

Subject: FW: S3 Z6 Walker Hill Development Inc. - Report

From: [REDACTED]

Sent: Tuesday, January 25, 2022 8:37 PM

To: Coreena Smith <CJSmith@brucecounty.on.ca>

Cc: Candace Hamm <CHamm@brucecounty.on.ca>; Fiona Hamilton <fhamilton@brockton.ca>; Sonya Watson <swatson@brockton.ca>; Sarah Johnson <sjohnson@brockton.ca>

Subject: Re: S3 Z6 Walker Hill Development Inc. - Report

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I reside at 953 Old Durham Road. I am a busy mom of three as well as a full-time teacher.

I was a little late coming onto the meeting tonight at 7pm as I was assisting my daughter in getting ready for her in-class exam. THE connection was not the best either, so I feel that I ay have missed some points. I am hoping to still be able to express my opinion.

Due to a rather busy work schedule lately, I did not have time to prepare and submit a repsonse.

I am very diappointed in the access being on Old Durham Road for the development. I do feel that the current road going to the soccer field is flat enough and is less steep than Old Durham Road. If they can build and walk-way to the soccer field, they should be albe to build a roadway.

The Cummingham Nature park is just that - not a recreational park. Mayor Peaboy talked about his dog playing the water. Would we want our children playing in the water?

As Barb Hunsberger stated, the bus will not stop part-way up the hill, for safety reasons, so we shouldn't be putting others at risk - such as vheciles or children walking to the bus stop.

Yes, we need sidewalks on Old Durham Road - not more traffic from a residential area. This past fall, I put in a request to have our road monitored more by the OPP. The trafffic is increasing in volume and speed. We don't need more traffic here.

There are plans to build an areana and municipal offices in the East Ridge. The existing road to the soccer fields will become a major route anyway - eventually.

I need to return to my daughter and her school work.

Julie Rowe

I did want to speak at the meeting, however, I was not able to figure that out -even though I have attended many Zoom meetings as teacher.

Verbal Presentation to Brockton Council on January 25, 2022
by Barb Hunsberger and Ted Piggott

Mayor Peabody and Members of Council

- Today, I want to focus on the main issue that residents on Old Durham Road have concerning the Walker Hill Development – **The Access Road.**
- What I want to try to do is to make you understand why we continue to have concerns about the location of this road.
- I will start by reading a paragraph that was included in the first Planning Report reviewed by Council on June 8th, 2021.

To address issues raised by the public, the applicant will be asked to provide additional information on the location of the access, alternative access points considered (including those suggested by the public), and criteria used to select the preferred location. The applicant will also be asked to respond to issues relating to traffic volumes, safety, sightlines and associated noise and lighting created by the increased traffic. These comments and any resulting changes to the Draft Plan, if any, will be outlined in a future planning report.

- I would like to point out that the areas that I have just listed would usually be included as part of a comprehensive traffic study that would normally be undertaken when a development is first proposed and not just be undertaken when concerns are expressed by residents.
- 7 months later, the only area on this list that has been looked at in any detail is sight lines.

Let's have a quick look at the assessment of sight-lines that was done.

- Simply put, the company hired by the Developer to do this assessment was directed to do a sight-distance assessment of 6 locations along Old Durham Road to see if any of these locations would be acceptable locations for an access road.
- Only 2 of the 6 locations looked at were identified as acceptable locations. This represents the width of two building lots on Old Durham Road.
- One of these locations has now been chosen as the location for the access road.

- It is important to note that the original location proposed for the access road was found to be the least acceptable location for this road.
- We have no real concerns about the accuracy of the results of the sight-distance assessment, but we do want to point out the results were just based on drivers going a speed of 50 km/hr.
- Where we do have major concerns is the fact that this company was not asked to look at any of the other issues identified by residents that had been listed in the first Planning Report.
- These include: speed of drivers using Old Durham Road (which has been an issue for years), impact of hazardous weather conditions, increase in volume of traffic, impact of construction traffic and other safety issues.
- If any of these issues had been addressed in a more comprehensive traffic study, would the two locations identified in the site-distance study still meet the requirements as acceptable locations? We would like to know.
- Will the safety issues that are already of concern to residents on Old Durham Road be made even worse by a significant increase in the volume of traffic on Old Durham Road as new homes in the development are occupied?
- Another big safety issue is the pick-up and drop-off location for the school bus.
- The Developer considers the new location of the access road to be safe while the Board of Education picks up students at the top of the hill. Why does there seem to be a difference of opinion concerning the safety of this location? Shouldn't this be investigated further?
- By the time the development is built out, there will be a large number of students (at least a bus load if there are an average of 2 children in every single-family home.) who are going to have to take the school bus.
- Is it going to be safe, sidewalks or not, for this number of students to have to get to the pick-up and drop-off location at the top of Old Durham Road? This will require students to cross Old Durham Road at some point which might cause some significant safety concerns for parents of these children.

- It has been 7 months since the last Public Meeting and the majority of issues identified by the residents have still not been addressed.
- In addition, our request of June 24th that we made to the Planning Department and to Council to be involved in looking at these issues was ignored.

Access Road onto East Ridge Road

- Now let's move onto the suggestion from residents that the access road for the subdivision be onto East Ridge Road.
- I would like to emphasize that this suggestion was not a frivolous one.
- We feel really strongly that this is a solution that would address many of the concerns we have identified that are related to the access road being on Old Durham Road and would go a long way to minimize the negative impacts of the development on the surrounding residential area.
- Because we were expecting to see a serious consideration of our suggestion, we were quite taken aback by the one-line statement we came across that essentially dismissed the possibility of any access road to the north onto East Ridge Road.
- **The one-line statement reads "A road access was examined from Walker Hill subdivision to East Ridge and was not advisable by engineers due to the steep slopes and topography in this area".**
- This one liner is definitely not acceptable to us as proof that having an access road onto East Ridge Road is not a possibility.
- We also don't think that this one liner should be acceptable to Council.
- Our question is: Where is the evidence that supports this conclusion?
- We are now at a point where we have lost confidence in the adequacy and completeness of the information that has been made available to us.
- Why have we lost confidence? For example, decisions made about the original location suggested for the development were based on what location fit best with the plan of

the development and not on the basis of information that supported the placement of this access road as a safe location.

