

4631 SIDEROAD 20

A LOCAL PERSPECTIVE



Look at these images.
Think about what is actually being proposed here.
This development is not compatible with existing land use.









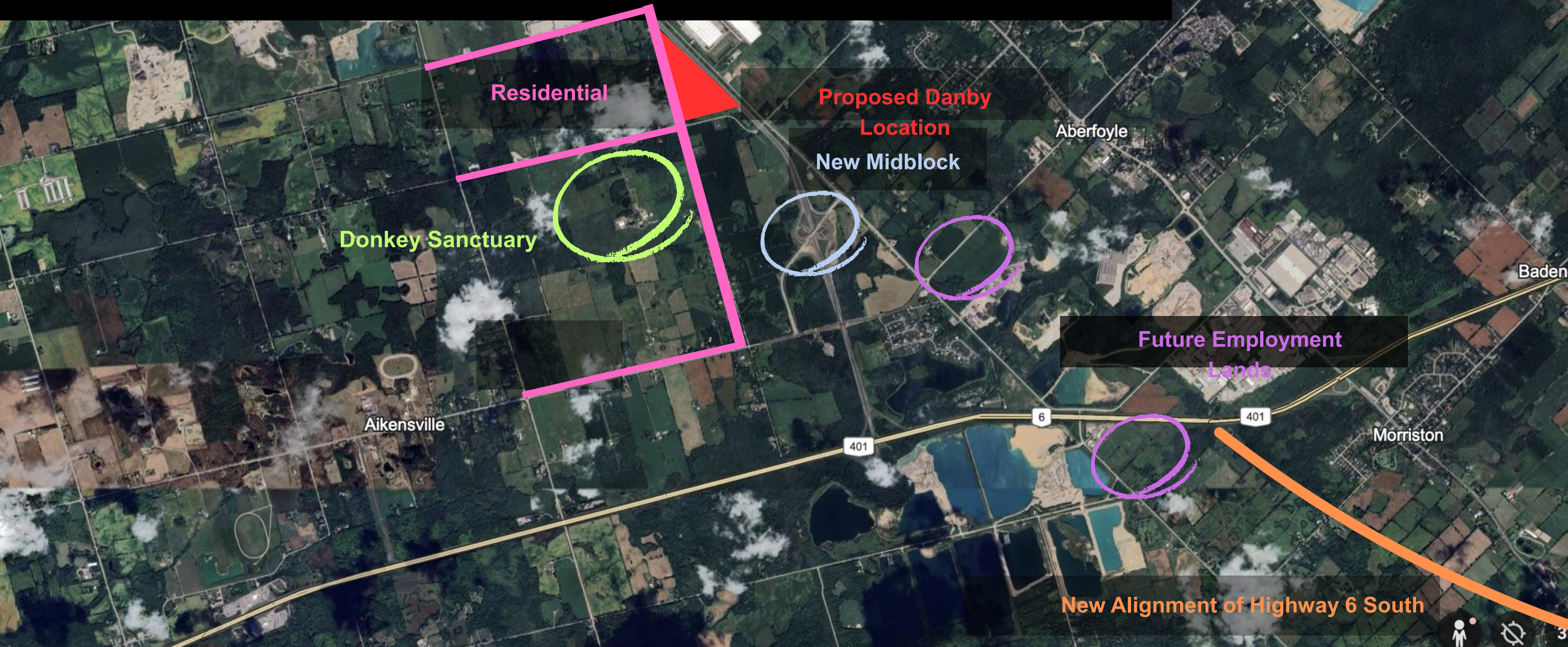




A PROPOSAL HAS BEEN
MADE ON THIS SITE FOR:
A ZONING BY-LAW AMENDMENT
to change the zoning from R1 to R2 and to
allow for the construction of a new house
on the site. The proposal is subject to the
approval of the Council and the public.
For more information, please contact the
Planning Department at 311-1234.



- The site is landlocked between the Hanlon, mid-block and residents
- There is no immediate access to any road network
- There is hardly any additional land to develop since it is surrounded by residential.
- It would be the only property of it's kind in the area
- Industrial lands have already been identified southeast of here
- Direct development there so all industry is in the same location and our rural areas can remain rural



Roads & Traffic

1500 vehicle trips to and from the site during peak hours, the same times when our children are going to and from school.

Downey Rd is already at capacity. This development would have serious implications for road safety and long term costs for maintenance that will be left to the taxpayer.

Property values will decline and property taxes will increase over time.



