

March 20, 2023

To Wilmot Township Council –

I am writing this letter in regards to the Employment Lands abutting my property on Maurice Street. My concern relates to the setback. I submitted a letter on February 2, 2019 with my concerns, we are well aware that another neighbour also submitted comments on that date. Yet your report DS2021-005 on page 5 of 5 states no comments were received at the public meeting on February 11, 2019.

On December 2018 a Summary of Technical Studies was submitted by Novus Environment Inc., and 5.6 (Land Compatibility Study) called for a 2.5 meter high berm along the western edge of Block 2 (Stage 2). Loading areas were also to be located east of proposed building which met Guidelines D-6 which also recommends a 20 metre set back at the rear. To my knowledge only one study dated December 19, 2018 was completed. How did the setback get to 13.5 metres without another study? Even the setback from the dripline of the forest on the Parkland dedication is 10 metres (Report OS-2021-004).

On March 6, 2023 recommendations in regard to the Noise Attenuation Berm a 13.5 metre buffer along the western boundary as well as a 3:1 slope from our back yards to the Employment Lands. It further states an updated noise analysis was completed. I have only ever seen the study completed on December 19, 2018 which recommends a minimum separation distance of 20 meters for Class 1 – Light Industrial. At no time was building heights mentioned. I was of the understanding that the 13.5 metre setback was a compromise. I request that the bylaws be changed to read a minimum setback of 13.5 metres. I further request that trees greater than 5 feet in height be planted for a visual barrier.

Respectfully submitted,

Neil Hofstetter