- Another example. The reason given in the original Planning Report for not considering an access road to the north onto East Ridge Road was that the development was land locked. Another one-liner with no additional information to back it up.
- Even in the site-distance assessment for locations on Old Durham Road, the information collected was very limited.
- If you want residents to accept the fact that an access road onto East Ridge Road is not possible, more back-up information is going to have to be provided.
- This information needs to come from an unbiased source that does not have a vested interest in the development.
- It is time for a more in-depth examination of potential access locations for a road from the development onto East Ridge Road. We would like to see a map showing the different locations considered, the location of other potential residential developments in the vicinity, reasons why each option being looked at would not work for an access road and what might need to be done to make them a viable access location.
- As one option to consider, we feel that, if the Municipality can obtain a route for a walkway and utilities, it should be able to broaden that to include the road link.
- We also believe that, with the help of the Municipality, a northern route can easily be found.
- We do understand that Council is interested in getting this development underway as you feel it will be a positive development for Brockton.
- However, we also believe that it is the responsibility of Council to make sure that what you are approving is going to create a safe environment for current residents, future residents of the Walker Hill Development and the public in general.
- If Council is genuinely interested in trying to address the concerns of the residents on Old Durham Road, we are asking you to include an additional condition for the approval of the Draft Plan of Subdivision and the Zoning By-law Amendment.

- This condition would require a comprehensive study of possible options for an access road to the north onto East Ridge Road.
- This investigation should be carried out by an unbiased party with experience in this area. The detailed results of this investigation should be shared with the residents.
- If the results of this investigation show that an access road to the north is not possible and the alternative access location on Old Durham Road will need to be used, then further discussion with residents will need to take place.
- The purpose of these discussions will be to identify the additional steps that will need to be taken by the Developer and the Municipality to try to address the concerns expressed by residents and to minimize as much as possible the impact of the development on the residents of Old Durham Road.

Thank you for listening to our concerns.

From: [REDACTED]
To: [Bruce County Planning - Inland Hub](#)
Subject: Proposed Walker Hill Development
Date: Monday, January 24, 2022 1:11:38 PM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon,

We are residents on Old Durham Road and we would like to express our concerns with the subdivision that is proposed on Old Durham Road, file numbers S-2021-003 & Z-2021-006.

Our main concerns are still to do with safety and the amount of traffic that will be added to Old Durham Road by only having one entrance to the proposed subdivision from this street. Not only the amount of traffic from the residents of the subdivision but also from the construction vehicles. Especially with there not being sidewalks on this portion of Old Durham Road. We have young children and we have to walk on the road to get to the school bus stop in the winter. We feel more consideration should have been given to having a second entrance from East Ridge. I understand that it was not recommended to have the entrance from East Ridge because the grade is too steep, but that must be safer than having 80 plus vehicles entering onto a hill with speeding vehicles.

There already is an issue with vehicles speeding up and down the hill well above the speed limit, even with the speed limit being lowered to 40 km/h. I was disappointed to see that the traffic study that was conducted didn't take into account the amount of traffic that already uses the road and the speed that is actually travelled. The study used 50 km/h to evaluate the stopping distance requirements and adequate site lines. But how accurate can the study be when the majority of vehicles are doing well over the speed limit.

I would like to be notified of council's decision.

Thank you for your time.

Erica Beitz

Sent from my iPhone

Subject: FW: Walker Hill Development - Public consultation Jan 25th, 2022

From: Sharon Johnson [REDACTED] <[REDACTED]>

Sent: Sunday, January 23, 2022 3:59 PM

To: Coreena Smith <CJSmith@brucecounty.on.ca>

Cc: Barbara Hunsberger [REDACTED] <[REDACTED]>; Paul And Sue Mcarthur <[REDACTED]>

Subject: Fwd: Walker Hill Development - Public consultation Jan 25th, 2022

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Coreena,

Darryl and I first off want to thank Ted Piggett and Barb Hunsberger for there exceptionally written and factual letter addressing our concerns for the Walker Hill Development. We 100% support the concerns and issues that continue to be brought forward as in there letter.

We also want to thank you for having Paradigm Transportation solutions conduct there limited survey of the proposed exit. Not included in the analysis was many of the concerns such as weather and road conditions, speed, and the numerous safety concerns that where brought forward.

The report also lacked the details of what was investigated to the North. Land has been secured for a 8 meter walkway but fails to suggest anything was investigated to secure 4 more meters to create a roadway.

Barb has also questioned "would it not be in the best interest of Brockton to be proactive" in protecting the safety of all, by not creating an exit that will present as the Valleyside exit has over the years. Proactive to listen to the concerns of the people who can see what this exit will create.

Sincerely,

Darryl and Sharon Johnson.

955 Old Durham Road

Sent from my iPhone

The County of Bruce
Planning and Development Department
30 Park Street, P.O. Box 848
Walkerton, Ontario
N0G 2V0

January 23, 2022

Attention: Coreena Smith,
Planner

Subject: Walker Hill Development
Draft Plan of Subdivision and Zoning By-Law Amendment
File Numbers: S-2021-003 and Z-2021-006

We recently received a notice from the County stating that a second virtual meeting is to take place on January 25, 2022. This was a surprise as we were told back in June 2021 that residents who live on Old Durham Rd. would be kept informed and be part of discussions on the happenings of Walker Hill Development. We have not heard anything regarding the development process until recently. We have found this quite disturbing as the lack of contact from the County of Bruce and the limited access to any or all files or studies that have taken place.

A previous letter that was written about our concerns was apparently denied because supposedly it was not submitted in time even though there was no indication anywhere of a "Due Date"

Recently we have gained access to a so-called traffic study that was conducted because of many concerns that Old Durham Rd. residents brought forward. After reading this report none of the concerns stated were met. Obviously, this study was conducted in no means to address the amount of traffic, the speed of traffic and the aggressive driving that happens on Walker rd. and Old Durham rd. as it was pointed out that Paradigm Transportation Services were "Retained to conduct an access location review for proposed residential subdivision off Old Durham Road". This report is basically meaningless addressing the safety concerns of the residents on Old Durham Rd. We feel that an actual "Traffic Study" should happen during a time that gives actual figures and not during the current state of the pandemic. Doing a study during the present will only give false figures that in no way represent the safety concerns that have been mentioned. Living directly to the north of the intersection of Walker Rd. and Old Durham Rd. we have witnessed that approximately 80% of motorists do not stop at the stop sign on Walker Rd. and with the speed of motorists travelling at a higher rate of speed than the posted 40km/hr on Old Durham Rd. poses a significant safety concern. When adding all the traffic coming on to Old Durham Rd from the recently proposed access to the subdivision, there will be a significant increase in traffic flow to an already busy road and amplify the chance of accidents. This will also increase noise pollution, the danger to pedestrians when walking or

biking, and to the many young children who presently reside along Old Durham Rd. I suggest that maybe sidewalks and or speed bumps be considered.

