

From: [Brian Crapper](#)
To: [Marc Bancroft](#)
Subject: 1296 oloane Ave
Date: Saturday, March 1, 2025 8:32:31 AM

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Att mark bancroft

In response to the new subdivision at 1296 oloane Ave I am concerned about the volume of traffic coming onto oloane Ave with 1 exit and entrance and were it is very close to my house all we are going to see is headlights why is there not an entrance off line 36 known also as quinlan rd.

Also the type of housing being put in there .the subdivision behind us the old tuer farm was well done

With the housing proposed for 1296 is not very appealing

Another problem is this road was redone a few years backand was well done I would say the best street in stratford

Now they are going to rip up this street to accommodate the out of town builders why was this not done when the road was it was redone next you are going to say they have no money not true

Thank you

Brian


From: [Lori Stewart](#)
To: [Marc Bancroft](#)
Subject: Notice of application and Notice of Public Meeting
Date: Wednesday, February 26, 2025 7:25:21 PM

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Hello Marc

I am writing in regards to the development at the corner of O'Loane Ave and Quinlan Rd

I feel it is extremely disappointing that the development will consume more farm land that is becoming so precious.

I am wondering if the houses will be sold before the farmland is destroyed?

Also because my property is on a septic and well system how this will affect me? I had to install both a new well and septic in recent years which added a huge expense. Will the sewer and water be coming down as far as [REDACTED]

Regards

Lori Stewart

Sent from my iPhone

From: [Moe Biasin](#)
To: [Marc Bancroft](#)
Subject: New O'loane St. North subdivision
Date: Wednesday, February 26, 2025 6:47:35 PM

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Resident at [REDACTED], Stratford, ON N5A 7S2, Canada.

I would like to thank you for giving residents very little time to review this new subdivision layout before the 1 week timeline expires. You guys seem to go ahead on projects with very little regard on public regard. This new subdivision will exit right in front of my house with a constant flow of headlights pointing in my front window. That is alot of cars for one subdivision entry considering the new subdivision behind me on Quinlan has half the amount of dwellings but is designed with two exit roads . As you can assume I am quite ANGRY but not surprised that you [REDACTED] arw out to screw up another project for a hefty haul in property taxes. This subdivision shoud immediately have a designation for a second road of entry and exit and an area for a park for children to play at to prevent a tragedy of kids crossing into a busy route. Use common sense for once instead of builder greed and tax greed. Make it a project where people will live happily and avoid tight living [REDACTED]

[REDACTED] Lets so this right.
I will certainly be attending the meeting in March.

From: [Judah Bootsma](#)
To: [Planning Division](#); [Marc Bancroft](#)
Subject: Draft Plan of Subdivision Application 31T24-002 & Zone Change Application Z07-24
Date: Monday, March 10, 2025 2:50:45 PM
Attachments: [image.png](#)

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Hi Mark,
Hope all is well.

I saw the Notice of application for the subdivision on Line 36 / O'Loane ave. <https://www.stratford.ca/en/inside-city-hall/resources/BUILDING-PLANNING-SERVICES/PLANNING/Committee-of-Adjustment/Committee-of-Adjustment-Notices-and-Reports/31T24-002-and-Z07-24---1296-OLoane---Notice-of-Public-Meeting.pdf>

I have a few comments / questions / issues.

1. Is this something the City is actually interested in approving already? I Feel the amount of subdivisions and builds that are happening right now is already more growth than we can actually handle right now, and hardly any of them are selling. I'm talking to builders that are saying they aren't able to sell units for what people can afford to pay and what is being bought is a fraction of what they can do. Costs aren't going down and people's wages aren't going up. We have hundreds of townhouses proposed and approved already in the City at the below locations that aren't selling as quick as they need to and are too expensive for Stratford residents and first time homebuyers to afford...

- Line 36 / Poet & Perth
- Mornington st / Knightsbridge
- Ontario st / Beside Canadian Tire
- Bromberg / beside Sobeys on O'loane
- Orr street/ Bradshaw condos and builds
- McCarthy extension to O'Loane and all the land behind orr Street.
- Plus other condos and units on Vivian / Romeo.

2. There are lots of infill sites that still need attention before we start expanding out. For instance
 - The Fairgrounds off Britannia street,
 - The lots off Kastner Street / Line 36
 - There is also the land on the corner of Mornington & Line 36, as well off McCarthy, plus others that I would assume won't need as much of an investment from the City / Services / pumphouses, etc.
 - The builds I mentioned above.
3. If this subdivision goes ahead, what will the City's financial responsibility look like? I'm assuming you will need to heavily invest in a new pump station, bringing water

over, as well as the roads. I fear there will be Millions of dollars upfront and then nothing will sell for years (or sell slowly) and then tax payers like myself will be on the hook for things until the houses close and you can get revenue back while.

4. Have there been any studies on the impacts for traffic that will be taking place on O'Loane / Line 36 now? With all the Poet & Perth homes and lots on Kastner street only being able to access through Line 36, it will mean Mornington & O'loane will be much busier. Then when you add this subdivision its going to be quite a busy area. I don't see a roundabout or streetlight proposed for Line 36 & O'loane or Line 36 / Mornington but I think you will shortly need them which again is money from the City.
5. This land is great farmland, and expanding the City out needs to have careful thought and only done when needed / all infill options are done. This neighbourhood also looks awkward in trying to fit around the existing homes and lots there.
I would also like to see more parks and land around these homes as nothing Along line 36 seems to have parkland.

In conclusion - we're not ready for this yet.

I appreciate your time in reading this.

- Judah Bootsma



From: [Moe Biasin](#)
To: [Marc Bancroft](#)
Subject: Re: New O'loane St. North subdivision
Date: Tuesday, March 4, 2025 1:15:43 PM
Attachments: [devolutions_logo_6063bd4a-fbc5-4c3e-89c4-9ee599718f21.png](#)
[devolutions_logo_6063bd4a-fbc5-4c3e-89c4-9ee599718f21.png](#)
[20250304_130915.jpg](#)

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Here is a different concept on the future development on O'loane north. It will not impact any houses with headlight traffic through their front window and provides for kids park area. I didn't want to wait until the March 20th meeting as waiting is not an option that works . Thank you.

