

Mark Cole
One Whiterock Avenue
Mount Hope, Ontario, L0R 1W0

04 October 2024

Committee of Adjustment
City of Hamilton
71 Main Street West
5th floor
Hamilton, Ontario, L8P 4Y5

References: A-24:203 & B-24:55, GL/A-22:414
Subject Property: 9662 Twenty Road West, Glanbrook

To the Committee,

1. I again was not notified of these minor variances although I am an assessed property owner within 60 metres of the subject property. I was given the paper notices by my neighbour at 2 Whiterock Avenue on 03 October 2024 (yesterday). This lack of notifications occurred in February 2023 reference this same subject property. I contacted the Committee of Assessment in March 2023 who assured me that my property was within 60 metres, but they could not explain why I was not notified. I requested in writing that I be notified of future notifications. COFA's continued disregard of its own obligations after being informed of errors is unacceptable;
2. Notice again was not posted on the subject property IAW your Notices of Public Hearings (p 3), just as it was not posted on the subject property in February 2023. I have photographic evidence of this neglect for both. These specific Hearings must be postponed until the owner of the subject land fulfills your direction;
3. A traffic study is required before considering the variances. Approving the variances would result in an increase in the number of homes which would not be reasonable due to the 71 townhouses and 11 single dwellings currently being built on the west side of Silverbirch Boulevard. All vehicles from said units must exit from Silverbirch to Twenty Road West, in addition to the 400+ units from the Villages of Glancaster;
4. A stormwater management planning and design study must be completed before considering these variances. The developments around Silverbirch Boulevard have required several studies which modified several development plans over the past 30 years. This smaller lot is not to be exempted, especially with the proposed increase in units and an increase of lot coverage to 40% from the current 25%; and
5. I again request to be advised of any notifications and Notices of Decision for the reference variances, and am hopeful that CofA will fulfill their obligations.

Mark Cole
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Mount Hope, Ontario, L0R 1W0
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Outlook

Application B-24:55

From Sheila Drury <sheiladrury@gmail.com>
Date Mon 9/23/2024 4:26 PM
To Committee of adjustment <CofA@hamilton.ca>

External Email: Use caution with links and attachments

Hello,

We received notice that an application at the property directly across from our property has applied for a land severance.

The notice says it is for 7 dwellings and it lists that roughly each lot becomes 34 ft x 140 ft.

What we have no knowledge of is the entrance to the new dwellings whether they be on Twenty Road at the original 9662 address or off Silverbirch Blvd and if the driveways have allowance for minimum 2 cars in their driveway or on premises.

We are concerned the horrible parking situation that was allowed at the end of Twenty Road at Glancaster will be repeated where the driveways were built for compact cars and now the neighbourhood is being punished for the truck or SUV owners who cannot fit in their own driveways.

If there is a drawing of this proposed residential property with their connected dwellings it would be appreciated if it was shared.

Thank you,
Sheila & Jim Drury