

# Kilworth Rate Payers Association

May 27<sup>th</sup>, 2015

Middlesex Centre  
10227 Ilderton Rd.  
Ilderton, ON

Re: Don Black Investments Ltd/Tridon Group Ltd  
Application for Draft Plan of Subdivision (39T-MC1301) and Zoning By-Law Amendment  
Public Meeting: May 27<sup>th</sup>, 2015

The Kilworth Rate Payers Association is fundamentally concerned about the proposed application for draft of subdivision (39T-MC1301). The following outlines our concerns and respectfully asks Council to reconsider this application as it stands.

- The proposed plan indicated mid-rise apartment, Nursing or Retirement Home. What is the planning justification? The plan calls for increased density, yet we don't have the infrastructure or transportation system to support the magnitude of such density, specifically UR3. The circulation provided by Middlesex Centre does not provide a report or any explanation as to reasons supporting UR3, UR2, and UR1.
- Proposing more "village commercial". Once again we see Kilworth with no defined flow. Why not have commercial on the north side of Glendon in close proximity to the Community Centre thus making it more pedestrian and environmentally sensible. As it exists on the proposed plan and the master plan, Kilworth residents have to cross a County highway to get to the Wellness Centre.
- Many move to Kilworth to get out of the city, have larger lots and not feel crowded. Higher density housing will create a city image and take away from what Kilworth is today. Perhaps higher density north of Glendon, adjacent to Kilworth would be better suited since there no current residential development.
- There has been no phase planning outlined in the materials provided. We simply cannot accept a plan that does not give the community detailed information of what is projected in the future. Nothing was provided to indicate a thoughtful and cohesive order of planning.
- Street I – This Street clearly provides for "backlotting" onto Street B of the Edgewater-South Winds existing draft plan approved development. Many homes will have fenced yards that back onto a future wooded trail thus making it a security and safety issue for children using the trails to cut through to the Community Centre.

- There is no dedicated bicycle paths in the plan. Why did South Winds provide sidewalks and dedicated bicycle lanes? Please explain to us where there is sustainable and cohesive community development.
- The circulation does not specifically illustrate dedicated bicycle paths in the plan. Why did South Winds provide sidewalks and dedicated bicycle lanes? Please explain to us where there is sustainable and cohesive community development? It doesn't appear to have taken existing subdivisions into consideration. If it does, then the proponent or the Municipality did not provide a report in information indicating this. You cannot expect every person to attend the public meeting on May 27<sup>th</sup>. More planning information needs to be included in the circulation.
- Tridon had made promises to us about their existing development, Kilworth Heights. They did not honour what was presented. Trees were lost, roads were not where promised and the lots are not compatible with existing Kilworth and community. Let's not make the same mistake with this application.

Tridon is not connected to our community and this simply looks like a money grab. We are not opposed to a development however in our opinion, due diligence and proper planning has not been done. We respectfully ask that you have Don Black Investments Ltd and Tridon Group Ltd provide our community with a development that we can all be proud of.

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Respectfully Submitted,

Kilworth Rate Payers Association

Darren & Sheri Micallef	34 Baron Cres,
Alan Workman	29 Woodland Drive
Collen & Jonathan Pulitano	22 Kristen Court
Matt & Branka Young	52 Willard Cres
Lisa Tapp	30 Willard Cres
Dr. Sean Batte and Becky Haydon-Batte	36 Woodland Dr
Paul Pritiko	19 Crestview Dr
Maura and Joe Haughian	62 Birchcrest Dr
Dr. Rob & Mira Di Cecco	32 Baron Cres
Dave & Richelle Kent	37 Baron Cres
Donna Smith	73 Winona R
Kim van Logtenstein Sibley & Mason Sibley	32 Linnell Cres
Jay & Emily Chang	39 Baron Cres
Andrew Wyseman & Laura Ruiz-Wyseman	74 Rivers Edge Lane
Rob & Cheryl Hern	45 Baron Cres
Rick Lambert & Family	15 Crestview

Dean Vlasman	148 Stephen Moore Dr
Howard Johnston	112 Westbrook Dr
Brent Guest	36 Willard Cres
Kristen & Dave Lewis	27 Pioneer Dr
Shannon & Colin Scatcherd	26 Crestview Dr
Joe & Jodi White	18 Willard Cr
Gayle Wires	14 Birchcrest Dr
Brad & Nicole Garrow	28 Baron Cres
Sally Mathews	8 Crestview Dr
Jim & Elena Carmichael	68 Westbrook
Dean Vlasman	148 Stephen Moore Dr
Don & Jen Irwim-Morrow	73 Stephen Moore Dr
Thomas & Linda Regnier	40 Westbrook Cres
Frank & Jackie Pepe	38 Earls court Terrace
Bill Smith	36 Peregrine Ave
Jerry & Kathy Charland	77 Blackburn Cres
Heather and Wayne McParland	22 Springfield Way
Colleen Brennan	22 Willard Cres
Paul Mitchell & Janice Chedore	25 Pioneer Dr
Sue O'Neil	21 Woodland Dr
Marja van Dorst	26 Beechnut st
Jason & Terrie Elliott	20 Springfield Way
Gilles & Lauren Phillion	
Joesphine & Nelson Picano	9 Peregrine Ave
Krista & Michele Larouche	33 Baron Cres
Jennifer Lamoureux	131 Westbrook Dr
Rai Jin	38 Peregrine Ave
Frank & Marcia Bennetts	20 Daventerway
Ursula Goudsbloem	
Brian & Sheila Doan	23 Woodland
James Willems	24 Earls court Terrace
Andrea & Tom Edward	77 Stephen Moore
Barrie & Fran Wilcox	71 Elmhurst St
Shannon & Wayne Moxey	50 Westbrook Cres
Dayna & Marty Meadows	16 Crestview Dr
Lora & John Neal	124 Stephen Moore Dr
Bill Van Logtenstein	
Chantal Davies	60 Westbrook Cres
Brenda Nesbitt	63 Birchcrest Dr
Karen Davies & Robin Aulenbach	54 Winona Rd
John McDonald	37 Woodland
Bill & Jill Brown	132 Westbrook Dr
Pete & Jeanne Bauer	24 Wingreen Lane
Paul & Liz Squigna	27 Woodland Dr
Sherry & Jason Hostetler	16 Candlewood Lane
Jo-Anne & Dave Done	69 Kilworth Park Dr
Marc Trudell	42 Westbrook Cres
Olia Traczuk	
Rachelle & Henry Valkenburg	54 Beechnut St

Vincent & Cheri Anthony	63 Westbrook Cres
Cheryl Simpson & Robin Lambie	61 Westbrook Cres
Neil Courneya	54 Westbrook Cres
Marshall & Kristine Edge	76 Blackburn Cres
Pete & Kathleen Taylor	35 Westbrook Cres
Michelle & Adam Bain	
Joan McKinnel & Bruce Gaily	
Ross & Shanna Hurd	11 Woodland Dr
Chuck & Leta Guest	78 Birchcrest Dr
Sharla Moore	
Mark & Rhonda Kerr	58 Birchcrest Dr
Marv & Jody Rutledge	22 Birchcrest Dr
Susanne & Allan Turner	35 Winona Rd
Larry & Kate Davis	53 Kilworth Park Dr