

Subject: Objection to Proposed Commercial Development : 2081447 Ontario Inc., 10489 Islington Ave. FileDA.17.071

To Whom It May Concern,

I am writing as the owner/resident of [REDACTED] Kellam St. Kleinburg Village, to formally state my **strong opposition** to the proposed commercial development located at 10489 Islington Ave (known as Ambiance and Local Cafe), which **directly abuts my residential property**.

This proposal presents multiple **deficiencies** in meeting existing **zoning bylaws and development standards**, which will have a **significant negative impact** on the livability, safety, and enjoyment of my home. Also impacting the members of this family's emotional and mental well being. The key concerns are as follows:

1. **Excessive Height:** The proposed height exceeds what is appropriate or permissible for a development adjacent to a residential property, resulting in privacy loss and visual intrusion.
2. **Insufficient Parking:** The proposed number of parking spaces does not meet bylaw requirements, which may lead to **overflow parking** on nearby residential streets, including mine.
3. **Inadequate Setbacks:** The lack of appropriate setbacks fails to provide a proper buffer between commercial and residential land uses, intensifying the impact of noise, light, and congestion.
4. **Noise Pollution:** The nature and intensity of commercial activity will introduce **unacceptable levels of noise**, especially during early morning or late evening hours.
5. **Garbage Bin Placement:** The planned location of waste disposal areas is **too close to residential boundaries**, leading to potential odor issues, vermin, and unsightly conditions.
6. **Transformer Location:** Placement of electrical infrastructure near residential homes raises concerns about safety, noise, and property value.
7. **Light/ Sound /Vehicle emission Pollution from Parking Lot:** The current design directs **bright lighting and vehicle noise** toward adjacent homes, disrupting nighttime peace and violating light pollution standards. Vehicle emissions directly infiltrate into bedroom/ dining windows.
8. **Loitering & Safety Concerns:** The development could invite **increased loitering or trespassing**, raising security concerns for nearby residents.

This project, in its current form, is **incompatible** with the surrounding residential context and violates the intent of land use bylaws designed to **protect adjacent homeowners**. A commercial property of the current magnitude if approved will set precedence to future developers leaving

the village strained and depleted of its charm. I respectfully request that the project be **revised or denied** until these deficiencies are properly addressed.

Please confirm that this objection has been received and included in the official record. I am prepared to attend any public hearings or consultations to voice these concerns further.

Sincerely,

Maria Pizzitola

■ Kellam St.

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