



Board of Directors Meeting

Addendum

Thursday, June 3, 2021 at 7:00 p.m.

This meeting will be held by WebEx videoconference.

**The meeting can be viewed live on HCA's You Tube Channel:
<https://www.youtube.com/user/HamiltonConservation>**

6. Consent Items for Applications, Minutes and Correspondence

- 6.4 102 Items of correspondence respecting 140 Garner Road East, Ancaster, labelled y) to dt)

From: [nancy.dingwall](#)
To: [Lisa Burnside](#)
Cc: [Jaime Tellier](#)
Subject: Ancaster Wetlands
Date: May 27, 2021 2:23:10 PM

Hello

I am writing to ask that you oppose the plan to pave over the wetlands in Ancaster. This development plan will ruin a very important piece of land which provides storm water control, is a natural filter and a habitat for animals. Please speak out against this development which has no care or concern for the environment.

We need to set a precedent and indicate we will not stand by and allow this to happen to the Ancaster creek and wetlands.

I trust as representatives of the Hamilton Conservation Authority that you will strongly oppose this development.

Thank you,

Nancy Dingwall

From: [Sue Carson](#)
To: [REDACTED]; Jaime Tellier; "Lloyd"; brad.clark@hamilton.ca; chad.collins@hamilton.ca; Tom.jackson@hamilton.ca; Esther.pauls@hamilton.ca; sshaw-qp@ndp.on.ca
Subject: HCA Wetland Relocation in Ancaster
Date: May 27, 2021 7:58:57 PM

Dear Chairman Ferguson, HCA Board members and HCA staff,

Since writing to you earlier this month I have taken the opportunity to learn more about the importance of wetlands in urban areas. I have visited the marsh at 140 Garner Road and have read local media reports about the future use of this site.

And I have to urge the board of the Hamilton Conservation Authority to reject outright the development proposal at 140 Garner Road, Ancaster, coming before it on Thursday June 3rd.

With Climate Change affecting weather patterns and serious flooding resulting from more storms we should be building more wetlands not removing them. The argument is that a new wetland will be created – but when will that be functioning? It could take ten years to have the same capacity as the present area. What will happen in the intervening years? Hamilton has had numerous floods in the last few years. The area around 140 Garner is well developed and the extra concrete and buildings will only mean more run-off water needing a safe place to flow. Replacing the farm land with warehouses will seriously deplete the land that can absorb water.

The marsh is at the headwaters of the Ancaster Creek. Will an assessment be done on the possible affects downstream? Will there be more water or less? How will this affect fish and other wildlife dependent on the water that is essential to their wellbeing?

The Credit Valley Conservation reported at their May board meeting that they were now calling 100 year floods 35 year floods. Meaning that those once in a century downpours will occur 3 times as often. What consideration is being given to more frequent flooding? Will HCA be responsible? Is it likely you could be sued by homeowners in the Garner Road area if their basements get flooded should this wetland be moved?

I understand that turtles have been found in the area and tundra swans land each year here on their migration north. What consideration is being given to the disruption to wildlife? As a Conservation Area Board member isn't your first concern to water sources and wildlife? When did the development of Ancaster businesses come under the jurisdiction of the HCA?

If warehouses are needed then the Airport land still has plenty of room for development. Warehouses built there will be further away from residential areas, have better road access and more room for employee parking.

Moving a wetland not allowed under present HCA policy. Therefore I urge you again to take a very serious look at what this will mean to the creek watershed; the people who live close by; and more importantly the wildlife that will almost certainly be killed when their home is destroyed.

A very concerned Ancaster resident, Sue Carson.

From: [Robert Sutton](#)
To: [Lisa Burnside](#)
Cc: [Jaime Tellier](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca; lloyd.ferguson@hamilton.ca; [REDACTED]
Subject: Paving wetlands
Date: May 28, 2021 9:26:54 AM

Dear officials:

I strongly object to paving ANY of the many wetlands and headwaters on Hamilton mountain.

