

**From:** [REDACTED]  
**Sent:** March 20, 2018 3:30 PM  
**To:** Larsen, Jacob <[Jacob.Larsen@hamilton.ca](mailto:Jacob.Larsen@hamilton.ca)>  
**Subject:** Resident Contact re Proposed Development on Lakeshore Drive Stoney Creek ---File ZAC-18-005 and 25CDM-201802

Hi Jacob,

As per our telephone discussion on Feb 23, 2018, I am following up in writing with specific questions/concerns regarding the proposed development of single family dwellings on Lakeshore Drive Stoney Creek.

I am the homeowner at [REDACTED]. I have reviewed the letter and information package sent on Feb 14, 2018. The following are my questions, to which I would like some clarifications:

1. The current owners of the subject lands 42, 44, 48, 52 and 54 are seeking the rezoning and development of the land. However, it does not state the developer. Please specify all of the developers.
2. Although the future development is for 29 'single detached' homes, it also specifies that the purpose and effect is to "create a vacant land condominium". Please clarify the purpose(s) for the tenure of the land as a condominium. I assume that under a condominium tenure, all future property owners would have equal access to the lakefront and would have to contribute to the future maintenance required to the shoreline protection and private road.
3. What is the name of the company that studied the existing shoreline erosion hazard at the development land and prepared the proposed shoreline protection, including stone groynes, cobble beaches etc. Please forward a copy of their report.
4. Was there a study conducted or report prepared on the potential lakefront erosion to the properties near-by, due to installation of the proposed shoreline protection? The concept drawing provided does **not** provide sufficient details on any potential beach build-up or erosion to the adjacent properties.
5. If known at this time, what is the name of the company that may install the shoreline protection system?
6. Do you know if the pending shoreline approvals by the various governmental agencies (Ministry of Natural Resources, Forestry, Fisheries and Oceans Canada, Hamilton Conservation Authority) take into consideration the potential erosion impact to other lakefront properties on Lakeshore Drive?  
Will these agencies meet with the existing owners on Lakeshore to address their questions/concerns? If not, please provide contact names/numbers for those agencies that will review the proposed shoreline protection.

7. Based on the drawings provided, it appears that the proposed land development would start west of property #34. Please confirm whether Lakeshore Drive will then be physically closed off west of #34 property, and future owners at the proposed development will have no access to Lakeshore Drive.
8. Please confirm that the existing private road Lakeshore Drive will not be used for the development and construction traffic and activities. Rather, access to the development site will have to be conducted via Watershore Drive, and whatever tie-ins to that road required will be constructed at the out-set of the development.
9. Have any elevation studies been conducted to ensure that the slopes proposed will not have water drainage and damage issues to the near-by homeowners on Lakeshore Drive?
10. Has the date of the public meeting with the residents at Lakeshore Drive been set yet?

If you are unable to address all of the questions, please forward to the appropriate department or individual. I thank-you for all of your assistance in advance.

Best Regards,

[REDACTED]

[REDACTED]