

November 15, 2022.

Zoning By-law File# OZS-2022-036

Manswood Cres. Kelways Circle and Seacliff Crescent Community Petition

Manswood Crescent, Kelways Circle, and Seacliff Crescent are residential streets situated on the west side of The Gore Road, south of Queen Street. Many of the homes are located in the immediate vicinity of Claireville Conservation Area and its ecologically diverse landscape of wetlands, valleys, forests, and grasslands. Following its original establishment in the late seventies, the Manswood enclave has become increasingly surrounded by industrial development, including the most recent warehouse development on Highway 50, and the proposed developments along The Gore Road.

As residents of this community, who access our homes via The Gore Road, we find ourselves deeply concerned with the proposed rezoning of the lot previously occupied by Humber Nurseries from 'Agricultural Commercial' to 'M4 industrial'. This change in land use represents a significant conversion in how these lands will function and will have a significant impact on our residential communities on the west side of the Gore Road.

The developer is proposing two vehicle access points on the west side of their site. Of particular concern is the tractor trailer access to be located at the northwest corner of the site, aligning with the south entry point from The Gore Road onto Manswood Crescent.

We are opposed to granting tractor trailer access to the proposed development from The Gore Road for the following reasons:

- The Gore Road is already busy during peak periods, but this would only get worse if tractor trailers are given access from The Gore Road. This would cause queuing of trucks on The Gore Road which have the potential to block access to our residential streets and create safety concerns.
- It would cause a major disruption not only to the citizens residing in this area but also to the neighbouring wildlife which has already been impacted by the construction and pollution of vehicles and nearby industrial land uses.

- There will be an **adverse visual impact** in permitting a change in land use with a decreased buffer from 15.0 metres to 2.9 metres to the west property line and outside vehicle storage at the rear of the building. Furthermore, the **noise pollution** from loading and unloading at the close to a hundred docks as well as the maneuvering of tractor trailers will permeate into the neighbouring environmentally sensitive land. The intent of the current by-law provision of CA is to protect adjacent sensitive lands from these impacts. The reduced buffer will prevent proper screening and landscaping from the noise and visual impacts.
- According to the map provided, the site will have access from Highway 50. We strongly believe that truck access should **only** enter from Highway 50 rather than requiring vehicles to detour around the site and navigate a dangerous turn south of the Queen Street intersection. This turn has poor site lines, unclear lane transfers, and will be extremely difficult to navigate by large vehicles during inclement weather.
- Since the west side of The Gore Road south of Queen Street is a residential area, these tractor trailers are going to hamper the peaceful living of both the residents and the wildlife. They will add noise and environmental smog. Presently, heavy truck traffic is restricted on the Gore Road.

Action Petitioned For Bylaw amendment File #OZS-2022-0036

We, the undersigned, are concerned neighbouring citizens who urge our responsible politicians to oppose the passing of the Zoning Bylaw Amendment from CA to M4 Industrial. We believe this Bylaw Amendment would be detrimental to our community. We **do not** wish to see unsightly outdoor storage nor do we wish to see the Minimum Landscaped Open Space Buffer Area reduced from 15 metres to 2.9 metres from the west property line. Allowing trailer parking and outside storage at the rear of the building [abutting The Gore Road] will not be acceptable. Furthermore, the unacceptable noise levels around the clock, increased traffic congestion and impacted driver safety will add stress to our residents.

The combination of these factors will have an adverse impact on the health of our residential neighbourhoods. In addition, they will pose a serious environmental threat to the neighbouring wildlife in the Claireville Conservation Area. As residents, we have a vested interest in ensuring that the lands surrounding our community are developed in such a way that **does not** negatively impact the environment and our collective well-being.

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