



SUBJECT: Statutory public meeting and information report for an application to amend the Official Plan for 6515 McNiven Road

TO: Development and Infrastructure Committee

FROM: Planning and Building Department

Report Number: PB-54-16

Wards Affected: 3

File Numbers: 505-01/16

Date to Committee: September 13, 2016

Date to Council: October 3, 2016

Recommendation:

Receive and file planning and building department report PB-54-16, application to amend the Official Plan for 6515 McNiven Road.

Purpose:

The purposes of this report are as follows:

- to provide information for the statutory public meeting, and
- to respond to legislation.

The subject development proposal aligns with the following objectives of the Burlington Strategic Plan 2015-2040:

- A City that Grows
 - Intensification
 - 1.2.e: Older neighbourhoods are important to the character and heritage of Burlington and intensification will be carefully managed to respect these neighbourhoods.
 - A Healthy and Greener City
 - Environmental and Energy Leadership
 - 3.2.a: The city has a healthy, natural heritage system that is protected, well-connected, conserved and enhanced and forms a fundamental component of the city's urban and rural areas.
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**Executive Summary:**

RECOMMENDATIONS:		<i>None. Statutory Public Meeting</i>	Ward No.:	3
Application Details	APPLICANT:	<i>Ed Fothergill Planning & Development Inc.</i>		
	OWNER:	<i>Andrew and Lorraine McLean</i>		
	FILE NUMBERS:	<i>505-01/16</i>		
	TYPE OF APPLICATION:	<i>Official Plan Amendment</i>		
	PROPOSED USE:	<i>Redesignate from Open Space to Residential to permit 2 additional detached residential lots</i>		
Property Details	PROPERTY LOCATION:	<i>East side of McNiven Road, south of Kilbride Street</i>		
	MUNICIPAL ADDRESSES:	<i>6515 McNiven Road</i>		
	PROPERTY AREA:	<i>2.5 ha</i>		
	EXISTING USE:	<i>1 detached dwelling (designated Residential) and woodlot (designated Open Space)</i>		
Documents	OFFICIAL PLAN Existing:	<i>Kilbride Rural Settlement Area: Open Space (2 ha), and Kilbride Rural Settlement Area: Residential (0.5 ha)</i>		
	OFFICIAL PLAN Proposed:	<i>Kilbride Rural Settlement Area: Residential (entire lot)</i>		
	ZONING Existing:	<i>Not applicable (NEC Development Control Area)</i>		
	ZONING Proposed:	<i>Not applicable</i>		
Processing	NEIGHBOURHOOD MEETING:	<i>June 27, 2016</i>		
	PUBLIC COMMENTS:	<i>Staff have received four emails.</i>		



Background and Discussion:

General

On May 6, 2016, the Planning and Building Department acknowledged that a complete application had been received to amend the Official Plan to redesignate land at 6515 McNiven Road from Open Space to Residential to facilitate the creation of two new residential lots.

The purpose of this report is to provide an overview of the application, an outline of applicable policies and regulations, and a summary of technical and public comments received to date. This report is intended as background information for the statutory public meeting.

Site Description

The subject property is located on the east side of McNiven Road, south of Kilbride Street, as shown on Appendix 1: Sketch No. 1. It has an area of 2.51 hectares, 178.74 metres of frontage on McNiven Road, and an average depth of approximately 122 metres.

Approximately 83% of the site is wooded, as shown in Figure 1. The unwooded, southern portion of the site is occupied by an existing 1.5-storey, detached dwelling with a ground floor area of 242 m², and an accessory outdoor swimming pool.

The site is located entirely within the Niagara Escarpment Commission (NEC) Development Control area, and is designated as Minor Urban Centre in the Niagara Escarpment Plan.

The subject property is surrounded by the following uses:

- to the north: single detached dwellings on properties with an average area of 0.13 ha
- to the east and south: single detached dwellings on properties with an average area of 1.35 ha
- to the west: McNiven Road, beyond which are single detached dwellings on properties with an average area of 0.43 ha

