

Jun.-26-15

City of Hamilton
Planning & Economic Development Department
Attn: Greg Macdonald, Senior Planner

Re: Notice of Application for Draft Plan 706 Highway 8 Flamborough
File ZAC-15-028

Greg

We have reviewed the draft application sent to us on the subject application as well have had a positive discussion with Don Pede on the application. Appears that we will be most impacted by the proposed development (724 Old Highway 8). Below are our comments with respect to the application;

1. With the addition of 6 lots we have a concern about the long term impact on our existing well. Recognize there will be hydrogeological studies and reviews performed however would like to understand what happens in the event our well is impacted. Having moved to 724 in May 2015 and have a well test documented so we are fairly current with the capabilities of our well.

2. Lots 1 & 2 of the proposed subdivision:
 - a. The lots are very irregular which may pose a challenge as to placement of the structures, wells and septic systems. Although there appears to be some movement to control house size, there is still a potential per city regulations that a 2.5 storey house could still be built per current height restrictions.


 - b. Lot #2 has a back lot distance of approx. 155m against our side lot. Human nature being what it is any material, equipment not in regular use generally is stored at the back of the property. The lot line is approx. 6.5m from the edge of our garage. Additionally with the rural settlement rules of the City of Hamilton the adjacent property owner could keep ducks, geese, swans, screamers, pheasants, grouse, guinea fowls, turkeys, chickens and peafowls adjacent to the side lot to our property. Should this occur it would undoubtedly disrupt the privacy we now enjoy and potentially impact the value of our property.

There is however a tree line that is located on the applicant's property that is adjacent to our property line which we currently perform the landscape maintenance (cut grass, etc) under a joint understanding that it is on Mr. Pede's property. Should there be some provision/assurance that the tree line be left in

place and not removed would certainly go a long way to making the application more palatable. We would certainly entertain assisting in providing additional trees on the west side of Lot #2 if some provisions were made that the tree line be left in place.

By copy to Don, thank you for the discussion earlier this week. It's a small community and want to work to come up with the right solution.

Respectfully submitted



Allan & Ann Forth
724 Old Highway 8
Rockton

Nheiley, Brynn

From: Amber King <amberking@hotmail.ca>
Sent: July-05-15 3:03 PM
To: Macdonald, Greg
Subject: Re: notice of application for Draft plan 706 Highway 8 Flamborough

ATTN: Greg MacDonald, Senior Planner, City of Hamilton
Planning and Economic Development Department
Developing Planning, Heritage and Design - Rural Team
71 Main Street West, 5th floor, Hamilton, ON, L8P 4Y5

File #: ZAC-15-028/25T-201506/25CDM-201507

July 5, 2015

Greg,

Don Pede stopped at our house at 720 Old highway 8 early last month to inform us of his application to build a sub-division behind our house. This came as incredibly unsettling news to us as we just purchased our home in November 2014, after being displaced from our farm in the Greensville area for which its new owners have also applied for re-zoning. Our main reason for purchasing this home was the fact that it backed onto a farm field with the view of a bush lot. We hoped our young daughter could grow up in a rural setting as we had done. We realize that this is the Pede's land and they have the right to do as they will with it, but we also have the right to voice our opinion, as it will definitely have a negative impact on our lives.

We were told by Mr. Pede that we would receive information on the application in the mail, while our neighbours received information, we did not, although two of the proposed properties back onto ours. Luckily a neighbour gave us a copy of his.

We are concerned also about the 2.5 acre properties and large dwellings which in turn will have high water use, we wonder what impact this will have on our well and water supply, and our septic/ grey water tanks.

We worry that this will negatively impact our property value, and raise our property taxes, and our saddened that another piece of viable farmland will have its topsoil scraped away to make room for sprawling properties and the inevitable 'McMansions' that will be built on them.

Thank you,

Amber King and Ryan Davies
720 Old Highway 8, Rockton