

## **Appendix 4: Public Comments received since Statutory Public Meeting held September 13, 2016**

### **Letter 1:**

September 19, 2016 (by email)

Hi Thomas,

I would like to say that after attending the Burlington city council meeting on Sept 13 2016, about the planned change of status of the open space at 6515 McNiven, that I am very disappointed in the presentation made by Fothergill Planning and Development, and how the presentation was received.

As I understand Open Space, some of the criteria that define it are, significant natural features, significant natural habitat, a heavily treed area, or an area prone to flooding. Questions to these points were asked and answers were completely avoided. When questioned why one lot had a smaller frontage than the width of the lot the correct answer is because there is a large outcropping of the Niagara Escarpment. That is why the two driveways for the proposed lots are beside each other, because there is no easy way to get into these lots due to the size of that outcropping. We are waiting on the results of the bat habitat study, but in addition to that there are foxes back in there and deer, and you can hear coyotes when the GO trains are parking for the night and sounding their horns, the coyotes answer. The area is heavily treed and acres of trees will be cut down in order to accommodate these houses. And lastly when specifically asked why would anybody want to build a house where it can flood the answer was - it doesn't flood. Well that is clearly and obviously false. It's rock. It rained well Sept 17th and I was out for a walk past 6515 and there was standing and ponding water everywhere, on the road, beside the road, peoples lawns, everywhere, because it's rock, with a bit of dirt over it.

The water problem in Kilbride is two fold. One, there is not enough potable water in Kilbride already because of the homes added on Jane Street, Chelsea, Breckenridge, and Carriage Trail over the last forty years. That is why people haul water from Burlington up Cedar Springs to Kilbride and have done so for years. But the other problem is when the snow melts, or if we have a large rain in the summer, or a fall storm, and the power often goes out because of downed trees, and it continues to rain, you are going to get flooded . That is why most home owners out here have a backup generator, and a backup pump, yes a second pump because when the water comes it comes fast, exactly like a flash flood, because it is a flash flood. A little bit two or three times a year, a big one every three or four years. My neighbors and I have been repeatedly flooded out to the tune of thousands of dollars of damage, mostly in our basements because that is where the water flows.

The last thing that Fothergill Planning said was that the community was satisfied with the plan as it stands. Nothing could be further from the truth. The community is hopeful that the NEC, Halton Conservation, and the city of Burlington, could not possibly believe that more homes are appropriate for Kilbride. We are hopeful that the people who have come before us and settled this issue many years ago including taking this to the OMB twice will prevail. We are hopeful that the obviously minimum capacities of McNiven Road, Burlington Hydro, Bell Canada, Cogeco, (for instance we will never have FIBE, or a better power grid, or curbs and sidewalks on McNiven, or a water tower or sewage etc), would alone disqualify this property to be changed from open space to residential. We are hopeful that by the very definition of Open Space the city is not going to grant numerous variances to do what, make it worse. No, we are not satisfied, we are hopeful that this question of adding more houses to Kilbride has been asked and answered. There is absolutely no need for there to be more pressure on this area of Burlington, except to line other peoples pockets and leave the current residents of Kilbride with the bill by way of even less water, more congestion, less redundancy and quite frankly for them to adjust to a new reality. Bluntly, the opportunity for the owners of the property to profit on it comes directly on the backs of, and at the expense of, their neighbors.

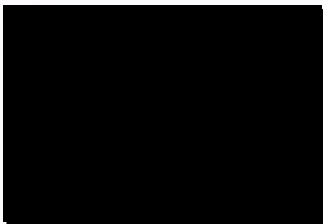
Sincerely,



Letter 2

By E Mail and Hard Copy

September 27, 2016



City of Burlington

426 Brant Street

PO Box 5013

Burlington, Ontario

L7R 3Z6

Attention: Thomas Douglas ( thomas.douglas@burlington.ca)

Re: File 505-01/16

6515 McNiven Road

Dear Sir:

Please be advised that we are opposed to the proposed official plan amendment that is being considered for the above noted property,

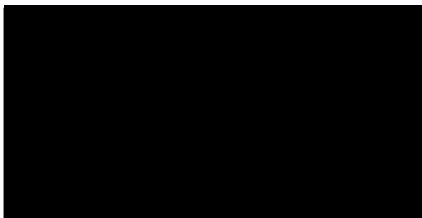
We object for the following reasons;

- 1) The staff report states that the proposal aligns with the objectives of the city. We cannot understand this observation as it does not meet the objectives of the strategic plan at all. This proposal directly contravenes the “healthy and cleaner city” as it removes protected wildlife area that also is used as a corridor and habitat for wildlife. The intensification was certainly not intended for the Kilbride Area. The Kilbride settlement area objectives are “limited “development providing the groundwater supplies are not affected.
- 2) This property was recently purchased and the current owners would have certainly been aware of the past history of this property as well as the open space designation. If this application is approved what is to stop current or future land owners from rezoning or densifying their property.
- 3) This proposal does not meet the minimum frontage or lot size as required under the OPA

- 4) There is no effective mechanism in place to ensure that the remaining woodlot is left undisturbed, the septic systems are maintained in good order and the high water usage of the large houses i.e. multiple bathrooms, pool, lawn sprinklers is monitored. For these reasons the land use restrictions, as well as the hydrogeological and septic studies are meaningless. If these studies are not correct what recourse do the affected residents have after the fact?
- 5) The hydrological study appears to address short term drawdown or impacts only. All residents have to draw from the same aquifer and given the lack of rainfall /snow and in anticipation of the situation getting worse it defies logic that two more wells will have no impact. From our own experience our well is certainly not as productive as three years ago
- 6) This proposal is in direct conflict with the provinces own desire to protect and enhance the Greenbelt and Niagara Escarpment
- 7) When we purchased our property in the area one of the main attractions was the rural nature and the extensive woodlots and open space. This proposal will certainly not enhance the community and we fail to see the benefit to the local community as well to the city at large,
- 8) This area has been subject to numerous applications and even an OMB hearing. As a compromise four lots were severed, this should be the end of this discussion and proposal

We expect and hope that our Planning Department and the Committee will turn down this application for development. For the reasons above it is difficult to find merit in this proposal other than for the landowner to make a windfall on the sale of the lots. There does not appear to be any net benefit to the City and especially to the local community.

We trust this correspondence states our position clearly and please ensure that we are copied on future correspondence or meetings.



Cc: John Taylor (john.taylor@burlington.ca)  
Blair Lancaster (blair.lancaster@burlington.ca)  
Amber LaPoint (Amber.LaPoint@burlington.ca)