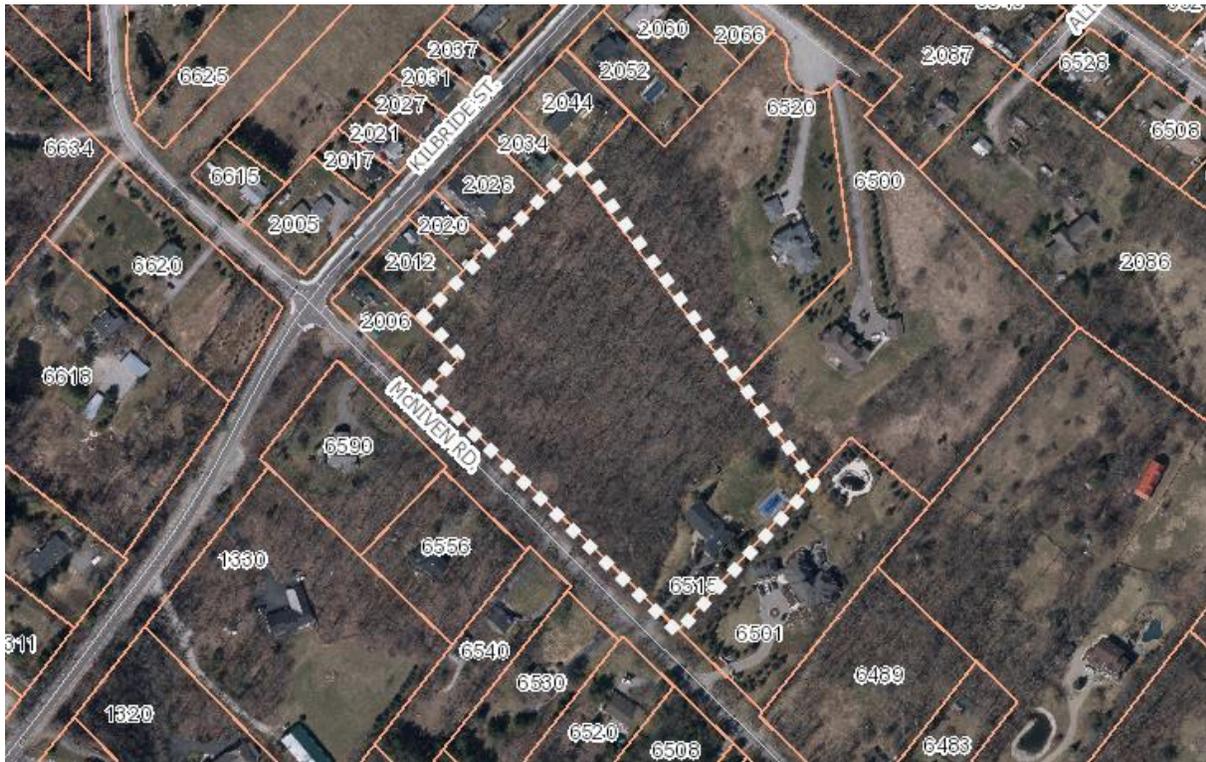


Figure 1: 2015 Air Photo with subject property outlined

Description of Application

The applicant intends to create two new residential lots through consent, resulting in a total of three lots, which will accommodate the development of two new single detached dwellings as shown in Appendix 2, Sketch No 2. The characteristics of these three proposed lots are as follows:

- Lot 1 (north): 0.97 ha, with approximately 52 metres of frontage on McNiven Road
- Lot 2 (centre): 0.8 ha, with approximately 73 metres of frontage on McNiven Road
- Lot 3 (south), containing existing detached dwelling: 0.73 ha, with approximately 60 metres of frontage on McNiven Road



Prior to applying for consent to sever the property, the applicant must obtain a Development Permit from the Niagara Escarpment Commission (NEC) as well as an Official Plan Amendment (OPA) from the City of Burlington. The OPA is necessary to:

- redesignate portions of the subject property from “Open Space” to “Residential”
- reduce the minimum lot size requirement from 0.8 ha to 0.7 ha
- reduce the minimum lot frontage requirement from 60 m to 52 m

The OPA application and NEC permit application will be processed concurrently by the City of Burlington and the NEC. **This report pertains to the OPA application.**

Site History

The subject property as it exists today was created through severance of a larger parcel in 2001; however, the relevant history of the site extends back to the 1980s.

The original parcel had an area of approximately 6.7 ha and extended from McNiven Road to Jane Street, as shown in Figure 2. The former owners of this parcel submitted an application to Halton Region in 1988 to subdivide the parcel into 7 lots. The processing of this application was delayed because hydrogeological studies were not completed to the satisfaction of the Region. The application was modified and resubmitted in 1992, still proposing a seven-lot subdivision. This application was referred to the Ontario Municipal Board (OMB) in 1993.

On September 15, 1995, the OMB ordered that the plan of subdivision be refused on the basis that the Board could not be assured that the Region’s hydrogeological concerns had been adequately addressed.

In 1997, another application to subdivide the parcel into 7 lots was submitted to the City of Burlington (files 510-02-4/97 and 24T-97013/B). This application was identical to the one refused by the OMB in 1995, but was submitted with revised hydrogeological studies. In 2000, the owner withdrew this subdivision application, and applied instead for a severance to create four lots from the parcel.

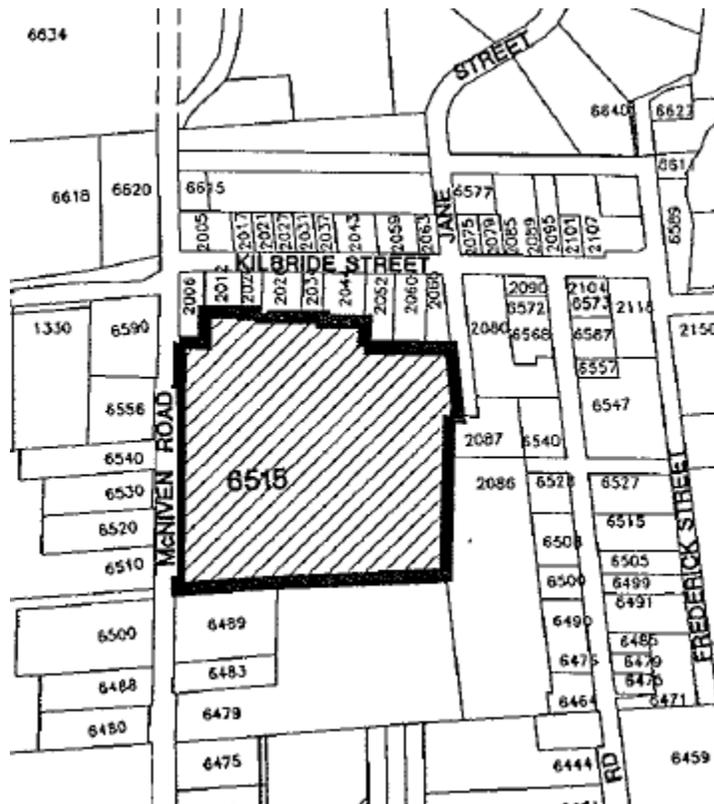


Figure 2: The original 6.7 ha parcel, which was the subject of unsuccessful subdivision applications in 1988, 1992, and 1997 and was ultimately severed in 2001.

