

Re: Proposed Changes to the Existing Residential "ER" Zone

Tom and Teresa St. Michael
25 Douglas Rd
Ancaster, Ont

Attention: Planning Coordinator, Ida Bedioui

We have been residents of Ancaster our entire lives. We are encouraged by these proposed changes to our neighbourhood.

- 1) Lot Coverage--We feel that 25% for both bungalows and 2 storey would be adequate.
- 2) Max Height-- max height proposed could still be lowered even more.
- 3) Set backs-- We agree with the front yard and rear yard set backs.
- 4) Side yard-- We recommend an increase to the side yard from 2 meters to 3 meters.
- 5) Variances-- We feel that there should not be any variances given to new homes built.
We
- 6) Grading/Drainage--We agree that the impact from infill development has a major impact on mature neighbourhoods, therefore we feel a full drainage and grading review is absolutely necessary. The City's Lot Grading and Drainage Policy is inadequate. We need standards for infill lot grading to be created and adopted by council.

We ask to be notified of the decision of The City of Hamilton on these proposed changes to the Existing Residential "ER" Zone in the Town of Ancaster Zoning by-Law No. 87-57.

Respectfully,

Tom & Teresa St.Michael