousands of litres of water annually, which is especially crucial now, making up for the loss of the cedars mentioned above. Its presence has a positive impact on my mental health and well being, providing a natural and calming environment in the midst of urban development.

I understand that there are circumstances that necessitate tree removal, but I firmly believe that in the case of this particular tree, every effort should be made to allow it to remain standing and undamaged.

I sincerely hope that you will consider my plea to save this tree and preserve the natural heritage of our small community for future generations to enjoy.

Thank you for your attention to this matter,







Date:



February 28, 2024 9:34:47 AM

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Good Morning Matthew,

I'm a resident of Polva Promenade and I am writing to voice my opposition to the applications cited in the subject line. Concerns as follows:

- impacts to cottagey feeling of the area where people have space and privacy from their neighbours. This is not a "city subdivision".
- significant challenges and safety concerns with increased traffic on 1-lane road
- further impact to the natural elements of the area (trees, etc.) would be devastating. Myself and neighbours specifically on the arm of Polva Promenade that was clear-cut over the last couple of years are still deeply affected and upset by this.
- ability for the town to maintain the roads with increased traffic, where this is already a challenge

I would appreciate being notified of the outcome of the march 4 committee meeting.

Thank you,



Sent from my iPhone



**Date:**

February 26, 2024 12:24:33 PM

**Attachments:**

[image.png](#)

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Good Afternoon Matthew,

I live on Polva Promenade and like my neighbours I am opposed to adding additional lots. Our road is small, but busy, and traffic is already a challenge with the limited space we have and the number of vehicles and pedestrians using it on a daily basis. Increasing traffic and adding new driveway access on this road would be a nightmare, cars cannot pass each other without driving on the grass on either side of the road as it is, which is not ideal for vehicles or the adjacent properties.

I am also very very strongly opposed to anything happening to the beautiful and irreplaceable 175+ year old eastern white pine tree that sits at the entrance to the proposed new lots. I have loved and admired this tree for the past 22 years and would be devastated if this tree was touched in any way.. Without our consent or notice the trees directly in front of my and my neighbour's homes on Polva were chopped down last year and I am still deeply unhappy about that, I absolutely do not want the same thing to happen to this tree.



Thank you,









Date:



February 20, 2024 2:50:31 PM

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Hello Matthew,

I am writing to you today in regards to 106 Victoria Road, Pepperlaw (applications B-15-23 and B-16-23). I am upset that we were not notified by mail of this situation and rather only a sign was placed on the side of the road by the property. I live directly beside this address and I am greatly concerned for the actions listed in this letter as my house is surrounded by this property on both sides.

I moved to this area specifically for the wonderful atmosphere that it currently provides. A neighbourhood with spaces between our houses to enjoy privacy and time with my family. The said actions in the letter will greatly disrupt this. I did not move to this area to live in a constant construction zone and disrupt the quiet atmosphere of our street. The gravel road cannot sustain this extra traffic and constant construction vehicles going in and out. The current state of this road already cannot cope with the current load as it is. Moreover, I am greatly concerned for how this development will affect our already struggling water table. Many times throughout the year our well is very low and adding two more houses will only strain the current struggle to keep up with water demands. The removal of trees and natural resources will have a negative impact on our environment. The lot is within the Greenland system of the official plan therefore I am asking that an environmental impact study be done to investigate no negative effects on key natural features and hydrological features of the surrounding area. I am asking that it is proven that they are 120 meters away from any key natural heritage features. I am also asking that it is provided that the disturbance area does not exceed 25 percent and the impervious surface does not exceed 10 percent, as per section 5.1.1.1 of the town of Georgina official plan as it relates to Greenland systems. In my opinion these developments are not adding any benefit to our community.

Thank you for taking the time to read this letter. I also plan to attend the meeting, however, I am due with my second baby that week and cannot guarantee I can be there. I am asking to be kept up to date on any decisions regarding this property. If you could please confirm receipt of this email I would greatly appreciate it.

