
MARGO AND ZIGGY RYGIER

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800 Frank St. Warton, On N0H 2T0

September 11, 2019

To Planing and Development Committee

This letter is in regards to Files: SBPOPA52 & Z-28-19.58 property at 848 Frank St., Warton and Applicant Rykor Enterprises Inc./Ryan Korpikoski. We are the owners of the property at 800 Frank St. that will be greatly affected by proposed changes to the Local Official Plan and proposed re-zoning.

Currently the property at 848 Frank St. is the **only one** with any commercial/ industrial use in entirely residential area. 848 Frank St is surrounded by a single residential properties and residential vacant land such as ours. All properties have either waterfront access or sweeping water views of the bay making them prime location for future residential and recreational development.

We have purchased our vacant land as a place where we can build our future home to escape from noise, traffic, pollution and enjoy the nature. We are not against the development, but want to enjoy the South Bruce for its beauty and all the best that small Ontario town can to offer.

Issues we have with the proposed changes;

- Not fitting into the existing residential neighbourhood
- Loosing prime residential and recreational land with water access or water views.

- Irreversible loss of residential lands that are serviced by a municipal water and sewage
- Unattractive, windowless structure visible from current and future residential homes
- Major expansion to 68 units that will greatly increase the traffic in the residential neighbourhood.
- Light pollution
- Lack of parking for the potential clients of the storage facility - with that many units there is a high probability of the cars being parked along the Frank St. and in front of the adjacent properties.
- Impossibility to assure that the units will not contain hazardous or flammable materials- potentially contaminating our land and water
- Loss in property value for current property owners in the area.

Town of South Bruce Peninsula has so much to offer: perfect area to raise a family, great place to retire not to mention the tremendous tourism potential. With the Wiarton Airport now offering flights from Toronto and hopefully other cities as well, it will definitely bring a new wave of permanent and seasonal residents. Every residential land should be preserved and protected for future residential uses.

With plenty of commercial/industrial properties along the HWY 6 corridor there are already appropriately zoned lands where the storage facility fits perfectly and could succeed as a viable business.

Please, do not change the allowable use and alter our neighbourhood forever. Prime residential and recreational properties should be protected for the future

- our finest resources of the area are the pristine water, hiking trails, fishing, swimming, and a fresh air.

Sincerely yours,
Margo and Ziggy Rygier

At least one of us is planning on attending the meeting and would appreciate an opportunity to address this issue in person.