

Henderson, Kelly

From: Adriana Ciampa
Sent: 2022/06/04 4:52 PM
To: Planning Development; Henderson, Kelly
Subject: [EXTERNAL]Re: City file # OZS-2022-0021

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Location 8265 Churchville Rd. Brampton
Proposal to build 30 detached houses ranging from 38ft to 41ft lot sizes.

Hi,

I'm writing today to oppose the above proposal for the following reasons:

1. **PRIVACY** – serious concern as bedrooms of homes on Fairmont Close will be facing the front yard of 15-20 homes on the new development. This is a very serious privacy concern
2. While serving the lot city only provided permission for constructing one home only
3. **TRAFFIC & CONGESTION** – Churchville Road is a single lane road, if people park on the road the other car has a hard time going through. If someone has any social function and multiple cars are parked, then travelling on the road is almost impossible (especially with bigger vehicles like pickup trucks parked)
4. **SCHOOL**- All neighbourhood schools are running over capacity, especially Churchville public school which has portables which are full and kids are being diverted to another school.
5. **WILDLIFE**- The area has lots of wildlife, fish species, which will be endangered
6. **NO PAHTWAYS**- Presently anyone walking on Credit view rd or Churchville Rd. has to walk on the road which is a serious safety hazard. Anyone wanting to walk or bicycle or go for a jog has to do it on the main road along with traffic. With the increase of houses there will be more traffic resulting in more traffic and more hazardous conditions.
7. **PROPERTY VALUATION** – At present the area has lot sizes averaging almost 70ft to 250ft in width. With property values averaging 3 million to 5 million and maybe more. Now building smaller lots and houses brings down the valuation of all homes in this area.
8. **STREET PARKING**- Any need for additional parking in the new development will end up on old subdivisions, further constraining the traffic flow and safety for people in the area
9. **HERITAGE STATUS**- Credit View Rd. is a heritage Rd under Eldorado Mills Plan, there are serious choke points like the bridge on the river (Heritage status) at Churchville & Heritage Rd. intersection, Churchville Rd., Walnut Rd & Honour Oak Rd. There is no space to widen the road.
10. **TAGGED TREES** – Walnut Rd. has tagged Walnut trees which need to be preserved
11. Noise, light and garbage pollution
12. **SNOW** – At present Churchville Rd. between Creditview Rd. and Honour Oak has only 3 houses with 200 ft width lot, so snow is stored on the property. With 7 smaller houses being built on the same

road there will not be space and the snow will be pushed out onto the main road creating serious traffic & driving hazards.

13. **DRIVING HAZARD** – More cars on Walnut Rd. means if anyone of them loses control (being a single lane road) may end up in the backyard of a Fairmont Close house. The backyard fence even may become used as parking spots.
14. **KIDS SAFETY** – There are no immediate play area or grounds for young kids to play and no pathways to walk safely. Kids must walk or ride their bikes on the roads along with the cars.
15. Almost all buyers have paid premiums to be in the area for the ravines, and the natural landscapes which you will now be trying to affect.

I hope the above concerns are taken under serious consideration, I love the area we live in because of all the wildlife around here and the preservation of the area due to it's heritage status and the protection of the lands around the credit river. Adding in additional house will only drive the beauty and nature of the area out resulting in a destruction of the natural area and adding in more noise and light pollution along with additional safety concerns for the children in the area. Allowing this proposal to go through would be the complete opposite of preserving the lands surrounding the credit river and the Heritage status of the area.

Regards,
Adriana