

File 41T-2011-01, Z-2022-141

Public Consultation Meeting Feb.18/25 6:30 PM

Anne Howatt

[REDACTED]

This letter and its concerns are meant to be part of the public record regarding the proposed amendment to the existing draft approved plan of subdivision, specifically to Phase 11 (proposed elementary school), the extension of Waterloo Street to the north (to open at concession 10), and how this affects the homeowners in Phase 8, who are outliers as they are the only freehold homes on this piece of Waterloo Street.

Having an elementary school in the subdivision is a benefit. For children to go to school close to home rather than bused further away, is what neighbourhood childhood memories are made of. I support this new elementary school build in principle.

My concerns are regarding traffic flow, speed, safety, and snow removal.

I first viewed my home as the model in January of 2024. At the time, the sidewalks were not cleared. I took occupancy in May 2024. In November 2024 an mpac representative visited my home to gather assessment data and I received a Roll # later that month. As of today, 100% of these homes are sold and occupied. These homes have a mix of ownership with young families, retirees, and some owners in their 80's and 90's.

To date, we are not receiving satisfactory snow removal on our road and zero sidewalk snow removal. The road is now shrunken to a single lane due to inadequate snow removal. It is dangerous leaving our driveways as the road is now so thin and construction vehicles are coming in and out of Phase 12 at both ends into an ongoing condominium townhome project. I have seen 2 cars this winter get stuck in a drift which should be our 2nd lane across from what you have marked as Phase 10. I believe the town has machinery to carve those back so we could again have 2 lanes? Our neighbours have informally banded together to snow blow the sidewalks for all of us, to try and keep people safe. It appears the town stops any sidewalk clearing on our side of Waterloo at the Canada Post Super Mailboxes across from phase 5.

If this is to be a thoroughfare to the school and likely a shortcut from concession 10 past us and into town, these concerns must be addressed:

- lack of/ inadequate snow removal on both road and sidewalk.
- Will there be speed bumps?
- What is the plan for kids crossing Waterloo to the east side that has a sidewalk currently?
- School zone signs and speed limits.
- Will there be a crosswalk?
- Will there be monitored pickup and drop-off zones for parents and children?
- Will there be adequate parking for staff and visitors to the school?
- Would a sidewalk be added to the other side of the street or a crosswalk?
- Can public works please update their snow removal map to include us, both roadways and sidewalks included?

Perhaps the confusion is partially due to the town thinking we are condos, which we are not.

Mpac refers to us as residential taxable so I ask respectfully, that we start to receive those benefits.

Thank you,



Anne Howatt

