

April 26, 2022

Deborah Rayner  
[REDACTED]

Alan Gardiner  
[REDACTED]

Via email (planning@norfolkcounty.ca)

Norfolk County  
185 Robinson Street  
Suite 200  
Simcoe, ON N3Y 5L6

Attention: Jennifer Catarino, MCIP, RPP, Senior Planner

Dear Ms Catarino:

**RE: Proposed Official Plan Amendments and Zoning Amendments  
161 Wellington Avenue, Delhi, Ontario  
Part Lot 18, Block 37, Plan 189, Urban Area of Delhi, Norfolk County**

Please accept this letter as a formal written submission expressing our opposition regarding the application *"to allow a newly constructed building or residential character with no commercial development on the ground floor and rezone the subject lands with a special provision to permit a three (3) storey, eighteen (18) unit apartment building with no retail, office or service uses."*

I, Deborah Rayner, have resided on Wellington Ave for over 25 years and I, Alan Gardiner, have resided on Wellington Avenue for over 45 years. In that time, we have watched, what we believe to be an inadequate sewer/drainage system, located directly in front of 158 Wellington Avenue, deteriorate, erode, and flood our street. It is clear, and visible, that the current drainage system is having a negative impact on our street.

Norfolk County is aware of the drainage /erosion issues on our street as they have attended, on numerous occasions to "fix" the problem; however, their solution has always been a quick, superficial, temporary solution to the problem which has not addressed or resolved the underlying cause of the problem.

The Corporation of Norfolk County By-Law 2017-04 states:

*"3.3 All properties being developed shall be designed to drain water away from structures on the property.*

*3.4 Except as provided in Subsection 3.4, (I believe this is a typo and should read subsection 3.5) surface waters shall not be directed onto or through any adjacent property.*

*3.5 Surface drainage may be directed through adjacent properties provided there is a written agreement among all Persons registered on title of all affected properties or it is shown on the Master Grading Plan."*

We are extremely concerned regarding the effects that an 18-unit apartment building may have on our already defective drainage system.

Further we note that, upon reviewing the Notice of Virtual Public Meeting and Complete Application, the proposed 18 unit building only allocates 16 proposed parking spaces, two (2) of which are "accessible" parking spots.

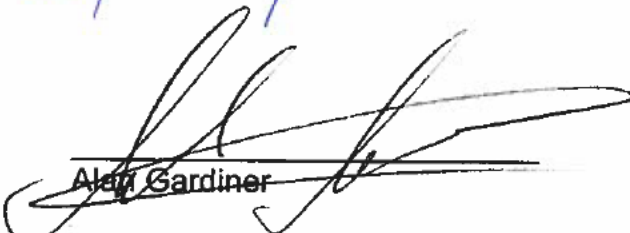
Although we are not engineers, we are able to "do the math" and 18 units with one (1) licensed driver per unit and 16 parking spaces does not add up. Further, potentially, there could be two (2) licensed drivers per unit. That would mean 36 parking spaces would be required. What about visitors? It appears that visitor parking has not been considered.

This will confirm that we wish to be provided with a copy of the Staff Planning Report.

This will further confirm that we wish to be notified of the decision of Norfolk County, the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, in respect of to the proposed zoning By-law amendment.

All of which is respectfully submitted,

Yours truly,

  
Deborah Rayner  
Alan Gardiner

cc: Clerk, Norfolk County – via email

April 28, 2022

Residents  
Wellington Avenue  
Delhi, ON

Via email (planning@norfolkcounty.ca)

Norfolk County  
185 Robinson Street  
Suite 200  
Simcoe, ON N3Y 5L6

Attention: Jennifer Catarino, MCIP, RPP, Senior Planner

Dear Ms Catarino:

**RE: Proposed Official Plan Amendments and Zoning Amendments  
161 Wellington Avenue, Delhi, Ontario  
Part Lot 18, Block 37, Plan 189, Urban Area of Delhi, Norfolk County**

We wish to add further comments/objections to correspondence to you dated April 26, 2022 regarding a formal written submission expressing our opposition regarding the application *"to allow a newly constructed building or residential character with no commercial development on the ground floor and rezone the subject lands with a special provision to permit a three (3) storey, eighteen (18) unit apartment building with no retail, office of service uses."*

Amenities for residents, in their homes, should include a right to sunlight (especially in winter), security, and privacy from overlooking buildings. The outcome of erecting a three (3) storey apartment building will most certainly compromise the property owners, adjacent to the subject lands, their rights regarding sunlight and privacy.

The following factors, including, but not limited to, must be considered:

- Shadowing, particularly during the winter months, when sunshine is of vital importance for good mental health;
- prohibiting sunlight access to habitable living areas;
- loss of privacy due to intrusive overlook - personal privacy for home owners becomes an issue with their property being overlooked at all times;
- reduction in the ability to enjoy a property; and,
- visual intrusion.

Further, we believe that the construction of the building may be detrimental to the health and welfare of several neighbours, due to their current health issues. Months and months of relentless, high-volume noise for several hours each day, five days a week, the increased levels of light pollution, odour, dust and/or vibrations, may have a

negative impact on the quality of life for these individuals, who, by reason of their medical conditions, spend much of their time in their homes.

Interference with one's lawful right to enjoy one's property is referred to as "nuisance". The intrusive noises will continue and be a nuisance once the building is completed and occupied from air conditioning units, service vehicles, parking lot, etc., all of which will impede and interfere with the ability for the neighbouring property owners to peacefully enjoy their property.

Property values of the surrounding homes may decrease because of the footprint an apartment building would impose on the neighbourhood.

Lastly, we note that the Technical Analysis/Circulation Comments set out on the Norfolk County Public Hearings Committee – May 3, 2022:

*"They are open to meet with the applicant to discuss possibilities to include affordable units within the development, including rent supplements and/or housing allowances."*

While we empathize with individuals who may require financial assistance and, in no way do we wish to appear to be discriminatory or bias as that is certainly not our intention; however, we believe that in providing an apartment building that offers rent supplements/housing allowances may create negative spillover to the neighbourhood and also have an impact on the value of surrounding properties.

All of which is respectfully submitted,

Yours truly,

Wellington Avenue Residents

Donna Gordiner  
Dorag Davis  
Dore Dal

Deborah Kay  
M. J. J.  
C. C. C.  
Dore Hake  
Frances W. Hake  
Dore Hake  
Shelly Eden

cc: Clerk, Norfolk County – via email