

Jassie Cleaver

From: - ✓
Sent: Tuesday, March 11, 2025 5:09 PM
To: Jassie Cleaver
Subject: [EXTERNAL] File number PLB-2025-011 and file number PLZ-HA-2025-010

Caution

This email is NOT from a Haldimand County Employee

I live at 7 Joseph St West, Cayuga ON N0A 1E0, I have some concerns over this proposal. 1 being the amount of traffic in this area by the school which already has many issues with parking for dropping and picking up children that run everywhere! This happens daily! as well as many people running the stop sign at Joseph and Cayuga street and munsee and Joseph st. I walk daily with a dog and with no sidewalks there is not room for two cars and a pedestrian and this will add more traffic and people, that I'm sure will end up causing an accident with that amount of traffic in this area. Munsee street has been in major disrepair for a couple of years already with major traffic from the school and construction it has become terrible to drive on. This proposal will change the current feeling and camaraderie of our neighbourhood with this size and scale of proposal is outrageous. It will create chaos with and amount of homes crammed in! The peace of the neighbourhood would disappear and with that many people and their friendliness would dramatically change and create feelings of distaste from many of my neighbours. There are 4 voting age people that disagree with this proposal that live in my house alone. I hope you will consider my family's feelings on this matter.

Thank you for listening
My regards
Michelle Peaire- Hannah

Jassie Cleaver

From:
Sent: Thursday, March 13, 2025 10:08 PM
To: Jassie Cleaver; Mark Andrews; Clerk
Subject: [EXTERNAL] File # PLB-2025-011 & PLZ-HA-2025-010

Caution

This email is NOT from a Haldimand County Employee

Good evening I am writing about the application for Re-Zoning near Munsee, Ottawa, Barton and Princess Street Areas of Cayuga. The re-zoning to high-density housing in an area already built with single family homes does not fit the location. Cayuga is a quiet, small town where everyone is friendly and knows each other. It still has country charm. The people who live here chose to live far from a high-density housing development. I do not want to see Cayuga ruined by big developers just trying to make a profit. They do not live here. It would be disheartening to have Cayuga follow in Caledonia's foot steps.

It would create an unsafe environment for our current neighbours and their children, and will be overall detrimental to our existing neighbourhood creating a negative impact on our quality of life.

Regards,

Michelle Elms

MARCH 12, 2025.

REGARDING PLANNING FILE APPLICATIONS: PLB-2025-011 & PLZ-HA-2025-010.

Dear Jassie Cleaver, Mark Andrews and Chad Curtis,

My name is Brian Matthews, and I live at 20 Princess Street West with my wife Julie and our 2 Golden Retrievers Lewis and Clark.

I am writing to you to express my **STRONG DISAGREEMENT** with the proposed planning applications to both sever the lots and eventually rezone them.

My mom and dad had the house built on a vacant lot back in 1987-88 and other than a couple years where Julie and I lived closer to our work - we then returned home and bought the house off my father in 2018, it is more than fair to say I have a deep connection with this neighbourhood.

I do realize that these are two separate planning applications and this first application to sever will be conditional on the second application being approved. However, they are inherently linked together and therefore what happens now will affect the future application request as well.

First off, I am not opposed to having this flag-shaped lot severed, however the current proposal is asking to create a lot size not allowed within our current R1-A zone. Part 2 is asking for a 10m frontage where the minimum in our current zone is 15m. Should this be allowed now – then there is really no choice for the future but to Re-Zone to an R1-C or worse.

The existing lots along Munsee currently average approximately 20.0m [65'-6"] on the East side of the street, and on the West around 28.0m [91'-9"]. The proposed 2 NEW LOTS would be 10.0m [32'-9"] and 15.5m [50'-9"] respectively.

In essence, HALF of what the existing lots are! That is not right, nor is it in keeping with the surrounding neighbourhood. There is no significant reason why this existing frontage can be maintained as a single lot other than greed.

The proposed Part 3 severance will then be secluded from any sort of street frontage. I do understand that the future could bring in the missing chunk of Ottawa Street which would create the frontage, however this massive lot is then proposed for 3 massive structures, adding 14 new residential units at 3 bedrooms each... that will be completely out of place in our existing neighbourhood of single-family dwellings (and a couple duplexes).

To be clear, myself, my wife (and the 20 or so neighbour's I have spoken with already) are not opposed to development on this lot by any means, we simply ask that it be more in keeping with our existing neighbourhood's lot sizes and house types/styles.

I/we ask that the builder propose lot sizes for severance more suitable for the surroundings. Haldimand County makes neighbours within 120m aware of the planning applications, it stands to reason that the community environment within that same radius should be the determining factor when creating new, buildable lots.

Secondly, my STAUNCH OBJECTION to this severance, and future re-zone request goes well beyond adequate lot sizes and like-styled homes. I feel the eventual ask for that monstrosity of a townhouse development will be detrimental to our community's safety, privacy quality of life.

- All of the surrounding neighbourhoods of the proposed Part 3 do NOT have any sidewalks. Meaning our way of life for driving, walking our dogs, playing street hockey or basketball or other pedestrian usage is done ON THE ROAD!
- If Part 3 is granted now, and then converted into 14 obscene townhomes where are they parking? Sure, they may have a 2 car, tandem driveway proposed but all you have to do is drive around and see how many people with similar width driveways and multiple cars and what they actually do... they park on the road, in front of their house. These new lots will be far too skinny to allow that, meaning all of their parking requirements will end up being met on our streets. That will SIGNIFICANTLY reduce the safety we currently enjoy in our neighbourhood. Then multiply that AGAIN, with children and additional family members sharing more single dwelling units these days and we could be looking at an onslaught of vehicles burdening our existing streets.
- THIS IS SIMPLY UNACCEPTABLE!

The buildings themselves will also be a detriment to our neighbourhood and property values. Right now, we are a delightful, quiet, I would even say "sought-after" community consisting of mainly single family, detached houses, with a couple of duplexes mixed in. To introduce a massive complex of 14 townhomes, potentially TOWERING over our homes would bring down the quaint-ness (if that is a word) of our happy little hamlet.

