

ZBA 2021-0008 – Public Comments

Part 1 – Comments received until June 7, 2021

The following documents were received from the public regarding the proposed rezoning application ZBA 2021-0008, an application to permit commercial uses on an existing rural residential property in the Hamlet of Newtonville.

If you require any of this information in an alternate accessible format, please contact the Planning and Development Services Department at 905-623-3379 ext. 2427.

Tapp, Amanda

From: Michelle Hardy [REDACTED]@hotmail.com>
Sent: May 20, 2021 8:35 PM
To: Tapp, Amanda
Subject: : We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

This man has made clear and threatening statements against Justin Rolle and has also used racial epithets in conversations

Regards,

Michelle Hardy

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

Tapp, Amanda

From: Denika Jones [REDACTED]@yahoo.ca>
Sent: June 2, 2021 7:11 PM
To: Tapp, Amanda
Subject: 4504 Highway 2 Newtonville

EXTERNAL

Good Evening,

I am writing to pass along my support for the re-zoning of the Newtonville General Store.

How do I pass along my vote for the approval?

I understand there is an online meeting to attend.

I live in rural Newtonville but we do not have internet access here.

Please let me know what I can do.

Thank you
Denika Jones
[REDACTED]

[Sent from Yahoo Mail on Android](#)

Tapp, Amanda

From: Serena Menezes [REDACTED]@gmail.com>
Sent: May 18, 2021 5:05 PM
To: ClerksExternalEmail; Salazar, Carlos; Lizotte, Nicole; Tapp, Amanda
Subject: Comments and concerns for: 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008

EXTERNAL

Good Evening,

I am the building owner of 4502 Durham Regional Hwy 2, Newtonville, ON.

I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- 1) I am concerned that due to a lack of parking, our property will be used for parking for Darryl's store, his employees and personal use. This will take away parking for our customers, unloading deliveries, staff and upstairs residential tenants .
Furthermore, Daryl illegally parks on our side of the driveway for his personal use, and his refused to move his vehicle. He has also parked in our driveway overnight, thus blocking access for me to get to work, which I was living upstairs. Therefore, I believe he will continue to do so, since past behaviour is the best predictor of future behaviour.
- 2) I intend on putting up a fence and there are concerns of it being damaged due to the narrow driveway proposed.
- 3) I have concerns with loading on the main road as it is an obstruction in close proximity to our property which will limit the view of our business as well as create safety issues for people turning into our property.
- 4) The proposed use is redundant and not contributing to diversity in the community as it is identical to my property. It would be more favorable to see a variety of businesses instead of the same business side by side.
- 5) I have concerns over the close proximity of the proposed development to the property lines in terms of public access.
- 6) It alters the historic facade and is not in keeping with the intent of developing a heritage district as per the official plan.
- 7) Increased traffic and visitors to the proposed commercial space is disruptive to the residential neighbour's including for our residential unit as the commercial density will be increased with very limited parking creating a high traffic and congested area. There is potential for pedestrian hazard due to increase traffic with limited space and limited parking.

Thank you,

Serena Rolle



ReplyForward

Tapp, Amanda

From: [REDACTED]@aol.com>
Sent: May 20, 2021 11:40 PM
To: ClerksExternalEmail
Cc: Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: Concerned

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Thank you.

Tapp, Amanda

From: Todd Barrett [REDACTED]@gmail.com>
Sent: May 18, 2021 5:40 PM
To: Lizotte, Nicole; Salazar, Carlos; Tapp, Amanda; ClerksExternalEmail
Subject: Concerned

EXTERNAL

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Traffic issues
- b) Two convenience stores side by side
- c) Lack of parking for rezoned property
- d) Changes to the historic look of that area by allowing a new commercial premise to be constructed
- e) No business need for such development when there is an existing convenience store in Newtonville
- f) Lack of proper set back for extension from the road

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Tapp, Amanda

From: Samantha Joseph [REDACTED]@gmail.com>
Sent: May 19, 2021 11:48 AM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: Concerns: 4504 Highway 2, Newtonville

EXTERNAL

Municipality of Clarington,

I have concerns about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario. File number is ZBA 2021-0008

My concerns are as follows:

a) Potential Highway 2/Newtonville road congestion issues.

This is a pedestrian hazard due to increased traffic with limited space and parking.

b) Two convenience stores side by side.

The proposed use is unnecessary and is not contributing to the diversity in the community

c) Lack of parking for rezoned property.

The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.

d) This changes the historic look of the area by allowing a new commercial premise to be constructed.

The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.

f) Improper set-backs for extension from the road.

The reduced setback will contribute to further congestion of the boulevard and reduce the landscaping.

g) There are accessibility issues.

As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Samantha Joseph

Tapp, Amanda

From: Howard Barton [REDACTED]@gmail.com>
Sent: May 25, 2021 5:47 PM
To: Tapp, Amanda
Subject: Darryl Kerswell zoning by-law amendment application

EXTERNAL

The new store will have handicap street level entrance , handicap washroom and handicap parking . There are several handicap people living in Newtonville , me being one of them . Darryl is the ideal person to run the store in this village because he knows everyone and treats everyone with respect and hires local people that do the same . The existing store entrance steps are on the sidewalk and the entire front section is built on town property , it has no washrooms and tripping hazard floor levels . Everyone in the village has seen how hard Darryl has worked to bring the store up to the high standards it now has . I have lived in the village for forty one years and Darryl has been the best owner of the store by far . I hope you will approve Darryl's application . Thank you . Howard Barton

Tapp, Amanda

From: Jamie Stewart [REDACTED]@gmail.com>
Sent: June 1, 2021 9:51 PM
To: Tapp, Amanda
Subject: Development Proposal Comments from Local
Attachments: Screenshot_20210601-214510_Facebook.jpg

EXTERNAL

Hi Amanda,

My name is Jamie Stewart and I am a resident and home owner in Newtonville, ON. I am unable to attend the Teams meeting on June 7th but want to ensure my comments are shared with you in advance.

Please know that my partner, Stephen Lott, and I fully support the development plan of this property being turned into a general store with an eating establishment. We are a small community in Newtonville that is quickly growing and we need a local convenient store so that we don't always have to drive to another town for supplies. This store was well-known and frequently visited by all and is already greatly missed, even though it's only been a few days since it closed.

We really appreciate the opportunity to voice our opinions and hope that you'll also be open to this development proposal so that our little town can once again have a store.

Thank you,
Jamie Stewart & Stephen Lott

Tapp, Amanda

From: Sunshine Lollipop TV [REDACTED]@gmail.com>
Sent: May 19, 2021 7:30 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: File number ZBA 2021-0008

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
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- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Rebecca Lovelace

Tapp, Amanda

From: ClerksExternalEmail
Sent: June 2, 2021 9:06 AM
To: Tapp, Amanda
Cc: Salazar, Carlos
Subject: FW: Re zoning in Newtonville

Lindsey Patenaude
Committee Coordinator
Legislative Services Department
Municipality of Clarington
40 Temperance Street, Bowmanville ON L1C 3A6
905-623-3379 ext. 2106
www.clarington.net

-----Original Message-----

From: cinette ricketts <react.right@gmail.com>
Sent: Tuesday, June 1, 2021 9:09 PM
To: ClerksExternalEmail <clerks@clarington.net>
Subject: Re zoning in Newtonville

EXTERNAL

Hello

I wanted to express my support to allow the refining of 4504 Hwy 2 in Newtonville to allow for the relocation of the Newtonville Convenience store and post office.

Thank you

Cinette Ricketts
React Right Safety


Tapp, Amanda

From: CHERYL NOBILE [REDACTED]@aol.com>
Sent: May 20, 2021 6:48 PM
To: ClerksExternalEmail
Cc: Tapp, Amanda
Subject: Fwd:

EXTERNAL

Sent from my iPad

Begin forwarded message:

From: Cheryl Nobile <cat2claw02@gmail.com>
Date: May 20, 2021 at 6:39:15 PM EDT
To: House <cat2claw@aol.com>

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

(Insert first and last name here)

Sent from my iPhone

Tapp, Amanda

From: Ralph Menezes [REDACTED]@gmail.com>
Sent: May 20, 2021 7:48 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: Fwd: I oppose the plan for 4504 highway 2 road

EXTERNAL

From: menezes.ralph@gmail.com
Date: Wed, May 20, 2021 at 11:10 AM
Subject: I oppose the plan for 4504 highway 2 road
To: <clerks@clarington.net>, <atapp@clarington.net>, <csalazar@clarington.net>, <nlizotte@clarington.net>

Subject: I oppose the plan for 4504 highway 2

Municipality of Clarington,

I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons (in no particular order):

- a) Potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space; this space does not meet said standard.

