

June 15, 2025

Stephanie Pouliot

Planning Department

Township of West Lincoln

RE: Committee of Adjustment Consent Application B03/2025 WL Property Address: 346 Station Street

Attention: Stephanie Pouliot

We live at 342 Station Street and have some comments/questions to the proposed Committee of Adjustment. Please find them as follows;

- How many homes are proposed?
- We are concerned about the style of homes as most of these are 1-2 story single family homes so any new residential buildings should "fit" with the current homes
- Traffic concerns: is this the only road in and out? Station Street is already quite busy so another road in and out to a road other than Station Street should be required
- Concerns regarding our property: will the new road have a sidewalk on our side of the road?
- Are there any set backs from the property lines that are required to put a road in next to an existing property or house?
- Our property and house were never intended to be on a corner lot.
- If a road and residential development does go as proposed, we request that the Township ensure that an 8' sound fence (boards on both sides, no gap between the boards) be installed between my property and the proposed road and along the back of our property
- We request that we be kept up to date with any new developments regarding this property so we can decide if we have any further questions or concerns.

We look forward to attending the meeting on June 25th to gather additional information regarding the application.

Sincerely,

Laura Erin Cook

Allen & Erin Cook

[REDACTED]

[REDACTED]

Stephanie Pouliot

From: John Fraser [REDACTED]
Sent: June 16, 2025 4:36 PM
To: Stephanie Pouliot
Subject: Committee of Adjustment Public Hearing - file B04/2025WL

I would like to respond to the consent application applied for to permit a lot creation where Part 1 on survey sketch 15-16-105-07 will be severed from the subject property and retained for future employment.

My concern as a resident at 353 Station St. is the potential for an increase of both residential and commercial traffic on Station Street (Niagara Regional Rd.14). We have already witnessed a substantial increase in traffic using Station Street over the past few years. Could you please give details of a plan which will provide the necessary infrastructure for future development. As residents we need to know that there is a plan and that funding is in place to ensure development takes place at a reasonable pace.

Thank you in advance for your consideration.

Yours sincerely,

John Fraser
[REDACTED]
[REDACTED]
[REDACTED]