

Juan C. Rodriguez & Carmen De Leon

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November 22, 2011

Ms. Barb Debbert
City of London
300 Dufferin Avenue
London, ON N6A 4L9

Ref: Z-7953

Dear Ms. Debbert:

In regards to the application of amendment to Zoning By-law No Z.-1 from NSA1 to a NSA5 we would like to indicate our **Opposition** to such amendment.

We believe that the development of this property at 2140 Kains Road into a Neighbourhood Shopping Area will be detrimental to the neighbourhood causing unnecessary increase in vehicle traffic & noise.

We don't see the purpose to establishing a shopping area in this property. There is a convenience store and Gas station very nearby in the corner of Oxford St. West and Westdel Borne . There is also a large shopping plaza nearby at the corner of Oxford St. and Hyde park which includes Supermarkets , Drugstores, Gas Stations, Jewelry, Fast food, Barber, Banks, etc.

We believe that the commercial development (retail and/or office use) of this Property will make our house as well as our neighbor properties lose value due to the reduction of privacy and loss of the quiet residential neighbourhood image and feeling we have right now.

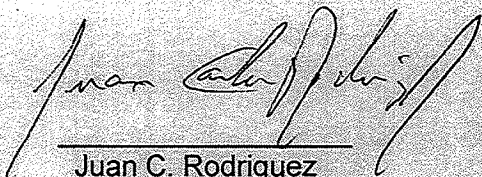
However we do not have any opposition for the development of any shopping or commercial development along Oxford St. West in between Kains Road and Westdel Borne since Oxford St. West is already a busy commercial street and is far enough from the main residential area of Riverbend that the traffic noise should not be an issue. I believe the applicant Sifton Properties Ltd. owns some of this land along Oxford St. West .

Also we do not have any opposition to the development of this property at 2140 Kains Road as a detached home residential area following the same type of housing which surrounds this lot.


We also hereby request to be kept informed of the adoption or refusal of this amendment to the Zoning By-Law.

Thank you for your attention to this written submission.

Sincerely



Juan C. Rodriguez
Property Owner



Carmen De Leon
Property Owner