

**File No: D14-Z10-22**

**Location: Lot G, Plan 18, Township of Malahide**

To whom it may concern,

The Peters family is opposed to construction of an apartment building being built on this lot. Our home is located behind the lot that this building is being proposed. Our concerns are a large increase in trash collection as well as the local wildlife getting into the trash when it is set outside. Another concern is the wells and water supply for such a building and consumption of water for that many proposed apartments.

Other concerns are with the amount of parking in the back of the lot would be directly facing our backyard and the noise and disruption possibly all hours of the day and night. Also with such and large building being put on such a small lot. Because of the height of the building, residents of the apartment would be looking directly into our backyard and we would no longer have the privacy that Springfield has had and offered over the years.

Thank you for listening to our concerns and we hope that this plan will not be moving forward,

The Peters Family

51402 Pressey Line

Springfield, ON

Letter regarding application: D14-Z10-22

To whom it may concern:

We would like to introduce ourselves, Donald and Nancy Ross. Of 51394 Ron McNeil line Springfield. Our home is located across the road from the purposed six plex apartment building. We strongly oppose of this potential project and believe that changing zoning or making adjustments for one developer will negatively impact many long-time property owners in the area.

Here are a few of our thoughts and concerns we would like you to consider before approving this re-zoning.

- 1- No proper driveway. They are currently using a road allowance to access the property.
- 2- A six plex could potentially house 30 plus residents, this could lead to a strong possibility of not enough parking. Then we are in a situation where residents and visitors are parking along the sides of the highway.
- 3- A six plex apartment building or any other multi family structure does not fit in the current landscape of the neighbourhood. The surrounding homes are all single family detached homes. We all bought homes in the neighborhood with expectations of keeping it zoned the way it has always been with out changing setbacks and height adjustments for apartment buildings.
- 4- An apartment building will draw a tremendous amount of water in comparison to a single family home. Can anyone guarantee this will not negatively impact our water wells?
- 5- If this structure is built current property owners will most certainly see loses on there property values, and if the zoning is

changed for this apartment unit to be built in this neighborhood does that mean we are going to keep changing zoning to cater to developers and have apartments being constructed without care for any home owners in the community.

6- We should not lose financially for the gain of a developer.

Springfield is a beautiful community of large lots with affordable homes, with a wonderful school for families to raise children. This is what our community has to offer. Not urban style apartment buildings that outside developers build to squeeze every last dollar out of a small piece of land. We do recognize the need for affordable housing. That being said this is clearly not the right place for an apartment building!

Thank you for considering our concerns, our trust is with you.

Donald and Nancy Ross  
51394 Ron McNeil line Springfield Ontario  
N0L2J0, P.O. box 383  
519-521-3536

From: Wayne Zimmer  
Sent: Wednesday, June 29, 2022 9:29 PM  
To: Malahide General <[malahide@malahide.ca](mailto:malahide@malahide.ca)>  
Subject: Rezoning Application File No. D14-Z10-22

Attention: Alison Adams,  
Manager of Legislative Services/Clerk

We received notice of the above mentioned proposed zoning by-law amendment requesting comments.

We oppose this application for the following reasons:

. currently zoned single family residential which in our opinion best suits the property and the surrounding properties .safety concerns with increased volume of traffic with parking spaces for 12 vehicles . the application reads that the parking spaces to the rear of the building will be accessed via the abutting laneway.

It is our understanding that this “abutting laneway” is a municipal right away that runs from Ron McNeil Line to Pressey Line. Currently the “abutting laneway “ is not maintained by the Municipality. With the added traffic of 12 parking spaces and the existing neighbour will this matter be addressed? Whose responsibility will it be for maintaining this “abutting laneway”. .will there be ample water, sewage, hydro, gas if required to support an apartment building on this size of property?

We intend to view the live stream meeting.