- SHEER MASS! As a home designer myself, I understand that when your house is only 18' wide – you are going to maximize the height to get as many bedrooms in there as possible. These townhouses have the potential to be 11.0m tall, I have done the math and that is MORE THAN TWICE the height of my home at 20 Princess. Then you factor in the grade change and these things will appear monstrous. That is just not in keeping with our neighbourhood.
- PRIVACY! Further, their immense height and topographical locations will inherently create window openings that will allow them to look all the way down the back yards of the people living on Barton and Princess Streets effectively killing our privacy. Please don't allow that to happen.

Thank you for taking your time to read through our concerns and objections. I know that this is not a Haldimand County proposal, and you are simply allowing us this platform to be heard – for which, I also thank you.

And to restate, we are not opposed to any development taking place at this location, we would welcome new neighbours with open arms – we just ask that the new lot creations and subsequent home stylings will be proportionate and appropriate to our existing hamlet.

Sincerely,



Brian Matthews & Dr. Julie Cull.



To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Jean Emery living at _____, have
been made aware of the above-mentioned planning applications regarding the lot severances
and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee
Streets in Cayuga. TH

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to
STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best
interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe
conditions for ourselves and our children to live in. The additional traffic, lack of parking
combined with our area not having any sidewalks will create unsafe road conditions for both
vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the
current scale and style of our surrounding neighbourhood. The density of the development will
be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to
ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

March 10, 2025

Dear Jessie Cleaver, Mark Andrews, Chad Curtis,

We are Charles, and Joyce Fisher, living at _____ We have three grandchildren on our street that use and enjoy this beautiful green space, the said property that is before you. PLZ-HA-2025-011

We moved to this home in 2004, with the understanding that someday, there might be homes built in this treed lot, that we endearingly called the “forest”

We learned that Keesmaat Construction bought the property, and planned to build on it, something we were OK with. This company is known for their beautiful and excellent quality homes, so we were not too concerned.

Then we received a notice about this development and saw that there will be 14 units squeezed into this beautiful small area. [plus 2 homes on Munsee St.] This is unacceptable, for several reasons:

- The road will certainly be full of cars that belong to all these families. Many will be parked on the road for sure [common to have 2 vehicles]
- The height of the homes is going to change the whole neighbourhood and dominate the skyline instead of the beautiful trees.
- The units themselves are very narrow, and tall. 14 families will be squeezed in this small space which is certainly going to change the peaceful neighbourhood that we now enjoy.
- Townhouses are not suitable for this single dwelling zone, and we feel sure that it will lower the value of our homes.
- Traffic will be horrendous on this busy street. [along the east side of our home.]
- There are serious safety and noise concerns with all the added vehicles parked on the street.
- The people living in these units will be able to look into our yard and windows. Privacy will be lost.

Thank you for your thoughtful consideration about this extremely important matter.

Jassie Cleaver

From:
Sent: Sunday, March 16, 2025 4:09 PM
To: Jassie Cleaver; Mark Andrews; Clerk
Subject: [EXTERNAL] Ottawa St South green space development

Caution

This email is NOT from a Haldimand County Employee

Hi there,

We're writing to you regarding file numbers PLB-2025-011 and PLZ-HA-2025-010. As much as we love this as a green space, we understand as a developer they bought it to make money - not keep the community happy. **We are not looking to stop this space from being developed on, but asking Haldimand County to ensure they keep the development in tune with the current surroundings.** In perspective, the entirety of Ottawa St South between Talbot and Joseph has approx. than 25 homes lining it. They are looking to put half of that into one small area.

Upon development, we would also ask the county to consider a requirement of the builder to be they put in community safety speed bumps along the stretch of Ottawa South that will need to be opened up to accommodate these homes. Unless they intend to build a few homes on a cul-de-sac with a street coming off of Munsee. Safety posts were put in place years ago due to people choosing to use the green space to drive across as a short cut and kids were almost hit on several occasions. Living at this end, we hear cars racing down both Munsee and Cayuga on a daily basis, while also using stop signs as a suggestion rather than a law of the road. The new signs put in place at Cayuga/Joseph/Ottawa S by the graveyard are still ran through on a daily basis. While walking with the kids, we have seen an SUV pass vehicles at the stop sign at Munsee and Joseph before the car in front is even stopped cutting them off. Unfortunately, they are going so quickly we have not gotten a license plate to properly report it. We would like to keep the street as safe as possible for our kids, teens and fellow community members.

Ottawa Street South Residents,
The Ball Family

March 14, 2025

Hello and Good morning,

This letter is addressed to Jassie Cleaver, Mark Andrews and Chad Curtis

This letter is in response to the application File NO: PLB-2025-011 (followed up with File NO:PLZ-HA-2025-010).

My husband and I have been residents of Cayuga for over 60 years, both being born here and have lived at 63 Ottawa ST. S for 35 years. We absolutely love Cayuga and one of the reasons we chose where we are is the green space we have enjoyed in our area and hope to enjoy in the future as our children and grandchildren now live here as well.

We have a couple concerns to reject the new rezoning of these spaces.

There is absolutely no reason to have more homes in this area, when there are more than enough vacant lots already set up in the south end of town. With all those single family home lots, rezone those lots into "townhome" size lots, not to mention, potentially very tall townhomes or lots of such a small size do not "fit in" with the area requested to rezone.

Removing all the trees that have matured so beautifully would be absolutely devastating. Having seen one tree already cut down was a very sad experience.

We cannot see how there would be enough space for parking, as most families have 2 vehicles and usually never use the garage for cars, but for storage and now we are looking at vehicles parked on our streets. We foresee the overflow of vehicles onto both Princess St. and further down Ottawa St. It also makes it less safe for pedestrians who use these streets especially as this is a common and well used area for kids walking to and from both schools in the area. In the winter the cars would also make it very frustrating for the County workers who have to plow these streets.