Kind regards,
Raphael Menezes.

Tapp, Amanda

From: Deanna Reesor [REDACTED]@gmail.com>
Sent: May 27, 2021 7:34 AM
To: Tapp, Amanda
Subject: How to access June 7 Teams Meeting

EXTERNAL

Hi Amanda!

I got your email from the flyer in my mailbox about the proposed amendment to 4504 Highway 2 in Newtonville. I visited the website <https://www.clarington.net/en/town-hall/council-meeting-calendar.asp> but could not click to get access to the Teams meeting details to attend online.

Are you able to point me in the right direction?

Thank you so much!

Deanna

--

Deanna Reesor
514.808.4184

Tapp, Amanda

From: jomo richardson [REDACTED]hotmail.com>
Sent: May 20, 2021 10:54 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: I oppose 4504 highway 2 road proposal

EXTERNAL

To whom it may concern,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Traffic issues
- b) Two convenience stores side by side
- c) Lack of parking for rezoned property
- d) Changes to the historic look of that area by allowing a new commercial premise to be constructed
- e) No business need for such development when there is an existing convenience store in Newtonville
- f) Lack of proper set back for extension from the road

Kind Regards,

Jomo Richardson

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Tapp, Amanda

From: Jus Rolle [REDACTED]@gmail.com>
Sent: May 18, 2021 5:09 PM
To: ClerksExternalEmail
Cc: Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: I oppose Darryl Kerswell plan for 4504 highway 2 road

EXTERNAL

Hello, I am the owner of the building located at 4502 highway 2 road and I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

1. Traffic issues with potential hazards for pedestrians causing a severe liability.
2. Two convenience stores side by side offering the same services.
3. Lack of parking for rezoned property, using 4502 address for customers and personal use, which is what Darryle does still till this day for overnight parking for himself and visitors, making it hard for our residential tenants and guests to come in and out.
4. Changes to the historic look of that area by allowing a new commercial premise to be constructed
5. No business need for such development when there is an existing convenience store in Newtonville
6. Lack of proper set back for extension from the road

Tapp, Amanda

From: Rizmina Sam [REDACTED]@gmail.com>
Sent: May 19, 2021 2:47 PM
To: Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: I oppose the plan for 4504 highway 2 road

EXTERNAL

> Municipality of Clarington,
>
> I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons (in no particular order):
>
> a) Potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
>
> b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
>
> c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
>
> d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
>
> f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
>
> g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space; this space does not meet said standard.
>
> Kind regards,
>
>
> Rizmina Samarasekera
>

Tapp, Amanda

From: Amanda Cilla [REDACTED]@gmail.com>
Sent: May 19, 2021 3:38 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: I oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons (in no particular order):

- a) Potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
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- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space; this space does not meet said standard.

Kind regards,

Amanda Cilla

Tapp, Amanda

From: Sandra Davis-Cyril [REDACTED] gmail.com >
Sent: May 19, 2021 6:40 PM
To: Tapp, Amanda
Subject: I oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
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- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Sandra Davis-Cyril

Sent from my iPhone

Tapp, Amanda

From: P Joseph [REDACTED]@gmail.com>
Sent: May 19, 2021 9:04 AM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: I oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons (in no particular order):

- a) Potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
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- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space; this space does not meet said standard.

Kind regards,

Preston Joseph

Tapp, Amanda

From: Stella Menezes [REDACTED]@gmail.com>
Sent: May 18, 2021 9:09 PM
To: Tapp, Amanda; ClerksExternalEmail; Salazar, Carlos; Lizotte, Nicole
Subject: Municipality of Clarington

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at [4504 Highway 2, Newtonville, Ontario](#) file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
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- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Stella Menezes

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Tapp, Amanda

From: Joseph Menezes [REDACTED]@hotmail.com>
Sent: May 18, 2021 9:11 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: Municipality of Clarington

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
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- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Joseph Menezes

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Tapp, Amanda

From: Ricky Vidad-Menezes [REDACTED]@gmail.com>
Sent: May 18, 2021 9:23 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos
Subject: Municipality of Clarington

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
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- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space. In addition as a person with a disability (legally blind) I find the accessibility to be inadequate for me and others with a disability. I feel this proposal to be poorly thought out from the perspective of a person with a disability. Two stores side by side would just cause unnecessary congestion and there isn't the space to make the necessary accommodations for myself and others.

Kind regards,

Ricky Vidad

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Tapp, Amanda

From: Justin Vidad-Menezes [REDACTED]@outlook.com>
Sent: May 18, 2021 9:08 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos
Subject: Municipality of Clarington

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
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- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Justin Vidad

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From: [Frank \[REDACTED\]](#)
To: [Tapp, Amanda](#)
Subject: New owners of Newtonville Country Store
Date: May 21, 2021 7:59:47 AM
Attachments: [Letter to Municipality.docx](#)

EXTERNAL

Get [Outlook for Android](#)

Tapp, Amanda

From: [REDACTED]
Sent: June 3, 2021 9:39 AM
To: Tapp, Amanda
Subject: Newtonville General Store

Hi Amanda, I hope you're well!

I just saw on Facebook that the Newtonville General Store is closing - so sad, as Darryl was such a community gem and I know everyone in Newtonville loved it there. I am wondering if you can share a few details of when this happened. Do you know what the plan is?

I ask because they were included in our summer campaign for places to get ice cream cones.

Thank you!

[REDACTED]

Tapp, Amanda

From: G Chung <glmchung [REDACTED]>
Sent: May 20, 2021 9:29 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: Opposing the rezoning plans for 4504 Hwy 2 Rd

EXTERNAL

I am concerned about the plans submitted for the rezoning filed by Darryl Kerswell at 4504 Highway 2, Newtonville. Ontario File # ZBA2021-0008 for the following reasons:

- 1) Traffic and congestion issues as there are already limited spaces for parking. Potential pedestrian hazards.
- 2) The new plan suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- 3) This area is known for its look and feel and this will take away from that feeling that people like to visit and the plan does not mention keeping this as a heritage site.
- 4) Why is there a need to have two convenience stores beside each other?
- 5) This plan does not conform to the required provincial standards for accessibility issues?

Regards,

Geri-Lee Chung

Tapp, Amanda

From: KB Paulino [REDACTED]@gmail.com>
Sent: May 20, 2021 11:41 PM
To: ClerksExternalEmail
Cc: Lizotte, Nicole; Salazar, Carlos; Tapp, Amanda
Subject: Re:

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Thank you

Tapp, Amanda

From: Frizzellsheila [REDACTED] gmail.com>
Sent: May 20, 2021 10:57 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: Subject: oppose Darryl Kerswell

EXTERNAL

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Traffic issues
- b) Two convenience stores side by side
- c) Lack of parking for rezoned property
- d) Changes to the historic look of that area by allowing a new commercial premise to be constructed
- e) No business need for such development when there is an existing convenience store in Newtonville
- f) Lack of proper set back for extension from the road

Tapp, Amanda

From: Crystal Howell [REDACTED]@gmail.com>
Sent: June 2, 2021 8:46 PM
To: Tapp, Amanda
Subject: The Newtonville General Store

EXTERNAL

Good evening Ms. Tapp,

My name is Crystal Howell and I am a resident of Newtonville. I'm writing you in hopes to help this small, close nit community get our Newtonville General Store a.k.a Darryl back.

My husband and I, along with our two kids moved to Newtonville in 2016, originally both from Whitby. We wanted property, small town feeling, but not too far from Scarborough, because that is where my husband and I work.

I remember saying "ok, they have a general store, I'm sold, we have to live here"
I'll never forget my first interaction with Darryl. He had the biggest smile on his face and greeted me with a hello. When I approached the cash the next words out of his mouth were "cool hair" (I have purple hair and half my head shaved) From that day forward I knew making the move to Newtonville was the right one. My kid's love Darryl! He remembers what you drink, what you smoke, what candies you like. He genuinely cares about his community, and for this reason most people consider Darryl Family.

My dad basically lived with us on weekends, he would always stop at the general store on the way to our house and on his way home, whether it was for food, beer, or just good conversation. My dad tragically passed away in January in a snowmobiling accident. The first time I saw Darryl after he past, I genuinely saw the hurt in his eyes as he knew the special bond my father and I had. He cried with me and said "What happens at the end of a good movie? Do you forget about it? No, you tell everyone how good it was"
This brought me so much peace at such a horrible time. This man is our community. We need to see his smiling face again, because our little town of Newtonville is mourning.