Referring to the new proposed access road which is basically just a short distance from the originally planned entrance, I can't understand why the subdivision entrance cannot be located where the walkway on the north section is now proposed? It was said in previous discussions that an entrance could not be located there because of private property. I understand that access to East Ridge Rd. has been partially solved by securing a block of land from the "adjacent landowner to the north for a walkway" and underground utilities. This "walkway" would be the most obvious choice for an entrance into the proposed subdivision. There is development happening right now and is proposed for further development. I don't believe that the excuse of being too steep for an entrance is viable. Fill is going to have to be brought in large amounts to try and level the hill off and in doing so would decrease the degree of grade to the north. Old Durham Rd. has a steeper grade presently than the proposed walkway to the north and according to proposals, the entrance off Old Durham Rd. is suitable. Consider the hazardous conditions during the winter months. Motorists are expected to stop when travelling east along Old Durham Rd. to yield to west bound motorists and then try to enter the proposed entrance? From experience travelling east and having to stop and yield to oncoming traffic it is next to impossible to continue momentum without an all-wheel drive vehicle. A revised plan of the proposed subdivision was received by the County of Bruce on Oct 14, 2021. Labelled on that plan is an untraveled road on the west border of the planned subdivision called High Street. This already being a road allowance would also be a suitable entrance as it enters a level section of Old Durham Rd. and is closer to the business section of Walkerton.

Referring to the proposed plan it is apparent that the developer is not interested in maintaining a rural setting subdivision. The development of that many townhouses does not reflect a private atmosphere. Having high end residential homes would reflect on the current dwellings that are existing on Old Durham Rd. The developer should consider the current landowner's country like settings and move the proposed townhouses to the northern part of the plan where they will be less intrusive on the current residents.

We would appreciate that these concerns are reviewed and taken into consideration. Also, we would like to be kept informed on any changes and revised plans that are developed after the proposed virtual meeting. If it is in the interest of the council to address the concerns of the residents of Old Durham Rd., then information needs to be made accessible and we need the opportunity to voice concerns that may arise prior to granting approval to the proposed development.

Thank you for accepting our concerns,

Tim and Terra Dale

Nancy Baillie

Box 490, Walkerton, ON N0G 2V0

Rotary Club of Walkerton

Rotary Nature Park - Chair

January 17, 2022

bcplwa@brucecounty.on.ca County of Bruce

Planning & Development Department

30 Park St. Box 848 Walkerton, On. N0G 2V0

Re: File # S - 2021- 003 & Z-2021-006

Attention: Coreena Smith (Planner)

We would like to express our concerns with the Planning Report – Walker Hill Development.

The statement in section 4.6 section b) Stormwater Management that states “The majority of the runoff from the proposed subdivision will be conveyed to the existing stormwater management facility in the Walkerton Cunningham Rotary Park directly west of the subject lands through Block 43 (originally Block 45) of the revised Draft Plan of Subdivision.”

The amendment mentions “designed in accordance with the Municipal and Saugeen Valley Conservation Authority guidelines including MECP’s Design Guidelines”. Is the Drainage Act part of these guidelines? I would also suggest that a 14% grade, as stated, will create quite a torrent of water.

Other developers in Brockton have had to create solutions for storm water on their own property.

The whole area of the proposed development and the Nature Park consist of clay and is dotted with natural springs. In the year 2000 Walkerton received four inches of rain within an hour. This could surely re-occur, with the changes in climate. I would suggest that not only the Nature Park but neighbouring houses in the area around the Park would be in jeopardy after a heavy rain with the additional storm water. If water is held in the existing storm water management facility a dangerous situation will be created for the public.

The lower area of the Nature Park immediately north of the parking lot is so saturated with water during the spring and early summer that no equipment can be taken into that area of the Park for maintenance activities.

Thank you for your consideration in these matters.



Nancy Baillie

Subject: FW: Walker Hill Development - Public consultation Jan 25th, 2022
Attachments: Response from Piggott-Hunsberger for January 25, 2022 Public Meeting.pdf

From: Paul McArthur [REDACTED] >
Sent: Monday, January 17, 2022 11:43 PM
To: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: Walker Hill Development - Public consultation Jan 25th, 2022

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Coreena Smith,

My wife Sue and I at 939 Old Durham Rd would like to officially lend our complete support to the exceptional letter drafted by our neighbors to the east, Ted Piggott and Barb Hunsberger. So thankful that they have the time and energy and ability to summarize our numerous safety and other concerns regarding the proposed single access to a such a large development plan. I agree the short dismissive explanation of the reason why there could not be a northern access is wholly unacceptable. In the not too distant past a bus stop just across from our property was deemed too unsafe (kids had to walk to the flat area at the top of the hill or to the flat area at the bottom). It would seem the same type of statement could be made as if it were an established fact about the proposed access road. Indeed further study ultimately decided the original proposal was less than ideal regarding safety. Surely a northern access could be studied by more than one independent engineering group to see how it could be made to work, certainly an access that started in the northeast corner, near, along or through the existing solar panel property could potentially be a much safer and less disruptive access with benefits described in the attached letter.

Sincerely,

Paul and Sue McArthur

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

Reta Cunningham
Box 752
Walkerton, On. N0G 2V0

January 14, 2022

bcplwa@brucecounty.on.ca
County of Bruce Planning & Development Department
30 Park St. Box 848
Walkerton, On. N0G 2V0

Re: File # S - 2021- 003 & Z-2021-006

Attention: Coreena Smith (Planner)

In regards to the Amendment to the Proposed Residential Development on the above noted property, you state, " The revised and new supporting materials were provided in response to agency and public comments on the first submission. The most notable changes to the draft plan are to the road/lot layout to reflect a new entrance location to the site."

The location appears to be the only concern truly addressed in this study. However it still raises a lot of safety issues.

Traffic Report:

The traffic study based on sight and speed @ 50K. does not reflect the actual speed that is used on that road. A speed and volume report would be a better indicator. However with the closure of "519 Table & Pour" due to Covid lockdowns, you would not get a true picture of vehicle volume at this time.

Safety Issues:

There was much discussion at the last meeting in regards to safety due to the hill for pedestrians and in particular children who must walk east, past the street entrance to catch the school bus. There is no sidewalk in that stretch of Old Durham Road. Would the town, to accommodate some safety issues for the developer, be expected to put one in at the tax payers expense?

Safety was also a concern for winter driving on the hill. Residents voiced their concern and experience, for traffic being unable to navigate that hill easterly and make turns due to snow and ice conditions. With the proposed increased volume of traffic it would become more hazardous for pedestrians/ children and vehicle traffic.

North Entrance:

There was also much discussion regarding the one entrance to support the whole complex. The only information that I find where the developer might have investigated this is a one line statement in a letter from Brockton Clerk Fiona Hamilton. Dec. 1, 2021

quote " a road access was examined from Walker Hill subdivision to East Ridge and was not advisable by engineers due to steep slopes and topography in this area."

