

From: Nadia & David
Sent: Tuesday, March 15, 2022 11:24 AM
To: clerk@hamilton.ca
Subject: Fw: File No. ZAC-21-030

Planning Committee,

Please accept, yet again, my objection to the proposal of zoning changes to the development at 1040 Garner Road West to allow restaurants.

As stated in this previous objection letter, please see below, the Committee of Adjustments declined the initial request for zoning changes realizing this area cannot support additional restaurants and the building area does not meet the required square footage to allow for restaurants.

The land was purchased and initially developed for business', which this area needs, and should remain properly zoned for this area.

As always, I appreciate your consideration to this residential property owner's objection.

Regards,
Nadia Hamilton

Dear James Van Rooi:

I received today the Notice of Complete Application for the above subject File No, folder #2021 137759 00 Plan (1060542) and am submitting my concerns and request to not have this re-zoning be approved.

I had submitted back in February 2021 a letter of objections regarding the Notice of Public Hearing for Minor Variance to this site regarding the change to allow restaurants. Application #AN/A-20-286.

Like then as now I do not want additional restaurants so close to my residential property. There are currently 3 restaurants west of this site on Garner and several more across the street and many more on Wilson Street in the Longo/Lowes plaza. An area that is zoned for restaurants. There are enough restaurants to support the local community. This land has been zoned for office business and should remain as such. When the developer purchased this land they knew then what it was zoned for and should plan their construction/sale/leasing of the properties accordingly. Stable business is what this area needs, not volatile restaurants with liquor licence and late operation hours.

The Committee of Adjustments realized this back in February 2021 when they made the decision to decline the Zoning By-Law to permit a Restaurant use within this Planned Business Park. Please see attached copy of the Committee's decision.

Nothing has changed from that time to now. This area does not need nor can handle additional restaurants. Land in the area has been designated for restaurants and that is where they should go.

I appreciate your consideration of my objection and wait to hear from you on the date of the Public Meeting.

Regards,
Nadia Hamilton (Mrs.)

From: Nadia & David
Sent: Monday, February 1, 2021 12:04 PM
To: Committee of adjustment <cofa@hamilton.ca>
Subject: application #AN/A-20:286

Dear Sir/Madam,

Please accept this email as my written comments/concerns with the above noted application for the construction site at 1040 Garner Road West. Ancaster.

This application is for the approval of a restaurant on this location which is currently approved for a Business Park.

My objection, being a residential property owner, is simply I do not want a restaurant so close to my house and backyard. The hours of business and the volume of traffic would be overly intrusive and disturbing to my standard of living. I am currently dealing with over exposed light pollution and traffic/noise pollution with the current developments in my backyard. A restaurant has longer operating hours than a business exposing me to this volume late into the evening and night. Possibly even jeopardizing my safety.

Not to mention this area is saturated with restaurants. Three restaurant just west of this site, many more across the street in the Wal Mart plaza, and dozens up the road at the Lowes, LCBO Wilson Street plaza. At a time when patrons cannot even go to restaurants why would another one be needed? Just take a look at the TinCup. Not even completed.

This site has been approved as a Business Park and viable business' are what this economy needs right now. Not volatile restaurants with high turn over and low success rates. People need a place of business to earn income before they can spend it at restaurants.

I hope this committee will review my concerns and reverse the decision to move forward the this restaurant.

Sincerely,
Nadia Hamilton