Thank you for your time

Respectfully
Crystal Howell

Sent from my iPhone

Tapp, Amanda

From: Linda Watt [REDACTED]@gmail.com>
Sent: May 20, 2021 6:49 PM
To: Tapp, Amanda

EXTERNAL

Darryl Kerswell
4504 Highway 2
Newtonville, Ontario

- 1). I'm concerned about the traffic and congestion in the area not to mention the hazard for pedestrians
- 2). I don't see the value of having 2 convince store side by side in a hamlet
- 3). I'm concerned about the parking that will cause more congestion for everyone
- 4). The site plan doesn't make sense .. it barely has enough room for parking
- 5). I'm concerned it will change the historic look if the area by allowing a new commercial building

Thank you
Ti Long

Tapp, Amanda

From: dbey1321 [REDACTED]@gmail.com>
Sent: May 20, 2021 6:26 PM
To: Tapp, Amanda

EXTERNAL

Sent from my Galaxy

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Traffic issues
- b) Two convenience stores side by side
- c) Lack of parking for rezoned property
- d) Changes to the historic look of that area by allowing a new commercial premise to be constructed
- e) No business need for such development when there is an existing convenience store in Newtonville
- f) Lack of proper set back for extension from the road

Tapp, Amanda

From: Maisie Menezes [REDACTED]@gmail.com>
Sent: May 20, 2021 5:29 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville

EXTERNAL

File #ZBA 2021-0008 for the following reasons.

a) potential highway # 2/ Newtonville Rd congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking.

b) Two convenience stores side by side. The proposed use is unnecessary, and is not contributing to the diversity in the community..

c).Lack of parking for rezoned property. The area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters

d) This changes the historic look of the area by allowing a new commercial premise to be constructed. the proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.

e) Improper set backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.

f) There are accessibility issues. As per the standards set by the province. The path must be 1.5 meters and must be parallel to the handicap space..

Kind regards
Maisie Menezes.

Tapp, Amanda

From: Jennifer Alvarado <[REDACTED]@yahoo.com>
Sent: May 19, 2021 3:22 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose 4504 highway 2 plans

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking

- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community

- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.

- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.

- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.

- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Jennifer Alvarado

Tapp, Amanda

From: Dora [REDACTED]@gmail.com>
Sent: May 19, 2021 1:18 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose 4504 highway 2 plans

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Dora Lassalle

Sent from my iPhone

Tapp, Amanda

From: Robert Gibson, Jr. <[REDACTED]@yahoo.com>
Sent: May 20, 2021 11:48 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose 4504 highway 2 road newtonville proposal

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,
R. Gibson

Tapp, Amanda

From: Domenique Gibson [REDACTED]@gmail.com>
Sent: May 20, 2021 6:02 PM
To: Tapp, Amanda
Subject: We oppose 4504 highway 2 road newtonville proposal

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Domenique Gibson

Tapp, Amanda

From: Tanya Gonzalez [REDACTED]@gmail.com>
Sent: May 20, 2021 3:46 PM
To: ClerksExternalEmail
Cc: Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose darryl dangerous rezoning proposal

EXTERNAL

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Traffic issues
- b) Two convenience stores side by side
- c) Lack of parking for rezoned property
- d) Changes to the historic look of that area by allowing a new commercial premise to be constructed
- e) No business need for such development when there is an existing convenience store in Newtonville
- f) Lack of proper set back for extension from the road

Sent from my iPhone

Tapp, Amanda

From: Edwin Berroa [REDACTED]@gmail.com>
Sent: May 20, 2021 9:34 PM
To: Tapp, Amanda; ClerksExternalEmail; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose Darryl Kerswell rezoning and variance

EXTERNAL

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Traffic issues
- b) Two convenience stores side by side
- c) Lack of parking for rezoned property
- d) Changes to the historic look of that area by allowing a new commercial premise to be constructed
- e) No business need for such development when there is an existing convenience store in Newtonville
- f) Lack of proper set back for extension from the road

Tapp, Amanda

From: Jose Reynoso [REDACTED]@gmail.com>
Sent: May 20, 2021 7:36 PM
To: Tapp, Amanda
Subject: We oppose Darryl Kerswell rezoning and variance

EXTERNAL

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Traffic issues
- b) Two convenience stores side by side
- c) Lack of parking for rezoned property
- d) Changes to the historic look of that area by allowing a new commercial premise to be constructed
- e) No business need for such development when there is an existing convenience store in Newtonville
- f) Lack of proper set back for extension from the road

Tapp, Amanda

From: Daphne Benedit [REDACTED]@gmail.com>
Sent: May 20, 2021 8:01 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose Darryl Kerswell rezoning proposal

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind Regards,

Daphne Benedit, DDS

*Columbia University College of Dental Medicine
Universidad Nacional Autónoma de Honduras*

Tapp, Amanda

From: Lisa Scarogni [REDACTED]@aol.com>
Sent: May 20, 2021 9:16 PM
To: ClerksExternalEmail; Tapp, Amanda
Subject: We oppose the plan 4504 Highway 2

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at [4504 Highway 2, Newtonville, Ontario](#) file number ZBA [2021-0008](#) for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere [from 4.2 to 4.9](#) meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Lisa Scarogni
Sent from my iPhone

Tapp, Amanda

From: Soul Talker5 [REDACTED]@gmail.com>
Sent: May 19, 2021 9:06 AM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,
Sara Bachan-Thomas

Tapp, Amanda

From: Cassandra Sheppard [REDACTED]@hotmail.com>
Sent: May 19, 2021 1:35 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
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- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Cassandra Sheppard

Tapp, Amanda

From: John Lewis [REDACTED]@yahoo.com>
Sent: May 19, 2021 3:40 PM
To: Tapp, Amanda
Subject: We oppose the plan for 4504 Highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

John Lewis

Tapp, Amanda

From: megan Ratcliffe [REDACTED]hotmail.com>
Sent: May 19, 2021 8:29 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We Oppose the plan for 4504 highway 2 Road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Megan Ratcliffe

Sent from my iPhone

Tapp, Amanda

From: GRAEME COULTIS [REDACTED]@rogers.com>
Sent: May 19, 2021 9:08 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 Highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/ Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking.
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity of the community.
- c) Lack of parking for the re-zoned property. The proposed area suggests 2.75 metres and an average vehicle is anywhere from 4.2 to 4.9 metres in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further contest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 metres and must be parallel to the handicap space.

Please take these into consideration.

Kind regards,

Sabrina Coultis

Tapp, Amanda

From: Trisha del Carmen [REDACTED]@gmail.com>
Sent: May 20, 2021 6:18 AM
To: Tapp, Amanda; ClerksExternalEmail; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Franceska Medina

Tapp, Amanda

From: Melissa M <[REDACTED]@hotmail.com>
Sent: May 20, 2021 12:00 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Melissa Menezes

Get [Outlook for Android](#)

Tapp, Amanda

From: Jamie Lunan-King [REDACTED]@gmail.com>
Sent: May 20, 2021 2:08 PM
To: Tapp, Amanda
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Potential Highway #2/Newtonville Rd. congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Best Regards,

Tapp, Amanda

From: KEN PAYNE [REDACTED]@rogers.com>
Sent: May 20, 2021 7:25 PM
To: Tapp, Amanda
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Ken Payne

Tapp, Amanda

From: [REDACTED]@gmail.com
Sent: May 20, 2021 9:15 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
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- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Fay Goveas

Tapp, Amanda

From: Mellinda Serrattan Pinto [REDACTED]@hotmail.com>
Sent: May 20, 2021 9:20 PM
To: ClerksExternalEmail; Salazar, Carlos; Tapp, Amanda; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Mellinda Pinto

Get [Outlook for Android](#)

Tapp, Amanda

From: Lisa Rolle-Burch [REDACTED]@gmail.com >
Sent: May 20, 2021 9:23 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Lisa Rolle'-Burch

Sent from my iPhone

Tapp, Amanda

From: Kaiser Thomas [REDACTED]@gmail.com>
Sent: May 20, 2021 11:58 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Kaiser Thomas

Tapp, Amanda

From: Irene Quon [REDACTED]@yahoo.com>
Sent: May 21, 2021 6:58 AM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Irene Quon

Tapp, Amanda

From: Frederick Menezes [REDACTED]@gmail.com>
Sent: May 18, 2021 10:07 PM
To: Tapp, Amanda
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,
Frederick Menezes

Tapp, Amanda

From: [REDACTED]mtco.com
Sent: May 20, 2021 2:42 PM
To: ClerksExternalEmail
Cc: Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 HWY 2 Road

EXTERNAL

Sir/Madam,

This is an appeal opposing the plan for 4504 Highway 2 Road. I have concerns on the dangers of the traffic flow and fear of potential accidents due to it, and especially in particular issues with the pedestrian's safety. In my family we have young ones and pray that no drastic accident take place. As a mother and caretaker, and for our peace of mind, I wish to strongly oppose to the plans for the 4504 Highway 2 road. Thank you.