Robert Sutton B.A. (Hons.)

From: [nature](#)
To: [Lisa Burnside](#); [Jaime Tellier](#)
Subject: FW: Hamilton Conservation Authority - Wetlands in Ancaster at Garner Road
Date: May 28, 2021 2:29:27 PM

See below.

Randall Kovacs
Reception
Hamilton Conservation Authority
Phone: 905-525-2181 ext 100

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-----Original Message-----

From: Cheryl Colton [REDACTED]
Sent: Friday, May 28, 2021 1:24 PM
To: nature <nature@conservationhamilton.ca>
Subject: Hamilton Conservation Authority - Wetlands in Ancaster at Garner Road

Hello Lisa and Jaime,

I am a resident at 14 Silver Maple Drive and I look out my kitchen window at the pumpkin patch. I have been following and joining in the meetings related to the plan that is being proposed for this area.

I am very, very concerned about the disruption of the wetlands on this property in order to put up five warehouses.

Hamilton Conservation Authority Board should listen to their own staff and concerned citizens and reject this proposal to offset this locally significant wetland. The alternative is not suitable.
Please ensure that this letter is sent to the board and added to the June 3rd meeting agenda.

I am hoping for the right thing to be done. The environment must be saved. Please ensure this email is passed to Lisa Burnside and Jaime Tellier.

Thank you
Cheryl Colton
[REDACTED],
Ancaster Ontario
[REDACTED]

From: [Kathy Garneau](#)
To: [Jaime Tellier](#)
Cc: [Lisa Burnside](#); [Collins, Chad](#); [Jackson, Tom](#); esther.pauls@hamilton.ca; [Clark, Brad](#); [Maria Pearson](#); [Lloyd Ferguson](#); [REDACTED]
Subject: Ancaster Creek
Date: May 28, 2021 2:56:28 PM

Dear Jaime Tellier,

I implore you to listen to concerned citizens and reject the proposal to offset the locally significant wetland, Ancaster Creek Headwaters at 140 Garneau Rd E. Warehouses can easily be accommodated in parts of Hamilton already zoned industrial. Ontario is losing too many natural habitats and farmland.

Please pass my letter on to the board and have it added to the June 3rd meeting agenda.

--

Kathy Garneau
[REDACTED]

From: [Jan King](#)
To: [Jaime Tellier](#)
Subject: Re: Ancaster wetlands
Date: May 28, 2021 3:03:54 PM

Mr Tellier;

I am appalled by the sheer lack of conservation consideration given to our future and the health of our community

You cannot relocate the Ancaster Wetlands! The plans put forward to rebuild the existing Wetlands is not a replacement, It is a holding pond! A 3,000 car parking lot and 5 massive warehouses will destroy an entire ecosystem. These Wetlands are part of the Ancaster watershed, which controls the natural streams and waterways in 4 environmentally significant areas within the Niagara Escarpment.
This area is also a unique cold water Wetland.

A proper assessment is required to determine the long term effects on wildlife habitat and potential down stream irreversible damages.

Let's not make a short sighted decision to create jobs and entice new business, only to find the long term results will costs so much more.

Our ancient watershed needs to be protected.

Regards

Jan King

From: [Michelle Tom](#)
Subject: Possible Spam Urgent
Date: May 28, 2021 3:13:23 PM

Conservation Hamilton,

We need every last wetland in the place it now stands. Save the wetland at Garner Road.

We don't need warehouses on wetlands. Already over 200,000 robots are in warehouses in the US. Automation is happening at a rapid speed globally.

Warehouses will not create sustainable jobs long term. This is a land speculator opportunity.

Wetlands are incredible carbon sinks. We have high industrial emissions in Hamilton.

We need every wetland and natural area to help sink this carbon.

You are stewards, focus on stewardship.

Thank you,
Michelle

Michelle Tom



.