Cayuga is not lacking land for homes. It seems that a builder has just said "hey, there's a nice spot, lets build there". Cayuga is not that big, any property within the town is "prime" land. We are all in for growth in Cayuga, but let's do it appropriately, not unnecessarily.

Mary and Dwayne Richert

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I ELEANOR GREAVES living at _____, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

March 14 2025

D. N. Fiv

Haldimand County Council
Thorburn Ave.,
Cayuga, NOA 1E0.
Attn: Mr C. Curtis

RE: FILE PLB-2025-11 & PLZ-HA-2025-10

Dear Sir,

I understand there is an application for rezoning the "missing section" of Ottawa St., & that the application includes provision for 14 townhouses with heights up to 11 metres! This seems to be out of keeping with the surrounding area, totally unfair to the immediate neighbours & crowding to say the least! Some of the "newer" streets in the area have far more space & yet the streets are still full of cars. In this proposal the streets would doubtless be overcrowded & quite frankly dangerous & unacceptable.

We already have a school with insufficient parking resulting in cars parking all over the place & making it hazardous for children & drivers alike.

We are opposed to this application in its current form.

Yours sincerely

Jassie Cleaver

From:
Sent: Monday, March 17, 2025 2:58 PM
To: Mark Andrews; Jassie Cleaver; Clerk
Subject: [EXTERNAL] Zoning applications: PLB-2025-011 and PLZ-HA-2025-010

Caution

This email is NOT from a Haldimand County Employee

Good day leaders of Haldimand County;

I am writing to you today in reference of the property zoning application numbers PLB-2025-011 and PLZ-HA-2025-010.

My history and love of Ottawa Street and Cayuga run deep as my parents bought the house at Ottawa Street in 1976 and I came into this world three years later. I grew up playing on the closed portion of Ottawa Street as far back as I can remember when it was more of a hill we called "Muddy Mountain". As I grew up I continued to play sports and games on the subject vacant lots and unfinished roads with the other neighbourhood kids. Even as a young man in my early 20s I would play Boccia in this green space with others from the area. To this day when I go for walks in town I always walk through the closed area of Ottawa Street without fail.

In 2005 I decided to see the world and joined the Royal Canadian Airforce. Early in my career the excitement of seeing the world was thrilling, but over the course of the last 20 years I found myself missing the small town life of Cayuga more and more. While posted to locations across Canada, in the United States, and while deployed on three occasions to the Middle East, the appreciation of life in Cayuga would always be on my mind to some degree. One can truly appreciate growing up on a street like Ottawa Street and yearning to return when you're flying for hours over war torn Iraq and Syria.

My father passed away a few years ago and I inherited the house. At this point I knew I could not part with it and wanted to return to Ottawa Street once my time in the airforce was done. In recent years I cannot go a day without looking forward to retiring in my family home in the near future. This section of Ottawa Street has a special feel and character about it with the large backyards and open spaces to enjoy nature. While I am saddened to lose this green space as it is, I understand progress will happen and would accept houses and lots of equal size and density to the existing neighbourhood, such as detached houses of at least 1700 square feet in size. Therefore, I feel this current severance and rezoning application is both heartbreaking and insulting. I'm sure all of my neighbours will agree that our neighbourhood has an unusually special quality about it which is hard to find these days and that this plan will destroy that

quality. The current zoning of the properties in question was done for a reason as it matches the surrounding houses that have been established for decades and this new rezoning plan is unacceptable. I am truly afraid that the neighbourhood I know and love will not be recognizable if this plan is approved.

Please, I implore you, do not allow this drastic departure from the established family homes that currently make up all of the surrounding streets in our wonderful neighbourhood. If it weren't for my current service in Europe, I would attend all of the hearings on this matter in person as this matter is deeply important to me.

Thank you for your time,

Jassie Cleaver

From:

Sent:

To: Jassie Cleaver; Mark Andrews; Clerk

Subject: [EXTERNAL] Cayuga Rezoning of Munsee, Princess, Ottawa and Barton

Caution

This email is NOT from a Haldimand County Employee

To Haldimand County,

I am Raquel Fisher (Gee), a proud Cayuga resident who owns and resides at 59 Munsee st south. I have lived on Munsee street with my husband Blake Fisher since 2020. Previous to 2020, I have lived with my parents who own 62 Ottawa st south, Cayuga since I was born. My husband has lived in Cayuga for his 28 years with his mother living on Ottawa street as well. That is 27 years of living and loving Cayuga and 27 years of being very close to the proposed rezoning property. The property between Munsee, Ottawa, Princess and Barton had a major impact on my childhood. It was the green space that allowed my sister and I and our friends to play tag, baseball, mini golf and hide and go seek. It was the green space where my parents taught me how to throw a ball and where we would practice track and field events. From my old home's window and my current backyard I have seen and know it has been the space where people go for their daily walks, kids go through for a safe journey home after school, and where I have envisioned my children to play in. Now in your official plan to rezone this space, you write "the plan provides the essential tool to direct future growth, development and change in the county over the next 30 years to 2051 and to create the community envisioned by county's residents". That is simply incorrect. I, and I do believe my neighbours relate, do not agree with this statement. The proposed plans of PLB-2025-011 and PLZ-HA-2025-010 are definitely not what I envision as my community. The plans are development and a change but not for the better, it is not the future our county needs. With that said, we are not opposed to any change such as a few single family detached homes to continue with the already established community. However, we do not agree with 16 total lots with tiny, tall townhouses. There are multiple other spaces where this plan could be utilized including behind the surveys in Cayuga, where the roads, water, and hydro are already developed. This plan is a wrecking ball to the community. I am doubtful anyone would want to buy the proposed townhouses and why anyone of us current residents would stay due to the problems the plan brings. Townhouses are commonly found in high density and urban environments to which Cayuga, especially the south end, is not. With 16 townhouses, there will be no green space left, and no privacy for the owners and for us neighbours. The owners will require fences which take up more space of their proposed small, lack of, yard to achieve any sense of privacy. At least they have a fence option, us current residents will have no protection from their two storey birds eye view of our homes and yards. The major advantage to that property is the ability to walk anywhere in town. Our community strives with two elementary schools, one high school, the arena, 2 ball diamonds and all stores being within 5km radius from that green space. However, that advantage is only useful for young families or an elderly couple to which the tiny townhouses cannot accommodate because of their lack of space, privacy and the need for stairs. So who are we attracting to our community with this plan? The new road would need to be large enough to accommodate cars along the sides thanks to their driveways being unable to fit more than 1 car (since more than 1 person will most likely be living and driving in each house) which is unsafe for families and kids to walk and bike along. There will be no space for sidewalks alike to Ottawa and Princess streets already. Both of those streets require cars along the road now with larger driveways than the proposed lots will have, I can only imagine the busyness of the streets, the lack of walking, and the increase of traffic accidents when 16 families arrive. Currently on Munsee street during school times cars are parked along both sides of the street now as it is, causing a major concern for safety when it turns into a one way road or when home owners and buses cannot exit the driveway with good visibility and walkers cannot cross the road easily. This