The severance was supported by City of Burlington staff, and was approved by the Committee of Adjustment in 2001 (files B01/002/B and B01/003B). The original 6.7 ha parcel therefore became four lots: two fronting on Jane Street and two fronting on McNiven Road. One of the newly created lots on McNiven Road was the 2.5 ha lot that is the subject of the current application for an Official Plan Amendment, shown in Figure 3. The four new lots were configured in such a way as to retain the existing woodlot within what is now the subject property. A required condition of the severance was that maximum dwelling size on the lots be restricted to 325 m² including garage.

In 2009, the current owners of the subject property submitted applications to the Niagara Escarpment Commission (NEC) to permit the creation of two new residential lots from the subject property (files 555-04/09 and 555-10/09). City of Burlington staff submitted comments to the NEC indicating that they did not support the applications because the proposed lot creation did not conform to the “Open



Space” Official Plan designation. The applications were closed by the NEC after the applicant allowed them to lapse.

In 2016, the City of Burlington received the current application to amend the Official Plan for the subject property, to address the conformity issues that had been cited in 2009.

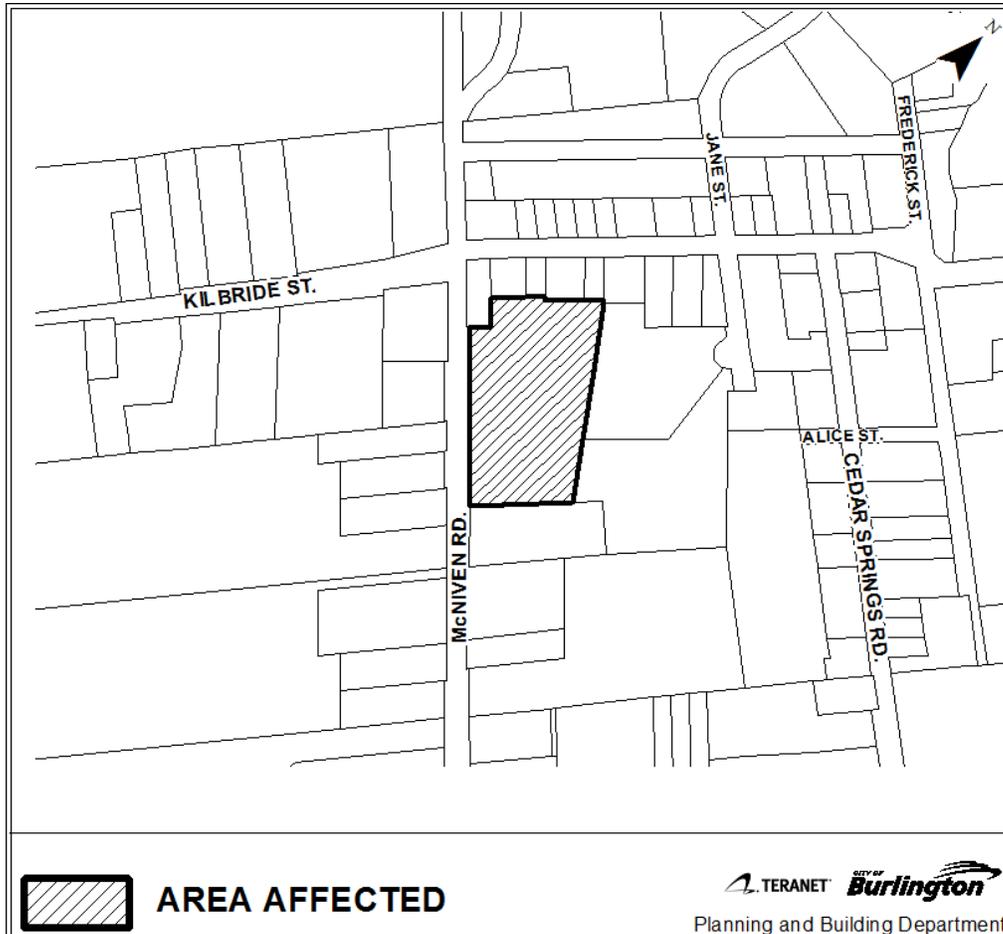


Figure 3: The subject property as it exists today: created through severance in 2001, and the subject of a 2009 NEC permit application. It is now the subject of the current 2016 applications for Official Plan Amendment and NEC permits



Submitted Technical Reports

The following studies were submitted in support of the application to amend the Official Plan:

