We, the owners and residents of ▉ Talbot St, the property immediately adjacent to 26 Forest, wish to register several comments relative to the application to create two new residential lots there, with one retained.

1. We concur with the general principle of infill and recognize that there is space at 26 Forest for additional housing. We wonder, nevertheless, at the reduction in required frontage, give our city bylaws on this matter. Might one severance and two houses rather than three be more in keeping with city planning?

2. We are concerned that the proposed demolition/construction plan will be more complicated than for just one house. Can some conditions be posed to limit noise, dust and debris in this reasonably quiet neighbourhood (and school area) and construction hours, say none before 8 or after 5 or 6?

3. We have concern about loss of trees and especially damage or loss to the mature cedar hedge along our dividing property line. That hedge should be protected 4. Our major concern relates to the reference in the Feb 7, 2023, letter to the Committee of Adjustment from Jeffrey E. Buisman of Van Harten Land Surveyors - Engineers in which he alludes to an " underground oil tank"., indicating that an environmental assessment should be completed, and that the required clean-up means the demolition of the existing house. We are aware of that contaminated site, as were the previous owners, who tried to deal with it but found it beyond their capacity alone. We feel that before any new developments begin on that property not only does the oil tank need cleaning up but that any seepage or impact of years of leakage might have on our property be identified and remediated. Only a couple of metres separate our lot from the garage housing the oil tank.Moreover, the site is close to 75 Talbot, too. Testing and remediation should be completed on both (possibly three) properties BEFORE approvals are finalized and any work begun on whatever lots are ultimate.y approved.

Yours truly

James and Anne Shute

▉Talbot St