problem will get worse as not only Munsee will experience it but now Ottawa, Princess and Barton. I know these things personally as I lived beside the green space, walked to JLM everyday for elementary, when I walked to catch the bus for C.S.S., and now when I leave my current driveway and these issues that are still evident are only only to grow with this development. This plan poses a huge safety risk for myself, my current and future family and all other community members whether you live in the area or a walking distance away. As a charge nurse of Dunnville Hospital, safety has a major impact on our population. If one person gets hurt, we all get hurt and with only rural hospitals being 15 minutes away we hope we can avoid any accidents as much as possible. If this said plan goes through, I am afraid I will be forced to uproot all that I know to move elsewhere for a safer life for my family. I do believe that includes my parents and my mother in law, as they will follow where their loved ones go. As I said previously, I am not naive enough to believe that nothing should be developed in the green space. I propose a plan that adheres to our established hamlet with appropriate, safe and welcoming sized lots, homes, and roads for our and new families to grow and strive. Thank you haldimand county for posting the sign, and mailing us the proposal. Your efforts have allowed our community to have a voice, and I just hope we are heard.

Thank you,

Raquel Fisher

RE: Planning File Applications: PLB-2025-011 & PLZ-HA-2025-010

Dear Jassie Cleaver, Mark Andrews and Chad Curtis

My name is Barb Currie and I live at 65 Cayuga St South, it has come to my attention that there is a proposed planning application to sever lots and rezone them allowing for the building of 16 residential units along Ottawa St and Munsee St. This would greatly affect myself and my family so I thought it best to make my voice heard prior to the planned meeting next week.

In my opinion this type of project is not something that is appropriate for our small town neighborhood. I will list a few of my concerns below:

1. Tall buildings that will overlook the majority of our older homes yards, restricting privacy
2. Parking, I don't believe the lots are going to be big enough to accommodate the minimum number of vehicles that this will bring to our neighborhood. This will leave a lot of people having no choice but to park on the street. I do not want people parking in front of my home tearing up my lawn.
3. The risk to my property value
4. The risk to our existing infrastructure – sewer and water for that many dwellings

I am not opposed to the development of this land however I would respectfully ask that any consideration be given based on the existing feel of the neighborhood. Single family detached homes that allow appropriate room for parking.

I also would like to point out that we have all been witness to the construction of far too many homes in Caledonia. This has created absolute chaos to an area not prepared for the influx of new residents and all that they bring to the area. One bridge to get over the river would be just one of the examples that come to mind. I grew up in Caledonia and don't even recognize it anymore. I do not want to see the same thing occur in our small town.

Thank you for taking the time to consider my concern.

Barb Currie

March 18th, 2025

Dear Haldimand County & The Town of Cayuga,

We are writing to express our strong community concerns and disagreement in regards to the proposed re-zoning application located on Munsee Street South, Cayuga (file #: PUB2025011, PUB2025012).

As a direct neighbour residing at 57 Munsee Street South (the old Legion Hall), we would like to further communicate our concerns for such re-zoning and development. We would like to first clarify, that we are not against residential growth and development in the Town of Cayuga. It is the location of the selected planned re-zoning that is unsettling, unnecessary, and pre-mature.

Currently, this land is being used daily by the community to travel to and from the elementary school J.L. Mitchener, the Community Centre, baseball games, park visits, as well as for daily recreational activities such as but not limited to: walking/running, dog walking, cycling/dirt biking, kite flying, and other healthy outdoor activities. This space is filled with beautiful mature trees and grass that is enjoyed and necessary for the day to day out-a-about for our surrounding community. It allows us a piece of forestry to contribute to our daily outdoor healthy living. It is also a connection piece that brings our community together. Without it, this will alter and disrupt the quality of life our local community loves.

Cayuga has development currently in the works, that is close enough to the elementary school and downtown core. However, much of this land is still vacant, with 'for sale' signs listed, and surrounded by plots of dirt waiting for residential to be built. Why do we need to tear up this green space for housing if the current undeveloped land is not in use? This is not logical nor ethical and seems that contractors/developers and the town only want to pocket funds and are not considering how this will negatively impact our community and people. It is a selfish and unsettling proposal.

The public elementary school J.L. Mitchener located across the street is already experiencing full student class sizes. Having to bus in students from the new developments in Caledonia and surrounding areas, as they do not have a close enough elementary schools for all surrounding residents. Cayuga is growing in population. We should be considering developing another public elementary school to support this growth before incorporating more residential at this time. Our immediate family currently has one child along with another on the way. The community already possesses generational growth in

population. Our family is only one perfect example of this growth. What we are in need of are more facilities for children and families, not residential development, in this space especially. We have new development occurring as mentioned above, and it's not being fully purchased or used. Why are we continuing with more at this time, in this small green space that will compromise the safety and enjoyment of our local community? If anything, this land should be purchased by Haldimand County (if it isn't already). Something that our tax dollars would appreciate going towards to benefit our community. We should consider adding a trail with benches here. Or the idea of incorporating an outdoor splash pad close to the elementary school for kids to enjoy, not residential buildings to overcrowd this area.

