Clogg’s Road Area Secondary Plan

Open House & Information Session
Tuesday, May 29, 2018 – 4:00 to 6:30 p.m.
INVISTA Centre, Meeting Room A
Attendance: approximately 12-15 people

Summary of Comments

Environment & Green Space
- I am very concerned that the Environmental Protection Area (EPA) is protected.
- Show the EPA and lands adjacent to the Provincially Significant Wetland (PSW) on the maps.
- Include more treed areas integrated with the proposed business park and commercial uses.
- Larger treed buffer between homes and proposed employment area.
- The northeast corner (north of the green ridge) is a concern for the EPA – run off, etc.
- I am concerned that future industrial owners will dump stuff into the ground which contaminates the EPA and surrounding properties.
- Keep Clogg’s Road green/open – no commercial development.

Ownership & Property Values
- I am concerned about the noise and mess of the construction of the proposed development.
- What will be the impact on property values?
- The City should evaluate impacts to property value and be open to compensation if potential loss.
- Would the City ever sell us (residents on Clogg’s Road) the land?
- Is there a possibility that the homes on Clogg’s Road would be purchased by the City?
Land Use
- Look at apartment building potential at Creekford and Gardiners – southwest corner [of study area].
- Can we limit the type of complementary commercial? No more fast food restaurants; no more strip malls or plazas; no Tim Hortons or other high traffic commercial uses.
- No large scale commercial (e.g. Walmart).
- Being close to quarry – need to change zoning before development.

Traffic
- You need a traffic study to look at traffic volume.
- New/more commercial on Midland Avenue will add to traffic volume.
- Bayridge Drive south of Cataraqui Woods Drive needs work – in poor condition and there is a hidden curve before Princess Street. Intersection of Bayridge Drive and Cedarwood Drive is a problem. The fact that Bayridge Drive goes down to one lane before Princess Street is also a problem, as it causes traffic to back up. You can’t add new development near Clogg’s Road without addressing traffic concerns elsewhere in the area.
- New link/road to Highway 401
- Future traffic flow and even current flow is a concern – Creekford Road needs to be widened.
- Keep Clogg’s Road private; no road access from Creekford Road or Highway 38 to Clogg’s Road.
- All road access to businesses should be from Highway 38 or Creekford Road.

Servicing
- What will be the impacts to stormwater in the area?
- There is an old right-of-way [to the east of 2929 Clogg’s Road] with a cedar fence on either side; part of the drainage for area.
- Residents don’t want [municipal] water.
- How will you address potential impacts of industrial use on well water quality?
- What are the options for servicing private property? Is there the potential for improvements to current services – sewer, water, etcetera?

Pedestrians
- Create a linear trail for people to walk on for their lunch break.
- We want to see a business park that gives pedestrians the priority – a place to walk.
**Site Plan/Design Issues**

- Coordinate signage of businesses; no big signs.
- Have consistent lighting throughout the business park.
- There should be a physical barrier between the green buffer and new businesses to separate them from the residences. It would keep noise levels down and prevent access to the private properties.

**Other Comments**

- I am concerned about security issues for my home/property with the development of a business park.
- Close the loop with respect to projects for the public (report back on what happens with decisions).
- Bring Official Plan Schedule 3A to the next meeting to show policy context.