- Planning Justification Report, prepared by Fothergill Planning & Development Inc, dated March 12, 2016
 - This report presents an independent planning opinion that argues that the proposed development represents good planning in that it is compatible with the local rural context, will not have adverse impact on the natural features or water supply in the area, and conforms to provincial, regional, and municipal policies.
- Septic System Impact Assessment, prepared by Norbert M. Woerns M.Sc. P.Geo, dated February 28, 2015
 - This report concludes that the creation of two additional lots on the subject property is sustainable from a groundwater quality impact perspective.
- Hydrogeological Investigations Report, prepared by Norbert M. Woerns M.Sc. P.Geo., dated October 5, 2015
 - This report provides an overview of the hydrogeological conditions of the subject property and local area, and assesses the hydrogeological suitability of the proposed severance for two additional lots. Its conclusions include: that adequate groundwater supplies are available for residential domestic use on the two proposed severances, that the proposed development is sustainable without adverse impacts on the groundwater quality, and that a Class 6 septic system is appropriate given the highly vulnerable nature of the local groundwater system.
- Environmental Impact Assessment, prepared by North-South Environmental Inc, dated March, 2016
 - This report provides a biophysical inventory of the site and assesses the expected impacts on the environment from the proposed development. The report does not anticipate significant impacts on woodland, species at risk bat maternity roost sites, significant wildlife habitat, or hydrogeology. The report also recommends measures to avoid and mitigate negative impacts.
- Tree Preservation Plan, prepared by North-South Environmental Inc, dated April, 2016
 - This report identifies trees to be retained, potentially retained, or removed, assesses potential impacts to retained trees, and recommends measures to mitigate negative impacts on natural features. The report concludes that the proposed development will result in the removal of 325 trees, including 44 hazard trees that are recommended to be removed due to safety concerns.
- Acoustic Bat Survey Results, prepared by North-South Environmental Inc, submitted August 2, 2016



- This report provides the results of an acoustic survey conducted on the subject property in June, 2016. Survey results explain that endangered Myotis bats “were detected on most nights by all detectors”.

Digital copies of these studies are available at www.burlington.ca/6515mcniven.

Policy Framework

The proposed Official Plan Amendment is subject to the following policy framework: the Provincial Policy Statement (PPS) 2014, the Niagara Escarpment Plan, the Places to Grow: Growth Plan for the Greater Golden Horseshoe, the Halton Region Official Plan, and the City of Burlington Official Plan. The applicable policies from these documents will be addressed in the subsequent recommendation report.

Zoning By-law 2020 does not apply due to the property’s location with the Niagara Escarpment Commission’s Development Control Area.

City of Burlington Official Plan

The subject property is located in the Kilbride Rural Settlement Area, as shown on Schedule C of Burlington’s Official Plan, “Comprehensive Land Use Plan – Rural Planning Area”. The objectives of the Rural Settlement Area include providing limited opportunities for rural, non-farm residences in certain rural communities; and ensuring that the impacts of development on groundwater supplies are evaluated and considered. The policies for Rural Settlement Areas establish that the minimum lot size shall be 0.8 ha or as determined by site-specific hydrogeological studies, whichever is the greater. Development proposals must ensure to the maximum possible degree the preservation of significant natural features, including wooded areas and groundwater recharge areas.

Schedule G of Burlington’s Official Plan, “Kilbride Settlement Area – Land Use Plan”, designates the wooded area of the property as Open Space, while the southern portion of the property where the existing house is located has a Residential designation.

The Residential designation permits single-detached dwellings on lots with a minimum lot width of 60 m, a minimum front yard setback of 10 m, and a minimum side yard setback of 5 m.

The Open Space designation applies to lands that are flood-susceptible, are within defined creek valleys, have rock outcrops or wooded areas, or are imperfectly drained due to shallow depth of overburden. There shall be no encroachment of development or major landscape alteration on Open Space lands.



The proposed development does not conform to the policies of the Official Plan concerning minimum lot dimensions and encroachment of development on Open Space lands; hence, the applicant proposes to amend the Official Plan to permit the development as outlined under “Description of Application” above.

Technical Review

On May 16, 2016, staff circulated a request for comments to internal and external technical agencies including Halton Region and Conservation Halton.

The following agencies have been circulated:

- | <u>Internal</u> | <u>External</u> |
|--|--|
| <ul style="list-style-type: none">• Capital Works – Site Engineering• Capital Works – Landscaping & Urban Forestry• Planning Department – Zoning• Planning Department – Special Business Area Co-ordinator• Sustainable Development Committee• Transportation Services Department• Transit Department – Transit Planning & Scheduling• City Manager’s Office• Legal Department• Finance Department• Burlington Economic Development Corporation (BEDC)• Parks & Recreation Department• Fire Department | <ul style="list-style-type: none">• Niagara Escarpment Commission• Conservation Halton• Halton Region Planning Services• Halton Regional Police• Halton District School Board• Halton Catholic District School Board• Burlington Hydro Inc• Hydro One Inc• Union Gas• Bell Network Services• Canada Post |

As of the date this report was written, the following responses to the circulation had been received:

- Conservation Halton (CH) provided comments requesting that the applicant provide additional information and clarification on a number of sections in the submitted studies. CH recommends that the City of Burlington defer a decision on this application until the outstanding information and revised documents have been reviewed.
- Capital Works – Site Engineering staff provided comments that outlined conditions that will apply to the proposed development if the Official Plan Amendment and NEC Development Permit applications are approved.