The green vacant land situated on Munsee Street South is loved and shared by all. Please do not take this community connection piece away from us. Please let us embrace and enjoy the necessity it offers our community, bringing us together instead of segregating us. Do you know how many happy elderly couples we see holding hands walking by, holding up their hands to say 'good morning'? Or the families with young children with backpacks and baby strollers walking to school to have a short-cut to get them to school faster? Or the many animal lovers who jog or walk their dogs to enjoy the trees and grass, playing fetch playing in the leaves and shade of the mature trees? Our family does, we witness this everyday. It's beautiful to see and experience the community come together in this small and peaceful green space. No one disrespects it either. No garbage, dog feces, or any destructible behaviour, it's respected. And it needs to stay this way, as is and enjoyed by all who would like to use and share it.

Please don't disrupt the peace, safety, freedom, and pleasure this green space offers us all. We want to continue to enjoy and embrace the necessity it provides, while keeping our community connection strong, happy, and healthy.

We hope our expressed concerns and first-hand insights shine some light on why we do not wish this land be re-zoned/alterd for residential gain. If you really care to support and benefit the community, you will listen and consider our decision against the re-zoning proposal on Munsee Street South.

Thank you for your time and consideration in reading our letter of expressed concerns.

Warm regards,

Your neighbours and community voices located at 57 Munsee Street South, Cayuga.

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

WE ~~KEN & MARY MONTGOMERY~~ ^{DALE} living at 1A CHIPPEWA ST. W. ^{CAYUGA}, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

Jessie Cleaver

From:

Sent:

To:

Subject: [EXTERNAL] regarding the planning application of PLB-2025-011 and PLZ-HA-2025-010

Caution

This email is NOT from a Haldimand County Employee

Hi Jessie, Mark, and Chad,

My name is Joscelyn Deavu, and I live at 61 Munsee St. S. in Cayuga, Ontario. I moved here from Hamilton over seven years ago and enjoy the peace and quiet of the neighbourhood. I have been made aware of the planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa, and Munsee St. in Cayuga.

I cannot attend the town hall meeting as I work during those hours. I would like to disagree with the proposed application.

16 houses in that space sounds ridiculous. There are way too many houses in such a small space. Also, people like to walk through that path with their dog or to get home from school. The block is already long before you get to the next intersection on Chippewa St and Munsee. Plus there are no sidewalks on the one side of Munsee.

Furthermore, I believe that the houses are not keeping up with the current scale and style of our neighborhood. They will look so out of place.

I am against development on that land and please do not rezone or severance that section of land

all the best,

Joscelyn Deavu

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I _____ living at 19 Chippewast Ln, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

✓

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Ben Walpot living at 6 Barton Str., have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.


I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,



To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Femmy Walpot living at 6 Barton Str., have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I GREG STRONG living at 39 SENECA, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,





To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Karen Dowling living at 18 Princess Street, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

—

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I WADE POWLING living at 18 PRINCESS ST, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I JEREMY DOWLING living at 18 PRINCESS ST, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I ELIZABETH O'HARA living at 21 PRINCESS ST, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I MICHAEL O'HARA living at 21 PRINCESS ST, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

CR. 15-2025-

Dear Council Members

I am writing to express my concerns regarding the proposed development of lands located on the West side of Munsee Street South between Chippewa Street West and the unopened Road allowance of Princess Street.

File No. PLB-2025-011 and FILE No. PLZ-HA-2025-010.

While I appreciate the need for growth and development within our town, I believe this particular project is not in keeping with the character and scale of our existing neighborhood.

The proposed development is significantly larger in scale than the surrounding homes and buildings, which could drastically alter the look and feel of our community. Many residents, myself included, are concerned about the impact on traffic congestion especially parking, strain on local infrastructure, and the potential loss of green space. The charm and character of our neighborhood are defined by its single-family homes, historic buildings and tree-lined streets and a massive development such as this may compromise that identity.

I urge the council to carefully consider the concerns of residents and explore alternative solutions that balance development with preserving the integrity of our community. A more moderate approach, one that aligns with the current neighborhood aesthetics and infrastructure capacity, would be more appropriate.

Thank you for your time and consideration. I look forward to your response and any opportunities for further discussion.

Sincerely,

Marie Elfner

52 Munsee Street South

Cayuga, ON N0A 1E0

905-741-8325

Dear Council Member

I am writing to express my concerns regarding the proposed development of the lands located on the west side of Munsee Street South between Chippewa Street West and the unopened road allowance of Princess Street Cayuga. While I appreciate the need for growth in our community, I believe this particular development raises several issues that need to be addressed.

Firstly, the design and scale of the proposed project do not align with the character of our existing neighborhood. The established homes in this area have a distinct style and spacing, and this new development appears to significantly deviate from that, potentially altering the overall aesthetic and feel of the community.

Additionally, I am particularly concerned about the impact on drainage, as my property is adjacent to the proposed site and the lowest grade. Any changes to grading or runoff patterns could lead to water pooling or drainage issues on my land, which could result in long-term damage or maintenance concerns. I would appreciate clarification on how these issues will be mitigated.

Lastly, the proximity of the new development to my home is a major concern. The proposed structure appears to be positioned very close to my property line, which could affect my privacy, access to natural light, and overall enjoyment of my home. I would like to understand whether setbacks and spacing requirements are being properly considered.

I respectfully request that the council review these concerns and consider adjustments to the development plan to ensure it aligns with the character of our neighborhood and does not create unintended negative impacts on adjacent properties. I would appreciate the opportunity to discuss this matter further and look forward to your response.

Thank you for your time and consideration.

Sincerely,

Jason and Jennifer Italiano

51 Munsee Street South

Cayuga, ON. N0A 1E0

905-741-2974

March 14, 2025

Hello and Good morning,

This letter is addressed to Jassie Cleaver, Mark Andrews and Chad Curtis

This letter is in response to the application File NO: PLB-2025-011 (followed up with File NO:PLZ-HA-2025-010.