Sincerely,

Cheryl Boe

Tapp, Amanda

From: Mark Lathangue [REDACTED]@gmail.com>
Sent: May 19, 2021 10:34 AM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: we oppose the plan for 4504 newtonville road

EXTERNAL

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Traffic issues
- b) Two convenience stores side by side
- c) Lack of parking for rezoned property
- d) Changes to the historic look of that area by allowing a new commercial premise to be constructed
- e) No business need for such development when there is an existing convenience store in Newtonville
- f) Lack of proper set back for extension from the road

Thank you

Mark Lathangue

Tapp, Amanda

From: Jon Hebert [REDACTED]@hotmail.com>
Sent: June 1, 2021 12:22 PM
To: Tapp, Amanda
Subject: Zoning Amendment - Darryl Kerswell

EXTERNAL

Hello Amanda,

My name is Jon Hebert. I reside at 4488 Hill Street, Newtonville.

I'm writing in response to the rezoning notice I received regarding Darryl Kerswell's property.

I'm unable to make the meeting on June 7th as I work that night, but wanted to send my support.

I am in full agreement with allowing the rezoning of 4504 Highway 2. Darryl has done so much in the way of serving the community, with his store, always ensuring we are taken care of, especially during COVID. He should definitely be able to continue serving the community, and rezoning would allow that.

Sincerely,

[REDACTED]

Newtonville, ON

Tapp, Amanda

From: Denika Jones [REDACTED]@yahoo.ca>
Sent: June 2, 2021 7:11 PM
To: Tapp, Amanda
Subject: 4504 Highway 2 Newtonville

EXTERNAL

Good Evening,

I am writing to pass along my support for the re-zoning of the Newtonville General Store.

How do I pass along my vote for the approval?

I understand there is an online meeting to attend.

I live in rural Newtonville but we do not have internet access here.

Please let me know what I can do.

Thank you
Denika Jones
289-[REDACTED]

[Sent from Yahoo Mail on Android](#)

Tapp, Amanda

From: Lydia Broenink [REDACTED]@msn.com>
Sent: June 6, 2021 1:42 PM
To: Tapp, Amanda
Subject: 4504 newtonville rd re zoning.

EXTERNAL

Hi Amanda

My name is Lydia Wilson. I live at 2017 newtonville rd.

We really miss the general store and want it to be in our community. Due to circumstances beyond his control he wasnt able to stay in the current location.

Darryl has been a part of this community for a very long time, for Him to loose his lively hood because of a rezoning would be very sad.

Please consider giving him the rezoning he needs so newtonville can thrive as a community, with his store, post office and LCBO center.

Coming from a small buisness owner, we need him. Small buisness has been hit hard through covid, please don't let Darryl have to close as so many other small buisness have.

Lydia Wilson

Tapp, Amanda

From: Howard Barton <[REDACTED]@gmail.com>
Sent: May 25, 2021 5:47 PM
To: Tapp, Amanda
Subject: Darryl Kerswell zoning by-law amendment application

EXTERNAL

The new store will have handicap street level entrance , handicap washroom and handicap parking . There are several handicap people living in Newtonville , me being one of them . Darryl is the ideal person to run the store in this village because he knows everyone and treats everyone with respect and hires local people that do the same . The existing store entrance steps are on the sidewalk and the entire front section is built on town property , it has no washrooms and tripping hazard floor levels . Everyone in the village has seen how hard Darryl has worked to bring the store up to the high standards it now has . I have lived in the village for forty one years and Darryl has been the best owner of the store by far . I hope you will approve Darryl's application . Thank you . Howard Barton

Tapp, Amanda

From: Dianne <[REDACTED]bell.net>
Sent: June 7, 2021 10:49 AM
To: Tapp, Amanda
Subject: Darryl Newtonville Gernal Store
Attachments: Darryl Newtonville Gernal Store.docx

EXTERNAL

Dianne Phillips
[REDACTED]
Newtonville, ON
L0A 1J0

Monday, June 7, 2021.

Good morning Ms. Tapp,

My name is Dianne Phillips and I am a resident of Newtonville. I am writing to you to express my support for the rezoning application of another resident of Newtonville, Darryl Kerswell, who is applying to open a store out of his residence, which is directly beside his former business The Newtonville General Store.

Darryl has turned The Newtonville General Store into a thriving business and community hub over the last five years or so, which many people have come to rely upon, and it is unfortunate that his efforts, energies and his very livelihood can be obliterated on the whim of a landlord. As you know, as well as selling many food items, Darryl has the LCBO license, lottery, a Canada Post outlet, and provides many local producers a place to sell their goods.

I believe there is room in Newtonville for a business that serves food, such as a coffee shop type café. The building next door, which he has vacated, would make a wonderful place for a restaurant/café and actually had a kitchen at one time.

My son has worked at Darryl's business for over 2 years and has watched it grow first hand. Darryl has been an excellent employer! He knows that Darryl has the support of the community as he is well-liked, friendly and helpful.

I believe that Darryl deserves the opportunity to hold onto the business he has established through many hours of hard work over the last 5 or 6 years, and which provides his means of support.

Sincerely,

Dianne Phillips
BA, BEd

Tapp, Amanda

From: Jenna Thompson [REDACTED]@gmail.com>
Sent: June 6, 2021 2:43 PM
To: Tapp, Amanda
Subject: Darryl/ Newtonville Store-Zoning

EXTERNAL

Good afternoon, I am emailing you to let you know, the newtonville community is extremely upset about the store being shut down. As you know Darryl is trying to get zoning so he can open his own store. Darryl has become a huge part in our community, a friend of all and the store he built up has become a community staple, many people, myself included are desperately hoping he will be able to get the Zoning, the store is much needed in newtonville. And so is Darryl.

Thankyou,
Jenna Thompson

Sent from my iPhone

Tapp, Amanda

From: Jamie Stewart [REDACTED]@gmail.com>
Sent: June 1, 2021 9:51 PM
To: Tapp, Amanda
Subject: Development Proposal Comments from Local
Attachments: Screenshot_20210601-214510_Facebook.jpg

EXTERNAL

Hi Amanda,

My name is Jamie Stewart and I am a resident and home owner in Newtonville, ON. I am unable to attend the Teams meeting on June 7th but want to ensure my comments are shared with you in advance.

Please know that my partner, Stephen Lott, and I fully support the development plan of this property being turned into a general store with an eating establishment. We are a small community in Newtonville that is quickly growing and we need a local convenient store so that we don't always have to drive to another town for supplies. This store was well-known and frequently visited by all and is already greatly missed, even though it's only been a few days since it closed.

We really appreciate the opportunity to voice our opinions and hope that you'll also be open to this development proposal so that our little town can once again have a store.

Thank you,
Jamie Stewart & Stephen Lott

Tapp, Amanda

From: ClerksExternalEmail
Sent: June 2, 2021 9:06 AM
To: Tapp, Amanda
Cc: Salazar, Carlos
Subject: FW: Re zoning in Newtonville

Lindsey Patenaude
Committee Coordinator
Legislative Services Department
Municipality of Clarington
40 Temperance Street, Bowmanville ON L1C 3A6
905-623-3379 ext. 2106
www.clarington.net

-----Original Message-----

From: cinette ricketts <react.right@gmail.com>
Sent: Tuesday, June 1, 2021 9:09 PM
To: ClerksExternalEmail <clerks@clarington.net>
Subject: Re zoning in Newtonville

EXTERNAL

Hello

I wanted to express my support to allow the refining of 4504 Hwy 2 in Newtonville to allow for the relocation of the Newtonville Convenience store and post office.

Thank you

Cinette Ricketts
React Right Safety
905 [REDACTED]

Tapp, Amanda

From: Nida Kartavicius [REDACTED]@gmail.com>
Sent: June 7, 2021 1:49 PM
To: Tapp, Amanda
Subject: In support of Darryl K.

