

From: [REDACTED]
To: [Planning Applications Walkerton](#)
Subject: File numbers S-2021-003 & Z-2021-006
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Attn: Coreena Smith

My name is Tim Dale recently moved to [REDACTED] Walkerton on [REDACTED] with my wife Terra and children [REDACTED]. We chose Walkerton because of its small town country feel and quiet peaceful atmosphere. Recently we received a notice in the mail of a Notice of Complete Application for a subdivision behind our house to the north. As I understand unfortunately the property was purchased by individuals from out of town who wish just to make a "Quick Dollar" with no care as to who they affect. I feel the proposed plans will have a negative impact on the community and existing neighbors.

Our concern with the proposed layout of the "Planned Subdivision" is the access road and number of four unit townhouses directly behind our property.

As for the proposed access I suggest that the road be moved to the northern part of the plan and join Eastridge Road. The traffic on Old Durham Road is very busy as I believe drivers try to bypass County Road 4. There are multiple children living and playing on Old Durham Road and the increase in traffic would make it that much more dangerous for the children and a huge safety concern. People are currently constantly speeding and not stopping at the intersection of Walker Street. The proposed access right now coming on to Old Durham Rd will be a blind intersection and will be an accident waiting to happen especially in the winter months when roads are snow covered.

[REDACTED], I would suggest keeping the townhouses out of the existing homeowners "backyards". Keep the townhouses to the extreme north of the plan close to the solar panels and build comparable homes to the ones on Old Durham Road on the southern part of the plan. This would help in keeping a sense of privacy for the existing homes without looking at multiple family dwellings. Or a better suggestion would be to create a "Green space" for the community by maybe putting a park or pond for the children and parents to enjoy. The amount of natural springs in the hill would supply an ample amount of water as we unfortunately receive the runoff right now into our backyard storm drain. That in turn can not accept the amount of water that a good storm produces and more often than not it overflows and spills down to the west of our property.

The proposed lot to the west of 934 Old Durham Road should be kept as a service right of way or a walking path for the proposed community to have access to downtown without driving vehicles. That would increase the foot traffic on Old Durham Road and in turn would increase police presence and maybe slow down the speeding on the roadway. I would greatly appreciate if you would consider some of the suggestions put forward to preserve the picturesque setting of Old Durham Road.

Sincerely

Tim and Terra Dale

[REDACTED]

Sent from [Mail](#) for Windows 10