

March 30, 2016

Dear Mr. Cam Thomas

Senior Planner

City of Hamilton

Re: File No. UHOPA-16-07 and File No. ZAC-16-017.

Please be advised that I strongly object to the proposed development located at 503 and 515 Garner Road West, Ancaster for the following reasons;

- 46 townhouse units is far too congested for the existing site.
- the proposed development does not fit in with the neighbouring properties which are single family homes on larger type properties.
- the water retention pond at the front of the property will be an eye soar along Garner Road similar to the one constructed at the corner of Garner Road and Hamilton Drive, full of weeds, smelly algae and garbage.
- Garner Road is very busy to allow for the safe entry and exiting of the development. It is located in a valley where traffic races along including transport trucks over the speed limit. I have seen many accidents in front of my property including people sliding off the road during snowy conditions. There has been one fatality.
- the proposed townhouses are located too close to the road and does not fit with the neighbourhood.
- there is no street lighting for the safety of the pedestrians.
- there are no sidewalks for the safety of the pedestrians.
- there is farmland across the road from the proposed development which may not be favourable to the residences. For example, farmers are allowed to raise livestock, operate large farm equipment, carry out a control burn of brush, as well as recreational activities such as motocross riding and paintballing.
- I do not agree with the proposed variances as the requests are too extreme from the minimums and maximums indicated in the by-laws.

If the property is going to be developed I would much rather see single family houses that would fit in with the surrounding neighbourhood.

Yours truly,