

Theresa K. Walsh

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**From:** [REDACTED]  
**Sent:** Tuesday, April 1, 2025 10:17 AM  
**To:** CityClerk  
**Subject:** Opposition to the proposed grocery store for 5 Lunenburg St

You don't often get email from [REDACTED] [Learn why this is important](#)

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To whom it may concern:

[REDACTED] are completely opposed to this application. We moved [REDACTED] to a quiet residential street, where families and kids could safely play, walk our dogs and live quietly. We would have never, under no conditions, have purchased our home [REDACTED] a grocery store! The proposal states that off street parking is available, which is 100% untrue; there is a 3-car driveway in front of that house and there are 3 cars always parked there, so there is no available off street parking. All of the grocery traffic would be stopping directly in front of [REDACTED]. The increase in traffic on this quiet street would be unacceptable. We have already had issues with cars coming to visit this address and parking directly behind our vehicles in our driveway making it impossible for us to leave (for longer than 30 minutes), which is a complete disregard for our property, as neighbors. It appears as though this business is already happening as there is traffic frequenting there and going around to the side of the house and coming back with bags. We are thinking that there are people living with the home owners, maybe in the basement and it may be them who are proposing this idea? unsure but either way this idea is unacceptable.

Lunenburg street is in a quiet residential neighborhood with kids riding their bikes and scooters and playing on the streets, it is NOT a business area and the thought of huge delivery trucks coming, not to mention the constant coming and going of traffic to avail of this business is a huge safety concern. The traffic that flows on this street is comprised mainly of its residents and that is the way it should be. It is why we purchased this home and why we pay big property taxes to live here. [REDACTED] and have contacted real estate agents who have informed us that this will definitely depreciate the selling value of our home, for the future.

To conclude, we trust that we have rights as home owners on this street and that collectively we are opposed to this proposal and thus it will not pass. Please ensure that Lunenburg Street and our neighborhood will remain the quiet, safe residential area that it is zoned to be and the property value of our home, not to mention our quality of life will not be affected by this application.

Sincerely,

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Wednesday, April 2, 2025 11:37 AM  
**To:** CityClerk  
**Subject:** Comments for home occupation of retail sales (5 lunenburg street)

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Dear City Clerk,

I am writing to express my objection to the proposed home-based grocery retail business at 5 Lunenburg Street. The business is planned to operate Monday through Saturday from 12 PM to 7 PM, taking online orders and offering in-person pickups.

While I understand the need to support small businesses, I have concerns regarding the impact on our residential neighborhood. My objections are based on the following:

- (1) Safety and Security Risks, especially for young kids – Increased vehicle activity in a school bus pickup zone poses potential danger to children and disrupts safe transportation.**
- (2) Increased Traffic and Parking Issues – The business will result in a higher volume of vehicles coming in and out, causing congestion and potential safety risks.**
- (3) Other Concerns – The area is designated for residential use, and permitting a retail business could set a precedent for future commercial activity, affecting the character of the neighborhood. With 6 days of business operations, customer interactions, and deliveries, it may disrupt the quiet residential setting, especially during school hours.**

Given these concerns, I respectfully urge the city to deny this application or impose strict limitations to mitigate these impacts.

Thank you for considering my comments! Please remove my personal information if the comments will be released publicly!

Sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Thursday, April 3, 2025 9:12 PM  
**To:** CityClerk

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[REDACTED]

To whom it may concern;

We would like to express our strong opposition to a business operating out of a residence at 5 Lunenburg Street St. John's.

We recently bought in the area and appreciate the quiet residential life. If a business is allowed we are concerned about the increase in traffic especially large trucks, and the president this will set in terms of other commercial activities in the neighbourhood.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Friday, April 4, 2025 9:07 AM  
**To:** CityClerk  
**Subject:** Discretionary Use Application for #5 Lunenburg Street

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I want to state here that I am strongly against the approval of any commercial operation at #5 Lunenburg Street . Approvals with restrictions can easily get passed but often there are fallouts and abuses that follow.

In my experience there is little or no support from the city when this happens and no access to the owners.

It is my fear that our residential neighbourhood that has for years has had threats to that status will have one more.

For that reason I object to the approval of this application.

