

Budd,Jason

From: Sylvia Healey [REDACTED]
Sent: Friday, March 02, 2012 11:34 AM
To: Budd,Jason
Cc: crca@cataraquiregion.on.ca; Scott,Jeff
Subject: Zoning By-Law ammendment 2611 Isle of Mann Road

RE: Zoning By-Law Amendment D09-064-2012, D14-235-2012, D12-067-2012

Dear Mr. Judd,

I am writing to express my concerns about rezoning of 2611 Isle of Mann Road, the majority of which fronts onto Gibraltar Bay. These are protected waters that form part of the Cataraqui/Rideau System, but most importantly are part of a marsh that is critical to pollution treatment and nutrient cycling of Colonel By lake. It is also a vital Fish and Bird habitat.

You may already be aware that wetlands cleanse water by filtering out natural and many manmade pollutants, which are then broken down or immobilized. In wetlands, organic materials are also broken down and recycled back into the environment, where they support the food chain. Wetlands are also one of the most productive habitats for feeding, nesting, spawning, resting and cover for fish and wildlife, including many rare and endangered species.

This particular wetland is home to a healthy diversity of fish, birds and amphibians and I have documented the presence of Wood Ducks, Bald Eagles, Red-tailed hawk, and ospreys (with an osprey nest right on the property). Birds that stop to feed for about a month on their way north or south are Mergansers, Swans, Rails and Comorants, among others. Many duck species use the quiet shelter of Gibraltar Point as a summer nursery. The marsh is also home to snapping turtles and painted turtles as well as a variety of frogs and fish. These are just a sprinkling of the incredible habitat whose balance is already incredibly challenged with the intensity of residential development at Rideau Acres Trailer Park. To create another high-intensity residential area could tip the balance of the health of the waterway.

Two years ago at the "Source Water Protection" meetings held for the public, residents on Colonel By lake expressed concerns about the impact of sewage output into the lake (Colonel By) from hundreds of trailers at Rideau Acres. Their concerns seemed justified since over the last couple years we've seen the blue-green algal bloom start offshore from the trailer park and spread across the lake. I think the marsh is critical to counteracting the pollution and cleaning up the water but it seems to have reached it's tolerance level and we have already seen a couple species of frogs disappear. (They are like the canary in the coal mine).

Protecting this marsh provides cleaner water and benefits all residents including those who live further downstream all the way to the St. Lawrence River.

This zone is already marked as "Environmentally Protected" so I'm surprised that the city even entertains applications for development in this area. I have copied the conservation authority in the hopes that they will support the continued protection of this area for the benefit of all Kingstonians.

Thank you for your consideration of this matter.

Sincerely,

Sylvia Healey

Budd,Jason

From: Sylvia Healey [REDACTED]
Sent: Wednesday, April 11, 2012 8:27 PM
To: Scott,Jeff; Budd,Jason
Subject: Planned zoning by-law amendment and plan for subdivision on Isle of Mann Road

RE: Zoning By-Law Amendment D09-064-2012, D14-235-2012, D12-067-2012

Hello Jeff and Jason,

I'm sorry I will not be able to make it to the meeting about this by-law amendment and would appreciate if you would bring up these concerns on my behalf:

I'd like to express my concerns about the rezoning of 2611 Isle of Mann Road to create a 31 lot subdivision. I have written previously about my concerns for the "Environmental Protection Area" that is part of that site, but I would like to have on record my concerns about the risk to our drinking water wells, created by the additional demands of multiple more units on the single aquifer.

In addition, even if the volume of water was sufficient, the area under consideration appears to be a limestone shelf and major construction (as 31 units would entail) could in itself cause cracking and affect the water flow in the aquifer.

Can we request that an engineering assessment be done, to ensure that our water supply will not be endangered, before any consideration is given to this application? Could this report also be available to local residents?

I hope there a specific department in the municipal offices that is responsible for the prevention of adverse risks to residents involved with zoning amendments?

In my opinion, this particular amendment is of high risk in terms of potential liability to the city as well as endangering an environmentally protected area.

Thanks you for the opportunity to provide input.