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From: [Diane Shamchuk](#)
To: [Jaime Tellier](#)
Cc: [Lisa Burnside](#); [Chad Collins](#); [Tom Jackson](#); esther.pauls@hamilton.ca; [Brad Clark](#); [Maria Pearson](#); [Lloyd Ferguson](#); [\[REDACTED\]](#); [Maureen Wilson](#)
Subject: Ancaster creek Headwaters
Date: May 28, 2021 3:51:33 PM

Dear Jaime Tellier,

I am asking you to listen to concerned citizens/stakeholders of Hamilton and reject the permit to pave over Ancaster Creek Headwaters at 140 Garner Rd E. How do you purpose to replace this important wetland, that is the headwaters to many streams? If you intend on turning it into a retaining pond, which does not function the same as a wetland, where is the feasibility study and the data collected that informs you of this idea?

Warehouses can be built in areas that are currently zoned for such and need not be harmful to our environment. By considering this permit you and this board are acting like environment is in your way. Don't be so short sighted, it is a bad precedent to start paving over wetlands.

Please pass my letter on to the HCA Board and have it added to the meeting agenda for June 3rd/2021.

Kind Regards
Diane Shamchuk
A concerned Hamilton resident


From: [christopher cardey](#)
To: [Jaime Tellier](#)
Subject: Ancaster Wetlands
Date: May 28, 2021 4:33:35 PM

Dear J Tellier,

I am writing to you to express my concern with regard to the decision to build warehouses on the Ancaster Creek Wetlands near Garner Road. We need to say NO! to plan on June3, 2021 when the matter comes up for a vote at the next Hamilton Conservation Authority meeting. The idea that we can disregard nature on the one hand and then manufacture wetlands in the future in another location is ludicrous. With wetlands disappearing at an alarming rate due to human interventions we need to reverse this trend so that our ecosystem can remain healthy. This is so important given the climate crisis we are facing at this time. We need to act now so that our children and grandchildren will have a healthy world.

Thank you,

Chris Cardey

 Hamilton

From: [Barbara Wilk-Ridge](#)
To: [Jaime Tellier](#); [Lisa Burnside](#); brad.clark@hamilton.ca; lloyd.ferguson@hamilton.ca; chad.collins@hamilton.ca; tom.jackson@hamilton.ca; ester.pauls@hamilton.ca; sshaw-qp@ndp.on
Subject: Honour and Save our Ancient Wetlands
Date: May 29, 2021 2:48:10 PM

Hello:

We are OPPOSED to the pavement of the ancient wetlands at 140 Garner Road, Ancaster.

May you ask yourselves and brainstorm, "In what way can we utilize the Mount Hope Airport to support the proposed warehouses and parking space?"

Can we not continue to honour and remember how ancient wetlands/nature has come to not only nourish our souls, but our living natural community/species, NOT our bank accounts. The decision you make today, what appears to be a sacrifice in saving the ancient wetland, will actually prove to be the greatest investment you will ever make!

Thank you for your time. May you lead with your heart and think with your head.

Sincerely,

Jim and Barbara Ridge
Ancaster, ON

From: [Marie Covert](#)
To: [brad.clark@hamilton.ca](#); [lloyd.ferguson@hamilton.ca](#); [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [Lisa Burnside](#); [sshaw-q@ndp.on.ca](#); [Jaime Tellier](#); [Lisa Burnside](#)
Subject: Relocation of Wetlands at 140 Garner Road East - please add to HCA folder for June 3rd Meeting
Date: May 29, 2021 6:45:52 PM

Dear Conservation Staff & Board Members,

[Please](#) Save the Ancaster Wetlands!!

The majestic Tundra Swan is one of the many creatures that depend on the Ancaster Wetlands for survival. These 'whistling swans', so-called because of the sound of their wings as they fly overhead, land on the Ancaster Wetlands during their 6,000 mile journey from the Carolinas to the Arctic tundra where they nest and lay their eggs. This stop allows them to rest, to forage in nearby fields, and to prepare themselves for the remainder of their heroic flight.

