

August 23, 2021

Delivered by Electronic Mail to: jturk@lambtonshores.ca

Committee of Adjustment
The Municipality of Lambton Shores
9575 Port Franks Road, R. R. #1
Thedford, Ontario
N0M 2N0

Attn: Ms. Jennifer Turk
Deputy Secretary, Committee of Adjustment

And to:

Delivered by Electronic Mail to:

Lambton Shores Council
Municipality of Lambton Shores
7883 Amtelecom Parkway
Forest, Ontario
N0N 1J0

Attn: Clerks Department

File Number: A19-2021
Applicant: Top Shelf Properties Inc. c/o John Knifton
Property: 62 Main Street West, Grand Bend, N0M 1T0

We are property owners from Shady Lane representing collectively over 110 years of residency on the street and are writing to express our concerns in response to the application requesting various minor variances relating to the proposed development at 62 Main Street West, Grand Bend, Ontario.

The proposed development is expected to add more people, cars, activity and noise to this area of the downtown of Grand Bend to promote the resort “feel” and “attract new businesses and residents of all ages to the Community”. While we support development and improvement of the community, we feel that the submissions for this variance, the project and the Planners Report, do not fully consider the effect on the immediate residents of Shady Lane.

We ask that the Committee consider our concerns and request that the Developer and the Council indicate how they propose to deal with our concerns in a practical manner. We also make suggestions as to how to alleviate the additional stress on Shady Lane from this development.

Our concerns are as follows -

Variance from Height Restriction Section 3.16 of Zoning By-law

The Application requests unrestricted roof height by relief from section 3.16 after the initial approval of this application. Should the Committee approve the minor variance request, we feel that any future height changes to this structure should require approval from the Committee of Adjustment. Residents should be able to have an opportunity to respond to future changes in their immediate neighbourhood. The requirement of application and presentation at the Committee of Adjustment will also ensure changes will again be considered in accordance with the Official Plan.

Variance from Width Restriction Section 3.20.2 of Zoning By-law

The Application requests to reduce the required planting strip from a required 3.0m to a strip of 0.6m. We understand the planting strip is intended to create a buffer from the commercial property to the residential area.

The difference of 2.4m is a considerable reduction from the zoning requirement. Given the size of this development, including the variance for height, the rear balconies, and the expected levels of traffic and activity, the residents of Shady Lane should be afforded a wider buffer. We deserve every opportunity to enjoy our properties as any other property owner in Grand Bend.

Ingress and Egress of Traffic on Shady Lane

All traffic associated with the development, namely from 33 parking spaces associated with 22 residential units will flow onto Shady Lane. This additional traffic and activity will add to a challenging traffic situation.

- Shady Lane is a narrow lane residential street – there are challenges handling the current traffic volumes from residential, rental properties and a current parking lot at the south side of 48 Main Street West.
- The entrance to Shady Lane is from Lakeside Circle on Main Street. At times is difficult to make to turn right or left from Lakeside Circle to Main Street West and equally difficult to turn left onto Lakeside Circle
- There are visibility issues in making a turn from Lakeside Circle to Main Street from the Gibbs Park pillars and the decoration and vegetation from both mini golf courses

Specific Effects to Neighbouring Property – 9 Shady Lane

The development at 62 Main Street West is designed for ingress and egress to the property on the southwest corner. This is opposite the entrance for 9 Shady Lane and the windows on the first floor of this dwelling. Headlights from cars exiting the development will shine in this dwelling and interrupt the privacy and enjoyment for these homeowners.

Commercial Garbage Pick Up & Commercial Deliveries

The proposed development will have commercial establishments on the ground level which will require garbage removal. We presume this will happen by commercial bins twice weekly at the rear of the property. This will block access to Shady Lane in entirety during pick up.

We expect that the commercial deliveries will occur at the rear of the building and will also block access to Shady Lane in its entirety.

It is logical that both pickups and deliveries will occur throughout the day including times when the Shady Lane residents will be leaving their properties for work.

Residential Garbage Pick Up

There are ongoing issues with the Bluewater Recycling Association (BRA) garbage and recycling truck accessing Shady Lane resulting in an incapability and/or delay in picking up the residential garbage. We expect that additional traffic will cause further issues with this process.

Emergency Vehicle Access

The existing congestion on the Main Street and the narrow lane of Shady Lane has always caused concern for the residents for emergency access. We know this development will add to the street congestion and we are apprehensive that emergency services will be able to reach us if required. How will this concern be addressed?

Solutions

We make the following suggestions to alleviate the stress on Shady Lane -

- The Developer could alter their plans to include ingress and egress to their property to Main Street West. There are other developments on Main Street that access their property in this manner. This change eliminates nearly all of our concerns.
- Egress of traffic from the development be directed through a shared exit with the O.P.P. station. Historically, 62 Main Street West did exit through the east side of the property and not onto Shady Lane. To accommodate this exit, the developer will need to eliminate the two parking spaces allotted at the south east corner of the property. The O.P.P detachment remains closed for many months of the year.

We feel that splitting the ingress and egress to the development property will reduce the traffic on Shady Lane, eliminate some of the privacy considerations for the property owners at 9 Shady Lane, and limit some of the issues with traffic at the corner of Main Street.

- The Municipality may consider increasing the width of Shady Lane near Lakeside Circle to permit another lane of traffic to assist with some of the congestion.
- The Municipality may consider eliminating the parking lot at the rear of 48 Main Street West (Jurassic Par) to alleviate congestion near the point of ingress and egress of the development.

We thank the Committee, the Developer and Council for taking our concerns and suggestions into consideration. We look forward to hearing your practical solutions to our concerns.

Yours truly,

Stephanie Allen
12 Shady Lane

Dan & Kelly Kadlecik
9 Shady Lane

Steve & Carol Brunelle
26 Shady Lane