

January 7, 2021

Jon and Karen Cobb
467 MacPherson Drive
Corbeil, ON

Mr. Greg Kirton,
Manager of Planning and Economic Development
Municipality of East Ferris
390 Highway 94, Corbeil, ON

Dear Mr. Kirton, East Ferris Mayor and Council Members, Planning Advisory Council Members,

RE: APPLICATION FOR REZONING 382 MacPHERSON DRIVE

My husband and I have enjoyed our residence on MacPherson Drive since 2005. We purchased our home at 467 MacPherson Drive to enjoy our lives in the tranquility and beauty of the area with access to community and recreational resources. At no time during the past fifteen years, did I ever envision a time when our rural residential neighborhood would be threatened by industrial development no matter how limited. With this in mind, I am hereby submitting my very **strong objection** to the application for rezoning of property 382 on MacPherson Drive.

During last month's planning advisory meeting I have heard, respect and support all the objections submitted to you by other residents of MacPherson Drive including:

1. The lack of appropriate set back of the building in question from MacPherson Drive
2. Proximity to the immediate neighbour
3. Narrowness of the road shoulders and lack of road shoulder in the winter when snowbanks are large
4. Curvature of the road leading to and immediately after the site in question
5. Proximity to driveway entrances to private properties immediately across the road
6. Lack of detail regarding potential future development plans by Paige Engineering (PEL)
7. Increased transport and truck vehicles required for PEL which have no room to turn around at or beyond the property in question which is already too close to the road
8. Environmental impact on land and wildlife given the proximity to ponds on both sides of the road
9. Danger to pedestrian traffic

Regarding #9, whether individually or with others, I walk MacPherson Drive each week and sometimes daily as do many others in the neighborhood. Over the past few years, I have observed a significant increase in the amount and speed of vehicular traffic on MacPherson Drive. Council cannot deny that in the past few years a significant number of new homes have been constructed along this road while many more have been applied for or are being proposed, and all of which contribute to increased traffic now and in the future. When a vehicle passes, I have to step **OFF** the road to allow cars, construction and delivery trucks to pass, especially when two vehicles are passing each other in opposite directions. While driving home last winter, I slid off MacPherson into a "ditch" due to icy conditions. Thankfully, I was not injured nor was any nearby pedestrian. As you consider these points and your recommendations to council, I ask:

1. When was the last time a traffic study was conducted regarding the amount of traffic currently using MacPherson Drive?
2. Have you accounted for the number of additional homes that have been built or are being proposed when reviewing the amount of traffic using MacPherson Drive?
3. Are you as Planning Advisory Members or counsellors aware of the current amount of pedestrian traffic on MacPherson Drive? For your information, both pedestrian and vehicular traffic is constant throughout the day and evening.

Regarding #7, as stated by Mr. Paige, transport trucks affiliated with Paige Engineering will have to go to the end of MacPherson Drive to turn around. That means they would be turning around in a very busy park, boat launch and canoe access route. Many vehicles park in this area in order to access the above resources. Turn around room for a transport truck would be limited at the very best and would hold up boat launch and other traffic.

In closing, **I strongly object** to the rezoning of 382 MacPherson Drive from “**RESIDENTIAL**” to any degree of (Light, Medium or Heavy) “**INDUSTRIAL**”. The Municipality of East Ferris, it’s elected Officials and the Planning Advisory Committee needs to encourage economic growth in existing commercial/industrial areas or at the very least. A residential area with proximity to existing residents is not acceptable.

MacPherson Drive, with its’ surrounding natural and environmental resources needs to be left to those who want to live and/or access these natural resources safely and respectfully.

I request time to speak at the next Planning Advisory Meeting on January 20th and if necessary at the East Ferris Council Meeting on January 26th.

Sincerely,

Karen Cobb

cc. Jon Cobb