

Re: OPA 2022-006

The following are questions I have related to the proposed amendment at 40 Elgin park drive, in the Township of Uxbridge that I would like to raise as concerns as we back on to this proposed amendment.

- 1) The overall height of the proposed hotel on the Wooden Sticks property is of concern. The development is at a very high point in the landscape (and in the entire in town area) to begin with. It seems initially it was going to be a four-storey building as indicated in the Region of Durham Engineering documents and now they are proposing a five storey. A 4-story building would be better given the proposed site.
- 2) The plans show a new parking lot on the east side of the entrance driveway so we are wondering why the hotel could not be attached to the clubhouse on the east side where there is no adjacent development, rather than squeezed between the existing clubhouse and Howard Williams Court properties. The current proposed location means cutting down a large part of the forest that acts as a natural privacy barrier between the golf course and the subdivision. What will the region do to provide a natural buffer zone if the proposed location is on the West side? Will the existing trees on the east side be protected in the development?
- 3) Noise is an issue if built on West side as it is so close to existing properties. Are the hotel's proposed 79 rooms going to have balconies or outdoor patios?
- 4) If the Hotel is on the west side where are the main shipping and receiving entrances going to be? What measures will be taken to reduce noise?
- 5) Where will the waste management facilities be located? This can be noisy and have strong odours that the wind can carry to the Winding Trail subdivision making it unbearable to be outside. What measures will be taken to avoid this?
- 6) Will the hotel host outdoor evening events? If so a reasonable 10pm end time to the noise is needed. Will the hotel have 24/7 security to control the noise levels? These items will have huge impact not only to the Winding Trails subdivision but the other homes across the street from the Wooden Sticks golf course.
- 7) Who will operate the hotel? When will renderings/drawings of the hotel be available?
- 8) When do they expect to break ground and how long do they expect the Construction noise to last? What steps will be taken to avoid noise and cleanliness of the area during construction.

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