EXTERNAL

Dear Amanda,

I'm writing to you as a resident of Newtonville, Ontario to support Darryl Kerswell's application to open his store at his property. The Newtonville General store was always a great place to go to pick up last minute items, chat with neighbours, and feel like part of the community. The closing of his store is a really terrible situation and I know my family would strongly supports keeping him in business and continuing the tradition of having a local General Store.

You are welcome to contact me by email or phone if you need more information from me.

Regards,
Nida Kartavicius
[REDACTED]
Newtonville, ON
647-[REDACTED]

Tapp, Amanda

From: Stephanie Dvernichuk [REDACTED]@gmail.com>
Sent: June 7, 2021 8:46 AM
To: Tapp, Amanda
Subject: Newtonville General Store

EXTERNAL

Hi there,

I've been told that sending an email in support of our little community corner store, will help Darryl (the owner) possibly get the zoning he needs to reopen our small town general store.

I've lived in this town since 2013 - since living here I have witnessed the general store flip owners a couple times until Darryl and his wife took over.

I don't know them personally, but what they have brought to the table for our little community General store is nothing shy of amazing.

They turned a grungy little store into a hopping little spot for not only locals to enjoy shopping, but also out of towners passing through.

They offered locally grown food (thus supporting our community further) they have always offered fair pricing compared to other corner store prices, and they always welcomed you with a smile and hello.

To know that everything they have built could be taken from beneath them so swiftly and unfairly is sad to think about. Investing in a business is hard work and challenging work. Right when they have made a footprint for themselves they had to close.

Please if this at all helps in any way - I hope that you consider rezoning the property for commercial use, so his store can continue and they can keep providing quality service to us locals.

Why not have a place to [invest.in](#) our own community well being - then having to travel somewhere else to get the goods we need. Having somewhere local that the kids could safely walk to was amazing as well. and Darryl and his wife are local - what best way to serve local people then being local yourself.

Thanks for your time - I hope everything works out for our little community.

Tapp, Amanda

From: Melanie Antaya [REDACTED] gmail.com>
Sent: June 4, 2021 10:29 PM
To: Tapp, Amanda
Subject: Newtonville General Store

EXTERNAL

Hi Amanda,
I am a resident of Newtonville and I would love to see the new zoning go through for Darryl to open up a new general store!!
Let me know if there is anything I need to do Thank you, Melanie Antaya
905-[REDACTED]

Tapp, Amanda

From: Karen Saltmarsh [REDACTED]@hotmail.com>
Sent: June 7, 2021 11:31 AM
To: Tapp, Amanda
Subject: Newtonville Store

EXTERNAL

Hi Ms Tapp,

I am writing to support the general store in Newtonville. I'm not sure if it will be opened at the property next to the now closed store, or if the closed store will reopen under new management. However I do feel that our community needs a small, family owned store like the one that has recently closed.

Thanks,
Karen Saltmarsh
Get [Outlook for iOS](#)

Tapp, Amanda

From: Shelley Allin [REDACTED]@gmail.com>
Sent: June 6, 2021 8:01 PM
To: Tapp, Amanda
Subject: Newtonville Store

EXTERNAL

Good Afternoon

I think it's important that Newtonville retain its general store and post office. I think it's wrong that his landlord was able to increase the rent to such an exorbitant amount the way he did. There's rent control for residential and this should demonstrate why there should be rent control for commercial. I am in favour of the rezoning.

Shelley Allin
905-[REDACTED]

Tapp, Amanda

From: Joanne Gillan [REDACTED]@gmail.com>
Sent: June 6, 2021 2:20 PM
To: Tapp, Amanda
Subject: Rezoning for Newtonville General Store

EXTERNAL

Good Day Ms Tapp

I am writing in support of the rezoning for the new location of the Newtonville Store. I am a Newcastle resident and still frequent Daryls store. The service and friendly small town conversation is why I go there. The loss of another business in Clarington should not happen. Please consider that we need small town, local businesses to keep the beauty and charm of our Municipality. I look forward to attending a Grand Opening of Newtonville General Store in the near future. Keeping positive thoughts.

Have a super week ahead.

Joanne Gillan

Tapp, Amanda

From: Dana Severn [REDACTED]@gmail.com >
Sent: June 6, 2021 11:10 PM
To: Tapp, Amanda
Subject: Rezoning for previous owners of Newtonville store.

EXTERNAL

I'm sending this letter to show my support of rezoning the property for the Newtonville General store, to be used as a convenience/LCBO store.

Great people, who built a great business that was a necessity in our little town.

It was nice to have a place that if you needed a small grocery item, last minute, or surprise guests, and you needed a bottle of wine. We sure miss this handy spot.

Dana Severn

[REDACTED]
Newtonville

Sent from my iPhone

Tapp, Amanda

From: [REDACTED] gmail.com
Sent: June 7, 2021 11:10 AM
To: Tapp, Amanda
Subject: Support for the Newtonville General Store

EXTERNAL

Hello,

Please add our household, 70 Charles Tilley Cres Newtonville, to the households who support the need for the Newtonville General Store to continue to operate with the current owners. I understand they are petitioning to have their property approved for commercial operation and we support that request.

The undersigned are all 18 years of age or older and reside at the above address.

Thank you

Sandy Wiseman/Colleen Hamilton/Liam Wiseman/Madeleine Wiseman

[REDACTED]

Tapp, Amanda

From: Hollie Spratley [REDACTED]@mail.com>
Sent: June 7, 2021 12:17 AM
To: Tapp, Amanda; [REDACTED]@gmail.com
Subject: The Newtonville General Store - Amanada Tapp

EXTERNAL

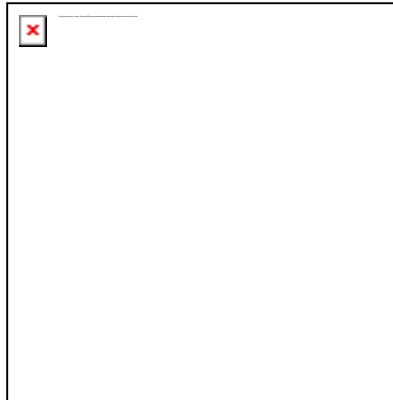
Hello Amanada,

My name is Hollie Spratley and I live in Newtonville.

I wanted to send an email regarding the Newtonville General Store and Darryl, after seeing what happened we support him in his application. He is a big member of the community and we need businesses like his, in order for our town to thrive.

Sincerely,
Hollie Spratley

--



Hollie Spratley

905-[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Tapp, Amanda

From: Crystal Howell [REDACTED]@gmail.com>
Sent: June 2, 2021 8:46 PM
To: Tapp, Amanda
Subject: The Newtonville General Store

EXTERNAL

Good evening Ms. Tapp,

My name is Crystal Howell and I am a resident of Newtonville. I'm writing you in hopes to help this small, close nit community get our Newtonville General Store a.k.a Darryl back.

My husband and I, along with our two kids moved to Newtonville in 2016, originally both from Whitby. We wanted property, small town feeling, but not too far from Scarborough, because that is where my husband and I work.

I remember saying "ok, they have a general store, I'm sold, we have to live here"
I'll never forget my first interaction with Darryl. He had the biggest smile on his face and greeted me with a hello. When I approached the cash the next words out of his mouth were "cool hair" (I have purple hair and half my head shaved) From that day forward I knew making the move to Newtonville was the right one. My kid's love Darryl! He remembers what you drink, what you smoke, what candies you like. He genuinely cares about his community, and for this reason most people consider Darryl Family.

My dad basically lived with us on weekends, he would always stop at the general store on the way to our house and on his way home, whether it was for food, beer, or just good conversation. My dad tragically passed away in January in a snowmobiling accident. The first time I saw Darryl after he past, I genuinely saw the hurt in his eyes as he knew the special bond my father and I had. He cried with me and said "What happens at the end of a good movie? Do you forget about it? No, you tell everyone how good it was"
This brought me so much peace at such a horrible time. This man is our community. We need to see his smiling face again, because our little town of Newtonville is mourning.

Thank you for your time

Respectfully
Crystal Howell

Sent from my iPhone

Tapp, Amanda

From: Kimberley Marinacci [REDACTED] gmail.com>
Sent: June 7, 2021 10:22 AM
To: Tapp, Amanda

EXTERNAL

Hello Amanda Tapp,

I'm writing To ask that the owner of the general store in newtonville be allowed to rezone

we need him and his store so our community can thrive.

Please do not allow this poor business to die.

