

December 6, 2023

To: Georgian Bluffs Township

**Re:Consent Application B16/23 - Zoning By-law Amendment Z08/23 - Application B15/23**

To Whom it May Concern:

While I appreciate the potential need for additional housing, I am writing in opposition to severing the lot and erecting a four-unit one-storey townhouse building at civic address, 440 Princess Street, Shallow Lake for the following reasons:

- The potential increase of 4-8 permanent residents will disturb the quiet enjoyment of the area with additional traffic and noise.
- Increase in traffic and speed on Main St. since the development of Howe drive has become a safety concern due to the volume of families with small children and this development would only escalate that further.
- A four unit townhouse does not conform or fit our neighborhood which is comprised of 95% single detached dwellings per relator.ca
- It is clear Main St. was not originally developed for the high volume of traffic it experiences as the roads continue to deteriorate with pot holes/sink holes, one specifically across from the proposed lane ways. Additionally, the sidewalks are in poor condition and in the winter are not maintained or cleared of snow as a result our children and neighborhood children are accessing the bus stop at the corner of Main and McInnis, by walking on the unplowed road which is a major safety concern. We do not need to add or increase traffic by 4 plus cars.
- Previously the existing home at this address was used as an Airbnb rental. It was extremely disruptive to us personally and our neighborhood in the early to late evening when tourists returned from a day's travel. Our concern is these 4 units may in fact be used as short term rentals.
- The potential of this development to affect or disrupt the water run off and or water table and groundwater in an already water saturated area. During thaws or times of run off a smell of sewage can be smelt on Main St. It is concerning that an additional 4 units will be added beside an already existing dwelling and apartment building. What impact will this have on existing homes? Can our environment support this?

In conclusion, we do not feel a 4 unit townhouse is suited for a lot of this size or density in the existing neighborhood.

Thank you for your time and consideration.

Sincerely,

Brian and Jacqueline Wilson