

Thomas, Cameron

From: [REDACTED]
Sent: April-30-14 6:25 PM
To: Thomas, Cameron
Subject: Zoning Amendment Application # ZAR-14-012

Hello Cam Thomas,

We are writing with regard Zoning Amendment Application # ZAR-14-012. Our contact information is provided in this message. However, **we expressly request that the City remove our personal information from the comments and opinions we are submitting.** Also, can you please confirm that this message has been received as a submission and that a hard copy version is not required--thank you.

It is our opinion that this application should not proceed. We live very nearby and in November 2012 inquired about the possibility of severing a lot from our own property. We received a response from Carmen Ches, Acting Senior Project Manager, Infrastructure & Source Water Planning, Water & Wastewater Division, Public Works, City of Hamilton. Below is an excerpt from that message. We have the original email but have not included it in this submission as we have chosen to not publish our personal information.

The desktop calculations show a minimum lot of 2.2 acres in order to meet the nitrate boundary concentrations of 10mg/L. On the other hand the Rural Settlement Capability study identifies a shallow overburden aquifer in the area with a high the risk of contamination. Due to these local conditions the study prescribes that the optimum property size for new lots to be 3.5 acre and a septic system designed with a raised tile bed.

Based on the preliminary background investigation and desktop calculations please be advised that the Source Water Protection group would not support a possible severance application for the above mentioned lot.

Based on this information, it seems impossible that the proposed site plan on a 4-acre lot in the same local conditions could meet the City's requirements. In addition, we have the following comments and questions:

1. What is the relationship and sequencing involved with this application? Presumably, the sequence involves a zoning amendment, severance application and site plan approval and this amendment has been presented in the context of a specific site plan. However, if the zoning is approved, and the applicant later changes its plans, other proposals may arise that could have a very different impact than was considered in this case on which zoning was based.
2. We are very concerned about water supply for this site and the impact on neighbouring properties. There have been water shortages in the area even with current usage and a significant increase would be needed for an enterprise with a building accommodating 20 to 35 employees plus clients, as well as supporting the landscaping identified.
3. It appears that once site development is complete, at least 25% of the lot area will be impermeable surfaces including roofs, patios, sidewalks, and paved parking lots and driveways, unless specialty materials are used. It also appears from the drawings that a berm is to be constructed around three sides of the site, forcing all of the surface drainage to the south toward Old Highway
8. What are the plans for handling the increased storm drainage and the change in direction of surface flow?
4. Sewage treatment is a significant concern for a building of this size and its planned use. What is the potential impact to groundwater quality of septic effluent resulting from use by 20-35 employees plus clients?

5. Fire safety is a concern. The site plan mentions 3 fire hydrants but no mention of how these will be supported. There are currently no fire hydrants in the area nor is there water supply to support them. The fire station is about 8 km from the site.
6. Increased traffic for this area is a concern. The existing roads and driveways were not developed to accommodate traffic associated with an additional 20 to 35 employees plus clients. There is potential danger for village children and pedestrians in this area that is almost entirely without sidewalks.
7. Esthetically, a building of this size and large parking lots will not fit with the rural appearance of the area. Also, it's not mentioned what type of signage will be installed.

All of the above items are concerns as described and, furthermore, will have a negative impact on property values for existing homeowners.

We wish to receive a copy of the staff report and to be invited to the public meeting to be held by the Planning Committee of City Council.

Sincerely,

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

As noted above, we expressly request that the City remove our personal information from the comments and opinions we are submitting

[REDACTED]