

22 and 32 Snowberry Lane. File Number: Z-2025-10

King Township Public Planning Meeting. September 8, 2025. Item 7.2

Good Evening to Mayor Pellegrini, Chair Asselstine, Members of Council, Staff and Guests. I'll be speaking this evening on behalf of CCKT.

Clarify:

1. History: It would be good to better understand the history of this application. I understand that the question of creating three lots has already been decided by the OLT some time ago. Is there more information available on the Township website?

2. Property Lines. Slide #1: Proposed Site Plan. Existing and proposed lines along the back of the houses on Lots 1 and 2. On the site plan drawing is marked an existing property line – a long straight line transecting the 30 m buffer. (highlighted in green). There is also a proposed property line shown (highlighted in pink) running along the edge of most of the EPA. This is also a long straight line, but on a different angle. This appears to expand the area of both Lots 1 and 2. What do the two lines represent, and what is the effect of the two lines on the existing lots?

Comments:

1. Proposed EP Zone: CCKT understands that the entire 30 m buffer within Lots 1 and 2 and the small area of EH in Lot 2 will be re-zoned as Environmental Protection. We see this as a very positive step in protecting the environmental heritage of the adjacent woodland area to the west, and sustaining its future health and the related eco-systems. We support the re-zoning to an EP zone.

2. Impervious Surfaces: Question allowing a driveway width of almost 10 metres, and advocate for reducing hardscaping and the amount of impervious surfaces.

3. Trees: As many of us recognize, a majority of residents in King care about trees and seek to be good stewards of the existing trees on their properties. However, when an existing property is being re-developed, in a vast majority of cases almost all mature, healthy trees are removed, even those trees that do not interfere with the proposed building footprint or driveway. For a new build replacement home two doors from my home, the lot was virtually clear cut including a 15 foot high mature cedar hedge along one of the lot lines. What a loss!

Why do mature trees matter? For many reasons – Trees help define the character of a neighbourhood. They contribute to an attractive aesthetic

and they provide a great variety of **free services** to the community — Managing rain water and erosion, providing helpful shade and cooling as our climate is warming, provision of necessary food and shelter for wildlife, effectively filtering air pollution, and perhaps most important of all, maintaining the role large mature trees play in sequestering vast amounts of carbon. When trees are removed, carbon is released and adds to the growing over-abundance of carbon in the earth's atmosphere and in turn to warming of the planet and climate change and more frequent extreme weather events which are with us now. Three small replacement trees for each large healthy tree removed come no where near to providing the valuable services that our mature trees do. This diagram makes this abundantly clear. **Slide #2: Benefits of Mature Trees** ——

Q: Is there a landscape and tree plan in this application that focuses on retaining as many mature trees as possible?

CCKT invites Council to direct planning staff to work with the applicant to protect and preserve all the mature trees on the three lots that do not interfere directly with the new builds or the driveways. We also appeal to the applicant to create a landscaping plan that will incorporate preservation of as many existing mature trees as possible. The concept of stewardship needs to touch all facets of King Township including new development and any re-development. We all benefit, and we pass on a healthy legacy to future generations.

Closing – Trees: Given the ongoing absence of formal protection to King's private trees, the vital importance of preserving mature trees and the **many services** these trees provide, and the serious vulnerability and loss of trees to new development on existing lots, *** would this Council or the future Council consider moving forward in a well-designed public process to complete and approve a carefully-crafted tree protection by-law that would gain the support of a wide majority of King Township property owners?

Thank you for your attention and consideration of these comments.
Bruce Craig, Chair, Concerned Citizens of King Township (CCKT)