

Bruce and Claire-Marie Finlay
665 Potvin Ave
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9th June 2025

Community Development Department
City of Clarence-Rockland
1560 rue Laurier Street
Rockland, Ont. K4K 1P7

**Re: Submission on Proposed Official Plan (D-09-117) and Zoning By-law (D-14-631) Amendments
- Caron St. Rockland**

Dear Members of Planning & Council

Thank you for advising us of the proposed amendments to the Official Plan and Zoning bylaw. At the outset let me state that we have no objections to the increase in the density or the building form proposed by these applications but I do have site plan concerns based upon the sketch provided with the Developer's Consultant Report that accompanies the application. Our concerns are as follows:

1. Potential impact of site levelling on surface drainage
2. Reducing peripheral "security light" spillage from the building and parking areas

Site leveling impact

The Concept Plan indicates a large parking area at the eastern end of the property towards the Rockland Golf Course land. The land in this area of the site is much lower than the land fronting Caron Street and will require a significant amount of fill if all this land is to be leveled, drained and paved for parking. The rear yards of the adjoining properties that front Potvin Ave also slope to this low area. The leveling and drainage for the new parking area may have an impact on the overland flow to and from these adjacent properties.

Peripheral light

Similar to the drainage issue, security lighting for the new building and the rear parking areas should be designed and shielded so as to reduce excessive light glare into adjacent properties. Light spillage from individual units is a given and is random. Security lighting is on all night and should be addressed as "Site Plan" conditions.

Sincerely

