

Dear Russell Landing Road Neighbours,

As we are sure you are well aware, we are applying to rezone 1569 Russell Landing Road to accommodate our growing need for winter storage space. We started this project off as proactively as we could, trying to visit as many neighbours on Thanksgiving weekend as possible. Those of our neighbours that I had phone or email addresses for were called or emailed, and I tried to canvas the neighbourhood on Thanksgiving weekend last fall. I had mixed success, as many people were either out for the day, out on their boat, or simply not up for the weekend. I did spend well over an hour that day with Karl Urban, walking the property and discussing options.

I have attached the letter I distributed to as many people as I could talk to last Thanksgiving weekend. If I did not provide you with one, and your neighbours did not share their copy, please take the time to read through the letter. It explains much of our rationale behind this project, and it ends with the statement that I am happy to sit down with any neighbours to talk and that we are more than willing to discuss adjustments to the project at this stage in order to mitigate any unforeseen concerns or problems.

Please note that since the letter was written, we have moved forward with the rezoning process and with some of our internal planning processes. There are three areas of change that you need to keep in mind with respect to that letter. First, the township hired a planning consultant, who reviewed the application and wrote a Planning Report for the township. This report is also attached to this email, and formed the basis upon which the council voted at the January 21st council meeting on the first part of our rezoning. Second, we have finalized our decisions on building style and will be building an indoor storage facility, as opposed to the pigeon hole racked building that was also mentioned in my original letter. And third, after consultation with Karl Urban, we have agreed to move the driveway on the project to the eastern end of the property.

I found it very surprising that only one neighbour, Karl Urban, has actually approached me to discuss the project or their concerns with me. As a result of Karl Urban & my discussions, we have agreed to move the driveway to a much better location, that is much safer, and far more convenient for me, plus I believe it alleviates this concern for Karl. This was a win/win discussion, and was what I was hoping to see with the neighbourhood. Other than Karl, no neighbours have actually approached me to discuss this project or their concerns.

We are headed towards a public meeting very quickly. Since I wrote that letter back at Thanksgiving, the project is now at a different stage, and our opportunity to make major changes to this project have diminished greatly, as we are set to start construction on this early this summer. However, I again reiterate my offer to sit down with any of my neighbours for a discussion – conversation is much better than confrontation. We have a vested interest in this neighbourhood, owning three pieces of property on Russell Landing Road! We certainly do not wish to have any negative impact on our neighbourhood, and have tried with this project to minimize our impact whenever possible.

Thanks,
Rob