

**From:** [Carol Parsons](#)  
**To:** [Planning](#)  
**Subject:** Zoning Amendment Application Z- 17-21 Radbourne Severance Applications B11/21, B12/21 & B13/21  
**Date:** Tuesday, January 25, 2022 3:52:05 PM

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Jenn Burnett, Senior Planner  
Township of Georgian Bluffs

Dear Ms. Burnett,

I have been a resident at 125 Maple Ridge Crescent since July of 1989. I love this neighbourhood with the large open lots. It has also been a pleasure to enjoy walks from our neighbourhood to Indian Falls and the wooded areas in between. The Radbournes have always made us feel welcome as we kept an eye on the property for any trees down, etc.

I have often seen wildlife on the walks including foxes, deer, turkeys, rabbits and have appreciated the trilliums, periwinkles, wild leeks and ferns among other flora. Birds also use this area for nesting and there are areas of the larger property used by migrating birds.

I have a concern that the lots that are being suggested are too small to fit into the overall picture of our neighbourhood. The #1 lot though larger, is squeezed into an area that does not have proper road access. Lots #2 and #3 are half the size of the first lot and also considerably smaller than any of the other lots here in Maple Ridge.

I am concerned also about the condition of the road with the use of heavy equipment required to clear the property, how it will affect water pressure for existing properties and if there will be any repercussion for our natural gas lines. The fire hydrant across from my property is painted black. It was mentioned to me that this was because the water pressure is not at a level to be useful. Would added development in this neighbourhood further degrade the status of this hydrant?

It is hard for me to imagine the kind of severance (3 lots) with a narrow frontage that is being requested without having consequences to drainage, aesthetics and environmental impact.

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