This statement without more information is not sufficient for me to dismiss the possibility of an access road onto East Ridge Road. I have been advised the town has property that could provide access to East a ridge Road. Is this true?

Water Management page 5:

Water flow from the subject property. It is well known that the spring run off has created many problems for the residents adjacent to the subject property. There is also the issue of natural springs on the subject property creating bog like areas.

“Facility” Walkerton Cunningham Rotary Park? page 5:

Quote. “The majority of the runoff from the proposed subdivision will be conveyed to the existing stormwater management facility in the Walkerton Cunningham Rotary Park directly west of the subject lands.”

It continues on with explanation regarding the proposed management plan.

The “facility” in the Rotary “Nature Park” was never designed to hold the volumes of water that may be experienced from the run off from the subject property. The land was originally donated and designated as a “Nature Park” which the sign at the entrance clearly indicates, “Nature” appears to have been overlooked by the developer.

The Nature Park was gifted to the town, provided Walkerton Rotary was given stewardship of the park, thereby ensuring a natural and beautiful green space for the public to enjoy for many years. Over the past 17 years Rotary has set aside funds to improve the park with yearly tree plants and maintenance. Citizens have donated benches and trees in memory of loved ones.

As stewards of the “Walkerton Rotary Nature Park” I feel Rotary should have been advised of the developers plans to assume this green space and facility adjacent to his development could prove of service to him.

It is my understanding that every other new subdivision approved by our council, the developers had to provide on their own land, at their own expense, for their own water retention system. Why would council provide land in this case?

It is my hope that council would give careful consideration and address the above noted concerns before granting approval for this development to proceed.

Concerned Resident

Reta Cunningham

The County of Bruce,
Planning and Development Department,
30 Park Street, Box 848
Walkerton, Ontario
N0G 2V0

January 14, 2022

Attention: Coreena Smith,
Planner

Subject: Walker Hill Development
Draft Plan of Subdivision and Zoning By-law Amendment
File Numbers: S – 2021 – 003 and Z – 2021 – 006

We are in receipt of a notice from the County advising of a second Public Meeting on January 25, 2022. We are surprised by the timing of this meeting because back on June 24th, we had indicated to Planning staff a desire to be involved in the process and to be part of the discussions.

In fact, on the same day, we wrote to Brockton Council endeavouring to initiate a process to solve the access problem and expressing the need for communication and involvement of the residents. This letter was not presented to Council by staff at that time, a matter that we strongly objected to in writing.

It has now been seven months since the June 8, 2021 Public Meeting and there has been no contact other than a call that we made to the Planning Department in July.

This lack of communication continued until January 6, 2022 when we received the notice of an additional public meeting to be held on January 25, 2022. We were informed that the purpose of this meeting was to consider changes to the draft plan that have been made based on revised and new supporting materials that have been provided in response to agency and public comments to the first submission reviewed by Brockton Council on June 8, 2021.

Residents in the area of the proposed development who received this notice were advised that they could view more information about the application on the County of Bruce website. There was no specific indication about where we would find a summary of this information other than we should look on the Planning website. This was in direct contrast to the Revised Request for Agency Comments dated November 8, 2021 that included a summary of the development proposal, reference to an Addendum to the Planning Report which included a Revised Draft Plan of subdivision and a copy of the Access Location Review. A similar summary would have made it easier for residents to access the relevant information that might be of interest to them and that they might want to comment on.

Access Road

A review of the revised subdivision plan indicates that the proposed access road has been shifted westerly by three lots. The slight shift in location appears to be prompted by a safety concern that we were first to identify in our presentation to Council on June 8, 2021 and was subsequently investigated by Paradigm Transportation Solutions Limited.

However, the new access road proposed, called Harmony Drive, will still have a significant negative impact on our property as well as our neighbours to the west. These impacts include loss of privacy and light and sound pollution created by the large volume of private, commercial and construction vehicles that we expect will be using the new road. Considerable work will be required to try to minimize these impacts. The financial responsibility of doing work that is a direct result of the developer having to create an access road for the proposed subdivision should not have to be borne by neighbouring properties impacted by the results of this requirement.

There are several other matters related to the issue of the Access Road that require further discussion in detail. These include the potential for a superior alternative for the access to the development to be from East Ridge Road to the north and the safety of the access road that is presently proposed by the developer.

Alternative Access Road onto East Ridge Road

There was no mention in the Addendum report of an access road from the development to East Ridge Road that had been proposed by a number of the residents. The following sentence was the only reference that we could find related to this access road. **“A road access was examined from Walker Hill subdivision to East Ridge and was not advisable by engineers due to the steep slopes and topography in this area.”** This statement was included in a short report to Brockton Council which was forwarded to the Planning Department.

More specific information about the location(s) considered for this access road as well as details of the investigation should be made available to the residents for review before concluding that access to East Ridge Road is not a viable option. More in-depth information needs to be provided. We need to be able to see a layout of the area to the north of the development showing the current and proposed land uses in relation to the Walker Hill Development. We are aware that there are a number of residential developments being planned for this area and we feel that decisions concerning an access route for the Walker Hill development should take these into consideration.

It is unclear to us what location for a north route access was considered by the Developer’s engineers in their investigation. Certainly, the obvious location, from our point of view, for an access road to East Ridge Road is Block 44 enlarged to the 20-metre road allowance width. This would necessitate a minor reorganization of the single-family lots on the north side to accommodate the increase from 8 to 20 metres. It would also allow the Developer to close up the proposed Harmony Drive, thereby gaining one slightly larger single-family lot on Old Durham Road and several more townhouse lots on the south side of Walker Hill Crescent to fill in the gap and eliminate the wider corner lots.

The matter of extending the access road to East Ridge Road has already been partially solved by Town Staff by securing an 8-metre block from the “adjacent landowner to the north for a walkway” and underground utilities. This fact is reported in the Dec. 1, 2021 Clerk’s memo. Since more residential development is being proposed to the north, it would be an easy matter to negotiate further for the 12-metre widening.

If negotiation was not successful, the Municipality always has the ability to expropriate land for its requirements. The lands to the east where the solar panels are presently located would also be a good candidate for the widening.

The northerly access route was disregarded by the engineers due to steep slopes. Since this same area is already being proposed as a walkway, the too steep argument does not seem valid. Further, nothing in this same vicinity could approach the roadway gradients that presently exist on Old Durham Road!

Considering these facts, a roadway access to East Ridge Road would supply better, safer access for the future residents of the Walker Hill Development while at the same time would not negatively impact the safety and enjoyment of the current Old Durham Road residents. This same group would also be spared the bulk of the problems associated with a long-term construction project.

It seems to be a positive solution for everyone! Why dismiss it? This is an opportunity for Brockton Council to be proactive rather than having to react to predictable problems and complaints that will arise once the development is underway.