My husband and I have been residents of Cayuga for over 60 years, both being born here and have lived at 63 Ottawa ST. S for 35 years. We absolutely love Cayuga and one of the reasons we chose where we are is the green space we have enjoyed in our area and hope to enjoy in the future as our children and grandchildren now live here as well.

We have a couple concerns to reject the new rezoning of these spaces.

There is absolutely no reason to have more homes in this area, when there are more than enough vacant lots already set up in the south end of town. With all those single family home lots, rezone those lots into "townhome" size lots, not to mention, potentially very tall townhomes or lots of such a small size do not "fit in" with the area requested to rezone.

Removing all the trees that have matured so beautifully would be absolutely devastating. Having seen one tree already cut down was a very sad experience.

We cannot see how there would be enough space for parking, as most families have 2 vehicles and usually never use the garage for cars, but for storage and now we are looking at vehicles parked on our streets. We foresee the overflow of vehicles onto both Princess St. and further down Ottawa St. It also makes it less safe for pedestrians who use these streets especially as this is a common and well used area for kids walking to and from both schools in the area. In the winter the cars would also make it very frustrating for the County workers who have to plow these streets.

Cayuga is not lacking land for homes. It seems that a builder has just said "hey, there's a nice spot, lets build there". Cayuga is not that big, any property within the town is "prime" land. We are all in for growth in Cayuga, but let's do it appropriately, not unnecessarily.

Mary and Dwayne Richert

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Ted Logagianes living at 1B Barton Street, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,



FILES PLB-2025-011 and PLZ-HA-2025-010

Haldimand County, we are writing to you regarding the above 2 files mentioned.

Myself, Don Wilson and my wife, Lisa Wilson have lived in our existing home at 66 Ottawa Street South in Cayuga since 1988.

We are against the developing of the property in the vacant land to the north of us in the way that you have proposed to develop it.

If it does get developed, we would like to see it developed with the same sized lots as the existing homes in the area of Ottawa Street South and Princess Street West.

If we go to the smaller lots and they open Ottawa Street, all of Ottawa Street to the North of us will become a parking lot. We do not know where the residents living there will park their vehicles with a lot only being 18' wide.

We do not agree with letting them build homes with such height of 36' in this residential area.

If you are going to develop this area, we feel it should be similar to homes that have already been built here.

Regards

Don and Lisa Wilson

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Jeanette Chovance living at 11 Barton Str, Cayuga, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

March 10, 2025

Dear Jessie Cleaver, Mark Andrews, Chad Curtis,

We are Charles, and Joyce Fisher, living at 14 Princess St. We have three grandchildren on our street that use and enjoy this beautiful green space, the said property that is before you. PLZ-HA-2025-011

We moved to this home in 2004, with the understanding that someday, there might be homes built in this treed lot, that we endearingly called the “forest”

We learned that Keesmaat Construction bought the property, and planned to build on it, something we were OK with. This company is known for their beautiful and excellent quality homes, so we were not too concerned.

Then we received a notice about this development and saw that there will be 14 units squeezed into this beautiful small area. [plus 2 homes on Munsee St.] This is unacceptable, for several reasons:

- The road will certainly be full of cars that belong to all these families. Many will be parked on the road for sure [common to have 2 vehicles]
- The height of the homes is going to change the whole neighbourhood and dominate the skyline instead of the beautiful trees.
- The units themselves are very narrow, and tall. 14 families will be squeezed in this small space which is certainly going to change the peaceful neighbourhood that we now enjoy.
- Townhouses are not suitable for this single dwelling zone, and we feel sure that it will lower the value of our homes.
- Traffic will be horrendous on this busy street. [along the east side of our home.]
- There are serious safety and noise concerns with all the added vehicles parked on the street.
- The people living in these units will be able to look into our yard and windows. Privacy will be lost.

Thank you for your thoughtful consideration about this extremely important matter.

Joyce & Charley Fisher. [jacobaf@outlook.com]

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Jean Emery living at 678 OTTAWA ST SOUTH, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

-

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

WE Jim & MARY KENT living at 19 PRINCESS ST. W. CAYUGA, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

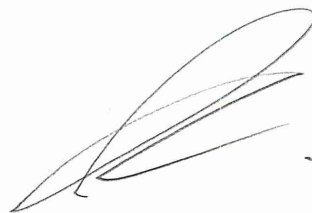
I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

A handwritten signature in black ink, appearing to be 'Jim Kent', written in a cursive style.

Brian

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

Marion Bhea &

I Darwin O. Topp living at 58 Cayuga St S - Cayuga Ont. have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

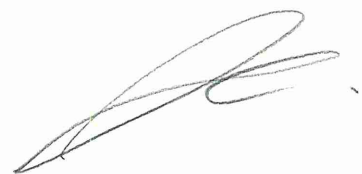
I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,



To: The Planning Department at Haldimand County.

Re: The Planning Applications PLB2025-011 and PLZ-HA-2025-010

Name: Barbara Fisher

Address: 74 Ottawa Street South, (#of residents over 18: One)

I have been made aware of the above mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

The Haldimand County Official Plan states its purpose is to “provide the essential tool to direct future growth, development and change in the County over the next 30 years to 2051 and to **create the community envisioned by County’s residents.**” I am a County resident for 30 years, Cayuga resident for 14 years and I would hope many more to come. I have been assured that my voice matters – so hear my objections!