If we allow the Wetlands to be paved over with a parking lot for 3,000 cars and 5 massive warehouses, there will be no respite for these magnificent birds. We condemn them to a slow and ugly death as they face starvation and weakness; many will not survive the flight and others will be too weak to re-produce.

This is just ONE example of the thousands of creatures who will face certain death at the hands of bulldozers and excavators. Even if song birds, reptiles, coyotes, raccoons, and turtles survive, their habitat is lost forever. Think: devastation, destruction, death.

Experts say that it takes a very long time for a wetland to properly establish itself, so any claims by Councillor Ferguson and the developer that a retaining pond can replace the wetland are foolish. Can toads and turtles over-winter in the mud in the bottom of a "cement pond"?

To the Conservation Board Members, please listen to your staff who do not recommend approval of this pre-mature proposal. Please listen to your conscience since you know that this ill-conceived design has not been thoroughly assessed for Risk and Liability. If underground waterways begin to shift, there are too many unknowns regarding the Headwaters of the Ancaster Watershed to ensure the safety of all who live within its borders, humans as well as wildlife. If there is large scale flooding as the experts forecast, the route of those underground tributaries has not been studied and the degree of flooding is unknown. Damage to the escarpment could lead to road wash outs and death.

In the middle of this world-wide Climate Crisis, it is inconceivable to me that anyone would come forward with an idea that would jeopardize the delicate balance we face. As weather experts predict more frequent and more violent storms than we have ever know, now is not the time to eliminate precious vegetation, marshes, swamps, etc. that control our huge carbon emissions and hold back erosion. Surely surplus warehouses (the airport area is still under-utilized and looking for more tenants) cannot replace human life and Canada's commitment to reduce our carbon footprint by 2025. We all have to make a contribution. Please continue in your long and much-needed role to protect our precious water and lands -

wildlife habitat, the **natural reservoirs** that provide storm water control, and the re-charging of groundwater.

Respectfully,
Marie Covert
Dundas

From: [Susan Csatari](#)
To: [Jaime Tellier](#); lloyd.ferguson@hamilton.ca
Cc: [David Temperley](#); [REDACTED]
Subject: Fwd: Proposed Relocation of Ancaster Wetlands for Garner Road Warehouse Development
Date: May 30, 2021 3:43:54 AM

> To: The Board of Directors of the Hamilton Conservation Authority (listed below),
>

Chair: Councillor Lloyd Ferguson

Vice-Chair: Santina Moccio

Dan Bowman

James Cimba

Councillor Brad Clark

Councillor Chad Collins

Susan Fielding

Councillor Tom Jackson

Cynthia Janzen

Councillor Esther Pauls

Maria Topalovic

> As a long-time Ancaster resident and concerned citizen, I am writing to urge all Directors to fulfill your mandates to protect and conserve our irreplaceable wetlands, and to ensure that the headwaters of Ancaster Creek will remain unaltered

in their current location.

>

> The proposal by developers to “relocate” the creek and sensitive wetlands to allow the area to be paved for warehouses and parking is indefensible and absurd, would forever alter and diminish the last remaining source of water flowing over the Ancaster escarpment, and would destroy the natural habitat of sensitive and vulnerable wildlife and native plants and grasses. It is impossible to replace a complex ecosystem with a man-made diversion and holding pond.

>

> I urge you in the strongest possible terms to heed the reports and advice of environmental experts as well as the excellent and cautionary opinion recently expressed by Tom Beckett in the Hamilton Spectator.

>

> If you, as Directors of the Board of the HCA, allow the developer’s plan to go ahead, you will be in contravention of your roles as protectors of sensitive and irreplaceable wetlands and guardians of the natural environment of Hamilton and Ancaster.

>

> Your decision will impact the climate and environmental health of the area, affecting current and future citizens of Ancaster and areas downstream of Ancaster Creek for generations; the damage that would result from the paving and resulting destruction of the wetland would be irreversible.