Groundwater

- Destruction of sensitive wetland by using it as a filter for groundwater
- Risk of contamination to groundwater
- Negative impact on the quality and quantity of water for the surrounding area
- According to the application reviews, the developer has not done testing for quantity and quality of groundwater and has not done door-to-door well testing



Pollution

Air

Dust from manufacturing

Greenhouse gas emissions from diesel trucks

Noise

Sounds of heavy trucks moving in and out each day

Trucks coupling and decoupling, idling, reversing, and braking

Forklifts moving product around outside

Noise from equipment that runs constantly

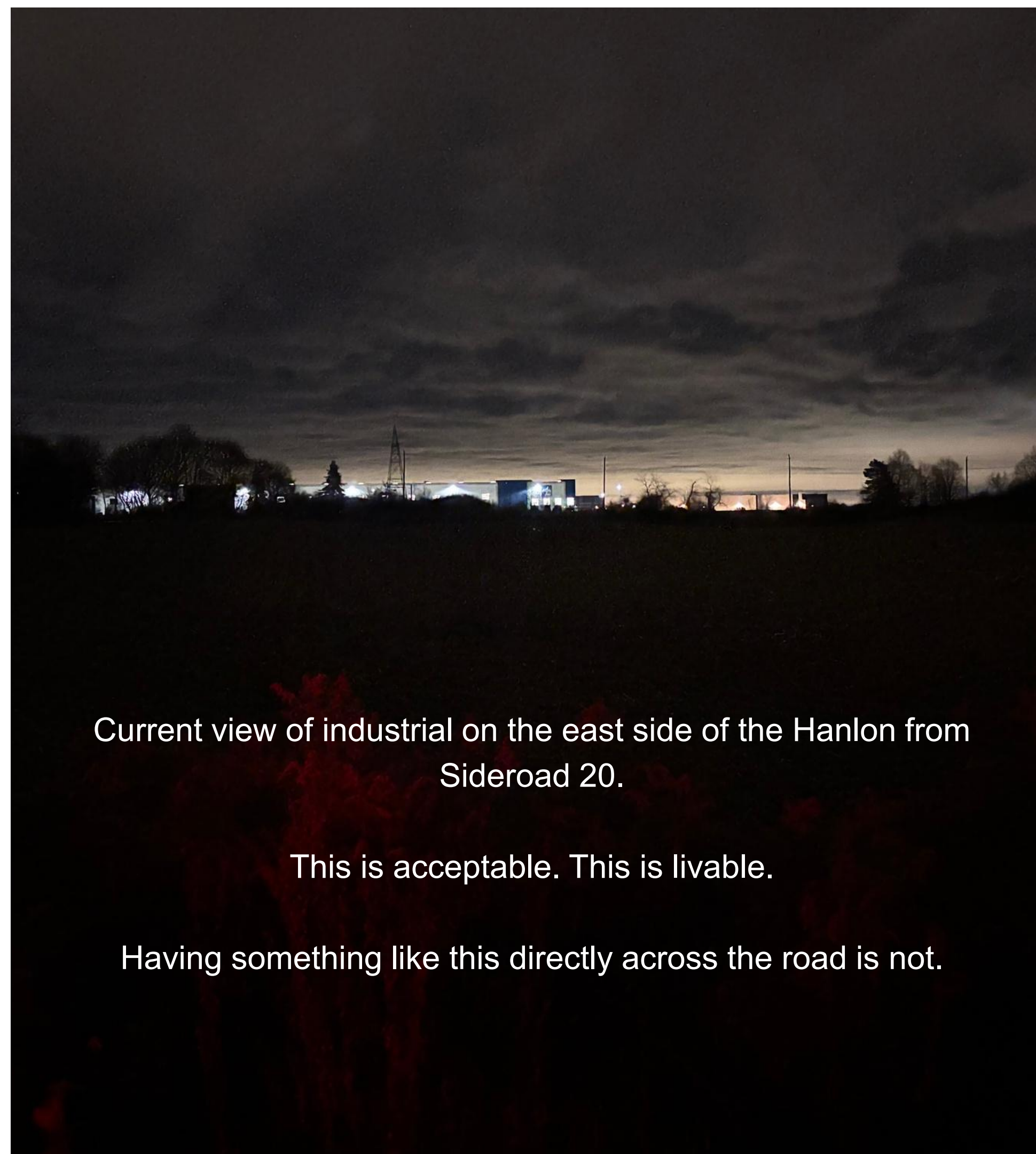
Light

Bright industrial lights that are continuous and far reaching
from the parking lots to the buildings