Thank you

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Friday, April 4, 2025 12:23 PM  
**To:** CityClerk  
**Cc:** [REDACTED]  
**Subject:** 5 Lunenburg St

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Hi. My name [REDACTED]. I am also sending this e-mail on behalf of [REDACTED]. This e-mail is to make known our concern regarding the application for Home Occupation for retail sales at 5 Lunenburg St. Our concern is the setting of a precedent for any residential dwelling in our neighborhood being allowed to operate as a business. This would cause increased traffic and congestion in an already very busy neighborhood. Are there bylaws about allowing businesses to operate out of private dwellings? Having talked to some neighbour's of 5 Lunengurg St. they already have concerns of increased activity at that residence and believe they are operating a take out food service. This is something that should be investigated.

Regards,

[REDACTED]

Sent from my Galaxy

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Friday, April 4, 2025 7:41 PM  
**To:** CityClerk  
**Subject:** Discretionary use application, 5 Lunenburg St

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hello,

This submission is being submitted with the request of being anonymous. Please remove any identifiers including email and first and last name from this submission.

I am writing in response to the discretionary use application submitted for 5 Lunenburg Street, St. John's, NL.

I strongly oppose this submission. The proposed location is in a residential area, not a retail zone. Lunenburg Street is home to approximately 16 children under the age of 12 who regularly play outdoors, engaging in activities such as biking, chalk art, hide-and-seek, and spotlight tag. These daily outdoor activities are highly valued by the neighborhood as an alternative to screen time or video games. Increased traffic in this area poses a serious safety risk to these children and threatens the unique, child-friendly environment that the community cherishes.

Additionally, the street is already experiencing challenges with a nearby property that is being rented by the room. This situation has led to significant disruptions, including frequent police and ambulance visits and has deeply affected the tranquility and sense of safety within the neighborhood.

Allowing another property in close proximity to this home to bring additional traffic and visitors to the area would only exacerbate these concerns. For the safety and well-being of the neighborhood's children and residents, I urge that this application be denied.

Thank you.

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Sunday, April 6, 2025 7:49 PM  
**To:** CityClerk; Jill Bruce  
**Subject:** Retail Sales at 5 Lunenburg St.

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Good day,

This email is in response to communication from the City regarding a discretionary use application submitted by Betsam International Inc. for 5 Lunenburg St. [REDACTED] and we have significant concerns about approval being given to operate a retail business out of the noted property.

Increased traffic and the negative effect that a retail business will have on our personal property value are the primary concerns. There are only 2 off-street parking spaces available at 5 Lunenburg that, to date, appear to be in full-time use, therefore, we dispute the proposal's claim that off-street parking is available for this proposed business.

There are a number of children on Lunenburg and the surrounding streets. We love seeing them playing in the area because that is the type of residential neighbourhood we bought into (despite the city denying basketball nets citing safety concerns).

We believe that if the city council approves this proposal, they will be changing the face of our street and neighbourhood, increasing the safety risk for the children due to increased traffic and parked cars, and ultimately lowering the value of our properties, for which we pay significant taxes.

We trust our concerns will be given proper consideration.

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Monday, April 7, 2025 8:47 PM  
**To:** CityClerk  
**Subject:** Comments - 5 Lunenburg Street - Discretionary Use Application

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We are writing with respect to the Discretionary Use Application for 5 Lunenburg Street.

We are opposed to the application. Lunenburg is a family street with many young children. This street has a long history of one residence at [REDACTED] that has been operated as variations of a group home / boarding house. This house has brought significant transient and unfavourable activity to this street. Complaints regarding this property have been previously made by residents of Lunenburg Street to City Hall, with no actions taken. We do not need another property on this street that brings more transient activity. This is a family street. We already have a hotel being operated at [REDACTED], we don't need a supermarket at 5 Lunenburg.

Regards,

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Monday, April 7, 2025 9:30 PM  
**To:** CityClerk  
**Subject:** 5 Lunenberg St.

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hello,

I'm writing to comment on the proposal for retail grocery sales at #5 Lunenberg St. in St. John's. I would prefer that the neighborhood remain strictly residential. Children play on that street frequently, so the idea of an increase in traffic for both customers and deliveries doesn't seem like a good idea.

Sincerely,

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Thursday, April 10, 2025 10:22 AM  
**To:** CityClerk  
**Subject:** 5 Lunenburg Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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To Whom It May Concern:

I apologize for missing the deadline of Tuesday, April 8th, to submit my comments concerning the property located on 5 Lunenburg Street. I was out of town for an extended period of time, but I certainly hope you will accept my comments nevertheless. I am in opposition to this property being converted into a retail business. This street is purely a residential area consisting of young families with many kids who play and live in our community along with a generous population of seniors. Any extra traffic consisting of large supply trucks and van service would disrupt our freedoms and cause havoc in our community.