>

> Yours truly,

>

> Susan Csatari

>

> Sent from my iPhone

From: [June & Brian Wilson-Junner](#)
To: [Jaime Tellier](#)
Subject: Please add this letter to June 3rd Agenda - Ancaster Creek Watershed proposed development
Date: May 30, 2021 9:37:58 AM

I had initially sent this email to an incorrect address. My apologies.

Begin forwarded message:

From: June & Brian Wilson-Junner <[REDACTED]>
Subject: Please add this letter to June 3rd Agenda - Ancaster Creek Watershed proposed development
Date: May 30, 2021 at 8:20:46 AM EDT
To: jaimie.tellier@conservationhamilton.ca

I am writing to you today about Ancaster Creek (Hamilton, Ontario) and to ask that you please take action now to protect this wetland in the Ancaster Creek watershed.

On June 3rd the Hamilton Conservation Authority will be hearing a proposal to pave over the Ancaster Creek Wetland and Pumpkin Patch at 140 Garner Rd E to make way for warehouses.

Across Ontario our last remaining wetlands are under threat. As developers and land speculators continue to sell off undeveloped land to the highest bidder, Ontario is losing precious habitats and farmland. The Ancaster Creek Wetland is the headwaters for downstream communities like Dundas, a community already subject to flooding. While the [millionaire proponent](#) of this decision believes a new wetland can be created, Hamilton Conservation Authority Staff and local citizens have raised extreme concern regarding this proposal.

Wetland offsetting should only be used in the most extreme and unavoidable situations. This development is not extreme and unavoidable.

We implore you to help to stop the over development and under protection of our most valuable resources in Ontario and Canada. Developers don't care about the community they want to build in, they just care about the profit line. We all know that there are other areas that development wouldn't be as detrimental to our natural resources and farmlands, but those areas might not be as profitable or easy for them. They bully their way to easy pickings, and our government- whether municipal, provincial or federal is allowing it- no matter the cost to society now and to future generations.

As citizens we are forced to stand by and watch our valuable farmlands over-developed, and our natural resources not only threatened but devastated. You see it everywhere- all over Ontario. We feel helpless, angry and saddened by the loss we see around us. We can only look to our political and conservation leaders and beg for help.

Southern Ontario has lost over 72% of its wetlands and wetland loss continues

today. We are losing enormous acreages of valuable farmland to development- almost always from developers not even associated to our towns. We need protections in place and we need them now. Please help.

Sincerely,
June Wilson-Junner

From: [Maryanne Lemieux](#)
To: [Jaime Tellier](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca; lloyd.ferguson@hamilton.ca; [REDACTED]
Subject: Development on sensitive wetlands
Date: May 30, 2021 9:47:02 AM

I agree 100% with the words of Thomas Beckett, the first Chair of The Hamilton Conservation Authority, so I am resending his letter to you. He has articulated exactly my objection to the paving over of wetlands to construct warehouses and parking lots. This kind of destruction cannot be remediated or compensated for. The damage would be permanent and devastating and can never be justified by suggesting it is serving "progress" and job creation. Conservation of wetlands must never be compromised and must not ever be negotiable.

Mr. Beckett's letter:

"The board of the Hamilton Conservation Authority will soon be voting on a proposed new policy that would allow development on sensitive wetlands.

One such proposal on Garner Road East in Ancaster would pave over a huge area to allow for the construction of five warehouses and parking for 3,000 employees. The waters from that wetland are part of the headwaters of Ancaster Creek, which flows over Tiffany Falls. This proposal will allow the developer to substitute land elsewhere for the existing wetland, contrary to existing HCA policy.

The obligation of a board member of any organization, whether private or public, is to always vote in the interest of the organization. If a member of the HCA board finds they are unable to support the authority and intends to support the developer's interest instead, then their obligation is to resign their seat.

This includes the authority's chair, Lloyd Ferguson. Mr. Ferguson cannot serve two masters at the same time. If he is unwilling to support the authority's principles and policies he should resign and be replaced by someone who does.

It is ironic that members of the public should find themselves fighting the HCA in order to maintain the policies and principles of good conservation.

