

**From:** [Richard Feijo](#)  
**To:** [DCS Planning General Email](#)  
**Subject:** Fwd: File # ZNPL2023275 Roll #3310336050628680000  
**Date:** Friday, September 29, 2023 10:38:39 AM

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Good morning,  
I see that Mohammad is currently off, could you please forward to council on my behalf.  
Thank You  
Rick

Begin forwarded message:

**From:** Richard Feijo [REDACTED]  
**Subject:** File # ZNPL2023275 Roll #3310336050628680000  
**Date:** September 29, 2023 at 10:35:48 AM EDT  
**To:** [mohammad.alam@norfolkcounty.ca](mailto:mohammad.alam@norfolkcounty.ca)  
**Cc:** Kim Huffman <[Kim.Huffman@norfolkcounty.ca](mailto:Kim.Huffman@norfolkcounty.ca)>

Good afternoon Mohammed could you please forward this to council on my behalf.  
Thank You.

Regarding the requested zoning change from commercial to residential/commercial - listed as File # ZNPL2023275 Roll #3310336050628680000.

Location: Block 61, Registered plan 37M57, Urban area of Waterford, Norfolk County  
750 Old Highway 24

Applicant: Verlinda Homes Thomas O'Hara 26 Main Street South Waterford, ON N0E 1Y0  
Agent: G. Douglas VALLEE Limited Scott Puillandre 2 Talbot Street North Simcoe, ON N3Y 3W4

I would like to yet again express my opinion and disapproval for the above noted proposed land development. This development was proposed in 2021/2022 and was terminated by council as numerous complaints were received from the residents of the Yin Subdivision. The concerns were upheld by the Norfolk Mayor and Council. My concerns for the proposed development are the following:

1. Weight of the proposed building & construction issues (ie movement/disruption of soils/rock subsurfaces) that could result in cracked foundation issues for Yins subdivision residence owners. Also heavy construction machinery (drilling pounding equipment) that could cause foundation problems.
2. Pollution: Residential, commercial & industrial buildings account for 17% of Canada's greenhouse gas (GHG), emissions, when the emissions associated with electricity used in buildings are included. Burning fossil fuels for space heating accounts for the largest share of these emissions. Canadians spend 90% of their time indoors, making an ever-present & essential part of modern living. In 2015 Canada's building sector, including buildings with electricity-related emissions emitted nearly 111 Mt CO<sub>2</sub>E<sub>2</sub>, accounting for 17% of the country's total greenhouse gas emissions. These statistics were obtained from the Senate of Canada. My concern is the CO<sub>2</sub>

emissions from a high rise apartment building would plague air quality for the owners at Eden Hills Condominium Development the Yins subdivision residents. The proposed fast food restaurant will create pollution and foul odours for the residents of the Yins Subdivision to inhale.

3. **Height:** The buildings in this area are at most 2 stories in height. The proposed development is not mentioned in height but I am assuming an apartment building could exceed 4 stories. It is not in keeping with the surrounding subdivision and will be a disfigurement instead of an inviting entrance to the Yin Subdivision. The proposed apartment building and fast food restaurant will block the view of the entrance to the view of the beautiful Yins Subdivision.

4. **Traffic:** The proposed fast food restaurant along with an apartment building would create traffic chaos especially if this fast food restaurant includes a drive-thru. The corner of Lam Boulevard and Highway #24 is the bus stop location for local youths and with the proposed development could create further traffic hazards for them boarding the bus.

Furthermore, I was advised that Verlinda Homes are in the business of low-income housing/building developments. I strongly disagree with this apartment building being a low-income housing project. This type of development is demoralizing to the Yins Subdivision owners and would decrease property values. This low-income housing project would also create further issues, such as increased population and crime trends. There are areas of Norfolk County where low-income housing may be acceptable, but right outside of the Yin subdivision could not be more inappropriate - there is hardly any transportation to get around to other areas of the county, no jobs here for them to go to, limited recreation, so what will they do and where will they go?

Ward 7 Councillor Kim HUFFMAN utilized the disapproval of the 2021/2022 low-income townhome proposal on the southside of Lam Boulevard as one of her campaign promises. Council ultimately denied the proposal recommending that the parcel of land remain for its initial proposed commercial development.

