

Theresa K. Walsh

**From:** [REDACTED]  
**Sent:** Sunday, April 6, 2025 11:14 PM  
**To:** CityClerk  
**Subject:** 425 Blackmarsh Road

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Hi there,

I am writing regarding a zoning amendment request to downzone a section of land and subdivide from the larger parcel at 425 Blackmarsh (presumably to sell to a separate owner).

My only concern with this request, and what I would like staff and/or council to consider, is any impact to the future development potential and vehicle access to the centre section of the existing lot (circled in blue) in the image below. Will the removal of this portion of land from the larger parcel and A2 zone negatively impact vehicle access to the site for future development? Has staff received a full site plan for the remainder lot at 425 Blackmarsh Rd showing a City-supportable access road that enables full A2 density development of the back section which is not street facing? If not yet provided, this could be a condition of approval.

Furthermore, anyone purchasing the single family home, should the zoning change and lot subdivision be approved, should be aware of the higher density zoning around them.

