Chair and Members of the City of Hamilton Planning Committee  
City of Hamilton  
77 James Street North, Suite 400  
Hamilton, ON L8R 2K3  

Re: Application for Approval of a Draft Plan of Subdivision, and Amendments to the Regional Official Plan, the Ancaster Official Plan, and Zoning By-law No. 87-57 for Lands Located at 1125-1143 Wilson Street West (Ancaster) (PED11102) (Ward 12)

Dear Committee Members:

We are the owners of the property located at 1185 Wilson Street West that border on three sides the lands subject to the above referenced applications.

While we have no specific concerns with the proposed development described in the staff report to be considered by the Planning Committee at their June 21, 2011 meeting, we question the lack of a comprehensive strategy that includes all of the lands within the area designated “Arterial Commercial”, including our lands. We are of the opinion that the traffic study and servicing studies for the adjacent development should account for our lands being developed in accordance with similar approvals.

Given that the subject development proposal surrounds our lands, and thus will have significant impacts on our plans to develop our lands in a similar fashion in the near future, we suggest that the City facilitate discussions with all of the commercially designated land owners to ensure that development of the commercial area happens in an integrated and coordinated fashion.

As noted in my September 2010 email message to City planner Mr. John Edward and Councillor Ferguson, we are concerned with the storm water management plan for the adjacent development and need to be assured that we are not negatively impacted by same. We would appreciate the planning department providing us with copies of all supporting studies for the above referenced applications as soon as possible so that we can have them reviewed by our development consulting team to assess any impacts on our planned commercial development plans.

Shirish and Prafula Patel  
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Ancaster, Ontario L9G 3K9