

From: Marianne Vogel

Sent: May 4, 2026 12:16 PM

To: clerk@hamilton.ca; Ward 13

Subject: re: development at 471 Moxley Road Dundas (Greensville) May 5th meeting

External Email: Use caution with links and attachments.

Hi... As a home owner for 48 years south of this property.....I would like to attend the meeting on May 5th as well.. if possible...

I am really concerned about the water problems this will cause... i.e. shortage of water for the homes around this proposed new development used by it...high traffic and more strain on already over stressed area caused by the quarry... more industrial space is not needed as there are so many empty places around the area already...stores and buildings empty and more and more of this happening due to high costs of fuel and the extra traffic this will cause, is another thing that is not being addressed... the infrastructure is not in place for this type of

First of all, Hwy 5 is extremely busy most times of the day but especially in the morning and evening hours... as people living out of the area working in Toronto or Hamilton drive that stretch of road...then the Casino, just down the road it also creates mega traffic... especially when it is horse racing evenings... the quarry located next door and the quarry located on Brock Road and 4th concession create mega truck traffic all day long but especially when the trucks are waiting on Hwy 5 to enter those respective properties... a recipe for more accidents... and you want to add to this more, but putting in an industrial park? with how many parking spots? truck loading docks... really? obviously you folks only care about your pay cheques or who is paying your staff off, to push this through... no thought whatsoever has been given to this, the community it affects and it will affect the tax base... definitely won't lower it, but will raise it through the roof to pay for new infrastructure required to make this work the commercial property owner won't be affected but the homeowners will feel the increase and the pain

of the extra traffic! ... especially without the proper infrastructure re roads and traffic control...or thoughts about water availability...

So you tested at a "high" water level at the time of testing. according to your information... and wondered why more people did not want their wells tested... when most did not know about that possibility or were warned off on doing so for fear of repercussions later, if they did run out or something happened due to their building activities... it would become a he said /she said situation... with the property owners of the commercial property, getting out of having to pay restitution to us, saying all tested fine... believe me that rumor, whether fact or fiction, is what has been going around... ! and then I hear only 2 people had their wells tested? mmm...wonder how that happened...?

Our water will definitely will be affected... either by loss or contamination... or by run off caused by this... after all we are located on a lower level and you know what runs downhill...? We have already experienced lower level of water pressure due to the quarry pumping away constantly and new builds around the area... and the quality of our water has down graded to the point we now need water conditioners to get the lime and other materials, out of our water, something that we never had a problem with before... ! With the water table being weak already, and locals having to get cisterns installed and deal with water deliveries... I think it needs to be re-addressed and not just a blanket OK given for development... Is the owner prepared to pay for the next 99 years for new water systems at everyone's home to make up for the water reduction caused by his need to develop? Leave is as farmland to at least allow the land to absorb the water and not having it whisked away by commercial development
Please reconsider allowing this unnecessary development

Marianne & Arie Vogel