Viviana and Kimberley Marinacci

NOTICE

DEVELOPMENT PROPOS

Applicant

Darryl Kerswell

Site Location

4504 Highway 2, Newtonville

Proposal: To permit commercial uses including a general store and an eating establishment within a proposed addition to the existing dwelling.

File: Zoning Bylaw Amendment 2021-0008



57 square metres
(615 square feet) com

Tapp, Amanda

From: Jon Hebert [REDACTED]@hotmail.com>
Sent: June 1, 2021 12:22 PM
To: Tapp, Amanda
Subject: Zoning Amendment - Darryl Kerswell

EXTERNAL

Hello Amanda,

My name is Jon Hebert. I reside at [REDACTED] Hill Street, Newtonville.

I'm writing in response to the rezoning notice I received regarding Darryl Kerswell's property.

I'm unable to make the meeting on June 7th as I work that night, but wanted to send my support.

I am in full agreement with allowing the rezoning of 4504 Highway 2. Darryl has done so much in the way of serving the community, with his store, always ensuring we are taken care of, especially during COVID. He should definitely be able to continue serving the community, and rezoning would allow that.

Sincerely,

Jon Hebert
[REDACTED]
Newtonville, ON

Tapp, Amanda

From: Sarah And mike [REDACTED]@mail.com>
Sent: June 6, 2021 5:41 PM
To: Tapp, Amanda
Subject: Zoning for Darryl's general store

EXTERNAL

We just moved up the street from the general store in the last few weeks and we're so disappointed to find out what has been happening to Darryl and his store. We were looking forward to supporting the local store and feel he should have every right to operate the store within his own property so Newtonville doesn't lose not only a small family business but it's has become a landmark in the community and I'd hate to see that disappear .

I hope this will help,
Mike and Sarah Cowley

Sent from my iPhone

Tapp, Amanda

From: Dana Kunath [REDACTED]@com >
Sent: May 21, 2021 2:39 PM
To: Tapp, Amanda
Cc: Salazar, Carlos
Subject: 20640 - Objection to Application for Re-Zoning ZBA 2021-0008
Attachments: 01.May 21-21.ZBA 2021-0008.opposition.pdf

EXTERNAL

Please see attached correspondence from Richard Mazar.

If you have any questions, please do not hesitate to contact our office.

Thanks,

Dana

Dana (Sciuk) Kunath
Office Administrator and Legal Assistant to
Richard J. Mazar
Richard J. Mazar Professional Corporation
115 King Avenue West
[REDACTED]
[REDACTED]

This email and any files transmitted with it are privileged, confidential, subject to copyright and intended solely for the use of the individual or entity to whom they are addressed. Any unauthorized use, copying, review or disclosure is prohibited. Please notify the sender immediately if you have received this communication in error. Thank you for your assistance and co-operation.



This email has been checked for viruses by AVG antivirus software.

www.avg.com

Tapp, Amanda

From: Elizabeth M Foley [REDACTED]
Sent: May 27, 2021 9:48 AM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos
Subject: Clarington municipality

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Elizabeth Foley
905-[REDACTED]

Tapp, Amanda

From: ClerksExternalEmail
Sent: May 21, 2021 8:31 AM
To: Tapp, Amanda
Subject: FW: We Oppose Darryl Kerdwell rezoning proposal

Lindsey Patenaude
Committee Coordinator
Legislative Services Department
Municipality of Clarington
40 Temperance Street, Bowmanville ON L1C 3A6
905-623-3379 ext. 2106
www.clarington.net

From: ivin benedit [REDACTED] mail.com>
Sent: Thursday, May 20, 2021 7:56 PM
To: ClerksExternalEmail <clerks@clarington.net>
Subject: We Oppose Darryl Kerdwell rezoning proposal

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind of regards

Tapp, Amanda

From: ClerksExternalEmail
Sent: May 21, 2021 8:32 AM
To: Tapp, Amanda
Subject: FW: We oppose the plan for 4504 highway 2 road

Lindsey Patenaude
Committee Coordinator
Legislative Services Department
Municipality of Clarington
40 Temperance Street, Bowmanville ON L1C 3A6
905-623-3379 ext. 2106
www.clarington.net

From: Krystal Menezes [REDACTED]@gmail.com>
Sent: Thursday, May 20, 2021 10:45 PM
To: ClerksExternalEmail <clerks@clarington.net>; salazar@clarington.net; Lizotte, Nicole <nlizotte@clarington.net>
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length. d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future. f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,
Krystal Menezes

Tapp, Amanda

From: ClerksExternalEmail
Sent: May 21, 2021 1:51 PM
To: Tapp, Amanda
Cc: Salazar, Carlos
Subject: FW: We oppose the plan for 4504 highway 2 road

Lindsey Patenaude
Committee Coordinator
Legislative Services Department
Municipality of Clarington
40 Temperance Street, Bowmanville ON L1C 3A6
905-623-3379 ext. 2106
www.clarington.net

From: Ani Nersessian [REDACTED]@gmail.com>
Sent: Friday, May 21, 2021 1:49 PM
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

To Municipality of Clarington,

I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Ani Nersessian

Tapp, Amanda

From: ClerksExternalEmail
Sent: May 21, 2021 8:29 AM
To: Tapp, Amanda
Subject: FW: We oppose the plan for 4504 highway 2 road

Lindsey Patenaude
Committee Coordinator
Legislative Services Department
Municipality of Clarington
40 Temperance Street, Bowmanville ON L1C 3A6
905-623-3379 ext. 2106
www.clarington.net

From: Maira Jacob [REDACTED]@gmail.com>
Sent: Thursday, May 20, 2021 5:15 PM
To: ClerksExternalEmail <clerks@clarington.net>
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Tapp, Amanda

From: ClerksExternalEmail
Sent: May 27, 2021 5:52 PM
To: Tapp, Amanda; Salazar, Carlos
Subject: FW: We oppose the plan for 4504 Highway2 Road

Lindsey Patenaude
Committee Coordinator
Legislative Services Department
Municipality of Clarington
40 Temperance Street, Bowmanville ON L1C 3A6
905-623-3379 ext. 2106
www.clarington.net

From: Debra/Nestor Silveira [REDACTED]@mail.com>
Sent: Thursday, May 27, 2021 1:59 PM
To: ClerksExternalEmail <clerks@clarington.net>
Subject: We oppose the plan for 4504 Highway2 Road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking**
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community**
- c) Lack of parking for the rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2**

to 4.9 meters in length.

d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.

e) Improper setbacks for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.

f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,
Debra & Nestor Silveira

Tapp, Amanda

From: Morry Weisfeld [REDACTED]@gmail.com>
Sent: June 6, 2021 11:37 AM
To: ClerksExternalEmail
Cc: Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: I oppose 4504 highway 2 road proposal

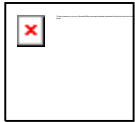
EXTERNAL

I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Traffic issues
- b) Two convenience stores side by side
- c) Lack of parking for rezoned property
- d) Changes to the historic look of that area by allowing a new commercial premise to be constructed
- e) No business need for such development when there is an existing convenience store in Newtonville
- f) Lack of proper set back for extension from the road

Sincerely Morry Weisfeld

--



Morry Weisfeld : Sales Representative
Search Realty/Mortgage Corp., Brokerage
c: 416 [REDACTED]
[REDACTED]

Tapp, Amanda

From: Danielle Kane [REDACTED]@gmail.com>
Sent: May 21, 2021 1:48 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: I strongly oppose the plan for 4504 Highway 2 Rd.

EXTERNAL

Dear Representatives of the Municipality of Clarington: I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) Its approval could lead to congestion at Highway 2/Newtonville Rd. This may become a pedestrian hazard due to the probable increase in traffic coupled with the lack of appropriate space for parking. b) Building a convenience store beside an existing convenience store exceeds the needs of the area. As it stands the existing store does not make enough income to enable Darryl Kerswell to pay his rent in full. As such, the proposed business use is unnecessary and is not contributing to the diversity in the community. c) There will be a lack of appropriate parking for the property if it is rezoned for business. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.

d) Further to the above point, there will not be accessible parking possible at this property if it is rezoned for commercial use. As per the accessibility standards of Ontario, there must be a path of 1.5 meters adjacent to any handicap space.

e) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future. f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping. Kind regards, Danielle Kane

Tapp, Amanda

From: Robin Baker [REDACTED]@gmail.com>
Sent: May 30, 2021 12:48 PM
To: Tapp, Amanda; ClerksExternalEmail; Salazar, Carlos; Lizotte, Nicole
Subject: Municipality of Clarington

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at [4504 Highway 2, Newtonville, Ontario](#) file number ZBA [2021-0008](#) for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere [from 4.2 to 4.9](#) meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.

f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.

g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Robyn Bakerman

Tapp, Amanda

From: Jessica Ennis [REDACTED]
[REDACTED] 11:15 AM
To: Tapp, Amanda
Cc: Ennis, Chris
Subject: RE: 4504 Highway 2 Proposal Inquiry

EXTERNAL

Amanda,

Thank you for your follow up and quick reply.