- Burlington Hydro did not raise any objections to the application and provided standard comments related to provision of hydro services.
- Finance Department staff issued standard comments that property taxes must be paid in full, including all future instalments levied.
- Transportation Services, Halton District School Board, and Halton Catholic District School Board commented that they have no objections to the subject application.
- Sustainable Development Committee and BEDC communicated that they have no comments related to the subject application.

Financial Matters:

All applicable development application processing fees have been paid.

Environmental Matters:

As the lot is located in a hydrogeologically sensitive area and contains a woodlot, the applicant was required to submit a hydrogeological study and environmental impact assessment. These studies are being reviewed by staff from Halton Region and Conservation Halton to ensure environmental concerns are identified and addressed. Conservation Halton (CH) confirmed in 2014 that the subject property does not contain or lie adjacent to any wetland or CH-regulated area. Nonetheless, Conservation Halton was circulated on the application and is reviewing the submitted studies as per their memoranda of understanding with Halton Region and with the Ministry of Natural Resources and Forestry and Ministry of Municipal Affairs and Housing.

Public Engagement Matters:

The application was subject to the standard circulation requirements for a property in the rural area. A public notice and request for comments were circulated in June 2016 to all property owners and tenants within 300 m of the subject property. A notice sign was posted on the subject property on May 5, 2016.

A webpage was created on the City of Burlington website, accessible at www.burlington.ca/6515mcniven. This webpage provides information about the subject application including dates of public meetings, links to supporting studies, and contact information for the applicant's representative and the City's Planning Department.



Open House

The applicants hosted their own public open house at Kilbride Public School on November 16, 2015, several months prior to the submission of their applications to the City of Burlington and NEC. City staff were not involved in organizing this meeting, but Planning Department staff attended the meeting, as did Ward 3 Councilor Taylor.

The applicant advises that eighteen people attended the Open House, and that most of the questions and concerns raised were concerning potential impacts to the local groundwater supply.

Neighbourhood Meeting

City staff held a neighbourhood meeting on June 27, 2016 at the Conservation Halton office at 2596 Britannia Road, Burlington. City Planning and Site Engineering staff were present, as were the owners of the subject property and their representatives. The meeting was attended by eight residents, as well as by Ward 3 Councilor Taylor.

The meeting consisted of a presentation by Planning staff on the planning process and how the public can become involved in the processing of the subject application, followed by presentations from the applicants' team of consultants on the proposed development and the hydrogeological and environmental studies that have been completed in support of the application. The meeting concluded with a question and answer period.

The general themes of the concerns raised in the question and answer period, and the staff responses, are as follows:

- Residents expressed concern that the local groundwater supply cannot sustain the added water demand of the proposed development, and some residents raised concerns about the methods of the submitted hydrogeological study.
 - City staff explained that Halton Region and Conservation Halton staff are reviewing the submitted Hydrogeological study and will assess whether it has reliably determined the potential impacts of the proposed development to groundwater quantity and quality.
- Residents expressed concern that future owners of the proposed lots might remove trees outside of the proposed development area.
 - City staff have reached out to staff at Halton Region to ascertain how the Region's Tree Cutting By-law may apply to the proposed lots if the Official Plan Amendment is approved and the proposed development occurs. This matter will be addressed in the future recommendation report.



- Residents expressed concern about impact to wildlife, and one resident specifically expressed concern about endangered wood turtles, which are not addressed in the submitted Environmental Impact Assessment.
 - City staff explained that Halton Region and Conservation Halton staff are reviewing the submitted Environmental Impact Assessment (EIA) to ensure that it has comprehensively identified and addressed any potential impacts to wildlife and species at risk.

After the neighbourhood meeting, City staff contacted Halton Region, Conservation Halton, and the Ministry of Natural Resources and Forestry (MNRF) to follow up on the question about wood turtles. MNRF staff confirmed that they do not have concerns that the proposed development would have impacts on wood turtles or their habitat, and that therefore wood turtles need not be addressed in the EIA.

The applicant's environmental consultant also contacted MNRF staff independently, and received the same confirmation.

Public Comments

Staff have received four letters in response to the public circulation. The letters, with private information redacted, are presented in Appendix 3 of this report.

Similar to the discussion at the neighbourhood meeting, the general themes of the letters are concerns about potential negative impacts on groundwater supply and wildlife habitat. Also cited were concerns about tree removal and potential impacts on microclimate and the character of the Kilbride community.

One letter raised a concern about sprinkler use by current residents in the community; this letter was forwarded to the ward councilor for follow-up.

Conclusion:

This report provides a description of the subject application and an update on the technical and public review of this application. A subsequent report will provide an analysis of the proposal in terms of applicable planning policies and will provide a recommendation on the proposed application.



