

To: Planning Department, Township of King
E: clerks@king.ca

Monday, June 16, 2025

Subject: Zoning By-law Amendment for Subdivision at 12805 Highway 27 - Resident Submission

Dear Members of Council and the Planning Department,

We are long-time residents of Janet Avenue in Nobleton, having lived here since the neighbourhood was first developed. We are writing in regard to the proposed Zoning By-law Amendment for the subdivision at 12805 Highway 27, specifically the request to apply R1C zoning with site-specific exceptions under sections 6.5.4.16 and 6.5.4.17.

Our community is not opposed to new development. We recognize that growth is part of a thriving township. However, we believe that such growth should be implemented in a way that is respectful and consistent with the established character of surrounding neighbourhoods. Janet Avenue is currently zoned R1 and adjacent Crestview Road is zoned R1A, both of which impose stricter standards on maximum building height, lot coverage, and side yard setbacks than those proposed for the new development.

To highlight the discrepancies:

- **Maximum Building Height:** R1A zoning (Crestview) limits homes to 9.0 metres. The proposed R1C-17 and R1C-18 exceptions allow heights of 11.0m and 12.0m, respectively. This dramatic increase in height will disrupt the visual continuity and character of our streetscape and diminish privacy for existing homes.
- **Lot Coverage:** R1 and R1A zones allow maximum lot coverage of 20–30%. The proposed zoning allows up to 50%, which will result in significantly more massive homes that crowd their lots, unlike the more open, green-feeling environment we currently enjoy.
- **Side Yard Setbacks:** The minimum interior side yard for homes in our area is 2.0m–3.6m depending on height. The proposed 1.2m–1.5m setbacks represent a 40–65% reduction, resulting in houses built uncomfortably close together and compromising both fire safety and neighbourhood character.

These are not minor deviations. They are substantial departures from the standards that long-time residents have abided by for decades. Approving these exceptions would create a two-tiered zoning structure, where new development receives preferential treatment, to the detriment of existing homeowners that have abided by these longstanding bylaws.

Respectfully, this approach feels unfair to residents who have upheld these zoning standards for years. It also risks undermining the very qualities that make Nobleton so appealing to incoming families. New homeowners are choosing to move here because they're drawn to the charm, spaciousness, and community feel of our existing neighbourhoods. It would be a disservice to them as well to alter the zoning in a way that compromises that character from the start.

Research supports our concern. A 2019 study from the Canadian Urban Institute found that neighbourhoods with consistent zoning and cohesive streetscapes see 5–10% higher long-term property value growth compared to fragmented developments with varied zoning standards. Moreover, a CMHC report on low-density neighbourhood infill warned that inconsistent zoning practices can result in up to 30% more complaints from residents and higher municipal servicing costs due to the lack of uniform planning. By requiring this development to follow existing R1 and R1A standards, Council would be upholding not only fairness, but also fiscal responsibility and long-term planning integrity.

We urge Council to require that any new development directly abutting established residential streets (especially those like Janet Avenue and Crestview Road) be subject to the same height, coverage, and setback requirements that have defined our neighbourhoods for years. Consistency ensures fairness, maintains property values, and preserves the unique character of Nobleton that residents cherish.

Thank you for your attention and for considering the views of residents who have long contributed to the vibrancy of this community. We respectfully request that these concerns be taken into account when considering this zoning amendment.

Sincerely,

Frank and Rachele (Carol) Morettin

