

# Wilmot Creek Neighbourhood Secondary Plan – Public Comments

Comments received to October 21, 2021.

If you require any of this information in an alternate format, please contact the Planning and Development Services Department at [planning@clarington.net](mailto:planning@clarington.net) or 905-623-3379 ext. 2405

**From:** [Greg S](#)  
**To:** [Backus, Lisa](#)  
**Subject:** Wilmot Creek Neighbourhood Plan  
**Date:** October 5, 2021 6:00:21 PM

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**EXTERNAL**

Hello,

I am just writing a brief note regarding the Wilmot Creek Neighbourhood Plan.

I know the current residents have been battling the Railroad companies over the whistle cessation.

It is getting frustrating that the Municipality is paying so much money on this.

I think that in the plan there should be wording that recommends the builder pay for the whistle cessation and pays back the municipality for funds already spent.

These developers are profiting a ton over the past few years and its time they give back to local residents and support the communities they are building.

Very much appreciated!

Greg Smith

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SUBJECT; COMMENTS RE: WILMOT CREEK NEIGHBOURHOODS SECONDARY PLAN  
CLAYTON M. MORGAN P. ENG  
27 KISSING BRIDGE LANE  
NEWCASTLE-ON-LIBOBR  
905- [REDACTED]

OCT 7, 2021.

TO WHOM IT MAY CONCERN,

I AM A RETIRED PROFESSIONAL ENGINEER, AND I HAVE LIVED IN WILMOT CREEK SINCE 2015. I MUST POINT OUT I AM NOT AN NIMBY! I BELIEVE VERY STRONGLY THAT EVERYBODY DESERVES A GOOD HOME, SO I DO NOT OPPOSE ~~THE~~ THIS PROPOSAL BUT I DO HAVE SOME CONCERNS THAT SHOULD BE CONSIDERED BEFORE THIS PROPOSAL IS APPROVED.

1. THE CONTRACTORS MUST DO A MUCH BETTER JOB IN KEEPING DUST AND NOISE TO A MINIMUM. THE KAITLIN DEVELOPMENT WEST OF BENNETT ROAD HAS DONE A VERY POOR JOB ON BOTH ISSUES. MY HOME AND CAR IS CONSTANTLY COVERED IN DUST AND NOISE IS VERY LOUD AND DISTURBING.

2. ACCESS TO WILMOT CREEK MUST BE MAINTAINED WITHOUT FREQUENT INTERRUPTIONS. DURING THE KAITLIN PROJECT BENNETT ROAD WAS EITHER CLOSED, OR TRAFFIC RESTRICTED FREQUENTLY. THERE ARE ONLY TWO ACCESS ROADS TO WILMOT CREEK AND THEY MUST BE KEPT OPEN.

(NEXT PAGE)

- 3. THERE MUST BE NO INTERRUPTION IN UTILITY SERVICES. HOUSING DEVELOPMENTS IN NEWCASTLE VILLAGE RESULTED IN WATER INTERRUPTIONS FOR MORE THAN 1 DAY. WE ALSO HAD A GAS INTERRUPTION IN WINTER FOR OVER 24 HOURS. THIS MUST BE TAKEN INTO CONSIDERATION
- 4. THE NEW DEVELOPMENT MUST HAVE ITS OWN RECREATIONAL FACILITY. THE WILMOT WILBERHOUSE IS FOR EXISTING WILMOT RESIDENTS.

*Clayton M Morgan*  
 CLAYTON M. MORGAN P. ENG

**From:** [Doug Raine](#)  
**To:** [WilmotCreek](#)  
**Subject:** Wilmot creek neighborhood secondary plan  
**Date:** October 8, 2021 6:07:45 PM

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**EXTERNAL**

Building a subdivision for seniors between the 401 and the railway tracks, essentially under the high voltage power lines is insanity. I cannot believe that any city planners or councilors would allow their parents to live there.

Why would anyone but a completely deaf person buy a place there. There will be no end of noise complaints. What about the high voltage power lines?

The mind boggles at the thoughtless of any public planning department approving this.

Doug Raine  
Bowmanville

**From:** [WJ FLETCHER](#)  
**To:** [Backus, Lisa](#)  
**Subject:** Wilmot Creek Secondary Plan - Fletcher  
**Date:** October 13, 2021 10:31:08 AM

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**EXTERNAL**

Hi Lisa

I have reviewed the materials in your e-mail, excellent presentation and reports.

I do have two questions for you.

1) Will the secondary plan layout the percentage for the different types of housing? (e.g. affordable housing % vs market value % vs senior % vs assisted living%).

2) Have the engineers figured out how the road, utilities (electric, gas, cable) and infrastructure (water, sewer, storm water) will cross Rickard Creek without destroying this environmentally sensitive area? Is there a possibility that the land east of Rickard Creek can be retained as natural lands without development?

Thank you and have a great day

Jim Fletcher  
8 Littlebrook Road  
Newcastle, ON  
L1B 1A4  
647- [REDACTED]

**From:** [Janet Knights-Hickey](#)  
**To:** [WilmotCreek](#)  
**Cc:** [James Grimley](#); [tim\\_hickey@live.ca](mailto:tim_hickey@live.ca); [Christina Campbell](#)  
**Subject:** Upcoming PIC for Wilmot Creek Community  
**Date:** October 8, 2021 11:26:51 AM

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**EXTERNAL**

Good afternoon Lisa/Julia. As a resident of Wilmot Creek Adult community, I am most concerned that this plan highlights a few times that this has nothing to do with our existing community. However, I don't understand how it cannot. We already have issues with people from outside the community ignoring the fact that this is private property and riding their bikes, using our amenities, etc. This new community will bring potentially more unwanted traffic. The access to our community seems to be from the lake front path and people taking short cuts through the existing green space. I hope that there is a plan to keep the new community population out of our community. We pay a great deal of monthly maintenance to Capreit for our amenities. Residents do not want people from outside of the community using them. We've already had a number of break-ins in our senior community despite our rather isolated location. The increased population and its proximity will likely bring more risk to the existing Wilmot Creek Seniors Community.

After reviewing the plans attached in your email, I'm not clear on how the Bennett Road gated entrance will change. Is there a more detailed plan / blue print that available.

**From:** [craig mcbrearty](#)  
**To:** [WilmotCreek](#); [craig mcbrearty](#); [adrian@adrianfoster.ca](#); [Backus, Lisa](#)  
**Subject:** Wilmot Creek Secondary Neighborhood - Train Whistle Cessation  
**Date:** October 15, 2021 10:10:49 AM

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**EXTERNAL**

Hi,

Will the train whistle cessation at the level train crossings be in place before this neighborhood proceeds?

There are already major issues and complaints from the community already in regards to constant train whistles, adding another neighborhood right next to the train tracks without addressing this issue will only compound this issue.

There was already supposed to news on the train whistle cessation at Bennett and Cobble Dick road level crossings, I've yet to see a recent update on this.

Please advise.

Regards,  
Craig McBrearty  
905-[REDACTED]

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