Please acknowledge receipt of my comments and their inclusion for consideration before decision making on April 22, 2025.

Thank you.

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[REDACTED]  
[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 19, 2025 5:31 PM  
**To:** CityClerk  
**Subject:** 5 lunenburg st.

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I am commenting on the application for a home business at 5 lunenburg st.

I don't support this because it will increase the traffic on surrounding streets cars have to drive on to access Lunenburg St., Musgrave and Sackville Streets. This subdivision has many families with small children who live on Lunenburg St. because it has less traffic. A residential subdivision is not an area for businesses. There are many strip malls with suitable stores and parking lots in this area.

Lunenburg St. Is narrow enough in the winter with piles of snow and doesn't need more parked cars blocking the street.

[REDACTED]

Sent from my Galaxy

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 19, 2025 8:13 PM  
**To:** CityClerk  
**Subject:** 5 Lunenburg St

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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We are thrilled to see another small business in our neighborhood. They have our full support.

It's the people who have the courage to take matters into their own hands, that will save the future of this province, and location should never be a factor. I personally have been able to provide a solid life in these scary economic times by going through this process and wish them the best of luck.

Full steam ahead!

[REDACTED]

Sent from my iPhone

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Thursday, March 20, 2025 8:33 PM  
**To:** CityClerk  
**Subject:** Proposed Application

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Good Evening,

[REDACTED]

My husband and I both object to the proposed application for a retail home occupation proposed for 5 Lunenburg St.

This is an executive residential neighbourhood that already has an increased level of traffic given the problematic rental unit located at [REDACTED]

There are small children, and elderly residents that wish to continue to enjoy living on a quiet side street and do not want or need increased foot and vehicle traffic that comes with a home based business, especially a retail operation open 7 hours a day, 6 days a week.

Thank you,

[REDACTED]  
Sent from my iPhone

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Saturday, March 22, 2025 8:05 AM  
**To:** CityClerk  
**Subject:** Re: 5 Lunenburg

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Hello again,

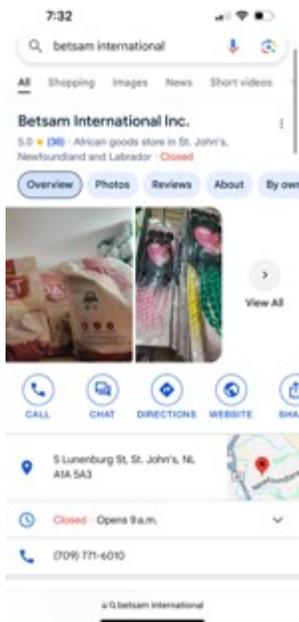
You can disregard my message below as it appears they have web presence and this place is fully operational (below attached). I'm able to see the products they are selling.

This is a residential area with a lot of children playing and increased traffic will negatively impact child's play.

My feedback and decision on 5 Lunenburg is no. This is lovely and of town, quiet residential and the issues Lunenburg Street are facing are frustrated.

Lunenburg is currently having issues with [REDACTED] as it being rented by the room. Will the city please address this issue? Ex-cons are renting the rooms. Their income is being subsidized by the government.

Thanks,  
[REDACTED]



Sent from my iPhone

On Mar 21, 2025, at 7:31 PM, [REDACTED] wrote:

Hi there

Wonder about some more info on this initiative? What exactly is this person selling? Is this a home bakery/cakery or something else?

[REDACTED]

Sent from my iPhone

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Monday, March 24, 2025 11:24 AM  
**To:** CityClerk  
**Subject:** Fw: 5 Lunenburg

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**From:** [REDACTED]  
**Sent:** March 24, 2025 10:41 AM  
**To:** clerk@stjohns.ca <clerk@stjohns.ca>  
**Subject:** 5 Lunenburg

Good day,

Thanks for the information provided on 5 Lunenburg.

My answer is a hard NO.

We can't have Grocery or Retail stores setting up shop inside homes located within quiet in Residential areas of the city.

There are many kids on Lunenburg Street, many under 10 years old and the increase in traffic is a safety concern.

I believe there are many vacant retail budlings in the city for rent, why don't they do what anyone else would have to do and rent or lease space in an area where this type of business is tolerated?

Seeing we are talking about Lunenburg Street, please do something about [REDACTED].