I am vehemently opposed to these applications. The resulting developments will be a visual blight, create unsafe conditions and be detrimental to our community:

- The additional traffic, lack of parking, lack of sidewalks (currently only east side of Munsee has sidewalks) will create unsafe conditions for ourselves and children. A quiet neighborhood where many locals enjoy walking, has seen an uptick in recent years of traffic circumventing the main roads, to use Cayuga Street as a back way around. The addition of a stop sign this past summer has not alleviated that problem – and now we see traffic has increased along Ottawa/ Princess to avoid the stop sign. All of that is a different matter – my point being – more traffic will exasperate the problem. Realistically, the proposed dimensions of the new unit driveways will maybe accommodate one vehicle. I think it is a realistic statement to say the average home/family has 2 vehicles – so 14 units times 2 is 28 cars minimum + visitors + multifamily living. Where are they going to park? All over our quiet streets?
- The scale and density of the proposed units are not at all, **NOT AT ALL**, in keeping with the harmonious, blended style of our current neighbourhood; they will be severely disproportionate!!! I am not opposed to new development, it is necessary, and can look appropriate when new structures are created to blend in with existing development. The potential height is outrageously alarming; a major change to our neighbourhood!! There are no structures in the neighbourhood to compare!! The neighbouring houses in place will have greatly diminished privacy (or none) with the potential height of 36 feet.
- These buildings will not just be a detriment to our neighbourhood, but will affect our property values. This little area of Cayuga consists of mainly single family, detached

RECEIVED
MAY 10 2011

homes, with a couple of duplexes that outwardly blend in. A massive, **TOWERING** unit of townhouses, is not development in keeping with the existing of structure of homes and families. It is not a vision worthy of our community.

I will state again, I am not opposed to new development, as long as it is in keeping with the immediately surrounding lots and house styles. Ottawa Street where I live, as an example, built many years ago, a couple houses at a time, endures today with well built desirable, sought after homes, that stood the test of time.



To: The Planning Department at Haldimand County.

Re: The Planning Applications PLB2025-011 and PLZ-HA-2025-010

Name: Chris Kuckyt

Address: 72 Ottawa Street South, (#of residents over 18: Two)

I have been made aware of the above mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

The Haldimand County Official Plan states its purpose is to “provide the essential tool to direct future growth, development and change in the County over the next 30 years to 2051 and **to create the community envisioned by County’s residents.**” I am a County resident for 30 years, Cayuga resident for 14 years and I would hope many more to come. I have been assured that my voice matters – so hear my objections!

I am vehemently opposed to these applications. The resulting developments will be a visual blight, create unsafe conditions and be detrimental to our community:

- The additional traffic, lack of parking, lack of sidewalks (currently only east side of Munsee has sidewalks) will create unsafe conditions for ourselves and children. A quiet neighborhood where many locals enjoy walking, has seen an uptick in recent years of traffic circumventing the main roads, to use Cayuga Street as a back way around. The addition of a stop sign this past summer has not alleviated that problem – and now we see traffic has increased along Ottawa/ Princess to avoid the stop sign. All of that is a different matter – my point being – more traffic will exasperate the problem. Realistically, the proposed dimensions of the new unit driveways will maybe accommodate one vehicle. I think it is a realistic statement to say the average home/family has 2 vehicles – so 14 units times 2 is 28 cars minimum + visitors + multifamily living. Where are they going to park? All over our quiet streets?
- The scale and density of the proposed units are not at all, **NOT AT ALL**, in keeping with the harmonious, blended style of our current neighbourhood; they will be severely disproportionate!!! I am not opposed to new development, it is necessary, and can look appropriate when new structures are created to blend in with existing development. The potential height is outrageously alarming; a major change to our neighbourhood!! There are no structures in the neighbourhood to compare!! The neighbouring houses in place will have greatly diminished privacy (or none) with the potential height of 36 feet.
- These buildings will not just be a detriment to our neighbourhood, but will affect our property values. This little area of Cayuga consists of mainly single family, detached

RECEIVED

homes, with a couple of duplexes that outwardly blend in. A massive, **TOWERING** unit of townhouses, is not development in keeping with the existing of structure of homes and families. It is not a vision worthy of our community.

I will state again, I am not opposed to new development, as long as it is in keeping with the immediately surrounding lots and house styles. Ottawa Street where I live, as an example, built many years ago, a couple houses at a time, endures today with well built desirable, sought after homes, that stood the test of time.

MARCH 12, 2025.

REGARDING PLANNING FILE APPLICATIONS: PLB-2025-011 & PLZ-HA-2025-010.

Dear Jassie Cleaver, Mark Andrews and Chad Curtis,

My name is Brian Matthews, and I live at 20 Princess Street West with my wife Julie and our 2 Golden Retrievers Lewis and Clark.

My home phone number is (289) 736-0021, Cell (905) 912-2337 and email btmrafting@gmail.com.

I am writing to you to express my **STRONG DISAGREEMENT** with the proposed planning applications to both sever the lots and eventually rezone them.

My mom and dad had the house built on a vacant lot back in 1987-88 and other than a couple years where Julie and I lived closer to our work - we then returned home and bought the house off my father in 2018, it is more than fair to say I have a deep connection with this neighbourhood.

I do realize that these are two separate planning applications and this first application to sever will be conditional on the second application being approved. However, they are inherently linked together and therefore what happens now will affect the future application request as well.

First off, I am not opposed to having this flag-shaped lot severed, however the current proposal is asking to create a lot size not allowed within our current R1-A zone. Part 2 is asking for a 10m frontage where the minimum in our current zone is 15m. Should this be allowed now – then there is really no choice for the future but to Re-Zone to an R1-C or worse.

The existing lots along Munsee currently average approximately 20.0m [65'-6"] on the East side of the street, and on the West around 28.0m [91'-9"]. The proposed 2 NEW LOTS would be 10.0m [32'-9"] and 15.5m [50'-9"] respectively.

In essence, HALF of what the existing lots are! That is not right, nor is it in keeping with the surrounding neighbourhood. There is no significant reason why this existing frontage can be maintained as a single lot other than greed.

The proposed Part 3 severance will then be secluded from any sort of street frontage. I do understand that the future could bring in the missing chunk of Ottawa Street which would create the frontage, however this massive lot is then proposed for 3 massive structures, adding 14 new residential units at 3 bedrooms each... that will be completely out of place in our existing neighbourhood of single-family dwellings (and a couple duplexes).

To be clear, myself, my wife (and the 20 or so neighbour's I have spoken with already) are not opposed to development on this lot by any means, we simply ask that it be more in keeping with our existing neighbourhood's lot sizes and house types/styles.

I/we ask that the builder propose lot sizes for severance more suitable for the surroundings. Haldimand County makes neighbours within 120m aware of the planning applications, it stands to reason that the community environment within that same radius should be the determining factor when creating new, buildable lots.

