



Summary of Correspondence Received on Proposed Zoning By-law Amendment at The North Side of Texas Road

Below is a summary of the comments received by the Planning Services division on the proposed ZBA for lands located on the north side of Texas Road between Knobb Hill Drive and Concession 2 N.

Fire Department:

Fire has no concerns at this time.

Email from Tina Quartarone, resident on White Crescent:

Good morning,

We live on White Crescent and have received your notification regarding the re-zoning of the land behind our property and strongly oppose this application.

Currently we see deer, racoons, opossums, a multitude of birds in and around the field and our yard. We also have a various selection of snakes, one being the Eastern Fox snake. This was actually in our yard and we sent a picture of it to ERCA a few years ago. There is a tree lined ditch between the two properties which I'm sure will be partially or wholly destroyed, if the building of multiple housing units are approved.

The green space in Amherstburg is disappearing at an alarming rate. Whilst I understand that the Kingsbridge subdivision was mapped out to cover a large portion of the area from the onset, I don't understand how small parcels of green space should be re-zoned, destroying the habitat of numerous wildlife.

Hopefully in the interests of maintaining habitats for our local wildlife this application is denied.

Sincerely,

Tina Quartarone

Email from Jeff Cardinal, resident on Texas Road:

Good afternoon, I am writing in regards to the proposed rezoning on Texas road that will affect my property. First, I would like to physically attend the meeting in council chambers so that I might become informed on other peoples plans for my property. I would like to orally address council with information seeking questions to aid in my decision making about my property. Finally, this email is my written formal opposition to the proposed zoning changes to lands up to 2 lots away. This is to retain my legal right of appeal if necessary regarding file # ZBA/26/22.

Regards, Jeff Cardinal

Letter from John Paul and Audrey Marentette, residents on Texas Road:

Proposed Rezoning Application Parcel of Land North Side of Texas Road located between Knabb Hill Drive & Concession 2N

December 5, 2022

We have been invited to respond, to oppose or support, the proposed zoning by-law being considered by the Town of Amherstburg.

This rezoning and proposed development is concerning to us and this change will dramatically lead to even higher increase in traffic, noise and safety issues.

The entrance/exit proposed is located directly in front of our home & driveway 447 Texas Road, which increases higher risk driving in and backing out of our driveway. Also, dealing with headlights from dusk to dawn. We have no other choice but to oppose unless there is a change to this by the builder/contractor developer for another street opening.

One needs to factor in the number of vehicles per unit that would be using this one entrance.

The Town of Amherstburg and Builders must address the need for more exits from Kingsbridge subdivision, such as Front Road and or Concession 2N that will help off load traffic onto the already heavy traffic on Texas Road.

During the recent new development at Knabb Hill, constant construction traffic, audio levels were high from early morning to evening and now we've experience the increase of those residences vehicle traffic. Texas Road speed limit is set at 50k however most drivers are not adhering to it.

With this proposed development, we will loose quality of life, along with reduction of our property value.

We question the number of detached, semi detached and duplex's are proposed to determine the amount of vehicles using this one entrance/exit when completed.

Jean Paul & Audrey Marentette