This house has many people coming and going all day and all night, taxi's and vehicles pumping loud music. Multiple police cars are there every week, three times in the last two months my kids aged 3 and 5 seen the cops escorting people out of this house in hand cuffs.

Another time the police (under cover) did a raid on the house, they found guns and fentanyl.

My next door neighbour's are a [REDACTED] see clients and ex cons, coming and going from this house.

Drug deals are being done in the street (not weed or hash either.) I see it with my own eyes. It's just a matter of time before someone leaves this house in a body bag from a gun shot or an overdose.

All residents on this street are frightened and scared about the people in this house, parents don't let their kids walk by the house alone.

To have [REDACTED] and house 5 bringing all this extra traffic onto a quiet street like Lunenburg is embarrassing for the residents on the Steet and for the city as a whole.

Thanks and I look forward to seeing some positive results

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Monday, March 24, 2025 4:30 PM  
**To:** CityClerk  
**Subject:** 5 Lunenburg Street, Application for Discretionary Use

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Dear Sir/Madam:

This is merely to state that we have no issue with the discretionary use as outlined in your recent notice.

[REDACTED]

Sent with [Proton Mail](#) secure email.

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Tuesday, March 25, 2025 11:35 AM  
**To:** CityClerk  
**Subject:** Comments

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Sent from my iPhone

I have received an application for a business for 5 Lunenburg street. We have been living here for [REDACTED] and enjoyed our quiet safe neighbourhood. I fear that the proposed business could add more traffic and change our peaceful neighbourhood. Also I am concerned for the many young families that have moved in.

Thank you [REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Tuesday, March 25, 2025 12:14 PM  
**To:** CityClerk  
**Subject:** 5 and [REDACTED]

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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My name is [REDACTED]

This email is regarding the letter I received on Friday, March 21st. The letter is about a business opening at number 5 Lunenburg Street. It is called Betsam International Inc.

I am strongly opposed to this business operating in our neighborhood. People will be coming back and forth to this street to shop there and this is exposing our street to a lot of people of different walks of life. It does not feel like a safe residential neighborhood anymore. There are a lot of seniors on this street as well as very young families.

We moved here because this was regarded as a residential area only. However, in recent years, we also have number [REDACTED] which houses drug addicts and people released from other institutions and programs. The police and ambulance are called several times every week or more. My grandchildren and other people's children cannot play outside on our street without supervision.

I hope the Council will take these matters seriously and do what is right and safest for seniors like me.

Thank you,

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 26, 2025 1:24 PM  
**To:** CityClerk  
**Subject:** RE: Discretionary Use application for Betsam International Inc for 5 Lunenburg Street

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We DO NOT agree with approval of this application. for the following reasons:

1. Lunenburg Street has always been a quiet single family residential neighbourhood with small children who are active outdoors.
- 2 .From our observation ,there has been a retail business at that address for the past year and it has resulted in increased vehicular and pedestrian traffic.
3. Approval of this application will set precedent for others to follow.

Thank you for accepting this feedback.

[REDACTED]

[REDACTED]

[REDACTED]



**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Friday, March 28, 2025 2:26 PM  
**To:** CityClerk  
**Subject:** Re: 5 Lunenburg Street

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Opposition to the application for retail sales of grocery items.

We are very much opposed to the proposed application requested for 5 Lunenburg Street. [REDACTED]

This is a residential neighbourhood with many young families around and subsequently children playing on the street. The traffic and big delivery trucks that would come with this proposal would endanger these children. Lunenburg Street isn't a major Road like Newfoundland Drive and there isn't much room for delivery trucks and neighbouring residents' vehicles to park in the street also with regular street traffic. Please reconsider this proposal and keep our neighbourhood as it is zoned and has been, a residential and kid-friendly area.

[REDACTED]

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Saturday, March 29, 2025 4:13 PM  
**To:** CityClerk  
**Subject:** 5 Lunenburg

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I am writing to express my concerns regarding the recent proposal to allow a retail grocery store at 5 Lunenburg.

The potential increase in traffic is a significant concern. Our neighbourhood is residential, and the addition of a retail store would undoubtedly increase traffic. This quiet neighbourhood has seen a steady increase in young families in the last 10 years and the main reason we moved here then. Many of these young kids feel safe playing and riding their bikes in the streets at the present time.

I urge the city council and planning department to carefully consider the implications of introducing a retail store to our neighbourhood. The potential increase in traffic, compromise of our neighbourhood character, environmental concerns, and impacts on property values all warrant serious deliberation. I believe there are alternative pathways to support local economic growth that align with our community's values and progress.