The land that is slated for commercial development should remain that way as Waterford currently does not have enough business development to supplement its growing residential needs. This was addressed by former Mayor CHOPP in the May 3rd, 2022 Norfolk County proposed land development meeting. Former Mayor CHOPP indicated that Norfolk County has failed in long term issues such as the current water development & downtown Simcoe business issues. Former Mayor CHOPP advised that she did not want to see long term issues for Waterford with regards to a lack of business development for its fast paced growing residential needs. It was also noted during this meeting that given past decisions, Norfolk County often fails to take into account the long term, 25 year goal and that implementing these fast housing developments will be detrimental in the future. This is evident in the Simcoe downtown core which is failing and is unsafe for the productive citizens of Norfolk County to go alone. Quick and easy money making solutions are not the answer for the long term success of the County we know and love.

This County has had minimal business developments since 2010 and could utilize

further business growth to substantiate the increased population. Further, Norfolk County has had very minimal industry growth that should be increased to support employment for its residents along with alleviating the property tax burdens to its local residents. Instead of focusing on mass increased housing, Council should consider focusing efforts on business/industry to support its existing local residents with local employment and business.

I heard rumours of the TD bank moving from downtown Waterford to the proposed business development land site. This would blend in with the already existing Carodoc Townsend Mutual Insurance Company located to the north of the proposed business land. Simple proposed business development solutions, such as a bank or a doctors office make much more sense than an expensive high rise condominium unit that would inundate Waterford with more residents & less business opportunity.

**"As such, I strongly recommend that the application for zoning change from 'Service Commercial (CS)' with a Holding (H) to Urban Residential Type 4 (R4) be denied (ie; not approved)"**

Thank You,  
Rick FEIJO  
Angele GEDRIMAS

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [Mohammad Alam](#)  
**To:** "Nancy [REDACTED]" [Fabian Serra](#)  
**Subject:** RE: Waterford Restaurant Opportunities  
**Date:** Friday, November 10, 2023 8:54:14 AM

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Good morning Ms [REDACTED]

Thank you for your email and the comments on 750 Old Highway 24 application. I am forwarding this email to the Planner – Fabian Serra and your letter will be included in the Staff report.

Sincerely,  
Mohammad

**Mohammad Alam, MPL, MUD, RPP, MCIP**  
Supervisor, Development Planning  
Planning  
Community Development Division  
185 Robinson Street, Simcoe, Ontario, Canada, N3Y 5L6  
519-426-5870 x. 8060 | 226-NORFOLK



Providing valued public services that are responsive to our community's needs

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**From:** Nancy [REDACTED]  
**Sent:** Thursday, November 9, 2023 8:04 PM  
**To:** Mohammad Alam <Mohammad.Alam@norfolkcounty.ca>  
**Subject:** Waterford Restaurant Opportunities

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| Good Evening Sir

My name is Nance [REDACTED] and I'm writing with respect to the fast food restaurant issue that has come up for the south end of Waterford. To give you a brief background on myself, I have been a resident of Waterford all 58 years of my life. I started a group three years ago called Waterford Today. It's basically become the social media heart beat of our town. Recently our Mayor and Waterford Counsellor made a very bold statement stating Waterford residents did not want a fast food restaurant in Waterford. I believe the article was reported by the Simcoe Reformer on October 5, 2023. Counsellor Huffman was quoted saying " An additional fast-food restaurant wouldn't be welcomed by Waterford's existing family-run businesses and will result in unending complaints from residents". Sir that statement does not

Speak on behalf of Waterford residents.

As I've noted I administrate a FB Waterford Today group and we currently have 6700 members. I posed the question to the Group two days ago asking what the town's thoughts were. They want different options other than the 4 pizza establishments we have in town.

The lot south of town would be a perfect spot for whatever Food Chain were to entertain the idea.

It's my understanding there is land north of town as well the developer has plans for but we are limited on the south end.

Whether it be McDonald's, Pita Pit, Swiss Chalet which were a few suggestions from residents it doesn't matter.

Please know the Mayor and Counsellor Huffman did not speak on behalf of Waterford residents during that interview.

Respectfully I ask you take this information into account when you and Counsel forge ahead with your decisions.

Kind Regards

Nance 

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