Safety Issues on Old Durham Road

We appreciate the fact that an assessment of site distance at a number of different points along the north side of Old Durham Road was undertaken in August, 2021. We were happy to see that the findings of this study supported our objection to the original location of the access road as it was not a safe location for this road. However, we are disappointed that this study had a very limited focus and was not sufficient to answer all of the concerns expressed by the residents at the Public Meeting in June, 2021.

In the introduction to the report from Paradigm Transportation Solutions Limited, it was pointed out that the company was “retained to conduct an access location review for a proposed residential subdivision off Old Durham Road”. It is apparent from the Access Location Review that direction had been given to Paradigm to consider only other potential access locations along the Old Durham Road frontage of the property. In addition, the viability of the options for an access road off of Old Durham Road was limited to a sight distance assessment using a design speed of 50 km/h (10 km/h above posted speed limit). The results of Paradigm’s study were included as an attachment in the Addendum Report.

There are still many issues that need to be addressed related to the safety of the access location currently proposed.

Impact of Driver Speed

In the Traffic Study, no assessment was carried out to determine whether the majority of drivers on Old Durham Road limit their speed to 50 km. Speed of some people using the road has been identified as a major concern by the residents. Several years ago, the speed issue was addressed by changing the speed limit from 50 km/hour to 40 km/hour. This change would not have been made if speed had not been an issue on Old Durham Road. We all know as well, that no matter what speed limit is posted, unless the speed limit is enforced (which is hard to do with limited resources), people will drive the speed they want to, especially when it is on a steep road. The fact that speeding drivers is still an issue is reflected by the fact that signs to “slow down” are placed next to the roadway by residents to try to get drivers to heed the speed limit.

Because most of the residents have the perception that many people using Old Durham Road exceed the posted speed limit by a significant amount, the completion of a radar study to determine the actual speed of drivers would have provided the necessary information. This would have allowed a determination of what percentage of drivers using Old Durham Road actually exceed the speed used as a base for the study by Paradigm.

Because of COVID restrictions, monitoring of driver speed at this time, might not provide accurate information. However, if even a small number of drivers are found to be driving over the speed limit, this would still have implications for the safety of the proposed access location.

At a minimum, Paradigm should be asked to provide TAC data for the proposed location based on a number of different speeds (e.g., 60 km/h, 65 km/h, 70 km/h). This information would make it possible to determine whether the proposed access location on Old Durham Road would still be a safe access location when speeds exceed 50 km/hour. An increase in speed can have a significant impact on stopping distance. For example, studies have shown that when a car's speed doubles, the distance to stop quadruples. Therefore, as the speed increases above that studied, the safety of the proposed location will become hazardous.

Impact of Different Weather Conditions

When the original Development Proposal was presented to residents, concerns were expressed about the safety of drivers using Old Durham Road when weather conditions are poor. Poor weather conditions, either fog and rain in the milder months or snow and ice in the winter, can drastically increase the stopping distance. When these factors are considered, none of the alternatives considered for the subdivision access to Old Durham Road are safe.

Issues Related to Traffic Volume

Information concerning traffic volume has not yet been provided to assess what sort of impact this will have on Old Durham Road. This includes the number of vehicles both private and commercial that will be expected to be using Old Durham Road as the development is constructed.

In addition, while the provision for homeowners in the new development to create secondary accommodation will help these homeowners pay for their homes, this will also lead to increased traffic onto Old Durham Road.

As there is only one access point being proposed, residents expressed concerns about the amount of construction traffic that would be added to Old Durham Road and how long we could expect to be impacted by this type of traffic. To demonstrate the hazard posed by construction adjacent to Old Durham Road, the contractor retained to do the earthwork for the house that was recently constructed opposite our location, off-loaded the large equipment on East Ridge Road and drove across the field to the site thereby avoiding the obvious conflict on Old Durham Road. Imagine the potential hazard of large equipment and materials required to construct 80 units having to access the site via Old Durham Road and how site lines will be impacted!

Issues Related to Location of Loading Zone for School Buses

The school buses that presently pick up students on Old Durham Road do so at the top of the hill (east). The Bluewater District School Board has indicated that the pick-up of students from the proposed development will be off the main roadway which is Old Durham Road. With the sightline and traffic speed problems exacerbated by inclement weather conditions and increased traffic, many more students will be put at risk by the proposed Harmony Drive access.

Summary.

In the first Planning Report reviewed by Council on June 8th, 2021, the following statement appeared:

To address issues raised by the public, the applicant will be asked to provide additional information on the location of the access, alternative access points considered (including those suggested by the public), and criteria used to select the preferred location. The applicant will also be asked to respond to issues relating to traffic volumes, safety, sightlines and associated noise and lighting created by the increased traffic. These comments and any resulting changes to the Draft Plan, if any, will be outlined in a future planning report.

After reviewing the information that has been provided for this Second Public Meeting, we feel that the majority of the areas of concern identified in the paragraph above have still not been addressed by the developer. In our detailed response, we have outlined the importance of this information. Because so much information that was promised is still missing, we feel that it was premature to schedule another Public Meeting for January 25, 2022 unless there is going to be another Public Meeting once the missing information becomes available.

In summary, the important areas of concern that still need to be addressed include the following:

- (1) A more in-depth analysis needs to be given to the possibility of locating the access road for the proposed subdivision onto East Ridge Road. Detailed results of this analysis need to be shared with the residents on Old Durham Road. This suggestion by the residents was not a frivolous one as it was seen to be a solution that would address many of the safety concerns they had related to the access road being on Old Durham Road.**

- (2) Greater consideration needs to be given to the safety of the current residents on Old Durham Road, future residents of Walker Hill Development and the public in general. Safety issues related to locating the access road on Old Durham Road need to be looked at in more detail. This includes a more comprehensive look at the proposed new location for the access road on Old Durham Road, including the impact of driver speed which has been an issue on Old Durham Road for years, impact of traffic volumes including construction traffic and impact of weather conditions.**

- (3) Greater consideration needs to be given to the impact of noise and lighting pollution from increased traffic on residents of Old Durham Road in close proximity to the access road and how the negative impact on the residents' enjoyment of their properties can be minimized.**

If Council is genuinely interested in trying to address the concerns of the residents on Old Durham Road, the developer needs to be asked to provide the missing information and residents need to be given an opportunity to review and make comments about this information before Council moves to grant approval for the development.

We trust that you incorporate our input into your report to Brockton Council, stress our need for the required information, and relay our grave concern for this development moving forward without appropriate caution.

Thank you for your attention to this matter.