Respectfully submitted,

Thomas Douglas

Planner I

(905) 335-7600 ext. 7811

Appendices:

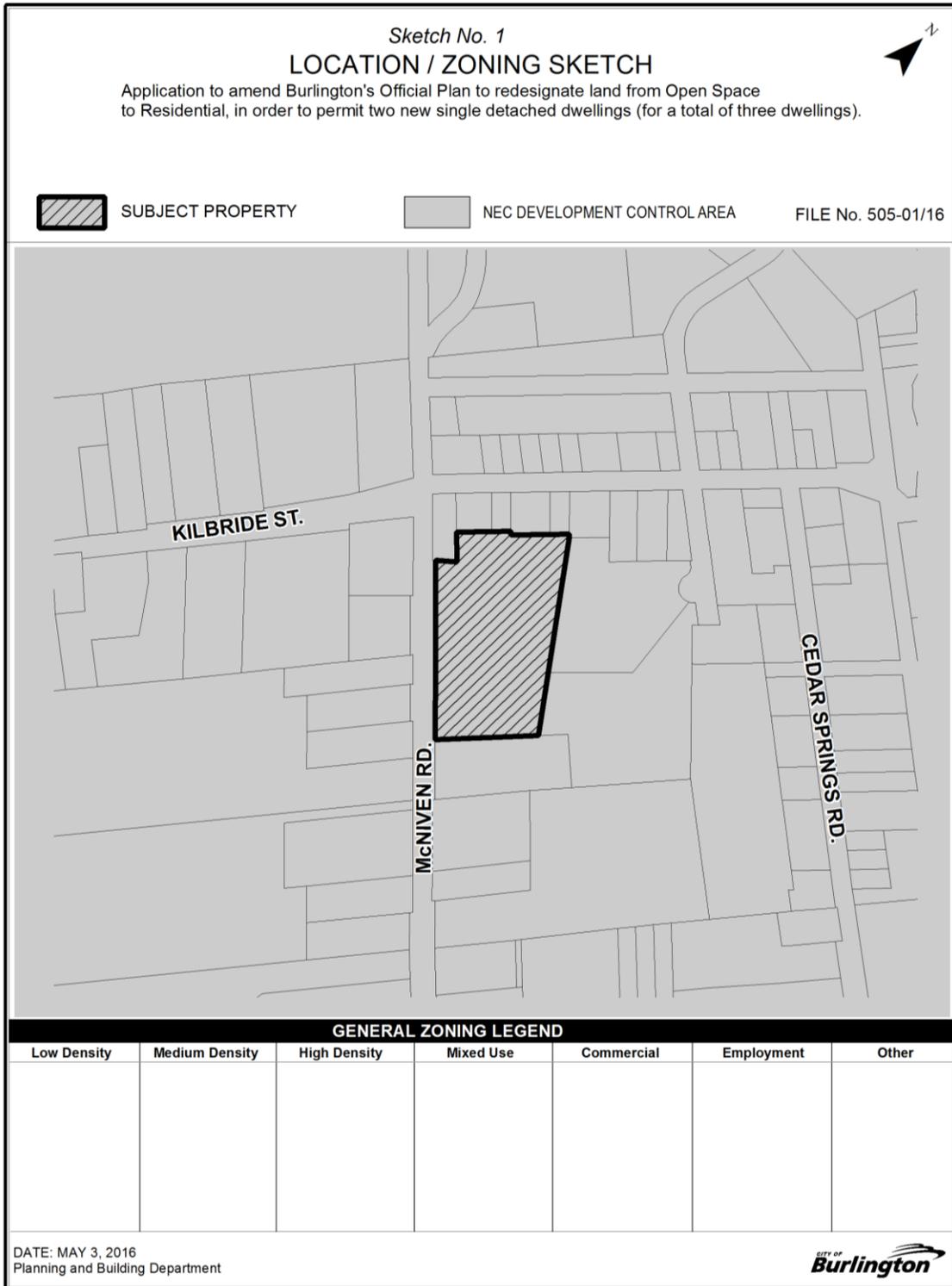
1. Location/Zoning Sketch
2. Detail Sketch
3. Public Comments

Report Approval:

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.

