

[REDACTED]
Walkerton, Ontario
NOG 2V0

May 26, 2021

The County of Bruce,
Planning and Development Department,
30 Park Street, Box 848
Walkerton, Ontario
NOG 2V0

Attention: Coreena Smith,
Planner

Subject: Walker Hill Development
Draft Plan of Subdivision
File Numbers: S – 2021 – 003 and Z – 2021 – 006

After receiving the initial notice at the end of March concerning the proposed Walker Hill Development, we submitted a short memo to the Planning and Development Department outlining our initial concerns about the development.

After further consideration of the Walker Hill Development that has been proposed for our neighbourhood, we prepared a more detailed response concerning our objections and concerns including suggestions for how our concerns could be addressed. These have been outlined below.

1. WE OBJECT TO THE PROPOSED LOCATION OF THE ACCESS ROUTE ONTO OLD DURHAM ROAD

WHY?

a) Significant Negative Impact on Our Property

- The proposed access route onto Old Durham Road will directly line up with our present driveway on the south side of Old Durham Road.
- The significant increase in traffic caused by residents exiting and entering the proposed subdivision as well as other vehicles servicing the new housing will negatively impact both the safe access to our property and the overall enjoyment of our property.
- The level of privacy that we have enjoyed on our property to this point will be lost as a result of the large number of vehicles that will eventually be driving directly at our property from the north as

they exit the development onto Old Durham Road. It could eventually feel like hundreds of strangers were coming to visit each day!

- Significant light pollution will be generated on our property during the day and particularly at night from vehicles entering and exiting the new development. Our current plantings of trees will not prevent this.
- An Increase in noise at the front of our property is inevitable due to the significant increase in vehicular traffic. We use the front of our property to provide us with a relatively quiet environment. Our backyard which lies just to the north of County Road 4 is subject to a much higher level of the noise generated by traffic on that road.
- If construction equipment and vehicles are also going to be accessing the property during the construction stages via this same road, the issues outlined above will be compounded.

b) Serious Safety Issues

- The proposed access location is on a section of Old Durham Road that has poor sight lines and steep gradients. The location proposed will be located just over the crest of the hill creating a hidden intersection. These characteristics combine to make it unsafe for vehicles travelling west on Old Durham Road as well as for future residents of the Walker Hill Development who will be making turns either to the west or to the east onto Old Durham Road.
- The fact that many drivers do not always come to a full stop at stop signs before making turns from a side road onto a main road will only increase the chances for accidents at this intersection. It is also evident that few drivers using Old Durham Road adhere to the 40 km/hour posted speed limit. The risk of accidents will only increase with the addition of more traffic entering onto Old Durham Road from a less than safe location.
- On a more personal level, we must enter Old Durham Road directly across from the proposed Walker Hill Crescent entrance. We expect that we could run into conflicts with traffic exiting the development. At the present time, because of the site line issue, we have to take great care before making turns onto Old Durham Road. Having to deal with what could be a large amount of traffic coming from the north will only increase the risks for us and our visitors.
- During the winter months, ploughs have to make sure that Old Durham Road is clear of snow and ice to enable traffic to make it up the steep hill without getting stuck. As a result, our driveway, which has a significant slope upwards gets plugged up at the entrance with the ploughed snow. This requires us to do snow removal several times a day to keep the front part of the driveway clear. To do this, the equipment has to be driven onto the road. We have concerns that this operation will become a lot more dangerous with the increase in traffic generated in the same area as our driveway.

Suggestions for Dealing with These Two Issues

- a) The proposed development plan could be modified to take advantage of the much safer route connecting to the existing Eastridge Road to the north. This road is totally flat and has excellent site

lines. Such an alternative would allow traffic from the development safer access to the rest of the Town's road system. It would also allow residents of the development easy access to the new playing fields located on Eastridge Road.

- b) The proposed development could be modified to use the original access location which was intended to line up with the existing Walker Street/Old Durham Road Intersection.
- c) The access location for the proposed development could be moved further to the west along Old Durham Road where there is level access to the proposed development and better site lines for other vehicles using Old Durham Road.

2. WE HAVE CONCERNS ABOUT THE DENSITY OF THE PROPOSED DEVELOPMENT

WHY?

- The proposal includes the construction of 81 residential units consisting of 49 townhouses (60.5%), one semi-detached dwelling, and 30 single detached units (37%) the majority of them on lots narrower than existing lots in the neighbourhood.
- This mixture of housing being proposed which has significantly more townhouse units compared to single detached dwellings is not compatible with the existing housing in the neighbourhood.

Suggestions for Dealing with This Issue

- a) We feel that the proposed density of the new development could be made more compatible with the existing neighbourhood by reducing the number of townhouses to a more appropriate level.
- b) These could be replaced by additional single-detached homes or semi-detached homes on larger lots.
- c) Further, lots facing onto Old Durham Road could and should be widened to reflect the larger lots already existing on Old Durham Road.

We trust that this identifies for the record our concerns about the present proposal. We wish to be involved in all stages of this project as it continues to evolve. We trust that our objections and concerns can be resolved.

Thank you for your attention to this matter that is of great concern to us.

Yours truly,



W. E. Piggott, P.Eng.



Barbara L. Hunsberger