Yours truly,


W. E. Piggott, P.Eng.


Barbara L. Hunsberger

c.c. The Council for the Town of Brockton

951 Old Durham Road,
R.R. 2
Walkerton, Ontario
NOG 2V0

June 24, 2021

Mayor Peabody and Members of Brockton Council,
The Municipality of Brockton,
100 Scott Street,
Walkerton, Ontario
NOG 2V0

Subject: Walker Hill Development

At the Public Meeting on June 8th for the Walker Hill Development, we made both written and oral presentations to Council expressing our deep concern for the alignment of the access road to the proposed subdivision. This roadway lines up directly with our driveway and in turn the front of our house.

If allowed to proceed as planned, this roadway will cause us loss of privacy, light pollution or trespass, noise, and will impact on our safety. It remains our firm opinion that the proposed roadway should be relocated either to the original location that lines up with Walker Street or to the north connecting up to Eastridge Road. The Eastridge Road alternative would be a superior option in that it would solve many other issues as well.

It is acknowledged that to connect to Eastridge Road would now require the acquisition of a narrow strip of land to accommodate this road allowance. In this regard, it should not be forgotten that the Municipality has many powers to acquire land including negotiation and/or expropriation. Since the Municipality clearly wants this development to proceed, the correct approach should be "if there is a will, there is a way".

At this stage, we are uncertain of either the timelines or the next steps for involvement in the process. It is now in excess of two weeks since the Public Meeting and none of the parties have contacted us to discuss our concerns and find a solution. In this regard, we have written to the County Planner to enquire about the next steps in the process, what the timelines will be for those steps, and our involvement.

Based on the concerns that we have expressed about the current location of the access road being directly across from our driveway, we must once again state in no uncertain terms that this location is totally unacceptable to us. We are hoping that through further investigation, a more viable location satisfactory to us can be identified. Therefore, on the advice of our legal counsel, we must stress that should the matter not be resolved to our satisfaction before Council approves the proposed development, we have every intention of appealing this decision to the Local Planning Appeal Tribunal.

We trust that Council can understand that we are endeavouring to solve this problem. However, we are becoming increasingly frustrated by the lack of any reciprocal communication.

Yours truly,



W. E. Piggott, P.Eng.



Barbara. L. Hunsberger

From: [REDACTED]
To: [Planning Applications Walkerton](#)
Subject: Walker Hill Development - Walkerton
Date: Tuesday, June 8, 2021 8:47:42 PM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

As a resident of Walkerton, not far from the proposed development, it pains me to see a developer take falling short of the county's *minimum* densities as a victorious accomplishment. We are making choices now that will impact Walkerton for decades to come - we need to ensure we are making the right ones. What becomes a concession today for lower densities and higher lot usage by properties can easily become the standard tomorrow.

Brockton, and Walkerton in particular as the population centre of Brockton - not to mention the county seat! - should be aiming to meet that density minimum, if not exceed it. From someone with a vested interest in a thriving, successful community, adding density is essential; units become more affordable for buyers and renters alike, tax revenue per square foot is greater, and cost per resident to provide services likewise decreases. Higher density development also leaves more green space untouched.

The commentary regarding traffic volume and safety on Old Durham Road is a topic that does require closer investigation and appropriate studies, if deemed necessary to ensure the safety of local residents.

Frankly, if it were up to me, single family detached homes would be the exception for development going forward, with preference to semidetached, townhome, and multi dwelling units the default for residential development. I understand, of course, that there a not a lot of appetite among our current council for that type of zoning, however, I hope we can hold those who want to develop and profit from our land and community to at least the minimum density requirements.

Eric Coleman

336 Durham St E

Walkerton, ON

From: [REDACTED]
To: [Planning Applications Walkerton](#)
Subject: File numbers S-2021-003 & Z-2021-006
Date: Sunday, June 6, 2021 7:01:34 PM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Attn: Coreena Smith

My name is Tim Dale recently moved to 934 Old Durham Rd Walkerton on. From Stirling Ontario with my wife Terra and children Hayden and Aurora. We chose Walkerton because of its small town country feel and quiet peaceful atmosphere. Recently we received a notice in the mail of a Notice of Complete Application for a subdivision behind our house to the north. As I understand unfortunately the property was purchased by individuals from out of town who wish just to make a "Quick Dollar" with no care as to who they affect. I feel the proposed plans will have a negative impact on the community and existing neighbors.

Our concern with the proposed layout of the "Planned Subdivision" is the access road and number of four unit townhouses directly behind our property.

As for the proposed access I suggest that the road be moved to the northern part of the plan and join Eastridge Road. The traffic on Old Durham Road is very busy as I believe drivers try to bypass County Road 4. There are multiple children living and playing on Old Durham Road and the increase in traffic would make it that much more dangerous for the children and a huge safety concern. People are currently constantly speeding and not stopping at the intersection of Walker Street. The proposed access right now coming on to Old Durham Rd will be a blind intersection and will be an accident waiting to happen especially in the winter months when roads are snow covered.

As for the area to the north of our property, I would suggest keeping the townhouses out of the existing homeowners "backyards". Keep the townhouses to the extreme north of the plan close to the solar panels and build comparable homes to the ones on Old Durham Road on the southern part of the plan. This would help in keeping a sense of privacy for the existing homes without looking at multiple family dwellings. Or a better suggestion would be to create a "Green space" for the community by maybe putting a park or pond for the children and parents to enjoy. The amount of natural springs in the hill would supply an ample amount of water as we unfortunately receive the runoff right now into our backyard storm drain. That in turn can not accept the amount of water that a good storm produces and more often than not it overflows and spills down to the west of our property.

The proposed lot to the west of 934 Old Durham Road should be kept as a service right of way or a walking path for the proposed community to have access to downtown without driving vehicles. That would increase the foot traffic on Old Durham Road and in turn would increase police presence and maybe slow down the speeding on the roadway. I would greatly appreciate if you would consider some of the suggestions put forward to preserve the picturesque setting of Old Durham Road.

Sincerely

Tim and Terra Dale
934 Old Durham Road.

Sent from [Mail](#) for Windows 10

From: [REDACTED]
To: [Planning Applications Walkerton](#)
Subject: File #S-2021-003 & Z-2021-006
Date: Sunday, June 6, 2021 5:59:42 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Coreena Smith

Received your message in regards to my previous E mail. I am sorry to have missed the deadline on submissions. However I did not see any deadline date on the notice. I, and several others felt we had until June 8th to respond. In my haste to submit I have other questions and concerns.

Is there to be a green space?

Is the developer responsible for planting trees on the proposed lots?

Will there be sidewalks?

As the current proposed Street entrance is located in Brant Township, there is no sidewalk going east on Old Durham Road past Walker street. A huge cause of concern for people with school age children.

An entrance from the North would allow for people working in Hanover, Bruce Nuclear or other areas to the North to easily access them by County Road 19.

Thank you in advance to noting this additional message.

