

DUXBURY LAW
TRIAL & TRIBUNAL LAWYERS

Brian Duxbury B.A., LLB Certified
Specialist - Civil Litigation
brian@duxburylaw.ca

Joshua J. Perell B.A. (Hons), LLB, BCL, MA, PhD
Barrister & Solicitor
joshua@duxburylaw.ca

June 12, 2022

VIA EMAIL

County of Haldimand
53 Thorburn Street South
Cayuga, ON N0A 1E0

Attention: Evelyn Eichenbaum, Clerk

Dear Ms. Eichenbaum:

**Re: Planning Application: PLZ-HA-2022-134
Caledonia Plan 52, Lots 16, 17 & 18 and Part of Lot 19
In the Urban Area of Caledonia
Municipally Known as 154, 168 and 170 Caithness Street West, Caledonia**

Kindly be advised that I am retained on behalf of Melanie Carpenter, the owner of 150 Caithness Street West, Caledonia. My client's property is adjacent to and immediately east of the property that is the subject matter of this application.

I will be appearing before the Planning Committee next Tuesday, June 20, 2023 to speak to this matter. Briefly, my client's concerns regarding this development are in respect to the extent of the proposed development, the proximity of the development to my client's property and the degree of intensification of the subject property. In addition, my client has concerns with the potential overlook, noise issues, sufficiency of landscaping, tree removal, parking and access to the subject property as it may affect my client's use and enjoyment of her property. In addition, my client has concerns that the proposed development is not compatible with the character of this neighborhood and that a less dense, more sympathetic form of development would be suitable for the subject property.

I will elaborate upon these concerns during the Public Meeting.

Can you please confirm receipt of this correspondence and provide this correspondence to the Planning Committee for next Tuesday's meeting.

DUXBURY LAW PROFESSIONAL CORPORATION
1 King Street West, Suite 500, Hamilton, ON L8P 1A4
T 905 570 1242 F 905 570 1955
duxburylaw.ca

Yours very truly,

DUXBURY LAW
PROFESSIONAL CORPORATION
Per:



Brian Duxbury
BD:mc

cc: Spencer Skidmore, Senior Planner, Haldimand County
cc: David Aston, MHBC Planning
cc: Stephanie Mirtitsch
cc: Melanie Carpenter