I encourage you to listen to the voices of the residents and explore options that promote small businesses. Thank you for your attention to this matter.

Sincerely,

[REDACTED]  
[REDACTED]

Sent from my iPhone

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Saturday, March 29, 2025 8:13 PM  
**To:** CityClerk  
**Subject:** Discretionary Use Application - 5 Lunenburg Street

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To Whom It May Concern:

We are replying to a Notice addressed to us from the City regarding an application by Betsam International Inc. to establish a retail grocery store in a residential property at 5 Lunenburg Street.

We are **strongly opposed** to the establishment of a retail business in our residential neighbourhood.

Needless to say, Lunenburg Street was never conceived as, nor designed for, an area for retail businesses such as grocery stores or warehouses. The road is narrow and no off street parking was included in the plan for the area, given it is 100% residential. Personal vehicles occupy the driveways of the residences, including the residence identified by Betsam International Inc., and any additional vehicles, including commercial delivery vehicles, are forced to park on the street. The parking situation would be particularly hazardous in winter following snowfalls because residential streets, such as Lunenburg Street, are a lower priority for snow clearing and removal, so delivery vehicles or customers would be forced to park in the street, partially or fully blocking traffic traveling in one direction on the street.

We have lived in our home for [REDACTED], moving in when we were a young family. Our children could play in the area and on the streets safely, as many of the children of younger families do today. When our grandchildren are of the age that they can play outside, they should also be able to do so safely. Because our neighbourhood is quiet with only the traffic of residents, many individuals, including seniors, walk in our area at all times of the day and evening, particularly during the time that delivery vehicles and customers would be stopping at the retail location to purchase their groceries.

In addition to the valid safety concerns created by additional traffic and on street parking, the retail business would bring with it additional noise and litter that is associated with such commercial enterprises. The additional traffic, the noise and the litter will undoubtedly contribute to lower property values in the area because of the effect that these factors would have on prospective buyers.

Perhaps a stronger case could be made for the need of a grocery store if there were no options for local residents to buy groceries, but that is not the reality. There is a full service Coleman's grocery store only 1,100 metres from where Betsam International Inc. wants to establish its business, a 3 minute drive, or

15 minute walk. There is also a full service Sobey's grocery store 1,200 metres away, a 4 minute drive, or 17 minute walk. These stores also offer home delivery services.

There are plenty of commercial retail spaces available in the City where commercial traffic is established and properly accommodated, and those are appropriate locations for a retail grocery business, not in the middle of a long-established residential neighbourhood.

I trust that we have expressed our concerns clearly. It is our expectation that the City will deny this unnecessary and dangerous Discretionary Use application. If you would like to discuss this issue further, please contact us at the email address above.



**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Sunday, March 30, 2025 8:41 PM  
**To:** CityClerk  
**Cc:** Jill Bruce  
**Subject:** Betsam International Inc.

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hi Ms Walsh,

On behalf of my wife and I, we express our opposition to the proposed Discretionary Use application submitted by Betsam International Inc for 5 Lunenburg Street. This entire neighbourhood is 100% residential with no businesses operating to my knowledge.

We purchased this property [REDACTED] because it was solely a residential area and a good neighbourhood with a minimum amount of traffic. We have enjoyed the neighbourhood for [REDACTED] years and would very much like to see it remain a pure residential area. The proposed business would enhance traffic and open the door to other such endeavours in the future. This neighbour was developed as a purely residential area and consequently has attracted home buyers on that basis. We feel it would do an injustice to neighbourhood residents to allow such a business under Discretionary Use.

Thank you for the notice and the opportunity to voice our concerns.

[REDACTED]

Theresa K. Walsh

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**From:** [REDACTED]  
**Sent:** Friday, March 28, 2025 2:26 PM  
**To:** CityClerk  
**Subject:** Re: 5 Lunenburg Street

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Opposition to the application for retail sales of grocery items.

We are very much opposed to the proposed application requested for 5 Lunenburg Street. [REDACTED]

[REDACTED]

This is a residential neighbourhood with many young families around and subsequently children playing on the street. The traffic and big delivery trucks that would come with this proposal would endanger these children. Lunenburg Street isn't a major Road like Newfoundland Drive and there isn't much room for delivery trucks and neighbouring residents' vehicles to park in the street also with regular street traffic.

Please reconsider this proposal and keep our neighbourhood as it is zoned and has been, a residential and kid-friendly area.

[REDACTED]