

Danelski, Alexander

From: Jo-Ann Reeves <minu1238@hotmail.com>
Sent: Monday, March 17, 2025 3:48 PM
To: Committee of adjustment
Cc: goldencrowncleaning@gmail.com
Subject: Application # A-25:020 70 Lakeview Dr. Stoney Creek
Attachments: pro-rD7nU3KA.jpeg

External Email: Use caution with links and attachments

Hello,

My name is Jo-Ann Carretta my address is 72 Lakeview Dr Stoney Creek

I received this notice of public hearing for minor variance in the mail.

I'm not very happy about a triplex going up especially being built farther back on the property so they can see right over our property and over my backyard, also not happy about a parking lot sitting beside our house on the front of the property. Also very concerned about it being a rental property!

I'm very, very concerned about this! And hopefully you get more letters of other neighbors on the street as I know they are also very concerned about this.

Please advise me as what to do as we are a family of five, all adults and all of us are extremely concerned about this.

I'm very thankful for the heads up on this matter but extremely concerned about a gigantic house going right up beside my small bungalow.

Please see attached notice of public hearing.

Yours truly, Jo-Ann Carretta, Greg Stone,

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Danelski, Alexander

From: Greg Stone <goldencrowncleaning@gmail.com>
Sent: Thursday, March 20, 2025 6:37 PM
To: Committee of adjustment
Subject: A-25-020 70 Lakeview Dr.

External Email: Use caution with links and attachments

Minor variance,

Hello my name is Gregory Stone
Address 72 Lakeview Dr, Stoney Creek, ON L8E 5A7

I received in the mail and notice of public hearing set for March 27th 2025.

I definitely do not want a three-story triplex sitting beside my small bungalow. This is not acceptable!

This will look horrible! And will overshadow my small bungalow we will no longer have any privacy in our backyard and also basically a parking lot next door will definitely be very unsightly!

So basically my answer is no to this rental property being built beside me.

Greg Stone

905 818-3984

Danelski, Alexander

From: Jo-Ann Reeves <minu1238@hotmail.com>
Sent: Thursday, March 20, 2025 6:59 PM
To: Committee of adjustment
Subject: Application # A-25:020 notice of public hearing

External Email: Use caution with links and attachments

Dear [Recipient],

I hope this email finds you well. My name is Jo-Ann Carretta, and my address is 72 Lakeview Dr, Stoney Creek, Ontario, L8E 5A7. I am writing to express my concerns regarding the construction of a three-story building directly beside my home and a parking lot for three vehicles planned to sit at the front beside my front lawn.

I understand that there may be benefits to this project, but I would like to highlight the potential negative impacts it could have on my property and our neighborhood. The proposed building will block evening sunlight and reduce privacy in my backyard, leaving me with very little sunlight and no privacy. Additionally, the size and design of the building will not match the aesthetic of the neighborhood and will likely be an eyesore. If the property is intended for rental purposes, it may increase traffic and noise levels, disrupting the current residential atmosphere.

I would appreciate the opportunity to discuss this matter with you further to find a solution that addresses my concerns. Thank you for taking the time to read my email and for considering my perspective.

Sincerely,
Jo-Ann Carretta
905865-7326

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Danelski, Alexander

From: Robp0105 <robp0105@gmail.com>
Sent: Tuesday, March 25, 2025 10:16 AM
To: Committee of adjustment
Subject: Application A-25:020 Comments

External Email: Use caution with links and attachments

Committee Of Adjustment,

The proposed triplex to be built at 70 Lakeview Drive appears to be designed to be a rental property that would likely cater to student and or temporary worker housing. The public transit in the area is non-existent and walking along Fruitland Road to a transit point is difficult and hazardous. Therefore the tenants of the proposed Triplex will require vehicles. I count 10 bedrooms in the design for a potential parking requirement for 10 cars. The proposal does not accommodate the parking needs of the future tenants.

I request a Notice of Decision on the application.

Regards,
Rob Paine
63 Lakeview Dr, Stoney Creek, ON L8E 5A6

**NOTICE OF PUBLIC HEARING, APPLICATION NO.: A-25:020; ZONE: R1- (LOW DENSITY
RESIDENTIAL)**

**70 LAKEVIEW DRIVE, STONEY CREEK
Meeting of Thursday, March 27, 2025 (1:35 p.m.)**

General Comment:

A wonderful and commendable enhancement to our neighborhood
at first glance!

Concerns:

1. Assuming each triplex household has two cars and without designated visitor parking, permanent street parking may become the norm. This would further congest Lakeview Drive, an already narrow street with no sidewalk, that doubles as a cycle lane, heightening safety risks for pedestrians, cyclists and drivers.
2. Insufficient on-site parking will lead to greater street congestion, further disrupting traffic flow on North Service Road, Lakeview Drive, and the turn into Herbert Crescent. The already congested intersection at Lakeview Drive and North Service Road— often a traffic bottleneck—may worsen with increased vehicle congestion from the proposed building.
3. Increased traffic and parking strain in front of the triplex may heighten risks for pedestrians, and other road users in the neighborhood.

Suggestions:

1. Ensure adherence to city bylaws on driveway width to mitigate congestion and not compromise pedestrian and vehicular safety on Lakeview drive.
2. Preserve at least 50% of the front area as landscaped space and explore alternative on-site parking solutions for four to six cars at the minimum.
3. Conduct a traffic study to assess the impact on Lakeview Drive and North Service Road.
4. Plan a sidewalk for Lakeview Drive to enhance pedestrian and public health safety.

• We kindly request to be notified of your decision on this matter at:

J. O. Pogason
69 Lakeview Drive
Stoney Creek, L8E5A6

And/Or

Email: Jake_pogo@outlook.com

Danelski, Alexander

From: VE1 JKE <jake_pogo@outlook.com>
Sent: Tuesday, March 25, 2025 11:14 AM
To: Committee of adjustment
Cc: ROLI POGOSON
Subject: 71 Lakeview Dr. Stony Creek - Written Submission
Attachments: Hearing A-25.pdf

External Email: Use caution with links and attachments

Dear sir/madam,

Please find in the attached file a submission for public hearing of:

Thursday March 27 at 1.35 pm in respect of variance to the above property.

Grateful for your consideration.

Jake