

Tracey Crispin

58 George Street N, Harriston, ON, N0G1Z0

June 2, 2016

CAO/Clerk

Mr. Bill White

Town of Minto

Dear Mr. White:

Please find the following letter as a written submission in ***opposition*** to the proposed zoning by-law amendment to the properties located on Part Park Lots 4, 5, and 6, RP61R-20210 Parts 9, 10 and 11, with municipal addresses of 24 George St. N and 100 William St E., Harriston. (As per the "Notice of Public Meeting Amendment, and Notice of Complete Application" sent out from the Town of Minto, dated May 13, 2016)

My opposition and concerns regarding these proposed changes to the land involved are based on the fact that I chose and purchased my lot/home, which directly backs onto the original green space, park and dry pond, according to the original plan presented to me by J&J Metzger Construction. At no time during our many conversations prior to signing the building contracts and my closing date (Dec. 2014), was it ever suggested that the original 4 units of "Senior's condos" would become a "housing projects type community" with 7 units. Which by the way, will only provide an extra 2 living spaces but take away the green space and park this side of our community was promised. I had other subdivision options I could have pursued, but chose this lot and location based on the written plans and trust of the word of my potential builder, J&J Metzger Construction. Moving from a rural location I felt this lot location would provide myself and my 3 children the perfect solution of being close to the school with green space to enjoy. I did not expect to look off my back deck, across one lot width into the back of a brick wall.

I am very concerned with the fact that such an intense engineering process of this development had to be completed with strict guidelines, under Maitland Valley Conservation Authority, for the original dimensions of the dry pond (and park space) to accommodate the water run off and now it can just be reduced by 1/3 of the original size

to suit more buildings. The original site servicing agreement between Metzger Construction and the Town of Minto (dated July 1, 2013) states that a "combined park and storm pond" no less than 1.0 acre in size be included in the development of this land. I already have issues with the slope and accumulation of water sitting in and around my back yard due to incorrect grade and I feel that more units will only increase the issues that have not been addressed by the builder or the town as of yet.

In the original site plans that I was given prior to choosing my lot showed a "seniors living" development of 19 units, consisting of 4 buildings behind lots 7-11. This layout of these units and the consistent reinforcement of the term "seniors condos" (referred to by Metzger Construction) led me to believe that this would become a quiet, well maintained, privately owned residential development. It has been brought to my attention that the townhouse units will no longer be "condo ownership", which also provides a "pride of ownership" to keep well maintained properties, but a rather "rental units". I would like to know who is responsible to enforce that these units are only sold or rented to "seniors" because I would find it hard to believe they would stay a "seniors development" versus vacancy of units. How is the town of Minto addressing the issues of garbage pick up, snow removal, location of snow being plowed and road maintenance to a 7 unit development with reduced dimensions between and around proposed units.

With the regards to the reasons stated above, I strongly **reject** the proposed amendment to change the re-zoning of the designated land from open space for park and storm pond to the development of a 7 unit townhouse complex.

Sincerely,

Tracey Crispin