

April 4, 2016

From: Michael Casnji
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Re: 1261 Mohawk Road West, Hamilton, ZAR-11-040, 25T-201106, 25CDM-201603

To: Chair & Members of the Planning Committee

I was not in the position of attending the meeting on April 5 regarding the above proposed development, but respectfully ask that you consider some of my comments and concerns.

My primary concerns are drainage and lot coverage. I am fronted on 2 sides by this proposal. I am not privy to the current drainage plan so I apologize if you've already gone over this.

- the common road and visitor parking area both side my property with paved surfaces right to the lot line. Currently this runs a similar course but the surface is dirt. If this surface is paved I will not benefit from any drainage and the excess water could pass to me. My lots is lower in elevation so water gravitates to me. I would request that drainage swale or some type of drainage option be considered. I was involved in the site plan of my current home and had to install drainage swales around the perimeter of the 3 lots.
- Where will the winter snow be deposited? The plan here is for condo road which would imply that snow clearing will take place on the road. This connects again to the concern above but if snow is ploughed in the usual fashion (front to back) it may end up piled up and flooding my yard out.
- As stated above the visitor parking is going right up to the lot line of my property. I would have thought that a more suitable area for visitor parking would have been closer to Mohawk road as opposed to the rear of the property. If this can't happen I believe some appropriate set backs should be considered. I see no reason why a 2M setback could be achieved considering the grand scale of the lots. There are also several trees that run along the area where my property borders the proposed visitors parking and they would hopefully not be removed. This is why I feel a setback is appropriate and perhaps some type privacy plantings could considered.
- Another concern I have with visitors parking is the concern over garbage. In my experience these can be convenient places for garbage from cars to be dumped, or accumulate...I am just worried that my fence will be the potential garbage "catch-all".
- The final concern is precedent based...I am not thrilled that one of these homes fronts my side lot. Although this is not a huge change in privacy...I am concerned that future development of the one remaining rear property could continue this pattern and eventually be sided completely by homes.

To summarize, as the neighbour to a substantial proposed change in development I obviously would be happier with fewer homes etc...but I am not interested in stopping change. I understand how progress works. BUT I do request that instead of exhausting all available space to fit in 2 more homes that some consideration be given to the neighbouring properties privacy and enjoyment. I am sure each of you reading this would feel the same as me if our situations were the same.

I would also request that I be informed of the outcome of the above proposals. My contact information is above.

respectfully,

Michael Casnji