

Letter to the Planning Department of the Township of King, dated June 16th, 2025.

Re: Zoning By-Law Amendment Application for Subdivision at 12805 Hwy 27, Nobleton.

To: The members of Council and Planning Department,

I live at [REDACTED] in Nobleton which is the 2nd last house on what is currently a dead end. The proposed subdivision will extend the existing street to also end in a dead end while adding 23 new houses. Although the extending road will bend and proceed east, it will still form part of our neighbourhood. Several of the new houses will be seen from my property and even much further up the street. As such, the new lots should conform with Crestview Road and maintain the existing character to provide a nicer transition. The corner lot #394, should actually be a single story to avoid the back view of a high brick structure, all others should be restricted to 9m to match Crestview. To better support my argument, I would like to point out that when I applied for the building permit of my house in 2013, the planning department restricted me to a maximum height of 7m in order to better conform with the existing street which at the time was primarily single stories. It would appear as if the planning department is no longer concerned about upsetting the surrounding area if it is considering 11m high houses beside our properties. The new proposed subdivision has nothing in common with the current neighbourhood; between the lot coverage, heights and setbacks, they'll be cookie cutter monster houses on small lots consistent with a city feel, not the quaint, diverse, small town feel of our Nobleton neighbourhood.

None of this new application's By-Laws come close to conforming with Crestview Road. The building height of 11m instead of 9m, the side setbacks of 1.5m instead of 3.6m and lot coverage of 50% instead of 30% are huge deviations. The proposal should be reworked to better transition from old to new and come closer to fitting in with the surrounding properties. Hopefully the number of houses would also have to decrease which reduces the traffic impact as an added benefit. I believe that in reworking the plan to be in-line with the existing street, the new properties would be extremely marketable and highly desirable since it would be more inclusive of our quiet little pocket. It would be considered a premium residential experience compared to most new subdivisions.

While I understand that Nobleton is growing, the council needs to be aware of the impact a new project will have on its existing residents. That way they can make better decisions to maintain the integrity of our neighbourhoods. The Parkview/Janet/Crestview neighbourhood is special, help us keep it that way.

Thank you for your time and consideration,


Manuel Ferreira
[REDACTED]