

January 3, 2021

Planning Board and Planning Committee

Re: 15 Church Street Application
Ancaster Zoning By-Law 87-57.

Zoning By-Laws are specific with minimum and maximum set-backs, coverages, heights and more.

Let's call these measurements standards.

The application for town-houses at 15 Church Street specifies the following:

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| 1. | Area for six units | 32.22% sub-standard |
| 2. | Lot coverage | 5.71% in excess of standard (35%) if 37% quoted is fact. |
| 3. | Front set-back to garage door | 20% sub-standard |
| 4. | Front set-back to front door | 26.66% sub-standard |
| 5. | Frontage | 27.1% sub-standard. |
| 6. | Lot depth | 16.18% sub-standard |
| 7. | Rear set-back to deck | 30.9% sub-standard |

How is it remotely conceivable that the planning department could countenance such an obvious flouting of the standards? Now the planning committee has been called upon to bail out the department by approving a plan that should never have been considered, to keep it from going to LPAT.

With the current provincial government's governing by fiat, and no-appeal provisions, who knows what might be permitted.

The City of Hamilton in recent years has had too much bad press due to scandals such as with waste pick-up, building construction with no plans or permits in place, asphalt not being properly used, sewerage, and Red Hill Expressway. There seems to be a serious lack of leadership almost everywhere. Do we have to allow this to continue?

The approval for this project should be rescinded and the applicant charged with providing a new plan to construct "luxury" town-homes instead of "luxury sub-standard" town-homes, if in fact town-homes should even be considered.

Jerry Cole