

Attention Planning Services:

To whom it may concern;

We reside at 633 Culler Mews and our property backs onto the Police Fields land just above one of the ponds. Our comments on the proposed development are as follows;

1) Increase in traffic - the proposed development will attract more traffic on Stonehaven road which is already busy. As you are aware, Stonehaven is used as a throughway to get between Bayview and Leslie. Adding high density housing to land that is currently zoned as parklands will only compound the traffic problem and increase the risk to both pedestrians and cyclists using Stonehaven road.

2) Mental health - Changing a beautiful parkland to a high density development will rob local ward 1 residents from a quiet place to enjoy nature and enrich our mental health. We are all aware of the importance of mental health and the impact it has in our daily lives especially during the last 7 months and the foreseeable future. Building a high density development will have an adverse effect on residents who currently walk around these beautiful parklands which allows them to focus on nature and its beauty.

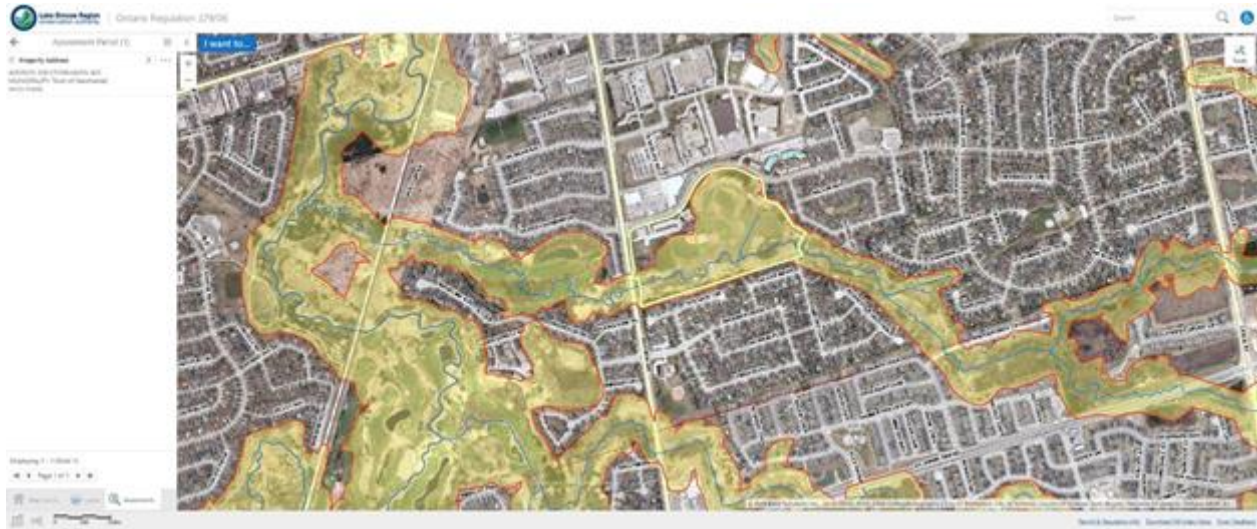
3) Floodplain/Watershed and the impact it may have as a result of the proposed development at 600 Stonehaven.

As referenced in the maps below and in the event of a major storm/rainfall, the current watershed would rise close to the level of Stonehaven road and would encroach on some properties in both Stonehaven and Wyndham Village. It is concerning what the impact will be, due to the proposed development, and in the event of a major storm/rainfall what will be the impact or potential destruction to the properties surrounding the ponds. As our property backs onto the ponds/lands and who's current property line encroaches onto the yellow watershed area, we ask the Town to request the Lake Simcoe Region Conservation Authority to provide us with a revised floodplain/watershed map considering the proposed development and the floodplain/watershed effects this would have on the surrounding properties in the event of major rain storms which are experiencing more and more. As residents, we need to understand what the risks are, because of the proposed development, and if the increase in the risk of flooding will increase the cost of home insurance for the homes affected.

A property on the map which is fully or partially covered by a transparent yellow color is regulated under Ontario Regulation 179/06 by the Lake Simcoe Region Conservation Authority and as such, requires a permit for development.

Regulated areas by the Conservation Authority are areas that are subject to flooding and shoreline erosion, contain wetlands, watercourses, slopes, stable and unstable stream valleys, and applicable setback areas.

From <<https://maps.lsrca.on.ca/EH5Viewer/index.html?viewer=LSRCARegulations>>



A closer look at the property and floodplain/watershed is below.



Based on the above comments, we are not in support of the proposed development as submitted.

Thank you,

Peter and Susan Owsiany
633 Culler Mews
Newmarket