Concerned Citizen,
Reta Cunningham

Sent from my iPad

From: [REDACTED]
To: [Candace Hamm; Planning Applications Walkerton](#)
Subject: Walker Hill Development
Date: Sunday, June 6, 2021 4:50:34 PM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Attn Coreena Smith County of Bruce Planning and Development.

Dear Coreena,

My wife, Rozi, and I are just finishing building our dream home and very much looking forward to moving to Walkerton!

We are on the west side of the proposed Walker Hill Development.

I know there are always concerns when there is a new development, but also it is important for Walkerton and Bruce County to keep moving forward with economic development and increased tax base it would bring.

With that being said we had 2 concerns:

1) We think there really should be an entrance to the North side of the development towards the soccer fields.

People going to Bruce Power, Owen Sound and Hanover would use that entrance and cut down dramatically on those turning onto Old Durham Rd.

2) We thought there was supposed to be a green space in the development?

We are surprised in this day and age that any new large development would not include green space in its planning.

Thank you

Nick and Rozi Abell

From: [REDACTED]
To: [Planning Applications Walkerton](#)
Subject: Walker Hill Development
Date: Thursday, June 3, 2021 10:44:49 PM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Attention:
Coreena Smith, County of Bruce - Planning and Development Department

Dear Coreena,

My wife Sue and I have been residents of Walkerton since 1995. We have enjoyed bringing up a family at 939 Old Durham Rd since the summer of 1999. We have been supportive of the development of the east ridge industrial park and investors in the hotel. The opening of the 519 restaurant and the continuing development of the industrial park and soccer fields have brought more and more traffic to what used to be a very quiet street out front of our house (while we've always had the noise of the hidden highway out back). When the property across the street quietly came up for sale a few years ago, I was slow to think about the implications and when I did finally consider it might be a good long term investment I was just a couple days late when I approached the real estate agent selling it as the deal had just closed.

With all the other residential developments going on in town, and with the difficulties the landscape, and water, drainage issues that would have to be sorted out, it seemed like development of the property would be years down the road. When the buyer spoke to a couple of concerned property owners, they were reassured it would be developed with care and would consist of a group of larger lot single dwelling homes that fit in with the existing neighbourhood. It was sad to see the long robust row of lilacs quickly cut down as it was sad to learn that our long term next door neighbours to our west decided it was time to leave before all the noise and construction moves in for a few years. When we then learned of the actual proposal of 81 residential units, it became obvious the buyer's reassurances were false. The most concerning aspect of the development of course concerns the amount of traffic that it will generate out our front, and the proposals for a road access point off of a very sloped section of old Durham road where vehicles tend to allow gravity to accelerate their speed in one direction with snow and ice making it quite dangerous in both directions. I am convinced the steep nature of Old Durham road combined with a busy intersection will make it unsafe for traffic, for children who currently have to walk up the hill to a flat section of road for the school bus stop, pedestrians, cyclists and future residents of the residential development.

We believe the access location should be on a flatter surface on the north side of the development for safety reasons. The intersection at county road 19 and Hwy 4 should have a round about or traffic lights with the increase traffic, particularly that will be turning east towards Hanover from the subdivision. The lots along old Durham road should be closer in width to the existing lots (even from 50 to 60' wide) to be more compatible with them.

Sincerely,

Drs Paul and Sue McArthur
939 Old Durham Rd

From: [REDACTED]
To: [Planning Applications Walkerton](#)
Subject: File # S-2021-003 & Z-2021-006
Date: Thursday, June 3, 2021 1:37:14 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Att: Corenna Smith

In regards to the above noted file, I have several concerns that I wish noted.

1. Only one entrance to service so many sites and in a location that causes concern. (at crest of hill) Perhaps an entrance from the North should be considered.
2. I do not have children, but right now the children from West of the proposed entrance have to walk past that entrance to catch the school bus. Would create quite a hazard for those children.
3. Block 31 - 34. If indeed are town houses, could perhaps be on the North side closer to the Soccer fields.
4. Single family dwellings replacing them to keep in line with the existing houses that they would be backing onto.
5. The Phase 1 space backing onto Lot 30 could remain a green space to allow for services and/or foot traffic for people residing in the proposed sub division.
6. Water Run Off? Space noted in # 5 above, served as a natural run off for water coming of the hills in the proposed sub division. The current storm drain behind the property to the East could not take the run off away fast enough and it overflowed yearly.

These are some concerns I would like to see addressed at the Public Meeting.

Concerned citizen,
Reta Cunningham

Sent from my iPad

[REDACTED]
Walkerton, Ontario
NOG 2V0

May 26, 2021

The County of Bruce,
Planning and Development Department,
30 Park Street, Box 848
Walkerton, Ontario
NOG 2V0

Attention: Coreena Smith,
Planner

Subject: Walker Hill Development
Draft Plan of Subdivision
File Numbers: S – 2021 – 003 and Z – 2021 – 006

After receiving the initial notice at the end of March concerning the proposed Walker Hill Development, we submitted a short memo to the Planning and Development Department outlining our initial concerns about the development.

After further consideration of the Walker Hill Development that has been proposed for our neighbourhood, we prepared a more detailed response concerning our objections and concerns including suggestions for how our concerns could be addressed. These have been outlined below.

1. WE OBJECT TO THE PROPOSED LOCATION OF THE ACCESS ROUTE ONTO OLD DURHAM ROAD

WHY?

a) Significant Negative Impact on Our Property

- The proposed access route onto Old Durham Road will directly line up with our present driveway on the south side of Old Durham Road.
- The significant increase in traffic caused by residents exiting and entering the proposed subdivision as well as other vehicles servicing the new housing will negatively impact both the safe access to our property and the overall enjoyment of our property.
- The level of privacy that we have enjoyed on our property to this point will be lost as a result of the large number of vehicles that will eventually be driving directly at our property from the north as

they exit the development onto Old Durham Road. It could eventually feel like hundreds of strangers were coming to visit each day!

