

Public Comments

Ed Nowakowski
48 Inverlyn Cres S,
Kincardine, Ont
N2Z 1L2

County of Bruce
Planning and Development Department
1243 MacKenzie Road
Port Elgin, Ontario
N0H 2C6

Re: Draft Approval Plan of Condominium File S-2022-023

31 May, 23023

Dear Planning and Development Dept.:

I have a few questions with the Plan I would appreciate you considering.

1) The lot sizes look very small when considering the open land north of the area, Is the developer looking to creating a slum area in our neighbourhood?

2) It appears that access is set up off Golf Links road only. This will create considerable traffic jams, Please set up access off Inverlyn Cres to the north side of the property, that road is already in place.

3) Ensure water and sewer service and supply to the Huron Ridge Homes is not impacted by this development.

4) Considerable Damage has been done to our Bird and Animal wildlife by forest clearing in this area and to the South of Golf Links Road. I understand that clearing had not been pre-approved by the Municipality or County. Are the perpetrators being charged? and if not, why not?

Thank you,
Ed Nowakowski

From: Barb McKeag
Sent: Wednesday, May 31, 2023 8:54 PM
To: Bruce County Planning - Lakeshore Hub
Subject: FW: Picture 1 of 2 April 5, 2023 at

William(Bill) McKeag
39 Inverlyn Cres. S.
Kincardine, On. N2Z 1L2

Please find 3 separate e-mails concerning water runoff from the proposed development onto our property this year. I would have sent them all in one e-mail but being a senior citizen with basic computer skills I have to do it this way.

My name is Bill McKeag . I live at 39 Inverlyn Cres. S. Kincardine. This is Lot 135 on your map. My wife Barbara & I have lived here for 47 yrs. We are situated directly west of the proposed development. Until app. 8-10 yrs. ago when they put in new roads in Huron Ridge & new Condo's on Golf links Rd. we didn't have problems with flooding from the bush/vacant lots to the east of us. Now we have severe flooding 1-2 times per yr. usually in the spring coming from the lots to the east of us.

I have several video's from past yrs. But they are too long to send. I have gone to the expense of installing drains in my window wells. I've had the swale between our house & # 41 Inverlyn Cres. S. re- engineered. This is where the water is flowing from the vacant lots to the road.

My concern is obviously water runoff.

Note. I would like to be notified of the decision of the approval authority on the proposed application.

Respectfully
W.J. McKeag

From: Rocky Wu
Sent: Wednesday, February 22, 2023 11:16 AM
To: Coreena Smith
Subject: Re: S23 Bradstones

Hi, Coreena:

Thank you for your reply and additional message about this project, which has released most of my concerns.

Regarding the fence: Fences exist between the project and the residences in the north-east boundary, which were built/owned by the residences themselves of wood or wires. A section of my wood fence (16 - 20ft) were damaged during ground flatting works in the project filed.

The developer should build an identical new fence along the north-east bountry to replace the existing ones for safety and security. If the developed ahs considered/planned to build a new fence, please let me know.

Thank you.

Best Regards!
Rocky
Owner of #2 Gingras St., Kincardine, ON

From: Coreena Smith
Sent: Friday, February 10, 2023 2:29 PM
To: Rocky Wu
Subject: FW: S23 Bradstones

Good afternoon,
I understand you were at the County offices. I can respond to the points below as follows:

1. SWM Pond (Where is it and how many are there?)
- Staff Comment: there is one stormwater management pond at the southwest corner of the site.
2. Gingras Street (does it end?)
Staff Comment: there is no proposed extension of Gingras Street but the applicant is proposing a private trail for the proposed development to Gingras Street.
3. Fencing (Rocky advised that the contractor damaged part of his fence and so he is wondering if the contractor is going to install a fence)
Staff Comment - I would recommend sending your comments on fencing to me and I can pass those along to the applicant.

I have attached some drawings for your review.
I can be reached by email or phone if you have any further questions.
Regards,
Coreena Smith