

**From:** Paul McArthur [REDACTED]  
**Sent:** Thursday, June 3, 2021 10:45 PM  
**To:** Planning Applications Walkerton <[PlanningApplicationsWalkerton@brucecounty.on.ca](mailto:PlanningApplicationsWalkerton@brucecounty.on.ca)>  
**Subject:** Walker Hill Development

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Attention:  
Coreena Smith, County of Bruce - Planning and Development Department

Dear Coreena,

My wife Sue and I have been residents of Walkerton since 1995. We have enjoyed bringing up a family at [REDACTED] since the summer of 1999. We have been supportive of the development of the east ridge industrial park and investors in the hotel. The opening of the 519 restaurant and the continuing development of the industrial park and soccer fields have brought more and more traffic to what used to be a very quiet street out front of our house (while we've always had the noise of the hidden highway out back). When the property across the street quietly came up for sale a few years ago, I was slow to think about the implications and when I did finally consider it might be a good long term investment I was just a couple days late when I approached the real estate agent selling it as the deal had just closed.

With all the other residential developments going on in town, and with the difficulties the landscape, and water, drainage issues that would have to be sorted out, it seemed like development of the property would be years down the road. When the buyer spoke to a couple of concerned property owners, they were reassured it would be developed with care and would consist of a group of larger lot single dwelling homes that fit in with the existing neighbourhood. It was sad to see the long robust row of lilacs quickly cut down as it was sad to learn that our long term next door neighbours to our west decided it was time to leave before all the noise and construction moves in for a few years. When we then learned of the actual proposal of 81 residential units, it became obvious the buyer's reassurances were false. The most concerning aspect of the development of course concerns the amount of traffic that it will generate out our front, and the proposals for a road access point off of a very sloped section of old Durham road where vehicles tend to allow gravity to accelerate their speed in one direction with snow and ice making it quite dangerous in both directions. I am convinced the steep nature of Old Durham road combined with a busy intersection will make it unsafe for traffic, for children who currently have to walk up the hill to a flat section of road for the school bus stop, pedestrians, cyclists and future residents of the residential development.

We believe the access location should be on a flatter surface on the north side of the development for safety reasons. The intersection at county road 19 and Hwy 4 should have a round about or traffic lights with the increase traffic, particularly that will be turning east towards Hanover from the subdivision. The lots along old Durham road should be closer in width to the existing lots (even from 50 to 60' wide) to be more compatible with them.

Sincerely,

Drs Paul and Sue McArthur  
[REDACTED]

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