

Report Number PDS 24 040

Title: RECONSIDERATION Zoning by-law amendment for 178 Marsh St. Clarksburg

April 10, 2024

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Dear Sir/Madam:

TOWN OF THE BLUE MOUNTAINS
PER: _____

I am writing to both Council and the Planning Department to request a reconsideration for the proposed development of 178 Marsh St. in Clarksburg.

I have been at the re-zoning meeting of March 19 and virtually for April 2. I DO realize the need for housing in our area but the concern with the rezoned set -backs and variances is the density of putting so many units in a village that has no water and sewer. The original 2 story building would accommodate 6 apartments which would allow for less water usage from the well and fewer parking spaces needed, allowing more parking for visitors and for customers to the commercial units.

I would ask that through the Site Plan Control Process done by staff

1. An environmental study be done on the effects on water/wells with the addition of 12 units in the village of Clarksburg:

a. if there is enough well water for these units year round. What if the well runs dry?

b. what effects this kind of draw will have on other commercial and residential wells in the town

c. is the water drinkable and who will be responsible for the safe testing.

2. Parking has always been an issue in Clarksburg. With this property having the minimum amount of parking where will the visitors, the storekeepers their employees, and the customers that are going to these commercial units park? Also the need to maximize parking for accessibility parking spaces.

3. Speeding and a blind corner at Marsh and Clark Streets be addresssed. The Clarksburg village Association has been trying to change the speed limit through town for decades to no avail. The addition of 24 cars at this corner will only add to the

problem.

In closing I think we are at a crossroads here where we decide to change the character of a small town Ontario Town that has so much potential. A two story building with a green space and adequate parking lot would sufficiently help out the need for apartments, add to the commercial spaces available to grow our town and with a bit of imagination add a bit of charm to the facade to allow it to blend in with small town Clarksburg.

I felt it important to get these comments on record so Clarksburg can keep its Small Town Ontario Charm and still grow responsibly.

Sincerely,


Keri Lockhart

