

Re: OPA 2022-006

From: leslie gifford <[REDACTED]>
Sent: March 23, 2023 3:47 PM
To: Clerks <Clerks@durham.ca>; David Perkins <[REDACTED]>
Cc: Dorothy And Henry Brown <[REDACTED]>; Suzanne Schalk <[REDACTED].com>; JoeY <[REDACTED]>; Willie Popp <[REDACTED]>
Subject: Regional File Number OPA 2022-006 Wooden Sticks Golf Course Hotel

Re the application to amend the Durham Regional Official Plan, we residents of Howard Williams Court wish to make a written submission of our questions and concerns. We include our submission below, we have also provided our questions and concerns to the town of Uxbridge. We also wish to be notified of subsequent meetings and of the decision of Regional Council on the proposed official plan amendment. If there is any issue or questions regarding our request please let us know. My phone number is [REDACTED] if anyone wishes to discuss.

thank you
Leslie Gifford
9 Howard Williams Court
Uxbridge L9P0R2
[REDACTED]

----- Forwarded Message -----

From: leslie gifford <[REDACTED]>
To: Debbie Leroux <[REDACTED]>; JoeY <[REDACTED]>; Suzanne Schalk <[REDACTED]>; Dorothy And Henry Brown <[REDACTED]>
Sent: Thursday, March 2, 2023 at 10:23:22 a.m. EST
Subject: Wooden Sticks Official Plan Amendment

Hello Willie and Debbie.

Willie, thank you for taking the time to speak to with me re the proposed hotel at Wooden Sticks golf course.

Debbie, the 2 notices sent out to Howard Williams Court residents did not indicate that the hotel would be built on the west side of the existing clubhouse. As residents of Howard Williams Court we have a number of concerns/questions.

Due to the technical issues at the Feb 23 meeting we were unable to join, and the meeting recording has not been made available on your website. Once its been made available we may have additional questions.

The height of the hotel concerns us as well as the location between Howard Williams Court resident's backyards and the existing clubhouse.

The sun comes up from the east and shines into our backyards. The hotel will block our sunlight.

There is also the potential for a loss of backyard privacy and peaceful enjoyment of our property due to additional noise, new waste facilities, light pollution, additional traffic and obstruction of our view. Depending on how much of the hotel blocks our view from our backyards this could also have a detrimental effect on our property values.

The proposed location of the hotel is on a slope, it's not a flat grade. Will the slope be built up or will it be dug down to accommodate the hotel?

Either way this could affect drainage and the flow of water toward our properties. Is the Lake Simcoe Conservation authority involved re drainage and watershed and do they have to approve this Official Plan Amendment?

Will any trees be removed, either permanently or to facilitate construction?

Will the hill west of the 10th tee blocks be removed or altered?

May we see the elevation plan; how high will the hotel be above the level of the existing fence separating Wooden Sticks from our properties?

Is the existing building west of the clubhouse being removed or will it remain between the clubhouse and the new hotel?

What will be the distance from the farthest west point of the hotel to the fence line separating our properties?

We ask that you please take our concerns seriously and consider alternate solutions. We understand Uxbridge would benefit from having a hotel but the planned location is very detrimental to our small neighborhood. If the hotel is approved, we hope that the Town of Uxbridge and Wooden Sticks will consider reducing the size and height of the hotel and building it on the east side of the clubhouse in order to be farthest away from any residences.

Please provide us with updates on this application as they become available.

This represents concerns consolidated from the following residents of Howard Williams Court:

7 Howard Williams Court
Dorothy and Henry Brown



9 Howard Williams Court
David and Leslie Gifford



11 Howard Williams Court
Joe and Gwen Yun



13 Howard Williams Court
Lucas and Suzanne Schalk