Sincerely,

Sylvia Healey

Friday, April 13, 2012

David Payne and Gail Gibson

█████ Isle of Man rd,

Kingston Ont. K7L-4V3
████████████████████

RECEIVED

APR 13 2012

PLANNING & DEVELOPMENT
DEPARTMENT
CITY OF KINGSTON

att:, Jason Budd - Planning Department, City of Kingston

In reference to Notice of a Public Meeting, Purpose and effect of the application; To develop a 31 estate residential lot subdivision. The site is located on the west side of hwy #15, bounded by Gibraltar Bay, Dane Rd., and Isle of Man rd.

Hi Jason, We have had several conversations by phone but haven't yet had a chance to discuss the issues I have concerning the proposed subdivision in person due to scheduling conflicts. I have arranged to deliver my letter to the planning offices

1 - The Environmental Protection Area , just where are these areas located on this parcel of land? I have inquired twice now , but am still trying to get information that shows the actual EPA on this site.(I know it was a concern a few years ago, when the "large venue Garden Centre was proposed for this same parcel of land) Also, handling this project, is the same group of consultants that was involved in the garden centre , the IBI group.

2 - If, the EPA is a concern in approving the subdivision, How is this corrected? I don't imagine it just goes away? What happens to it?

3 - Has there been a review or a study about the wildlife in this area? Is the City (or the Applicant) obligated to provide this? Does this impact , at all on the plans for a subdivision?

4 - If the proposed subdivision goes ahead, what, if anything will happen to the animals who are presently living there? There are deer, coyotes, many species of birds , geese , ducks, red winged blackbirds etc. have nested there year after year. There is a large population of turtles on this land . A number of them cross Isle of Man rd. every year, to lay their eggs , I imagine, (It takes them a whole day to cross and go all the way to the back of our property, then the next day we see them coming back down the hill to cross over again). The 2 geese that always separate from the rest to mate and show off their young ones by walking right up the middle of Isle of Man proud as can be. What will happen to them? Is this a concern at all?

Does the developer plan on rebuilding Isle of Man rd? It is barely wide enough to accomadate cars coming and going at the same time.? There is a load restriction of 5 tons on Isle of Man rd. how much does a dump truck full of gravel weigh, how may trips will they take before the development is completed.? Besides local traffic, there are 4 school buses currently picking up and dropping off students on school days, that's 4 trips each bus each week day. A safety issue?

I am concerned about the huge increase in traffic this project will bring. The plan shows the main road into the subdivision is almost exactly opposite our driveway, on isle of man rd.

I am concerned about the blasting which I fear will be necessary to develop the land because the whole area is limestone. How will this impact on the water table and the wells of residences already living here?

Will the proposed subdivision make a difference in the value of property owners nearby?

Last, I am concerned how much the noise and dust from construction vehicles and overall noise of constructing 31 houses will impact on my own lifestyle. There are health issues to consider also.

Thank You Gail Gibson/David Payne

Gail Gibson *D. Payne*

To Jason Budd, Planning Department

From Gail Gibson

█ Isle of Man Rd.
█

Additional questions, concerning proposed subdivision at 2611 Isle of Man rd.

I am informed the Bobolink, an endangered specie of bird has been occupying the above property. Boblinks migrate from Argentina and build their nests on the ground in April and May and are there with the young birds usually till August. And the solution is to ignore them and they will move on to other places? How convenient for the developer, just sweep the problem under the rug, or in this case toss any existing nests into the dumpster?

Road widening... How wide will the road be when work is completed?

Will this work in any way, affect the properties along the other side of Isle of man rd?

Will it result in existing culverts being relocated or eliminated? The culvert in front of my property is necessary for water runoff. Large amounts of water have, at times, formed a river, running the whole length of our property from the hill at the back to the culvert. When it is raining a lot we would be flooded if the culvert wasn't there to accomodate water flow. Will it be necessary to interfere with the trees and landscaping that is presently in place. How long will it take to complete the road widening and resurfacing? Will there be any interruption of Electrical or otherwise services to existing properties? How will the proposed subdivision effect existing properties? example.. property taxes. property values, etc. Will the proposed subdivision impact financially to existing homeowners?

This proposed subdivision, if allowed to proceed, will detract from the quiet peaceful lifestyle we have enjoyed since purchasing our property. The reason we moved here was the country setting with a short drive to retail conveniences. In short, our retirement home is no longer that. Now we will have to sell our property and all the landscaping and improvements on our house will be for nothing. Compensation is not an option i'm sure, so thanks #0862506 B.C. Ltd. for destroying my peaceful life.

Gail Gibson & David Payne