

From: [Steve Bratina](#)
To: [Committee of adjustment](#)
Subject: Subject Property FL/A-23:36 1524 Kirkwall Road
Date: Monday, January 29, 2024 8:40:53 PM

Hello,

With regards to the GSP Group subdivision at 1524 Kirkwall road, I would like to know,

1. One driveway comes off Kirkwall road but 13 will be exiting via road onto the 8th Concession. The roadway on the 8th will be lowered to ease access into this subdivision. Will my tax money be used to pay for this change? If so, why? Since the road is OK as is but this change is caused by the subdivision would they be paying for this change?
2. If they change their plan, the road can enter at a safe location further down the street with no change required to the existing roadway. Where it comes out on their plan now, I think it would be unsafe for my neighbour as his driveway is directly across from this access road. It would make for a quite busy intersection.
3. With the wet lands so close to this subdivision, I would think that 14 septic systems would create contamination of this area. With multiple families of various sizes (possibly 56 people) living there, the amount of effluent that the land needs to absorb would be more than safely possible. With not just human waste but other “chemicals” that may enter the system, could eventually affect not only this wet land but possibly the wells of those living here now.
4. Would the salt used during winter also not be an issue for this wet land area? Also weed killer, oil drippings from the 14 plus cars parked on driveways and water being drained from chlorinated pools that would possibly be installed and the water from 14 washing machines. It is OK to capture all this water but it also must be treated before release I would think. Also, if a large settling pond was used, mosquitoes now have another major breeding ground. The difference is City drainage goes to a waste facility to be properly treated or run off is monitored where as country septic systems rely on due diligence from the owners to prevent a major contamination of the surrounding home owners. The high concentration of dwellings is concerning.
5. With all the money being spent on Hamilton public transit, should new subdivisions not be planned for areas where there is a possibility of the system eventually reaching these areas to reduce car usage? There is no way this area would ever see public transportation of any kind since it is not financially sustainable due to the distance from city centres and the local terrain.

With all the talk lately of environmental issues and the increased proactive steps taken to save the environment, I am a little surprised by this announcement. I am not against building homes but the days of building new septic systems en masse to provide for a subdivision and creating car reliant subdivisions is narrow minded in my opinion.

Looking forward to hearing from you
Steve Bratina.

Sent from my iPad

From: [John Wilkinson](#)
To: [Committee of adjustment](#)
Subject: Proposed development of 1524 Kirkwall Road
Date: Tuesday, February 6, 2024 2:37:59 PM

To the Committee of Adjustment, City of Hamilton

I am the owner/occupier of 1528 Kirkwall Rd., and therefore, I am responding to your request for input into the intentions of building a 14 house subdivision adjacent to my property at 1528 Kirkwall Road.

For a long time, I had been searching for a suitable place to live and work as a visual artist and educator when I found my home 23 years ago I found the property I was looking for. The house was built in the 1860's for the first schoolmaster in Kirkwall who had come from Kirkwall in the Orkney Isles. Incidentally I had lived in Kirkwall in the Orkney Isles as a child.

A previous owner had built the additions to the house which had included a recording studio that I now use as a painting studio.

After well over 50 years of teaching, the visual arts at DVSA, York, Guelph, McMaster and the U of T School of Architecture. I chose to buy this house in Kirkwall for the use of its studio, the surrounding views to the South, East and West and for my peaceful inspiration and contemplation of the surrounding landscape.

Back in 2017 I attended a Hamilton Council meeting to state my opposition to a planned development by Dykeman Stables to build houses adjacent to my home. I stated my concerns and they were heard, understood and acknowledged.

Not knowing the land have been sold to a developer I noticed the removal of many trees which border the fields to the South and the drilling of water wells of which I and others have experienced supply disruptions over the years.

Not until June 19, 2023 did I receive an invitation to attend an online meeting with GSP Group. Surely I should have been informed earlier of these plans.

I learned at that online meeting the extent of the proposal. This would result in my home, being surrounded by houses, not only at the rear of my property, but also to the South with what appears to be a roadway, which will take out several magnificent trees.

I chose to live in the countryside, but not adjacent to a 14-house subdivision. Should the development go ahead I will have to endure months, perhaps years of construction noise, followed by the coming and goings of a housing estate. The purpose of my living here will be taken away. This will surely have a derogatory effect upon the value of my property in every way possible, in addition causing me a great deal mental stress and anxiety.

I therefore, object in the strongest way possible to this so called development.

Please acknowledge receipt of this email.

I also hope to attend the Council meeting on February 13th.

Yours sincerely

John Wilkinson
1528 Kirkwall Rd, Cambridge, ON N1R 5S2