Wayne and Patricia Zimmer  
51422 Pressey Line  
Springfield ON N0L 2J0

**From:** [Ashley MacArthur](#) on behalf of [Malahide General](#)  
**To:** [Chloe Cernanec](#); [Allison Adams](#)  
**Subject:** FW: Application D14-Z10-22  
**Date:** July 7, 2022 8:46:15 AM

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**From:** Kodi Becker <kodibecker@rogers.com>  
**Sent:** Wednesday, July 6, 2022 9:45 PM  
**To:** Malahide General <malahide@malahide.ca>  
**Subject:** RE: Application D14-Z10-22

Hello,

We are writing in regards to Application D14-Z10-22

We are opposing the request for the proposed Zoning By-Law Amendment for this application.

We feel Springfield is a wonderful small village and don't feel that a three (3) storey apartment building would be well suited for our community, especially the subject property location. We reside on Pressey Line close to the proposed building site. We are also concerned that this means the abutting laneway will be extended to meet with Pressey Line for ease of access to the parking lot of the building. We already have issues with traffic on our road due to speeders and transport trucks to and from Tillsonburg and this would mean increased traffic with residents coming and going from the apartment building (if this is the intention).

NOTICE OF DECISION: We wish to be informed of any future decisions made on this matter.

Kodi Becker & Jason Featherston  
51421 Pressey Line, Springfield, ON N0L 2J0 - P.O. Box 92

Kind Regards,

**KODI BECKER**

From: Bill <[bnsmacintyre@hotmail.com](mailto:bnsmacintyre@hotmail.com)>

Sent: July 7, 2022 2:31 PM

To: Adam Betteridge <[ABetteridge@malahide.ca](mailto:ABetteridge@malahide.ca)>

Subject: Zoning bylaw amendment for 51403 Ron McNeil Line

Good afternoon Adam

Sorry for forwarding this information to you so late but only recently became aware that this was on agenda for tonight's meeting.

The proposed building of a six unit apartment would be a valuable asset in the township should it be constructed in an appropriate location and on a site capable of conforming to township zoning and building bylaws.

The proposal to build this unit in an established single family neighbourhood creates several problems such as Affects the privacy of neighbours Devalues home values in the neighbourhood Creates safety concerns of local children due to increased traffic flow Allowing a 40 foot building to be built within one foot of property line will restrict the sight line for any of the seven families turning onto Ron McNeil from right of way.

The township liability exposure increases significant as now they will have 7 families rather than 2 using township property as a driveway.

Allowing this development to proceed would create a precedent that will lead to future similar requests.

The township council and staff are responsible to make decisions that best represent their ratepayers and I am sure that most councillors would oppose this development should it be in their neighbourhood , I know we would.

Bill MacIntyre

**From:** DEREK FULLER <[dfull@rogers.com](mailto:dfull@rogers.com)>  
**Sent:** Thursday, July 7, 2022 2:45 PM  
**To:** Malahide General <[malahide@malahide.ca](mailto:malahide@malahide.ca)>  
**Subject:** Planning act rso 1990 Ont reg. 545/06

I will not be able to attend the meeting for the proposed zoning byelaw amendment. Which I disapprove of invert against as a no. Thank you very much Derek Fuller 51413 Pressey line Springfield Ontario

[Sent from Rogers Yahoo Mail for iPhone](#)

**From:** Sara Peters <[saraisaak06@gmail.com](mailto:saraisaak06@gmail.com)>

**Sent:** July 7, 2022 7:32 PM

**To:** Adam Betteridge <[ABetteridge@malahide.ca](mailto:ABetteridge@malahide.ca)>

**Subject:** Zoning bylaw admendment for 51403 Ron Mc Neil Line

Good afternoon Adam

Sorry I.m sending in our letter so late. We needed some help with it,as I'm new with emails.

My husband and I have great concern for this six unit apartment building. We live next door and share the driveway with that lot. We have 4 children and we have lived here for 16 years,and planned on staying for a lot longer. That might have to change if this building were to come. Our kids wouldn't be as safe with that many cars and such a small lane way that we share. With the single home there was before it worked fine.And it would take away a lot of privacy and block a lot of view. We have always loved the small town feel of springfield and would love to keep it that way. And hope we don't have to move our family out of springfield.

I hope this letter can help. And would like to thank you for taking the time to read it.

Sincerely, Sara and Isak Peters