Jessica Ennis

From: Tapp, Amanda <ATapp@clarington.net>
Sent: Wednesday, May 26, 2021 9:48 AM
To: Jessica Ennis <[REDACTED]>
Cc: Tapp, Amanda <ATapp@clarington.net>
Subject: [EXTERNAL] RE: 4504 Highway 2 Proposal Inquiry

Please exercise caution. The message below is from an EXTERNAL source. Please do not open attachments or click links from an unknown or suspicious origin. Thank you.

Good Morning Jessica,

Thank you for your submission regarding ZBA2021-0008. The rezoning application to permit commercial uses including a general store and an eating establishment within a proposed addition to the existing dwelling located at 4504 Highway 2 in Newtonville, Clarington.

At this time, the site plan application has not been deemed complete. Therefore, we cannot speak in regards to the exact proposed parking for the proposed commercial establishment. From an eating establishment perspective, we have no further details on the specific uses. I would imagine it would be similar to what is within the existing Newtonville General Store, however, the applicant has not made this clear to us at this time.

Your comments will be analyzed as we prepare the Public Meeting Staff Report for the upcoming Statutory Public Meeting being held on June 7, 2021.

You have been added to the Interested Parties List, so you will receive notice of all upcoming events, meetings and reports associated with this rezoning proposal.

Amanda Tapp, MCIP, RPP
Planner II, Community Planning
Planning and Development Services
Municipality of Clarington

Thank you for your submission regarding ZBA2021-0008. The rezoning application to permit commercial uses including a general store and an eating establishment within a proposed addition to the existing dwelling located at 4504 Highway 2 in Newtonville, Clarington.

At this time, the site plan application has not been deemed complete. Therefore, we cannot speak in regards to the exact proposed parking for the proposed commercial establishment. From an eating establishment perspective, we have no further details on the specific uses. I would imagine it would be similar to what is within the existing Newtonville General Store, however, the applicant has not made this clear to us at this time.

Your comments will be analyzed as we prepare the Public Meeting Staff Report for the upcoming Statutory Public Meeting being held on June 7, 2021.

You have been added to the Interested Parties List, so you will receive notice of all upcoming events, meetings and reports associated with this rezoning proposal.

Amanda Tapp, MCIP, RPP
Planner II, Community Planning
Planning and Development Services
Municipality of Clarington
40 Temperance Street, Bowmanville, ON L1C 3A6
905-623-3379 ext. 2427 | 1-800-563-1195
www.clarington.net

From: Jessica Ennis [REDACTED] >
Sent: May 26, 2021 8:57 AM
To: Tapp, Amanda <ATapp@clarington.net>
Subject: 4504 Highway 2 Proposal Inquiry

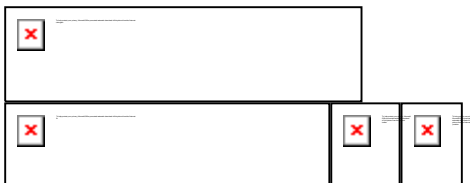
EXTERNAL

Good Morning Amanda,

I am interesting in finding out where the addition will be for the proposal of 4504 Highway 2 in Newtonville, as well as any additional parking lots that might be made to this current residential property. We live at 2035 Newtonville rd and our property borders the back of this lot with proposed changes. Can you also provide details of what kind of eating establishment. We are very concerned with the changes to this property and the effects this might have to our property and would like further details on the proposed changes.

Thank you in advance,

Jessica Ennis



This communication and any attachments may contain information that is privileged or confidential and is intended only for the use of the individual to whom it is addressed. Any other distribution, copying or disclosure is strictly prohibited. If you have received this communication in error, please notify us immediately then delete this communication. Thank you. Ce message ainsi que toute pièce jointe peut contenir des informations confidentielles ou protégées par le secret professionnel et est à l'usage exclusif du destinataire à qui il est adressé. Il est strictement interdit de le diffuser, le distribuer ou le reproduire. Si vous avez reçu ce message par erreur, veuillez nous en informer immédiatement et détruire ce message et toute copie de celui-ci. Merci.

Tapp, Amanda

From: Jessica Ennis <J[REDACTED]>
Sent: June 7, 2021 8:22 PM
To: Tapp, Amanda
Subject: FW: 4504 Highway 2 Proposal Inquiry

EXTERNAL

Amanda,

Listening to the concerns this evening, will our concerns be brought forward as a property backing on to the proposed property. I was under the understanding that our written concerns would be shared.

Thank You,

Jessica Ennis

----- Original message -----

From: Jessica Ennis [REDACTED] >
Date: 2021-05-26 11:15 AM (GMT-05:00)
To: "Tapp, Amanda" <ATapp@clarington.net>
Cc: "Ennis, Chris" <chris.ennis@kubota.com>
Subject: RE: 4504 Highway 2 Proposal Inquiry

Amanda,

Thank you for your follow up and quick reply.

Jessica Ennis

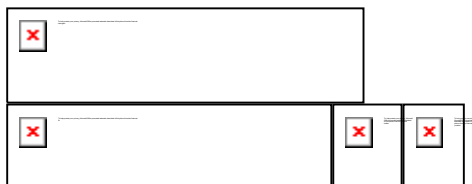
From: Tapp, Amanda <ATapp@clarington.net>
Sent: Wednesday, May 26, 2021 9:48 AM
To: Jessica Ennis [REDACTED]
Cc: Tapp, Amanda <ATapp@clarington.net>
Subject: [EXTERNAL] RE: 4504 Highway 2 Proposal Inquiry

Please exercise caution. The message below is from an EXTERNAL source. Please do not open attachments or click links from an unknown or suspicious origin. Thank you.

Good Morning Jessica,



This communication and any attachments may contain information that is privileged or confidential and is intended only for the use of the individual to whom it is addressed. Any other distribution, copying or disclosure is strictly prohibited. If you have received this communication in error, please notify us immediately then delete this communication. Thank you. Ce message ainsi que toute pièce jointe peut contenir des informations confidentielles ou protégées par le secret professionnel et est à l'usage exclusif du destinataire à qui il est adressé. Il est strictement interdit de le diffuser, le distribuer ou le reproduire. Si vous avez reçu ce message par erreur, veuillez nous en informer immédiatement et détruire ce message et toute copie de celui-ci. Merci.



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Tapp, Amanda

From: [REDACTED]
Sent: June 4, 2021 1:03 PM
To: Tapp, Amanda; [REDACTED]@momail.net; [REDACTED]@momail.net
Attachments: text_0.txt

EXTERNAL

.....

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) Traffic issues b) Two convenience stores side by side c) Lack of parking for rezoned property d) Changes to the historic look of that area by allowing a new commercial premise to be constructed e) No business need for such development when there is an existing convenience store in Newtonville f) Lack of proper set back for extension

[REDACTED]

T-Mobile

This message was sent to you by a T-Mobile wireless phone.

Tapp, Amanda

From: Jon Hamilton [REDACTED]@gmail.com>
Sent: June 1, 2021 11:59 AM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole

EXTERNAL

I Jon Hamilton oppose the plan for 4504 newtonville road

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Traffic issues
- b) Two convenience stores side by side
- c) Lack of parking for rezoned property
- d) Changes to the historic look of that area by allowing a new commercial premise to be constructed
- e) No business need for such development when there is an existing convenience store in Newtonville
- f) Lack of proper set back for extension from the road

Tapp, Amanda

From: Dedra Cunningham [REDACTED]@mail.com>
Sent: May 21, 2021 5:24 PM
Subject: We oppose 4504 highway 2 road Newtonville proposal

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind Regards,

Dedra Cunningham

Tapp, Amanda

From: Sonja Johnson [REDACTED]@mail.com>
Sent: May 21, 2021 11:34 AM
To: clerks@claringto.net; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose 4504 Highway 2 road newtonville proposal

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,
Sonja Johnson

Tapp, Amanda

From: Sam Smif [REDACTED]@gmail.com>
Sent: May 21, 2021 11:24 AM
To: Tapp, Amanda; ClerksExternalEmail; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose 4504 highway 2 road proposal

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.
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- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Samantha Smith

Tapp, Amanda

From: Antonio Cassone [REDACTED]@ive.com>
Sent: May 28, 2021 8:56 AM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose 4504 highway 2 road proposal

EXTERNAL

To Whom It May Concern -

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Traffic issues
- b) Two convenience stores side by side
- c) Lack of parking for rezoned property
- d) Changes to the historic look of that area by allowing a new commercial premise to be constructed
- e) No business need for such development when there is an existing convenience store in Newtonville
- f) Lack of proper set back for extension from the road

Thank you for your consideration regarding this matter.

