

Oct 03, 2023

Sandra McPherson
346 Four Mile Creek Rd
St Davids LOS 1P0

My name is Sandra McPherson, I reside at 346 Four Mile Creek St Davids. I have the property directly north of 308 Four Mile Creek Rd. I signed up for, but was unable to log in for the online open house so I have a few concerns and requests since this development will directly have an impact on the enjoyment of my property.

It should be a requirement of this development permit to have a privacy fence along the entire property line **on their side of the property line**. A new road going in, and this fence should be **BEFORE** the start of construction or once the cedar trees are removed to minimize the negative impact on my property. A fence style **must** ensure that posts or stakes won't damage the root system of my trees close to the property line.

- On the north side of my property before construction of a subdivision started I was told originally (by the developer) there would be a fence put up the entire length of the property line if the row of 30 year old cedar trees had to be taken down. All of these cedars were removed, and the developer has not replaced them with a fence, but has left it up to individual property owners to do their own thing. To date, not all have put up fences whose back yards face my property. Let's not have history repeat itself here once again. Same developer on the south side of me so I have concerns.

Would the fencing to protect the creek be put up at the beginning of construction **to ensure no access to protect this highly sensitive environmental area**? We had a very large Species at risk snapping turtle lay her eggs in May of this year. She has been coming to the same area for the last 30 years that I have witnessed personally. She lost her habitat along the creek where she usually went just to the north of me and ended up laying her eggs right next to my new neighbours in ground swimming pool. I'm happy to say one egg hatched and hopefully made it's way back to the creek. Are any of the 30-year-old cedar trees **within this protected area** to remain in place and not be removed? This would help with some much-needed privacy at the back of my property, as well as provide an environmentally restored area.

I would like to see the new road entrance as far away as possible from my property line. The car noise, fumes and light pollution entering and leaving the subdivision from the street will definitely have a negative impact on the enjoyment of my property.

Since it's illegal for anyone to back up onto a regional road. Will the new road entrance be far enough away from my property to give me enough room coming from Virgil to St Davids to be able to pull forward and back into my driveway safely along with the widening of Four Mile Creek? **This is a huge traffic safety issue, especially with children with the increase in traffic volume now and in the future.**

I am asking for the road street lights be angled away from my property to lessen the light pollution which will have a direct negative impact on my property and as far away from the property line as possible.

I have 3 trees close to the property line I am concerned about their health and survival . These trees provide home for local birds, a privacy shield, absorbs sound, reduce the need for air conditioning, slows storm water runoff, adds value to my home

I have a 30-year-old Norway maple tree in my front yard. If some branches have to be removed that hang over the property line, I'm asking for it to be done properly under the guidance of an **independent qualified Arborist**, to prevent undue stress and the roots protected within the **minimum tree protection zone**.

I have a **significant black walnut tree measuring 185" in circumference or 469.9 cm** also along the property line.

- This tree survived the burning of St Davids in the War of 1812. I want to see it survive this proposed development.
- The soil was disturbed under the drip line in 2019 so I had an arborist in and they performed a deep root fertilizer.

I am asking for the protection of this significant tree to be protected **entirely** within the **minimum tree protection zone** and not as the developer is requesting. The roots of a tree can extend from the trunk 2 – 3 times the distance of the drip line. According to the developers report Townhouse # 9 encroaches upon 7 % of the minimum tree protection zone for my tree as in the Beacon Environmental report page 3. Limitations of Tree Assessment page A-1 states Most trees have the potential for failure if provided with the necessary combinations of stresses and elements. This risk can only be eliminated if the tree is removed. **According to the arborist report I have the minimum tree protection zone required is 6 cm protection for each 1 cm diameter for trees over 100 cm (my tree is 149.65 cm in diameter)** If some major branches have to be removed it must be done properly. Again, with the guidance of an **independent professional Arborist**

A 2nd large black walnut also near the property line, same request

There is a 3rd black walnut tree closer to the creek on my property but not far from the property line, same request.

Is there a NOTL tree protection plan in place for this development, indicating the steps that should be taken to protect my trees.

If critical roots are disturbed together with some major branches removed all on the one side, I'm worried they could be stressed, making the tree unstable and in danger of slowly dying over time. With the increasingly intense weather patterns, a big storm could come through and blowing these trees over onto my property; potentially killing someone and/or causing property damage. And then WHO is responsible? **Pause, look around the audience to make an impact**

- I have a large locust tree on the north side front yard that is showing signs of dying after a recent subdivision went in there, it now has several dead branches. (with a 77" circumference) I would like to know **What options do I have now, retroactively, because of this?.....** I requested multiple times to have this tree protected during the development process. I also have a row of cedar trees in my front yard stressed. They have been given a deep root fertilizing from an arborist to help them. I don't want the same thing happening on the south side of my property. Same developer on the south side of my property so I have concerns.

I recently hired my own arborist to do a report on the 3 trees along the south portion of my property line to show proof of their condition before construction begins, impact and recommendations. On my report all appear to be in great health and do not appear to be suffering any stress. There are several concerns they have listed due to the proximity of the trees to the proposed construction in regards to possible damage that will negatively impact the future health of the trees. Their recommendations include pruning back the canopy to provide clearance, by installing a TPZ where applicable, including mulch to minimize compaction and root damage. They recommend they should be retained during demolition, construction and landscaping to perform inspection of the TPZ and monitoring of the health of the trees. Can you tell me **who is responsible for the cost of this?**

I have also recently hired them to give all 3 trees a professional injected deep root fertilizing to help protect them if they get stressed during the construction process

What is in place to prevent this development from future flooding of my property? I am concerned about the risk of my property being flooded in a heavy rain. On the north side of my property there had to be a slew put in along the property line for the new development to avoid flooding since the water flows north. In a heavy rain the water runs from the south towards my property now and pools. I would like to know, **Is this area perhaps a part of the floodplain mapping?**

MINIMUM TREE PROTECTION ZONE should be applied to my trees by the town of NOTL - tree protection bylaw

“As a final note, I have to mention that after 4 Mile Creek was rerouted by the Developer on February 24th, 2021, two trees have since died, one has uprooted and is leaning against the other towards my property because they were not properly considered or taken care of, prior to the Developer being given the green light by this Council. I have reported this to the Developer, and they have yet to be cleared.” My family has to avoid a portion of my yard for their safety.

According to The NOTL Climate Change Adaption Plan 6 goals were developed by the Project Team and Environmental Advisory Committee

Integrate Climate Change into plans, policies bylaws and standards

Urban Forest Resiliency

Reduce flooding risks (review and update floodplain mapping)

Incorporate climate change in design and construction

Minimize health and safety risks to community members (increase shade coverage in urban areas, investigate ways to improve storm water discharge to creeks, streams, rivers and lakes)

Support public awareness and education