Thank you so much!

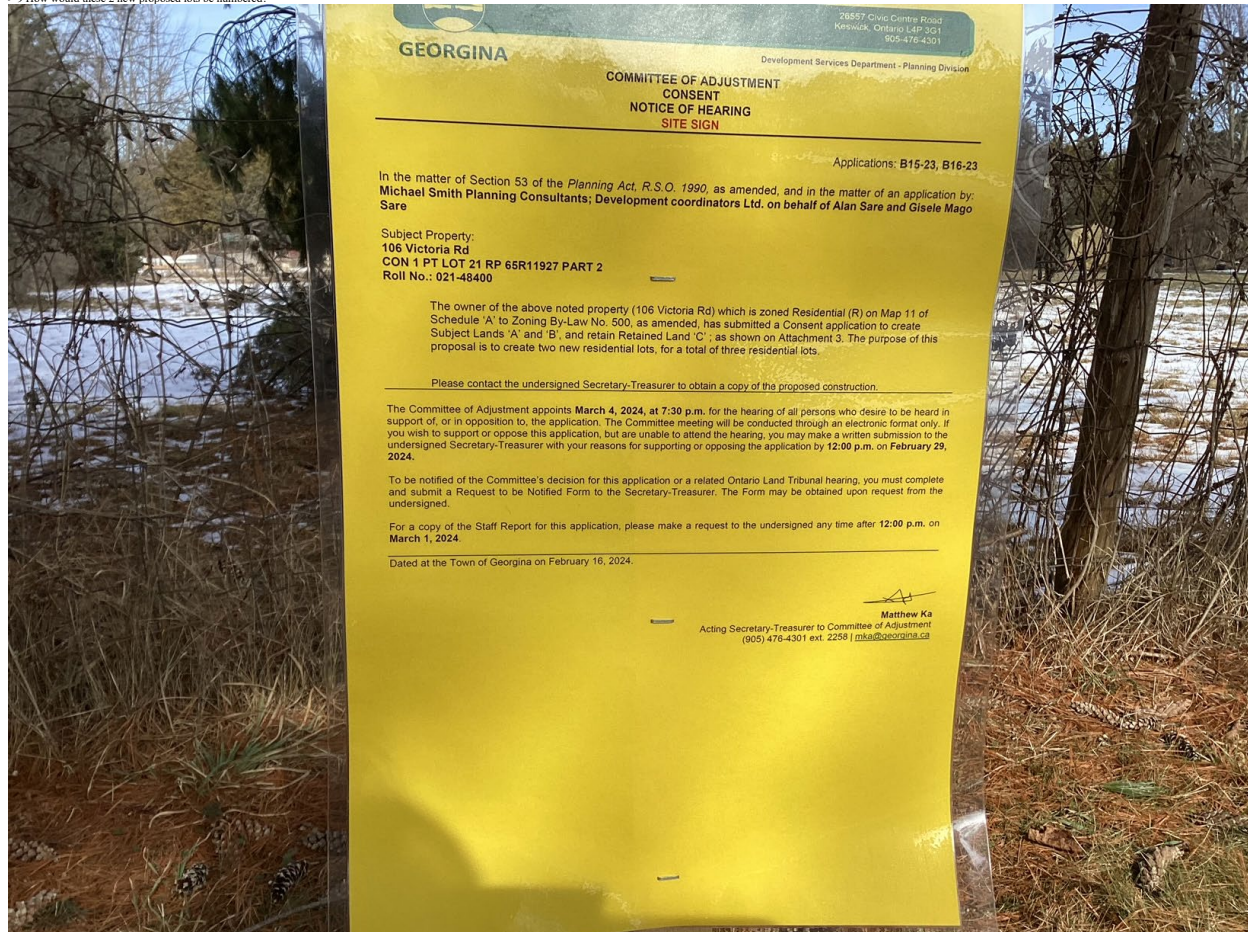


DATE: [REDACTED]

