

Bear Creek Ridge Community Association

A Senior Community

17-307 Metcalfe St. E

Strathroy, Ontario

N7G 0B3

March 24, 2026

To: The Corporation of the Municipality of Strathroy - Caradoc
52 Frank Street
Strathroy, On. N7G 2R4

Re: Application # ZBA1-2026 for Zoning By-Law Amendment @ 295 - 297 Metcalfe East, Strathroy.

We, The Board of Directors, have been given **Proxy** on behalf of all the residents (25 home Owners) at Bear Creek Ridge Condo, located @ 307 Metcalfe St. East.

The undersigned (Board members), reject the change to the above land application.

Our concerns are as following:

- A. The proposed height and scale of the sixplex is inconsistent with the existing low-rise neighborhood fabric affecting the privacy of adjacent homes, including sightlines, light and noise.
- B. The increase traffic flow entering and exiting the complex will add significant pressure to an already conjunct and heavily used corner, (Metcalfe St. East / Front St. East / Macnab Ave.)
- C. The complex being built closer to Metcalfe Street will hinder sightlines when exiting Front Street East.
- D. The hardscape (building & parking lot) may create excessive run-off and soil erosion issues, leading to potential flooding for adjacent properties.
- E. Concerns with light pollution from parking lamp structures which will cause privacy issues to adjacent homes.

Thank you for hearing our concerns in this matter.

Board President- Wilson Brock / Board Secretary - Catherine Woodiwiss

Board Treasurer - Ivan Keough / Board Member - Tom Guise / Board Member - Lorie Colledge