

October 12 2020

To : The Council of the Town of Newmarket .

Re : Public meeting for the consideration of Official Plan Amendment and Zoning By-Law Amendment for 66 Roxborough Road  
File Number : D14NP2011 (ZBA) , D09NP2011 (OPA)

Dear Sirs and Madams :

We would have very much liked to attend this public meeting regarding this issue but we quite understand the impossibility of that in these times , we were hoping to be able to join via Zoom but my computer is being very unreliable at the moment , so please accept this letter as our voice .

My wife and I are opposed to the proposed Official Plan Amendment and Zoning By-Law Amendment to allow rezoning for 66 Roxborough Road for a number of reasons .

From a very selfish point we oppose it because 9 years ago we bought our home here on Roxborough because we loved the quite old neighborhood and the spacious green lots the houses are on , lots of trees , gardens , birds and other wildlife etc ... . The building of 9 three story townhouse units just down the road from us changes the character and feel of the neighborhood in a significant way .

We also worry that if you give this project the go ahead it will just open the flood gates to more such projects . Many house have sold and are still selling around here , I worry that developers are buying some and are just sitting on them like happened with these two houses , they stay empty or are rented out with very little maintenance done to them for months on end . I has a significant negative impact on the neighborhood then .

Two summers ago a house almost beside us was torn down and a new one built , I have nothing against that ( a house for a house ) , the construction noises were loud but that's life. But through that whole summer in this very quite neighborhood we also had to endure the noise of loud music and a lot of foul language from the construction crews . This project is much bigger and will probably take longer , I would like to think that this crew will be more obliging to us but if not we are in for another summer or two of loud music and the offensive F this and F that drifting over this very quiet neighborhood , not very nice when there are children having to hear that . Not very nice when ones home is invaded by that kind of behavior .

Then were are they going to park all the vehicles involved with this construction ? . I don't think it can be done on Queen Street as traffic has increased quite a bit on it these last few years to the point the Town has had to put in place speed mitigating measures just down the road from this project . Roxborough as you know has sharp curves in it which will make it dangerous and difficult to get around all those parked trucks etc ...

I worry about the lose of so much green footprint , talk is to tax roof and driveway footage to encourage green areas to help with drainage and prevent flooding , this project will take a lot of green footprint away in a low lying area .

The Town of Newmarket had done a marvelous job on trying to protect and revitalize the Old Downtown , trying to maintain its character and increase the flow of people to it . Together with River Commons and Fairy Lake the whole area is just a wonderful area to spend time in . I would say that the old neighborhoods around it also add to that charm and attract people and business to the area .

We would ask that you please protect these old neighborhoods too and not allow a zoning change and the building of townhouses . You ( the Town of Newmarket ) have something quite special here , much sought after if the quick sales of houses are any indication , but once you allow these changes these wonderful old neighborhoods will be gone you can never get that back.

Thank you very much for your consideration .  
David & Evelyn Jozefkowicz

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