

Clerk Cobourg

From: Lynne Connolly [REDACTED]
Sent: September 23, 2021 10:34 AM
To: Clerk Cobourg
Cc: Rob Franklin; Suzanne Seguin; John Henderson; Emily Chorley
Subject: (EXTERNAL SOURCE) September 27th Meeting on Rezoning New Amherst Blvd.

We realize we are late in attention to this matter, keeping up-to-date with all the bylaws and zoning issues is almost a full time job now, and becoming increasingly frustrating to keep on top of New Amherst Groups constant changes of plans and issues.

Please REGISTER us for the meeting on the 27th at noon

The idea of changing the area south of Joan Chalovich Way to multi-use, and semi- detached homes, along with a potential residence for elderly and a water treatment area is not acceptable to us.

Here are our points of concern,

1. The original concept sold to us was not for this, it was single detached homes, and no Commercial properties.
2. The increased traffic and increased population will impact in a negative way.
3. Issues are already in place with the townhomes built as Live/Work north of Joan Chalovich Way.
4. Parking, especially in the winter is not sufficient, and access at the back of properties, when they are converting garages to residences is not acceptable as well.
5. Concerns with the water run-off with the POND has already impacted the area with soil and sand runoff in the pond itself, not properly dealt with in the movement of all the soil over the last 6 years!
5. Speeding traffic is already a problem, with a stretch used to Kerr street in plan? Not a good idea.
6. The VISION for a Pedestrian friendly stretch on New Amherst is at risk already!!

Thankyou,for your attention.

Greg & Lynne Connolly
 [REDACTED]

The Corporation of the Township of Hamilton

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September 27, 2021

Rob Franklin, Manager, Planning & Development Services
Town of Cobourg
55 King St W. Cobourg, ON K9A 2M2

Re: Notice of Public Meeting – New Amherst

Please be advised that at the Regular Council meeting of September 21, 2021, Council for the Township of Hamilton passed the following resolution:

RCRES:2021-35

Moved by Councillor Mark Lovshin, Seconded by Councillor Larry Williamson

It is recommended that the Council of the Corporation of the Township of Hamilton enacts as follows:

That Council receives Report CD 2021-16: Notice Public Meeting for New Amherst Community Secondary Plan Stage 2 - Phase 3 Subdivision Plan for information; and

That Council of the Township of Hamilton enacts as follows;

That Council supports the established policies with the New Amherst Community Secondary Plan that would ensure that an effective landscaped urban/rural buffer is established along the mutual boundary lines as agreed to by both the Township of Hamilton and the Town of Cobourg during the OMB Hearing in 1997.

CARRIED

Regards,

Daphne Livingstone
Municipal Clerk

Cc: Brent Larmer, Manager of Legislative Services/Clerk (Town of Cobourg)

My name is Dennis Nabieszko and I live at [REDACTED] in the New Amherst community in Cobourg.

It's good to see the next phase of the New Amherst development moving this development closer to completion, but I am concerned about one of the proposed changes.

My concern is with the area at the western end of New Amherst's new phase, that is designated as Blocks 1 and 15, where 68 semi-detached units are proposed to be built.

I am concerned about the 68 semi-detached with garages facing the street rather than being in a laneway. The goal is a pedestrian friendly community, but I have a concern with the safety issues regarding these garages. With so many semis and garages, I am truly concerned about the safety of children playing in the front yards.

In the Town's Official Plan, there is a strip of land between the New Amherst Planning Area on the west side that was to provide for a transition from the New Amherst community in Cobourg and the rural area, within the Township of Hamilton, and is referred to in the Town's Official Plan as "Neighbourhood Edge". The requirement here is that there be a 7.5 metre (or 25 feet) setback from the rear lot line, called an Urban/Rural Transition Zone. This has been designated as open space.

The proposed plan is to convert this open space area to residential and I am against changing this open space to residential. The Town's Planning Director wrote a letter dated November 27, 2020, and the letter is also attached to the agenda. On this proposed change in this phase of the development the director did not support this change.

He writes...

The proposal to re-designate the western limit of the east-west open space corridor to residential use is **concerning**, given that the corridor (along with all other open space areas) formed part of the **comprehensive planning process** for the community in the 1980's and 1990's leading up to the approval of the Secondary Plan in 1997 by the OMB. This corridor is an **important linkage**, from a pedestrian and drainage perspective,

The Town does not support the re-designation of existing, approved open space lands and staff are quite certain this will not be received favourably by Council or the public.

I agree with the Planning Director in not supporting this re-designation and Council should not support this change either.

There are many reasons for maintaining this area as open space... there's the focus on climate change in maintaining more areas in their natural state, concerns about drainage and flooding, and potential future use as a pedestrian or bicycle path. Changing this open space is detrimental to the continuing emphasis on the impact of climate change to all of us and the negative impact to the community and should not be re-designate residential.

What it really comes down to is all the time and effort spent putting together Cobourg's Official Plan designating this area as open space and here we are now with a request to negate all that effort and re-designate it as residential.

The right thing to do here is to leave the open space as it is. Approving the change from open space to residential should not be approved.

The Official Plan does not support it.

The planning director (i.e., the Town) do not support it.

And many of the New Amherst residents as well as many other citizens do not support it.

My request is to simply leave this area as open space as designated in the Official Plan.

Thank you for listening.

I do support the proposed extension of the Urban Rural Transition Zone northward along the western border of the new phase into Block A, towards Highway 2.

It is the right thing to extend this open space even further and I thank New Amherst for bringing this forward.

Thank you again for listening.