

Application for Zoning Bylaw amendment- 849 Groham Road.

Item 7.1 of the agenda for the Town of Newmarket held on February 5, 2024.

To whom it may concern:

We share [REDACTED]

When we purchased our house, we did so because it backed onto a single dwelling property within a neighbourhood consisting of single family homes, that did not have a roadway behind our house. Should this project go ahead we're going to have driveways backing onto our property and a roadway. Resulting in excessive noise, traffic and cars running, with the said cars exhaust coming into our backyard.

Upon review of documentation received from the Town of Newmarket, we are opposed to the rezoning application and have the following concerns and comments:

1. There are too many town house units proposed for such a small property. Ultimately bringing up many issues and fire safety concerns.
2. We're concerned that the infrastructure in the area will be incapable of facilitating all the original homes and this proposed development.
3. There is no green space proposed.
4. The town houses are too close to the property line.
5. The height of the town houses is much too high. The upper decks will shade the adjacent properties and take away from our privacy. These decks will undoubtedly increase noise levels within the community.
6. What appears on the architectural drawings to be garbage storage is near the property line, too close to the fence. This needs to be relocated closer to Gorham Road or to an alternate location, as garbage attracts unwanted animals, rats and insects, as well as being unsanitary.
7. We have concerns about the possibility of a tree being removed on our property and the replacement of the fence on the property line.
8. We have concerns about the removal and storage of snow and to possibility of flooding to the adjacent properties in the spring.

9. Regarding any tree removal and the tree roots being deep into the ground on the adjacent properties. Research and information available revealed that if the roots are not removed, they decay slowly overtime, and they will become home to various pests, organisms, fungi and diseases. Hence, the builder needs to ensure that the roots are removed properly on the adjacent properties as part of the tree removal process. As well as returning our properties back to the original condition.
10. The current Arborist report on file/record is too old and outdated. An Arborist needs to reassess the trees on the property, as the trees on the property have grown substantially in both height and circumference since the last assessment was conducted.

Furthermore, with regard to the proposed removal numerous trees from the property, the Town of Newmarket's Tree Protection by-law refers to the mature trees as "valuable assets that need to be protected." The By-law indicates that removal of trees as a "last resort," indicating that the Town will explore alternatives with property owners.

It is noted that within the documents provided related to this matter, the developer is "willing to provide a financial contribution to support affordable housing projects." As well as, "cash in lieu of parkland." This offer brings many other concerns and questions regarding whom is financially benefiting from this redevelopment. If the builder wants to contribute to the affordable housing initiatives in Newmarket, perhaps some of these town house units should be made available for the affordable housing project.

Lastly, we are requesting that legal documentation is provided to us and signed by both the builder and the Town of Newmarket stating that they will be fully and legally responsible for all damages done to our property related to the tree removal and construction. As well as, any issues that arise as a result of the construction. This to include any damages related to flooding, foundation issues, sewage issues, water pressure, electrical issues or structural damage to our home or property.

Should you have any questions regarding our concerns, please feel free to contact us at [REDACTED].

Sincerely, Donna and Steve MacDonald