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Good morning,

- [REDACTED]
- > I have been active in the struggle to get all of Polva treated at the same level by the Town. Our most recent improvement occurred last Summer when the plans came out to upgrade the gravel roads in Udora. The Project Manager is Owen Sanders. Therefore I am including him in this e mail.
  - > I notice that there is a meeting at the Town to discuss this application to sever 2 new building lots on the evening of Mar.4th. However, at 83 yr. Of age, I do not really care to drive at night, so I am writing my concerns with these applications.
  - >
  - > 1 Sight Lines /Stielines are not clear along this piece of Polva, and several others, but particularly on this N. side.
  - > 2 There are already 2 driveways exiting onto this short stretch.
  - > 3 The proposed new lots are very close to a walking trail on the N. side, and to the corner branching off to the Left for #1-40 Polva.
  - > 4 This stretch, as I understand it in the plan to upgrade, is eventually supposed to get dug up and have its base, original bedding, replaced because it always tends to to get boggy and full of potholes whenever it rains. For now, they keep adding gravel and re-grading.
  - > 5 The water table is high and it is an environmentally sensitive area.
  - > 6 The Road Allowance is not adequate at present all the way to the end of Polva.
  - > Fire and other emergency equipment would have a hard time servicing this area if required. There is little to no room to pass now safely. Certainly, there would be insufficient room for parking any Contractors' vehicles safely should new owners of these lots decide to build.
  - > 7 There are now several young children going this way Mon. Thru Fri. For school transportation, pick-up and drop-off, adding more risk factors.
  - > 8 At present, this is the only road in or out of Polva from #1-40 and #41-83 plus undeveloped #85 at the present dead end This dead end would also be scheduled to be improved as a turn-around under the Road Improvement Project. This could still be years away.
  - > 9 How would these 2 new proposed lots be numbered?



- >
- > I respectively request your consideration of these problems.

[REDACTED]

- >
- >
- >
- >
- > Sent from my iPad



Date:

February 27, 2024 11:09:40 PM

Attachments:

[4A902127-28B9-475E-888E-FA0C3C613A77.png](#)

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Dear Mr. Matthew Ka

Regarding the subject property

106 Victoria Road

Con 1 Pt LOT 21 RP 65R11927 Part 2

Roll No.; 021-48400

Application: B15-23 & B16-23

We are writing with concerns of this application. The first concern is with regards to Drainage and the second concern is with regards to Property Access.

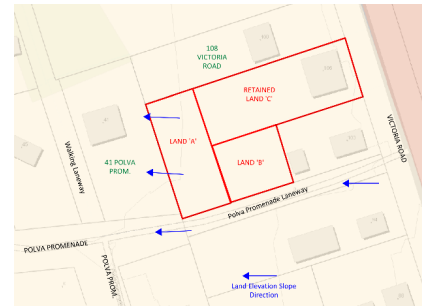
### **1. Drainage**

In this area, there is a very high water table. Will the proposed properties be constructing basements or disturbing the water table, resulting in a sump pump being installed. Currently there is no implemented drainage plan for RP 588, that is to the west of these proposed properties. As the natural slope of the land is to the west towards the river, will the subject properties be dealing with water within their own properties, or will they be pumping water off of the property. Currently many of the properties along Victoria Street and Minonen, pump their water to the rear of their properties into a walking path that is constantly flooded. This flooding allows for the growth of mosquitos and other pests that can be a nuisance or harmful to public health. This flooded path also impacts flooding on properties that are west of the path in RP 588.

We object to this proposal unless there is a clause in the building permit, severance, site development plan and/or sub-division agreement, requiring that water from any sump pump or surface run-off from the property be dealt with on the subject property with an engineered water management plan or that the water will be pumped out directly to the ditch on Victoria Rd, through Retained Land C.

Pumping or allowing water to flow to Polva Promenade laneway (the narrow road that connects RP 588 to Victoria Road), should not be permitted as

- a) there is no ditch going west to discharge the water to the river. Any pumping



towards Polva Promenade Laneway will result in further undermining the stability of road that is already in poor condition.