Kind regards,
Antonio Cassone

Tapp, Amanda

From: Crystal Martinez [REDACTED]@gmail.com>
Sent: May 21, 2021 11:21 AM
To: Tapp, Amanda; ClerksExternalEmail; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose 4504 highway 2 road proposal

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
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- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Sage Taro

Tapp, Amanda

From: S. Jones [REDACTED]@gmail.com>
Sent: May 23, 2021 11:24 AM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We Oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
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- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Selean Jones

Tapp, Amanda

From: Karen Pais [REDACTED]@gmail.com>
Sent: May 26, 2021 12:57 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We OPPOSE the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
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- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Karen Pais & Dwayne DeSa

Sent from my iPhone

Tapp, Amanda

From: E G [REDACTED] gmail.com >
Sent: May 26, 2021 3:01 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
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- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

EIRENI GIRGIS

Tapp, Amanda

From: Mel Minus [REDACTED]@yahoo.com>
Sent: May 26, 2021 10:46 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Melodie Minus

Tapp, Amanda

From: Stephanie Marino [REDACTED]@gmail.com>
Sent: May 27, 2021 8:18 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Stephanie Marino

Tapp, Amanda

From: Dustin Petherick [REDACTED]@gmail.com>
Sent: May 27, 2021 8:32 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space, and parking
- b) Two convenience stores side by side in a small community like Newtonville makes no sense. The proposed use is unnecessary and could lead to both businesses failing.
- c) There is a lack of parking and accessibility. Parking would be restricted to the westerly side in a very narrow corridor. The proposed area suggests 2.75 meters and an average vehicle width is 2.9 meters.
- d) This changes the historic look of the area by allowing a new commercial premise. It does not coincide with the official plans to develop Newtonville as a heritage district in the near future. The Artgrow property has been in operation for over 100 years.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters, and must be parallel to the handicap space.
- h) The applicant's site plan shows that its loading space will be located on the road allowance. Unloading transport trucks and the like will affect sight lines and present a safety issue.

Kind regards,

Dustin

Tapp, Amanda

From: Sharon Silveira [REDACTED]@gmail.com>
Sent: May 27, 2021 8:42 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,
Sharon Graveran

Tapp, Amanda

From: RalphTexx Curtis [REDACTED]@sympatico.ca>
Sent: May 27, 2021 9:03 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space, and parking
- b) Two convenience stores side by side in a small community like Newtonville makes no sense. The proposed use is unnecessary and could lead to both businesses failing.
- c) There is a lack of parking and accessibility. Parking would be restricted to the westerly side in a very narrow corridor. The proposed area suggests 2.75 meters and an average vehicle width is 2.9 meters.
- d) This changes the historic look of the area by allowing a new commercial premise. It does not coincide with the official plans to develop Newtonville as a heritage district in the near future. The Artgrow property has been in operation for over 100 years.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters, and must be parallel to the handicap space.
- h) The applicant's site plan shows that its loading space will be located on the road allowance. Unloading transport trucks and the like will affect sight lines and present a safety issue.

Kind regards,

Chris Kanuch

Tapp, Amanda

From: Tessa T <[REDACTED]@gmail.com>
Sent: May 28, 2021 11:45 AM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space, and parking
- b) Two convenience stores side by side in a small community like Newtonville makes no sense. The proposed use is unnecessary and could lead to both businesses failing.
- c) There is a lack of parking and accessibility. Parking would be restricted to the westerly side in a very narrow corridor. The proposed area suggests 2.75 meters and an average vehicle width is 2.9 meters.
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- h) The applicant's site plan shows that its loading space will be located on the road allowance. Unloading transport trucks and the like will affect sight lines and present a safety issue.

Kind regards,

Tessa Trueman

Tapp, Amanda

From: Jon L [REDACTED] hotmail.com>
Sent: May 28, 2021 3:21 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space, and parking
- b) Two convenience stores side by side in a small community like Newtonville makes no sense. The proposed use is unnecessary and could lead to both businesses failing.
- c) There is a lack of parking and accessibility. Parking would be restricted to the westerly side in a very narrow corridor. The proposed area suggests 2.75 meters and an average vehicle width is 2.9 meters.
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- h) The applicant's site plan shows that its loading space will be located on the road allowance. Unloading transport trucks and the like will affect sight lines and present a safety issue.

Kind regards,

Jon Labalestra

Tapp, Amanda

From: Ramon Kumar [REDACTED]@gmail.com>
Sent: May 30, 2021 12:48 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
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- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Ramon Kumar

Tapp, Amanda

From: Lilly Singh [REDACTED]@outlook.com>
Sent: May 30, 2021 12:51 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
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- e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Lilly Singh

Tapp, Amanda

From: Franklyn Barrett [REDACTED]@yahoo.ca >
Sent: June 2, 2021 11:01 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Franklyn Barrett

Tapp, Amanda

From: Ani Nersessian [REDACTED]@gmail.com >
Sent: May 21, 2021 1:49 PM
Subject: We oppose the plan for 4504 highway 2 road

EXTERNAL

To Municipality of Clarington,

I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
- d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.
- e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Ani Nersessian

Tapp, Amanda

From: dm.petherick [REDACTED]@gmail.com>
Sent: May 30, 2021 7:58 PM
To: ClerksExternalEmail
Cc: Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road, Municipality of Clarington

EXTERNAL

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) Potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space, and parking
- b) Two convenience stores side by side in a small community like Newtonville makes no sense. The proposed use is unnecessary and could lead to both businesses failing.
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- f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters, and must be parallel to the handicap space.
- h) The applicant's site plan shows that its loading space will be located on the road allowance. Unloading transport trucks and the like will affect sight lines and present a safety issue.

Kind regards,
Denise Petherick

Tapp, Amanda

From: Abhishek Sahi [REDACTED]@gmail.com>
Sent: May 30, 2021 1:17 PM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road, Newtonville, ON

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.
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- e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.
- f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,
Abhishek Sahi

Tapp, Amanda

From: Maria Spathis [REDACTED]@outlook.com>
Sent: May 27, 2021 2:17 AM
To: ClerksExternalEmail; Tapp, Amanda; Salazar, Carlos; Lizotte, Nicole
Subject: We oppose the plan for 4504 highway 2 road, Newtonville, ON.

EXTERNAL

Municipality of Clarington,

We are concerned about the rezoning application for Darryl Kerswell at [4504 Highway 2, Newtonville, Ontario](#) file number ZBA [2021-0008](#) for the following reasons:

- a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking
- b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community
- c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere [from 4.2 to 4.9](#) meters in length.
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- f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.

Kind regards,

Maria Spathis

Tapp, Amanda

From: Greg Lewis [REDACTED]@desjardins.com>
Sent: May 28, 2021 12:17 PM
To: Tapp, Amanda
Subject: ZBA 2021-0008

EXTERNAL

Opposition of Granting rezoning application at 4504 Hwy 2 Newtonville

I am concerned with many issues regarding this application and feel approving it will only fuel a continuing battle in our municipality. I have several concerns:

- Lack of parking and increased traffic confusion
- 2 competing businesses located side by side...(Turf War)
- Change of residential to commercial may pose confusion for others to just follow suit.....without proper permissions
- Lack of a proper set back for extension from the road
- No Business Need...just creating undo competition and bullying in our community

With Respect

Greg Lewis
Commercial and residential tax payor and supporter of Clarington



Greg Lewis
Agent

[REDACTED]

[REDACTED]

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Tapp, Amanda

From: Barbara Parsons [REDACTED]@gmail.com>
Sent: June 7, 2021 11:44 PM
To: Tapp, Amanda
Subject: Newtonville general store

EXTERNAL

We have only been residents of Clarington for 6 months but we already feel the wonderful and strong community centred spirit here! We have visited Daryl's General Store many times. It is so important to the surrounding community. I urge your support of the zoning change that will allow the General Store to continue in the next door space!!!
Barbara and Bob Parsons