

**From:** [REDACTED]  
**To:** [Langford Planning General Mailbox](#)  
**Subject:** Rezoning of 671 Rockingham Road  
**Date:** Friday, January 15, 2021 2:22:44 PM

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To Whom It May Concern:

I, [REDACTED] of [REDACTED], am Emailing you to inform you that I am vehemently opposed to this development [REDACTED]. Two years ago, quite a few people from Rockingham came to City Hall to speak against three houses going in next door and that was passed without consideration of any of our concerns. Now, you are considering ten houses in such a small area on the end of a cul de sac.

I moved to [REDACTED], [REDACTED] years ago and the appeal to me at that time, was the peace, tranquility and uniqueness of the area. It felt ruralish although we were quite close to the Langford downtown core. The lots were large and there was lots of green space. This very advantage is now being used against us by developers that want to profit from it. I understand the need for development but it hardly seems the area for ten houses. I'd like to thank Michelle Mahovlich for taking the time to come and talk to a few residents after the initial virtual meeting on November 23, 2020 regarding the narrow road coming in on Rockingham. She assured us that the road would indeed take all the extra traffic if this development was to be approved.

Parking has always been an issue at the end of Rockingham. I brought this issue up two years ago and was told they had made some improvements a half a block down the road. It is nice, when you have company, that they don't have to park a half a block away and walk to your house. My [REDACTED] came for supper one night in [REDACTED] and got a warning ticket on his car for parking on the cul de sac! Two spots were put in on the Cul de Sac, after we were promised four spots and butterfly parking, but these fill up pretty fast. I can't imagine what the parking would be like, adding 10 more households in the mix! Even if the developer puts in the required 5 more visitor spots.

I know this development meets the Community plan but if they could pare it down to six houses it would be more reasonable. I feel the quality of life would be affected with that many more houses and people. It was also brought up about suites in these houses to offset the mortgage payments and Cameron, one of the developers, told me that two of the houses would have suites.

In conclusion, I would like to encourage you to request the developer to reconsider the size of this development (from 10 houses to 6 houses). Before you say, all in favour and anyone opposed, think of the residents of Rockingham that will be left with your decision for years to come. Thank you for your time and consideration.

[REDACTED]

**From:** [REDACTED]  
**To:** [Langford Planning General Mailbox](mailto:Langford.Planning.General.Mailbox)  
**Subject:** Fwd: Meeting notice file Z20-0022 re:671 Rockingham road  
**Date:** Friday, January 15, 2021 11:53:55 AM

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----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Tue, Nov 17, 2020 at 8:20 PM  
**Subject:** Meeting notice file Z20-0022 re:671 Rockingham road  
**To:** [REDACTED] >, [planning@langord.ca](mailto:planning@langord.ca) <[planning@langord.ca](mailto:planning@langord.ca)>

January 15,2021

Dear Council

We are owners at [REDACTED] and we strenuously object to the proposed RS1 development at 671 Rockingham Road.  
We object for the following reasons

- 1-lack of street lighting
- 2- narrow roads
- 3-no sidewalks
- 4-no parking
- 5-10 homes equals 10 cars potentially 20 per household, roadwear and noise
- 6- increase in pedestrian traffic, already dangerous intersections - a cyclist was hit last year
- 7-intersections at Rockingham and Wentwich are narrow, dark, no sidewalks
- 8-Intersection at Strandlund and VMP already deeply congested and ill conceived for any type of expansion. Intersection at Hoffman and VMP is badly congested and takes a lengthy amount of time to turn left. More cars, more time.
- 9- increased noise  
Property owners don't need any increased noise
- 10-decreased privacy
- 11-10 town homes will create an eye sore on an attractive street
- 12- decreased property values - single family dwelling values will decrease with the addition of multiple family dwellings.
- 13- Trees and green space will diminish further, increasing pollution and poor air quality
- 14- The already endangered wild life, further encroached on.

Signed

[REDACTED]

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[REDACTED]