Secondly, my **STAUNCH OBJECTION** to this severance, and future re-zone request goes well beyond adequate lot sizes and like-styled homes. I feel the eventual ask for that monstrosity of a townhouse development will be detrimental to our community's safety, privacy quality of life.

- All of the surrounding neighbourhoods of the proposed Part 3 do NOT have any sidewalks. Meaning our way of life for driving, walking our dogs, playing street hockey or basketball or other pedestrian usage is done **ON THE ROAD!**
- If Part 3 is granted now, and then converted into 14 obscene townhomes where are they parking? Sure, they may have a 2 car, tandem driveway proposed but all you have to do is drive around and see how many people with similar width driveways and multiple cars and what they actually do... they park on the road, in front of their house. These new lots will be far too skinny to allow that, meaning all of their parking requirements will end up being met on our streets. That will **SIGNIFICANTLY** reduce the safety we currently enjoy in our neighbourhood. Then multiply that **AGAIN**, with children and additional family members sharing more single dwelling units these days and we could be looking at an onslaught of vehicles burdening our existing streets.
- **THIS IS SIMPLY UNACCEPTABLE!**

The buildings themselves will also be a detriment to our neighbourhood and property values. Right now, we are a delightful, quiet, I would even say "sought-after" community consisting of mainly single family, detached houses, with a couple of duplexes mixed in. To introduce a massive complex of 14 townhomes, potentially **TOWERING** over our homes would bring down the quaint-ness (if that is a word) of our happy little hamlet.

- **SHEER MASS!** As a home designer myself, I understand that when your house is only 18' wide – you are going to maximize the height to get as many bedrooms in there as possible. These townhouses have the potential to be 11.0m tall, I have done the math and that is **MORE THAN TWICE** the height of my home at 20 Princess. Then you factor in the grade change and these things will appear monstrous. That is just not in keeping with our neighbourhood.
- **PRIVACY!** Further, their immense height and topographical locations will inherently create window openings that will allow them to look all the way down the back yards of the people living on Barton and Princess Streets effectively killing our privacy. Please don't allow that to happen.

Thank you for taking your time to read through our concerns and objections. I know that this is not a Haldimand County proposal, and you are simply allowing us this platform to be heard – for which, I also thank you.

And to restate, we are not opposed to any development taking place at this location, we would welcome new neighbours with open arms – we just ask that the new lot creations and subsequent home stylings will be proportionate and appropriate to our existing hamlet.

Sincerely,

Brian Matthews & Dr. Julie Cull
20 Princess Street West.

To: Haldemond County Clerk - Chad Curtis
Haldemond County Planner - Mark Andrews

Re - File No: PLZ-HA-2025-010

My name is Alma Nagel. I live at 22 Princess St. West. I have lived here since 1992. I run a small business from my home - hairstyling. My home is zoned R-1A which allows me to do so.

I am writing to you in reference to the rezoning of the properties on Munsee, and Ottawa street and corner of Princess St. This property is just up the street from my property.

I'm not against development but not in the way you are proposing on this above property. I wouldn't mind 4 or 5 affordable single family homes spread out on the property, with only 1 home on the property on Munsee street. I'm certainly not in favour of 14 townhouses on Ottawa street which has to be put through to my street, Princess street.

This build would make our area congested with parking and traffic flow. The townhouses would not fit in with the already existing homes.

They would look out of place within this residential area that we live in. We have no sidewalks so the streets are all we have for walking, biking and kids who play street hockey or basketball.

With the extra cars parked on the Ottawa street would cause low visibility for people & children. Most homes today have 2 cars and then add in the extra vehicles parked on the street would be chaos & crowded.

I am also concerned about drainage too. People I know who live on Chippewa St. Barton Street and my street already have drainage issues because of improper procedures when our homes were built.

I do not expect the current owner to do nothing with his property. I merely just would like to see it nicely developed with individual homes. not townhouses

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I LINDA GAUEY living at 3 CHIPPEWA ST W, CAYUGA, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

— —

TO: JASSIE CLEAVER
SEC-TREAS COA
HALDIMAND COUNTY

*I would like to receive a copy of the
Committee's decisions regarding these applications*

LINDA GAUEY
3 CHIPPEWA ST W
CAYUGA ON N0A1E0
EMAIL:

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I GARY WOODALL living at 10 CHIPPEWA ST W., have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

Gary Woodall

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Breanne Howe living at 10 Chippewa St. W, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

—
—

Jassie Cleaver

From:

Sent:

To:

Subject:

[EXTERNAL] FILE No: PBL-2025-011 and FILE No: PLZ-HA-2025-010

Caution

This email is NOT from a Haldimand County Employee

To the attention of Jassie Cleaver, Mark Andrews and Chad Curtis;

My name is Lucas Jacobs and I live at 63 Munsee St. South in Cayuga. We have recently received notice of zoning changes, severance and eventually development of land in our neighbourhood.

I would like it to be known that I am **not** in favour of the applications that have been submitted for changes with regards to **FILE No: PBL-2025-011 and FILE No: PLZ-HA-2025-010**, specifically, the erection of the proposed 16 dwellings as depicted in the application.

These proposed structures are not in keeping with the current homes in the neighbourhood. The combination of lot sizes, individual dwelling sizes and possible height of 11 metres severely detract from the current overall appearance of homes on the area streets which, I believe, could lead to a significant de-value of the current homes. As well, this development would also create an overcrowding situation for vehicular traffic and parking and create likely unsafe conditions for pedestrians or children where as much of the surrounding streets lack sidewalks and there is an elementary school within close proximity. I believe safety is of great concern, especially during winter when snowbanks take up more of the travelled portion of the road leaving less area to walk.

Furthermore, this or any development would require the removal of more than 60 mature trees that are currently on that land. This would be a shame during a time of ever increasing environmental awareness.

Thank you in advance for any or all considerations that you give to my concerns. I look forward to your response(s).

Lucas Jacobs,
Cayuga, ON