

Ross Etherington

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June 4, 2025

Paul Kulyk
Senior Planner, Planning Division
Township of King
2585 King Road
King City, Ontario L7B 1A1
planning@king.ca

To Paul Kulyk and To Whom It May Concern:

Subject: Opposition to Proposed 6-Story Condominium Development at 326 Main St,
Schomberg, Ontario

Dear Mr. Kulyk and Members of the Planning Division,

I am writing to formally express my strong opposition to the proposed 6-story condominium development at 326 Main St, Schomberg, Ontario. As a resident of [REDACTED] I am deeply concerned about the potential negative impacts this project will have on our community, particularly with regard to infrastructure capacity, traffic congestion, and parking availability along Main Street.

Concerns About Infrastructure Capacity

Schomberg is a small, tight-knit community with infrastructure designed to support its current scale and character. A 6-story condominium building would significantly increase demand on essential services, including water, sewer, and electrical systems. I am concerned that the existing infrastructure may not be equipped to handle this additional load, potentially leading to service disruptions, increased maintenance costs, or the need for expensive upgrades that could burden taxpayers. I respectfully request that the Township of King provide detailed studies or reports demonstrating that our current systems can adequately support this development without compromising service quality for existing residents.

Traffic Congestion on Main Street

Main Street is a vital artery for Schomberg, serving residents, local businesses, and visitors. The addition of a 6-story residential building would introduce a significant number of new vehicles, exacerbating traffic congestion in an area already challenged by limited road capacity. At a public consultation meeting a few weeks ago, a representative of the developer stated that Weston Consulting conducted a comprehensive traffic impact assessment, concluding that the project met all standards. However, I remain concerned that the study may not fully account for real-world impacts on safety for pedestrians, cyclists, and drivers, or the disruption to the daily flow of life in our community. I urge the Planning Division to make this traffic study publicly available and to scrutinize its assumptions, methodology, and mitigation measures to ensure they adequately address Schomberg's unique traffic challenges.

Parking Availability Concerns

Parking along Main Street is already limited, with residents and businesses relying on existing spaces to meet their needs. A critical issue with this proposal is the lack of sufficient parking spots for residents of the proposed condominium. I understand that the current plan does not provide enough on-site parking spaces for each unit, which will inevitably force residents to park in the already scarce street spaces. This will exacerbate competition for parking, making it difficult for existing residents to find spots near their homes and for visitors to access local shops and services. Furthermore, Schomberg's overnight street parking ban during winter months raises a serious question: where will these additional cars park when on-street parking is prohibited? I request that the developer revise their plan to include adequate on-site parking for every unit and that the Township ensure this solution does not encroach on public parking or compromise the community's needs.

Preserving Schomberg's Character

Beyond these practical concerns, a 6-story building is inconsistent with the low-rise, small-town character of Schomberg. This development risks altering the aesthetic and cultural fabric of our community, which residents value deeply. I encourage the Township to consider whether this proposal aligns with the Official Plan and zoning by-laws that prioritize maintaining Schomberg's unique identity.

Call to Action

I respectfully urge the Township of King Planning Division to:

- Conduct and share thorough studies on infrastructure capacity to confirm support for this development.
- Release and review the Weston Consulting traffic impact assessment to verify its adequacy and address community concerns about traffic congestion.
- Require the developer to provide sufficient on-site parking for every unit in the condominium, addressing the shortage and the impact of the winter overnight parking ban.
- Hold additional public consultation meetings to allow residents to voice concerns and learn more about the project.
- Reconsider the scale and scope of this development to better align with Schomberg's infrastructure and community character.
- Deny the proposal if these concerns cannot be adequately addressed.

I appreciate your attention to this matter and your commitment to representing the interests of Schomberg residents. I would welcome the opportunity to discuss my concerns further and request a response outlining the Township's next steps regarding this proposal. Please feel free to contact me [REDACTED]

Thank you for your time and consideration.

Sincerely,



Ross Etherington
[REDACTED]