

Public hearing application A-24:203

From Wendy Phair <wendyphair0410@gmail.com>
Date Thu 10/3/2024 12:02 PM
To Committee of adjustment <CofA@hamilton.ca>

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Submission Letter from:

John and Wendy Phair
2 Whiterock ave
Mount Hope, Ontario
L0R1W0

We sent a submission letter back for the original hearing and requested a decision of hearing, and didn't receive anything.

Bylaws are in place for reasons, so can you explain why such variations are being allowed?

As stated in previous submission our concerns are as follows:

Your seem to be adding two additional building to the first outlined proposal.

- the lot sizes are to become even smaller so they can add more homes on this parcel of land.

-they want square footage of lot sizes smaller by over half of required bylaw

-lot footage of 9 metres instead of minimum frontage of 22.5 required

-front yard footage 4 metres from 9 metres required

-rear yard footage 7.5 metres from 10.7 metres required

- side yard footage is also changing

I could go on and on about size changes in this Minor Variance. All these changes are noway near minor. We still dont have a clear picture to what type of homes going in. 1, 2 or even 3 stories and how far from my fence line will I have to see a brick wall. We last fall installed a 6' wooden fence to help deal with construction coming. Another added expense to us!

We have no driveways on Silverbirch currently and the speeding is horrible now. Add driveways and you only going to add issues and most likely accidents

Am not sure why you feel necessary to have these major changes made. I keep hearing of home shortages however you can drive around and see homes for sale everywhere. We are currently fighting to have construction bylaws changed to not allow construction sites in residential areas on Sundays and Stat holidays and not after 7pm in the evening. This summer weve had to deal with housing construction across from us on Silverbirch. Generator running at 2am in morning, machine operating on Canada day weekend all day on the Sunday and holiday Monday. We cancelled our Sunday canada bbq because we couldnt sit outside with family and friends. We can't open windows for fresh air due to noise and dirt. Cant sit outside and talk due to construction noise. Windows vibrating with machine operations. Higher cost to us cause air conditioning having to be run all summer. 2 houses have been built this summer and 70 plus more to go. And now construction will be going on behind us. At this rate will be spending the rest of our retirement listening to constant construction. We are taxpayers and have rights too.

We expect to receive a final copy of plans for this project with detail measurements

Sincerely,

John and Wendy Phair

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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