

**As taxpayers in the City of London all of whom purchased and built homes in this area. Beyond the density being proposed. (ie, of the 1.7 acre property, only between 0.7 and 1.0 acre is available for development), we have '5 points of concern' as per below.**

**1. UPPER THAMES CONSERVATION AUTHORITY**

- a. Proposal does not take into account any adjustment to setbacks from the forthcoming 'Dingman Creek Floodplain Boundary Evaluation Report'.
- b. Proposal will create a significant impervious surface and ALL stormwater would run into Dingman Creek.
- c. Recent modifications to the creek-overpass (west) in the new (16 unit) subdivision was made to accommodate runoff and stormwater management capacity to accommodate that project. The creek-overpass would have been sized for one or two units on the proposed property, not 28. This proposal may create even more runoff and/or stress downstream.
- d. Property has a (approx.) 10 ft slope from North to South. Will this be backfilled to be level or slope? (causing additional runoff)
- e. Note that the pond is home to specific wildlife including but not limited to migratory birds, frogs etc.

**2. MATURE TREES**

- a. Current property contains 125+ mature trees...many of which the proposal indicates would be clear-cut.
- b. The property also currently has a 7m cedar hedge on the west property line which should be retained.
- c. Upper Thames and Forestry should be consulted, especially based on the proximity to the creek.

**3. NORTH AND WEST PRIVACY SETBACK**

- a. Existing properties have a right to privacy. Proposal does NOT show deck extensions. Any deck extensions will view directly into adjacent back yards and windows. Standard 6ft fence will be well under any sightline.
- b. Tree buffer to North and West must remain and units set back accordingly from the tree line.

**4. FUTURE MASTER PLAN WALKING PATHWAY**

- a. City plan suggests an extension of City walking paths in that area. Allowance for future requirements should be considered.

**5. ROAD SETBACK**

- a. Properties adjacent to this proposal have a setback (from road centre) Colonel Talbot Road of approx. 36M (including 2 houses built in the last 5 years)
- b. Snow-plows generally travel at 70 km/h and make a significant ice/snow/gravel throw onto properties causing a significant safety concern if units are too close.
- c. City Traffic Department is suggesting a turn taper (traffic speed limit is 70km/h in that area)
- d. This proposal indicates a minimum setback. Consideration should be made to consistency with adjoining properties.
- e. Any entrance drive should location must take the existing Clayton Walk Turn taper and entrance into consideration.

If you have any thoughts or additions, please don't hesitate to reach out.

Thanks,  
Ian

**3637 Colonel Talbot Road**