

April 1st, 2022

Dear Mme Clerk,

Re: Response to Application for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster.

I am writing in response to the above development application.

The development does not in any way conform to the Heritage of the Ancaster Village and will forever destroy its cultural heritage. How does this conform to the Ancaster Wilson Street Secondary Plan which was implemented seven years ago? This development does not in any way fit in with the other buildings along the street.

The increase in traffic will be considerable and this intersection is already extremely busy. The consultants report was inadequate and only considered traffic during one hour in the morning and one hour in the evening.

I am also concerned that the wastewater system will not be able to handle the additional flow and more information is needed with respect to this issue.

With respect to the Marr-Phillippo House, it appears that a Geotechnical report was completed but is in fact inadequate. Wilf Ruland P. Eng has reviewed the report and states that "none of the borehole logs for the boreholes/wells closest to the Marr-Philippo House made any mention of hydrocarbons." How can the decision to move the House be made on this inadequate report?

I am urging you to deny the development and that the Heritage of Ancaster be protected and the Ancaster Wilson Street Secondary Plan be upheld.

Yours sincerely,

Nancy Dingwall

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