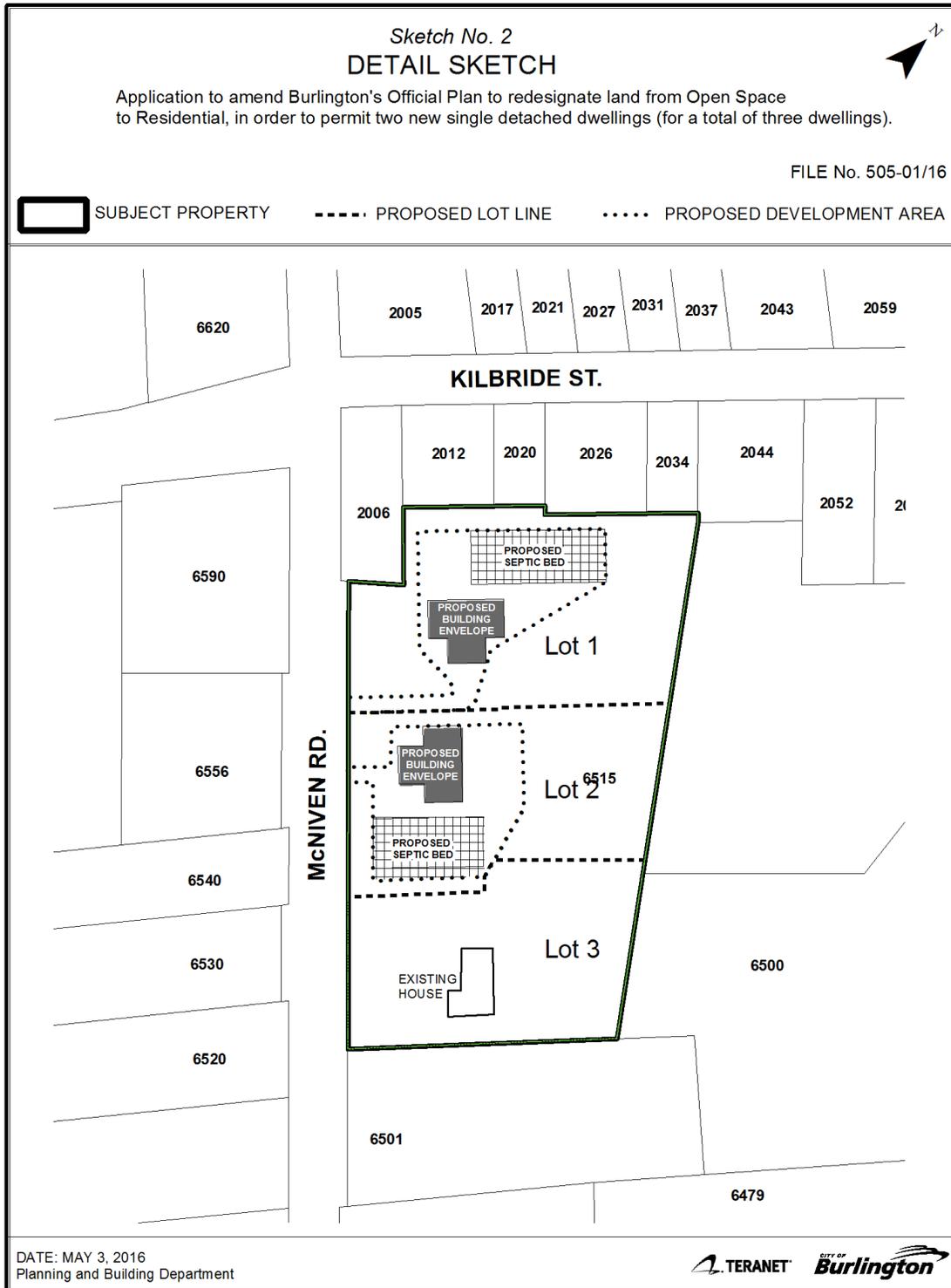


Appendix 1





Appendix 2





Appendix 3: Public Comments

Letter 1

From:
Sent: Sunday, July 03, 2016 4:36 PM
To: Douglas, Thomas
Subject: Concerns Application -File 505-01/16, 6515 McNiven Road

Dear Mr.Douglas,

I was just going through my mail this weekend and came across this notice from City of Burlington. Thereafter, I searched and read the online document submitted to the City by Fothergill Planning and Development Inc on behalf of the applicant.

I have been living in Kilbride for the past 16 years on . I will not try to debate on scientific level regarding the hydrogeological or the ecological impact about the proposal as I trust the City will have experts to study the issue in detail. But, I will like to submit my concerns as a neighbour and resident of the community from a lay person perspectives.

We moved into area from the city as we love and cherish the natural and significance of the Niagara Escarpment, not just as a protected landform but also providing conditions for the natural flora and fauna for generations to come. As a local resident, we have been striving to maintain the organic and natural habitat as much as we can including keeping the plants and any property developments to its natural form as much as possible by avoiding any forms of pesticides, insecticides or herbicides in our property. We are also 100% dependent on the well water for our household use. And as much as we can, we have been trying to nurture native plants to avoid any use of unnecessary watering in the lawn and grow plants that encourage birds and bees population in the area. And we regard the designated "Open Space" behind our property as a great testament to the foresight of the Community, the City Planners and the NEC for thinking ahead and perserving the uniqueness of the "Hamlet of Kilbride" right in the middle of the Niagara Escarpment for generations to come.

It will be truly unfortunate to see the designated "Open Space" areas redesignated into "Residential" areas especially when there are other areas in Halton region that the land developers can develop to provide needed housing and shelter requirement in the community. I do hope the City planners will take into considerations of the environmental legacy we want to leave behind for the future generations.

Thank you,
Sincerely,



Letter 2

From:
Sent: Thursday, July 14, 2016 9:44 AM
To: Douglas, Thomas
Cc:
Subject: Application to allow two additional houses at 6515 McNiven Road File 505-01/16

Dear Mr. Thomas Douglas,

Re: Application to allow two additional houses at 6515 McNiven Road

We are writing to you today to inform you of our concerns regarding 6515 McNiven Road development. After driving at the development site yesterday - Wednesday, June 13th @ 8:20 pm only further validates our concerns. As we turned left to enter McNiven Road at Kilbride Street we saw 2 young deer exit the specific section of 6515 McNiven Rd that is proposed to be developed and then they crossed the street to continue westbound.

We have been residents of Kilbride () for 20+ years. We own one of the oldest homes in the village and quite happy with the community and surrounding environment.

There are a number of concerns that come to mind when looking at the permit, posted surveys and studies on-line. It is our hope that the Niagara Escarpment Commission is doing its job to protect the wildlife found in Kilbride and its surrounding environment. We chose to live in Kilbride because of all the oversized trees and landscape which provides a 7 to 8 degree difference on most hot and humid days in comparison to Milton and south Burlington. Sustaining the established and seasoned trees of the community is vital to the sustainability of the wildlife known to Kilbride, as well as preserving the air quality that everyone deserves and appreciates.

