

Dear Huron- Kinloss council

18 Jan 2025

My name is Jim Strader and my wife and I live at 109 McCormick Drive.

I am not use to writing to council so I apologize if this is the wrong way of going about it. As you can tell by my address, our property backs on to the Kin-Bruce Park. As well I have talked to several neighbors that also back on to the Park and they are also concerned. My concerns about the proposal to lease the park land for the construction of a large indoor multi-sports dome, Reading the proposal in the Kincardine Record I cannot argue with the idea that a facility like this would be nice, however the location I do not believe to be the best.

Size: it states that the foot print will be 77,000 square feet. It does not mention the height of this building. I would only guess that it will have to be quite high and will change the skyline for the people living in the immediate area. Also the light pollution and noise of a facility like this with parking etc.

Usage: out of the 2,816 prime time hours, only 320 hours would be used by Huron-Kinloss (that is only 11%) for the Ripley minor Baseball and Soccer.

Location: the location of Kin-Bruce Park is not accessible for the majority of people by any other means than by car. The Proposer mentioned that that location was identified because Highway 21 is often closed (last night, Lake Range Drive was closed due to weather) all roads close sometime along the lake in the winter, and If the weather is bad enough to close roads, parents are probably not going to be venturing out with their children to go to a soccer/batting practice. In my opinion it would make more sense to have a facility like this closer to a more populated area where people can walk or bike, and this area is definitely not walking or biking friendly and could be dangerous.

Effects on Property value: While some people may see positive effects on property value, the houses that are in the immediate area will not probably have the same effect. The proposer mentioned that it is a "Win-Win"; I would argue that for the people in the immediate area it is more of a "Lose- Lose" situation. You can stay in your property and have a large building in your back yard, or you can sell at probably a large depreciated property value.

I know the Park is underutilized at this time, however, with the new sub-division going in I believe that park will get used by more Huron-Kinloss residents, this year already we have seen a large increase of children using the hill for tobogganing. Once this building is up there is no turning back, and a valuable piece of land to Huron-Kinloss will be gone to a private company that is supporting for the most part people outside of Huron-Kinloss. I am hoping that council is looking out for all of the residents of Huron-Kinloss and not just looking at making a quick dollar.



Jim Strader

109 McCormick Drive, Huron-Kinloss