

Dear Ryan Cummins,

My name is Virga Baltrusius and I reside at [REDACTED]  
[REDACTED]

I have been a resident of St. George, ON for 17 years and have concerns/questions/comments regarding the future development of the 77 unit townhomes at 23 Beverly Street East.

First, I must say that I was here first.

Trees/Greenery:

I believe you should understand what the trees and the greenery that I see from my back deck looks like. (Photos attached). Those trees are a natural barrier and provide shade, homes for birds and small animals (such as rabbits). And the fact that I cannot see what is past that barrier.

These trees could be left and developed into a green space for the development.

Further, any trees/greenery currently on the site should be saved and incorporated into the design. These trees have been here for over 30 years. Why is anyone taking down trees? Trees are good for shade, to prevent land erosion. Don't we want to preserve trees and green space?

Garbage & Visitor Parking:

The visitor parking & garbage receptacles are along the side of the driveway leading into the development would not be an attractive feature and depending on the age of the residents the task of hauling their garbage maybe daunting. For visitor parking, again depending on the age of the visitor, this would be a long walk to homes that are on the furthest edge of the development.

Garbage: why isn't there going to be regular garbage pick-up? Is it because the roads in this proposed development are too small to handle the garbage trucks? And if so, then how would fire trucks get into this development?

What about the smell from the garbage?

The garbage and visitor parking should be centralized for easy access for all residents. Perhaps Block F Type 5 on the plans could be converted for this purpose.

#### Townhomes:

Seventy-seven (77) townhomes are a lot. In reading of the documents, they could be 2 stories. This would take away from the privacy that I currently have in my backyard (see under Trees/Greenery). I would not feel comfortable sitting on my deck and have someone peering at me from their second story window/deck.

Single story condominiums would provide a cleaner line and would fit more into the character of St. George, see condos at 53 Beverly St. East.

#### Water Drainage:

My house has a sump pump and at the best of times it will pump at least 2 times a day and when the snow melts and the rains come my sump pump can be running every 30 minutes. With the proposed development of 77 townhomes, I am very concerned that the water will not drain appropriately and I could experience flooding.

What guarantee will there be to ensure that this will not occur?

#### Entry/Exit:

On the drawing, there is only one entry/exit into the proposed development. If the one entry/exit is blocked for whatever reason (such as fire, car accident), there is no other means to enter/exit this development. This would be a huge error in times of a crisis.

There is open space on the south west corner leading out of the current structure onto St. George Road that could be developed as a second entry/exit into this development.

If this proposed development is allowed to proceed, I hope that the current residents' surrounding the site would be involved in the discussions regarding any proposed fencing/landscaping that would be erected/provided.

I implore the County of Brant Development Services to please take into consideration the above points I have compiled and all concerns brought forth by my neighbours.

Thank you,  
Virga Baltrusianas