In addition, we have a responsibility to keep our carbon footprint to a minimum, we are forgetting the responsibility that we each hold as stewards of the earth. Especially, as our summers are getting hotter for a longer period of time with increased days of humidity hitting 40 degrees seems to be the new "norm". Excessive air conditioning x 2 new residences won't help our hydro grid. We feel that removing any trees from this well



established treed lot would be detrimental and adding to our greenhouse effect. Removal of any healthy trees should not be allowed. Especially the 2 trees that are homes to numerous endangered bats, and all the other birds/ animals/wildlife that call the treed area home - even the 2 deer we witnessed yesterday. If the purpose of the extension is for financial gain, which it seems to us as it is. Then closer examination should be taking place to protect the wildlife. As financial greed has no gains for the environment, only the pockets that the money is going in.

Who will be regulating the loss of more trees should the new owners decide that the bats are a nuisance so close to their residential home?

The second concern is that Cedar Springs Road sees a significant water level drop during the summer months. The aquifer that the water is coming from would be directly correlated to the aquifer that will be tapped for more water consumption for these pertinent 2 additional surveys. Has the NEC and City of Burlington looked into how the increase of water consumption of the aquifer at the west part of Kilbride will affect the neighbouring homes eastward, specifically on Cedar Springs Road.

If we continue to change the landscape of Kilbride, we will become an addition to what has already happened in the last 20 years in regards to the massive subdivisions taking place. Creeping closer and narrowing in from all direction - i.e. Milton has developed west of Tremaine Road and South Burlington already crossed north of Dundas. Two areas we were told when we first moved to Kilbride would NEVER happen.

It is our hope that the NEC and City of Burlington proceed cautiously, making good decisions for all surrounding established landscapes that have been in existence for a very long time. Our home dates back as early as 1832, which will give you some indication of how old the forested areas are and how the changes proposed to the 2 developments will certainly impact a lot more than what was described in our letter today, or in all the studies posted on the City of Burlington website.

We cannot be complacent and expect the world to be a better place for our future generations, if we continue to consume our natural resources, specifically, the green space we all desire. We respectfully request that the property at 6515 remain as "Open Space" as it has been for many years now.

Sincerely,



Letter 3

From:
Sent: Thursday, July 14, 2016 10:57 PM
To: Douglas, Thomas
Cc:
Subject: Official Plan Amendment Application - File 505-01/16

Dear Mr. Douglas:

I am writing regarding the above noted application and would like to explain our disapproval. I have been a resident of Kilbride for most of my life. My family moved here in 1956 and my parents lived here until their passing. After my husband and I were married, we purchased the house next door to where I grew up. Kilbride is a great place to live. It's got that country charm that we love. Lots of trees and greenspace is found here, which gives us the freedom to be able to enjoy what country living is all about. Our property is adjacent to the proposed development and we back onto it. We love the greenspace behind our house and all that it offers. We have numerous wildlife living there, pileated woodpeckers are seen on a regular basis, wood turtles have been seen, just to name a few. We were informed years ago that this space was also a protected area and that development would never be approved. I don't understand how this could change. We have water quantity issues. We are very careful with this valuable asset and in fact, have water barrels to collect water to water our plants. We never use the well for this purpose. Our well is used only for our own personal use, as we know that wells in our area are on the same vein, so we are being courteous to our neighbours, not to abuse the use of water for such things as washing vehicles, filling pools, or watering lawns. We are aware, that some of our immediate neighbours have actually run out of water in their well. As a result of the drought that we have had this year, I have been taking my laundry out and am doing it at the laundromat, in order to reduce more stress on the well. Another thing that saves us from running out of water in the summer, is we have a summer place to go to and we are there 3-4 days per week, thus alleviating the use of our well. It would also be a different story, if the houses being built were small bungalows, with only 1 washroom. The proposed houses will be substantially bigger and will have 2 plus bathrooms, which will undoubtedly use an enormous amount of water. The proposed above ground septic system would also not be ideal, in our opinion. The fact that it has to be raised up will no doubt create a problem with water run off which will have nowhere to go but our property, as the



proposal indicates that it would be I believe 20-30 feet from our property line. This means trees will have to be cut down and this will impact many things.

In view of the above factors, we would like to ask that this application be denied. Please keep us informed of any developments.

Thank you.

Letter 4

From:

Sent: Monday, July 18, 2016 8:25 PM

To: Douglas, Thomas

Dear Mr Thomas Douglas,

Re: Application to allow two Additional Houses at 6515 McNiven Road.

I am sorry my wife and I could not attend the meeting regarding the above. My Wife and I have lived at _____ from October 1971, we have seen a lot of development in Kilbride with a lot of people having depleted water supply, many times we have been told from the City there would be no more development and I know the aquifer that those large houses would be drawing from would affect the people on Cedar Springs Road. Our concern is would there be a guarantee in writing we would not be effected by the proposed buildings. I know also there was a restriction on large homes not to have a sprinkler system in the lawns to conserve water, but this has never been controlled by the city and the sprinklers are on at night with disregard of agreements made at other meetings, Counsellor Taylor was at those meetings and agreed there would be no more sprinkler systems installed. We are also concerned about the loss of trees in that area. I just wish Kilbride was kept as a Village unique within the City of Burlington and we are opposed to more development in the area. Sincerely,