- b) the elevation does not allow for a ditch on Polva Prom. Laneway to flow eastwards towards Victoria Road.
- c) the width of Polva Promenade laneway does not allow for the installation of a ditch

As well, the property is land locked, so there are no options to pump west (41 Polva Promenade) or north (108 Victoria Rd). A site water management plan must be included (and enforced) in any approval. The site water management plan should include both sumped water and surface run-off from any development. Covering the property with buildings and other impervious surfaces, or raising the elevation of the property (to install a partial basement or raised septic beds) to be higher than adjacent properties, has in the past (in the community) resulted in water running off onto adjacent properties and the road Right-of Way, causing flooding issues for neighbours and on the gravel roads.

## **2. Property Access**

From the information provided, it appears that the property access to subject Lands “A” and “B” will be from the PolvaPromenade Laneway. This laneway does not have a standard Right-Of-Way (ROW) width and can accommodate only one lane of traffic and has restricted site lines. The laneway is gravel road that is already in poor condition, especially where the gravel laneway meets the paved Victoria Road. Some of the concerns that we would like to have addressed prior to the potential approval of the application are;

- a) During construction, what measures will be implemented and enforced, to ensure that the road is maintained, and that dust is controlled from the use of heavy construction vehicles regularly using this road and making turning movements into the site and onto Victoria Road. The laneway after a rainstorm is susceptible to potholes and rutting, regular construction vehicles will only exasperate the problem. Will there be a requirement to repair the road to its previous condition once construction is completed?
- b) As this laneway is the only access to approximately 15 properties on Polva Promenade to Victoria Road, thelaneway can not be blocked or used for storage of materials, equipment, vehicles or trailers during construction. Where does the proponent propose to park any vehicles during construction as to not block the laneway or damage the grass in the Right of Way.

- c) Will the large trees at the southwest corner of Subject Land “A” and the southeast corner of Subject Land “B” be removed for the installation of driveways. We are unsure if these trees are on the subject lands or the Right-Of-Way (ROW) of Polva Promenade Laneway. These trees are mature trees and are part of the character of the Kivioja community and ecological habitat. All considerations should be made prior to removal.
- d) Does current by-laws allow for access to property from lands that are not deemed as proper roads? If not, will the Town be taking part of the subject lands to widen the Right-of-Way to the standardized ROW width? Has the additional properties been taken into account of the Udora Gravel Roads Project for road improvements regarding scheduling and road width requirements?
- e) For servicing the property, what is the plan for electrical services? There currently is a pole right on the edge of the laneway on the south side of Polva Promenade laneway. A connection to that pole would be required, but an overhead connection would also require a guidewire that will be on 94 Victoria Road, will this require the relocation of the pole and to where, as there is a limited ROW.

Please keep us informed on any developments.

Sincerely,

[Redacted Signature]



Date:



February 27, 2024 7:46:33 AM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

I am writing this email in opposition of the proposed property division and development, of applications B15-23 & B16-23, of 106 Victoria rd.

My husband and I, [REDACTED], were specifically drawn to our rural setting, which offers space and privacy between dwellings, and therefore a great place to raise small children.

Our property of [REDACTED] Victoria rd, runs parallel with where the proposed lots are, and I feel would be negatively impacted by the division, construction and development of 2 proposed lots. My concern lays with the safety of not only my own children, but also families and pets that frequent our area for its trails and activities.

Another concern of ours is the water issues that we already experience living in this area. We do not feel that it could sustain 2 more residence's, including introducing new septic systems.

Lastly, we are especially concerned with the environmental impact this would have on our already fragile ecosystem and the heritage trees which have been home to this area for over 100 years.

As our family will be out of country for the hearing of this matter, we are unsure if we will be able to virtually attend. We would like to be notified on any decisions made on this matter.

Sincerely,

[REDACTED]

Sent from my iPhone