- Significant light pollution will be generated on our property during the day and particularly at night from vehicles entering and exiting the new development. Our current plantings of trees will not prevent this.
- An Increase in noise at the front of our property is inevitable due to the significant increase in vehicular traffic. We use the front of our property to provide us with a relatively quiet environment. Our backyard which lies just to the north of County Road 4 is subject to a much higher level of the noise generated by traffic on that road.
- If construction equipment and vehicles are also going to be accessing the property during the construction stages via this same road, the issues outlined above will be compounded.

b) Serious Safety Issues

- The proposed access location is on a section of Old Durham Road that has poor sight lines and steep gradients. The location proposed will be located just over the crest of the hill creating a hidden intersection. These characteristics combine to make it unsafe for vehicles travelling west on Old Durham Road as well as for future residents of the Walker Hill Development who will be making turns either to the west or to the east onto Old Durham Road.
- The fact that many drivers do not always come to a full stop at stop signs before making turns from a side road onto a main road will only increase the chances for accidents at this intersection. It is also evident that few drivers using Old Durham Road adhere to the 40 km/hour posted speed limit. The risk of accidents will only increase with the addition of more traffic entering onto Old Durham Road from a less than safe location.
- On a more personal level, we must enter Old Durham Road directly across from the proposed Walker Hill Crescent entrance. We expect that we could run into conflicts with traffic exiting the development. At the present time, because of the site line issue, we have to take great care before making turns onto Old Durham Road. Having to deal with what could be a large amount of traffic coming from the north will only increase the risks for us and our visitors.
- During the winter months, ploughs have to make sure that Old Durham Road is clear of snow and ice to enable traffic to make it up the steep hill without getting stuck. As a result, our driveway, which has a significant slope upwards gets plugged up at the entrance with the ploughed snow. This requires us to do snow removal several times a day to keep the front part of the driveway clear. To do this, the equipment has to be driven onto the road. We have concerns that this operation will become a lot more dangerous with the increase in traffic generated in the same area as our driveway.

Suggestions for Dealing with These Two Issues

- a) The proposed development plan could be modified to take advantage of the much safer route connecting to the existing Eastridge Road to the north. This road is totally flat and has excellent site

lines. Such an alternative would allow traffic from the development safer access to the rest of the Town's road system. It would also allow residents of the development easy access to the new playing fields located on Eastridge Road.

- b) The proposed development could be modified to use the original access location which was intended to line up with the existing Walker Street/Old Durham Road Intersection.
- c) The access location for the proposed development could be moved further to the west along Old Durham Road where there is level access to the proposed development and better site lines for other vehicles using Old Durham Road.

2. WE HAVE CONCERNS ABOUT THE DENSITY OF THE PROPOSED DEVELOPMENT

WHY?

- The proposal includes the construction of 81 residential units consisting of 49 townhouses (60.5%), one semi-detached dwelling, and 30 single detached units (37%) the majority of them on lots narrower than existing lots in the neighbourhood.
- This mixture of housing being proposed which has significantly more townhouse units compared to single detached dwellings is not compatible with the existing housing in the neighbourhood.

Suggestions for Dealing with This Issue

- a) We feel that the proposed density of the new development could be made more compatible with the existing neighbourhood by reducing the number of townhouses to a more appropriate level.
- b) These could be replaced by additional single-detached homes or semi-detached homes on larger lots.
- c) Further, lots facing onto Old Durham Road could and should be widened to reflect the larger lots already existing on Old Durham Road.

We trust that this identifies for the record our concerns about the present proposal. We wish to be involved in all stages of this project as it continues to evolve. We trust that our objections and concerns can be resolved.

Thank you for your attention to this matter that is of great concern to us.

Yours truly,



W. E. Piggott, P.Eng.



Barbara. L. Hunsberger

From: [REDACTED]
To: [Planning Applications Walkerton](#)
Subject: Proposed Walker Hill Development
Date: Tuesday, May 18, 2021 12:56:43 PM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon,

We are residents of Old Durham Road and we would like to express some concerns we have with the subdivision that is proposed on Old Durham Road, file numbers S-2021-003 & Z-2021-006.

Our main concern is with the amount of traffic this is going to add to Old Durham Road. There already is an issue with vehicles speeding up and down the hill well above the speed limit, even with the speed limit being lowered to 40 km/h. And with there being only one entrance for the entire subdivision, that is going to add a lot more vehicles onto Old Durham Road.

We have young school aged children that take a bus to school, and we walk up the hill to the bus stop that is located just past where the entrance to the subdivision is proposed. There aren't any sidewalks on this portion of Old Durham Road, and in the winter the paved shoulder is usually covered in snow forcing us to walk on the road to get to the bus stop.

Our last concern is about the width of the lots facing on to Old Durham Road. Those lots are quite narrow and we feel they should be widened to better reflect the existing neighbourhood.

We would also like to be notified of the County's decision of this property.

Thank you for your time,
Erica Beitz

Sent from [Mail](#) for Windows 10

From: [REDACTED]
To: [Planning Applications Walkerton](#)
Subject: Application concerns
Date: Wednesday, April 7, 2021 7:06:36 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This message is to inform Bruce County Planning that I do not agree with the following:

- a) access to the Draft Plan of a Subdivions on Old Durham Road.
This road is very steep and would not be safe. Instead we propoze that the access be off of East Ridge Road.
- b) the number of duplexes purposed are rather high.

We also wish to be informed of any decisions by the County of Bruce /Municipality of Brockton.

Mike and Julie Rowe

[REDACTED]
Walerton, ON
[REDACTED]

From: [REDACTED]
To: [Planning Applications Walkerton](#)
Subject: File # S-2021-003 & Z-2021-006
Date: Monday, April 12, 2021 9:00:56 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Coreena Smith

Please accept this as my request to “Stay in the loop” regarding the noted File # S-2021-003 & Z-2021-006.

Thank you,
Reta Cunningham

[REDACTED]
Walkerton, On. N0G 2V0
[REDACTED]

Sent from my iPad

951 Old Durham Road,
R.R. 2
Walkerton, Ontario
NOG 2V0

March 31, 2021

The County of Bruce,
Planning and Development Department,
30 Park Street,
Box 848
Walkerton, Ontario
NOG 2V0

Attention: Coreena Smith,
Planner

Subject: Walker Hill Development
Draft Plan of Subdivision
File Numbers: S – 2021 - 003
Z – 2021 – 006

We are in receipt of the County's notice with regard to the subject proposal. As residents directly abutting this subdivision, we feel that we will be adversely impacted on several aspects. Accordingly, we wish to be notified as this matter proceeds.

For the record at this time, our objections are as follows:

1. The proposed density of the development is not compatible with the character of the existing neighbourhood.
2. The proposed access location is not the one originally intended to line up with the existing Walker Street/Old Durham Road intersection. Further, the proposed access location does not take advantage of a much safer route through the Town of Brockton's lands to the north and onto the existing Eastridge Road.
3. Since the proposed access route onto Old Durham Road will directly line up with our present driveway to the south, traffic from the proposed subdivision will negatively impact both the safe access to our property and the overall enjoyment of our property.

We trust that this identifies for the record our concerns with the present proposal. We wish to be informed of future public meetings and opportunities to comment. Should the matter not be resolved to our satisfaction, this shall be notice of our intent to appeal.

Thank you for your attention to this matter that is of great concern to us.

Yours truly,



W. E. Piggott, P.Eng.



B. L. Hunsberger

c.c. The Council for the Town of Brockton