Maria Gonzalez Santos

From:	Family Jutras < ▮▮▮▮▮▮▮▮ >
Sent:	Thursday, March 14, 2024 11:21 AM
To:	Wendy Kaufman; clerks; ▮▮▮▮▮▮▮▮▮
Cc:	Joscelyne Landry-Altmann; Pauline Fortin; Fern Cormier; Rene Lapierre; Bill Leduc
Subject:	proposed amendment to Royal Oaks / Nickeldale Subdivision

Hello to all,

As a resident and a concerned citizen, I would like to voice a concern in regards to the ongoing amendment requests to our back yards. These existing green spaces, that are so important to the environment and our quality of life.

At this point, we have all read and been made aware (since 2014), of all the good intentions to maintain and respect green spaces while moving forward with the on-going Dalron housing project in the Montrose area, yet it seems that every amendment brings a reduction to these green spaces. Was the "Village of Montrose" conceptual MASTER PLAN not sold to the public with the idea that there would be immediate access to trails. Ron Arnold mentioned back in 2022 that 20% of residential land would be set aside for parks ???

I do not see that 20%, in the proposed draft plan amendment in regards to green space and or park. Only the mention of a Block 93. This brings people (on a short laneway walk) from the asphalt of Montrose Ave to the asphalt of Dalron's STREET "A" .... hence the depletion of any connection of the existing Nickeldale trail to existing Magnolia trail and Sudbury's own Historical trail !!!

Again, the existing residents and future residents of this area stand to lose a great deal in regards to quality of life, as it will be replaced with cramped living, high density traffic and a reduction of safety in our neighborhood.

We need to re-visit the proposed changes so that minimum, the EXISTING Nickledale trail remains from Montrose and connects to Magnolia trail and our beautiful existing Historical trail for all to enjoy. Short of this suggestion, Dalron should go back to their own Master Plan which (at the time), had a lot of homes and lots of GREEN !!!

Respectfully,

JF Jutras
120 Ivydale Crt