

Paul LaFleshe

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Caledonia, Ontario  
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March 13, 2023

Office of the Clerk  
Haldimand county  
53 Thorburn St. S.  
Cayuga ON  
N0A 1E3

Re: Planning Application PLOPZB-2022-144

In accordance with the Haldimand County notice regarding the above planning application issued February 27, 2023, I would like to express my strong objection to acceptance of this application.

As a resident within 400' of this proposed development I object to the rezoning application without reservation, for several reasons.

The current zoning permits single family urban residential zoning type 1-A. This should be upheld and enforced. I don't believe there is a building taller than 4 stories in Haldimand county, and this proposal is completely out of character with the area.

The Seneca village community consists of nine single family dwellings on large lots accessed by narrow dead-end roads. Any form of condominium development or apartment building is unsuited for this neighborhood. This proposed amendment will alter and negatively impact the living conditions of the people who call this neighborhood home.

Adequate infrastructure does not exist to service any multi-unit dwelling in this area. The recent increase in population density is a problem. This proposed development will make it worse.

Several notable issues are:

1. The secondary access roads are too narrow for 2-way traffic. This is not easily rectified without impacting the existing surrounding properties and incurring significant costs. This is also a major safety concern for traffic, pedestrians, and access for emergency vehicles.

2. The overland storm drainage currently in place can barely keep up with winter run off, and major storms. Eliminating green space and adding solid surface paving will only make this problem worse. Again, this is not easily rectified, and is very costly.
3. McClung and Caithness St. are at capacity now for traffic flow during peak periods. Widening these roads to accommodate the additional traffic would be disruptive and expensive. These roads were never intended to handle the traffic volumes we are now experiencing.
4. A multi-unit high rise or low rise building in this location would negatively impact the local residents who have lived in the area for years, and endured 5+ years of construction, heavy truck traffic, noise, dust and disruption.
5. Caledonia's infrastructure has not kept up with the McClung development that continues at a breakneck pace. The Argyle St. bridge which is the only link through town should have been replaced years ago. It is now beyond repair and a disaster waiting to happen. The municipal sewage treatment plant will need to be upgraded to meet the increased volume. Caledonia will need new schools, a new fire station, EMS and perhaps even a hospital if population continues to grow at this exponential rate.

These 5 points of concern are by no means a complete list of reasons why this zoning amendment request must be rejected.

The residents within the 400' radius of the subject property oppose this development. The negative impact of this proposed development on the community cannot be understated. This proposed zoning amendment must be rejected.

Sincerely,



Paul LaFleshe

Cc: Councilor Dan Lawrence