

October 5, 2015

Don and Susan Pede
706 Old Highway 8
Rockton, ON L0R 1X0

Chairman and Members
Planning and Economic Development Committee
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Madam Chair:

**PROPOSED RURAL HAMILTON OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW
AMENDMENT, 680 HIGHWAY NO. 8
PROPOSED SETTLEMENT INSTITUTIONAL DESIGNATION AND ZONING**

The above-noted Rural Hamilton Official Plan Amendment and proposed Zoning By-law Amendment apply to 680 Highway No. 8. My wife, Susan, and I are the property owners of lands immediately to the west and municipally described as 690 Highway No. 8. Our lands are currently within the Rockton Settlement Area and we are proceeding through a Draft Plan of Subdivision and Zoning application which will accommodate the establishment of 6 new lots within the Rockton Settlement Area. Our application has included significant background studies dealing with soils, hydrogeology, meander belt assessment, tree preservation and an environmental impact study. All of these studies are based upon the current existing situation and land uses found within the immediate area.

The above-noted amendments will facilitate the establishment of a new elementary school upon the subject lands. It is our understanding that the school will have capacity of some 400 students together with 25-30 teachers and support staff. The above Official Plan and Zoning amendments have not included any support studies dealing with soils, hydrogeology, environmental impact, traffic, water supply or tree preservation. No Functional Servicing Report has been prepared dealing with stormwater management and yet both the Official Plan and Zoning By-law are proposed to be amended to allow for the establishment of this use.

We are gravely concerned with the potential impact that this major institutional facility will have upon our Draft Plan application and the ability of these lands to accommodate residential development as is currently permitted by the Rockton Settlement Area. Any expansion of the Settlement Area and any attempt to establish a major institutional use is, in our opinion, premature without the necessary background and support studies.

Yours truly,

A handwritten signature in black ink, appearing to read "Don Pede", written in a cursive style.

Don and Susan Pede