



Summary of Correspondence Received on Proposed ZBA for 196 Fort Street

Below is a summary of the comments received by the Planning Services Division on ZBA/15/23.

Infrastructure Services:

Following comments apply:

- The proposed development should be designed to prevent harm or damage to the Town tree and tree root system. The applicant must include the location of the trees on the site plan and drawing for the development and identify any impacts to the trees. Furthermore, the applicant must include a Tree Protection Zone as determined by the Town's Arborist. If the tree is impacted, the applicant may be responsible for the cost of removal, cost of planting three (3) trees and the cost of the value of tree as determined by the Town Arborist through a report to the CAO.
- Any reduction in side yard setback will result in a reduction in grass / landscape area and ultimately create additional runoff. IS cannot say will any certainty that what effect, if any, this additional runoff will have.
- New homes will require all new services (sanitary / storm & water)
- Row permits will be required. Maximum driveway width will be 4.7m
- Downspouts must be splashed to ground

Essex Power:

Essex Powerlines has no comments.

Jim McGraw- Resident on Balaclava Street South

I live on Balaclava St. S.

I am not in favour of the zoning by-law 1992-52 under section 34 of the planning Act on 196 Fort St.

I feel that there should not be any change to this property.

One dwelling only.

Also there is a lot of traffic on this street.

Sarah Fischer- 76 Balaclava Street South

I am making written representation relating to the matter of Zoning By-law Amendment File# ZBA/15/23. Upon reflection and after conversations with some of my neighbours, I would like to request that the following two items be considered in your deliberations regarding this matter.

Firstly, regarding decreasing the minimum exterior side yard setback from 6 meters to 4 meters, I am concerned about the potential negative impacts to community safety. Since moving to the neighbourhood only two years ago, I have needed to hurry out of the way after stepping into the crosswalk three times due to vehicles running the all-way stop at Fort and Balaclava streets; and have witnessed others needing to do the same. Decreasing the minimum exterior side yard setback can lead to reduced visibility when approaching the stop. Reduced visibility, combined with this behaviour, increases the risk of injury to pedestrians in the neighbourhood – including children who must cross this stop on their way to the local school.

Secondly, given the dimensions of the lot in question, a change to R2 zoning which allows for multiple dwellings would mean that the dwellings would front onto Balaclava Street South. While Fort Street has R2 zoning, Balaclava is zoned R1. I appreciate a desire to find ways to increase our housing without always requiring sprawl. However, a zoning change to R2 would alter the character of the street, currently characterized by single family homes and lots that support an established tree canopy. A change to R2 zoning sets a precedent for future development that can negatively impact this and our already below-target tree coverage within the region. While this may seem insignificant, it is important to many residents in this neighbourhood for the relative peacefulness and nature it provides in a town setting.

Thank you very much for your consideration of these items.