

**Sent:** March 4, 2011 4:32 PM

**To:** Ryan Windle; Merwan Kalyaniwalla; Dawn McAlpine

**Subject:** Public Planning Meeting March 7, 2011(Official Plan Amendment & Zoning By-law Amendment D09-OPA126/D14-1496)

Re: Official Plan Amendment & Zoning By-law Amendment D09-OPA126 / D14-1496)

3251586 Canada Inc.

Block 128 & 129, Plan 51M-672

39 Madelaine Drive

We are writing to your attention as we have some concerns with the above noted application.

the property described and would be affected by the proposed development. Our concerns are with the maximum height of the zoning on the property, we would be concerned with shadowing of our property if the zoning allows for a development of anything over two stories. This would negatively affect our property as we would no longer be able to enjoy sun if there is a towering development. We would also be worried about a tall development as our privacy would be lost as well if you have a development.

We strongly feel this would affect our enjoyment of our home and not to mention leave us having a hard time try to resell our home when time comes for us to resell.

We are also concerned with the minimum rear yard setback, we feel that this should remain at 10 metres as again we want to enjoy the privacy of a residential neighbour hood not a commercial development which would see traffic, parking and garbage removal in the rear of the commercial development and deliveries all which produce noise. We would also like to see that the minimum 3 metre landscaping buffer increased to 5 metres and that with this landscaping residents abutting the property be given input on how much vegetation is being placed on the property. Also that when vegetation is placed in the rear yard the applicant uses reasonable mature vegetation (trees) not planting small sapling that will take years to mature.

We would also like to see that the applicant be required to do a noise (acoustical) study when they submit their site plan for the property. We would also like to know what type of development the applicant is proposing for the property, as that can really determine how loud and obtrusive this development will be in our backyard.

Please consider our opinions in this development as we have to live with it in the future. We look forward to hearing all further matters relating to the above noted development application. Please let us know what Council's decision on the development application. Thank you for your attention to this matter.

Regards,

Mr. & Mrs. W. C. Kennedy