Ground

Groundwater contamination from stormwater and septic

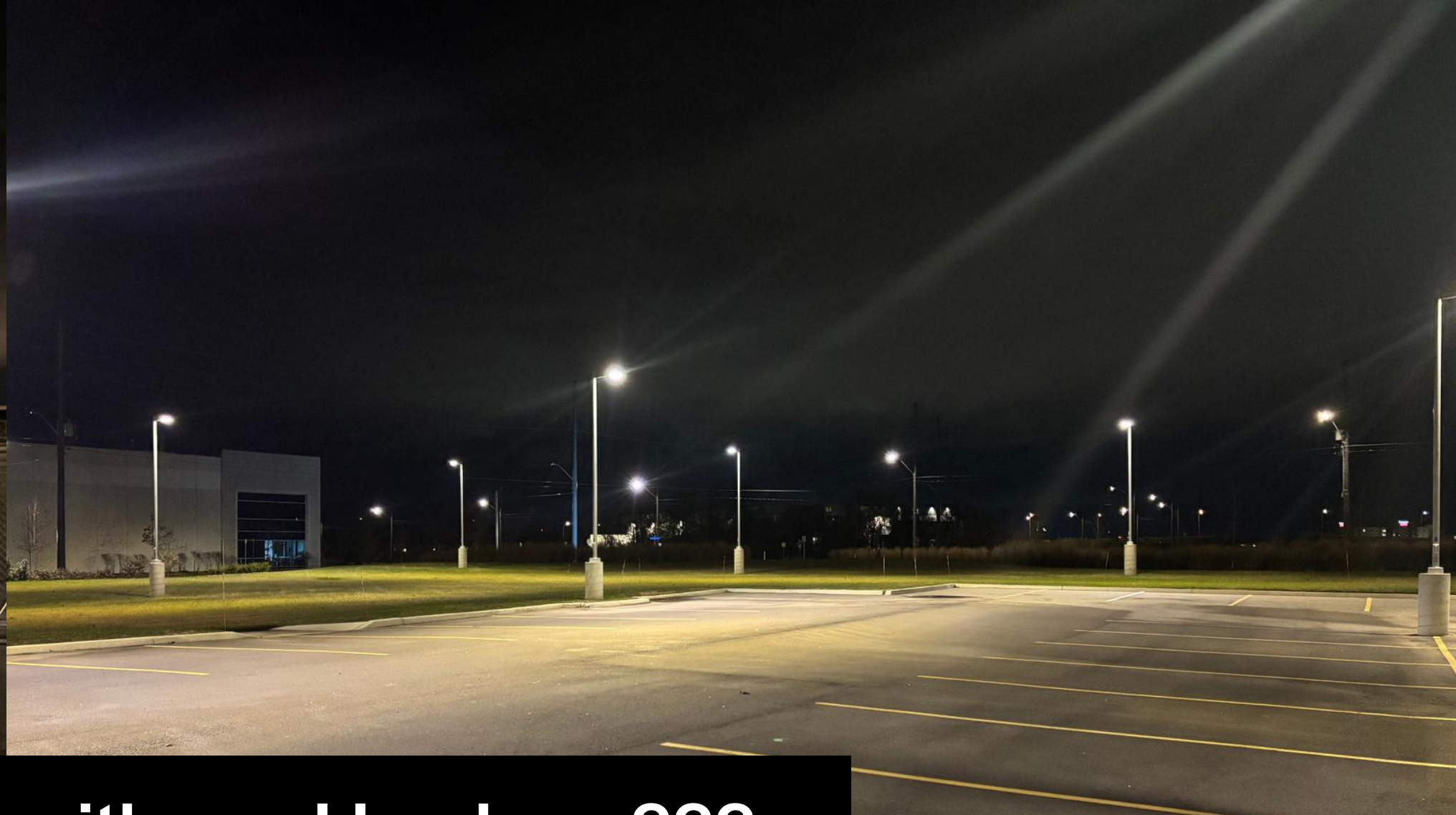
Ground pollutants from heavy truck traffic on our roads



Current view of industrial on the east side of the Hanlon from
Sideroad 20.

This is acceptable. This is livable.

Having something like this directly across the road is not.



How is this compatible with rural land use???



Concession 4 Facing East

- 3 entrances will be on the left side



Concession 4
East Side of Sideroad 20
facing West

Viewpoint from the other direction



Concession 4

**Family home that is directly
across these entrances that
span only 500m**



Sideroad 20 N Facing South

- Traffic from the mid-block & 34 would travel this route
- Past 16 family homes in this 2km distance



Concession 4 Facing West

- The route most traffic from Cambridge and KW would take to reach the site
- Past 18 family homes over 2km just from Downey Rd to here



Sideroad 20 Facing North

- The side of the site with the most frontage of 1km





9 families live in this section from Concession 4
to Forestell Rd

Residences at 4620,4632,4636,4638,4646,4652,
4662,4668, 4672



4632 Sideroad 20N



View of site from my
front yard



Corner of Sideroad 20
&
Forestell Rd.

Across from where the Sideroad
20 entrance would be



**Is this really the
right place for a
massive industrial
development???**









Please keep it
rural