Thomas A Beckett, Dundas"

Hamilton Spectator May 29, 2021

Sincerely,

Maryanne Lemieux
L8N 2J7
[REDACTED]

From: [claudia](#)
To: [Jaime Tellier](#)
Subject: 3C support
Date: May 30, 2021 11:16:10 AM

Hello

Please support Ancaster wetlands, no to developers.

Thank you

Claudia Espíndola



From: [Janice Currie](#)
To: [Jaime Tellier](#)
Subject: Fwd: 140 Garner Road E., Ancaster
Date: May 30, 2021 11:18:34 AM

Sent from my iPhone

Begin forwarded message:

From: Janice currie [REDACTED]
Date: May 30, 2021 at 10:31:44 AM EDT
To: jamie.tellier@conservationhamilton.ca
Cc: chad.collins@hamilton.ca, tom.jackson@hamilton.ca,
esther.pauls@hamilton.ca, brad.clark@hamilton.ca
Subject: 140 Garner Road E., Ancaster

I am writing to you to express my opposition to the proposal to relocate a wetland at the subject location.

My understanding is that there is already a regulation preventing such activity except, perhaps, under very specific circumstances.

I would respectfully implore you to uphold that regulation in this instance.

There is really no point in having by-laws, and regulations, if special interest entities (big money) can regularly apply for, and receive variance approvals with promises to create something 'bigger and better'.

There is also no point in expecting the population at large to respect climate change and the environment unless our cities and environmental authorities are setting an example.

Thank you for considering my comments.

Janice Currie

[REDACTED]
Ancaster, ON

Sent from my iPad

From: [Larche, Maggie](#)
To: [Jaime Tellier](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; brad.clark@hamilton.ca; esther.pauls@hamilton.ca; maria.pearson@hamilton.ca; lloyd.ferguson@hamilton.ca; [Lisa Burnside](#)
Subject: HCA - proposed development at 140 Garner Road East - strong objection.
Date: May 30, 2021 12:19:03 PM

Dear HCA board,

Jaime, I would be pleased if you could circulate this letter to the entire board. I do not have their email addresses.

I am concerned that the wetland watercourse at 140 Garner Road East is threatened through the development of a large warehouse and parking area. This is a hugely significant wetland that should be conserved. Interfering with this wetland has important downstream consequences including flooding, and pollution. The HCA's own policies are to conserve important natural areas. The idea of "relocating" this wetland at a "later date" is preposterous, and is in direct conflict with the mission of the Hamilton CONSERVATION Area, indeed is contrary to existing HCA policy.

Putting immediate financial gain ahead of conserving our wetlands is clearly a conflict which should not be in the hands of politicians. Thomas Beckett, in his recent article in the Hamilton Spectator (29th May 2021) makes a very important point that the role of any board member in any organisation is to vote in the interest of that organisation. The interest of the Hamilton Conservation Area is to conserve.

I would be grateful if all the board members can consider this when you vote on the 3rd June on this very significant proposed destruction of the wetlands at 140 Garner Road East.

Board members, I implore you to listen to your staff who have the scientific knowledge, education and understanding to make the best recommendation for the health of our city. Please vote against this development.

Respectfully,

Dr Maggie Larché

Dr Maggie Larché, MRCP(UK), PhD
Professor of Medicine,
McMaster University,
Hamilton
Ontario
L9H 5E3



From: [Rose Janson](#)
To: [Jaime Tellier](#)
Subject: Your purpose is to protect precious wetlands!
Date: May 30, 2021 12:32:02 PM

Dear Jaime

We understand that a decision will be made on June 3rd regarding the Silvestri development proposal near Ancaster Creek.

Please pass on to the members of the Conservation Authority Board that it would be wrong to build on the proposed wetland. An alternative must be found.

Wetlands need protection because they mitigate flooding, are homes for precious frogs and turtles, and promote much-needed biodiversity.

Sincerely,
Rose Janson and Family

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This email has been checked for viruses by AVG.
<https://www.avg.com>

From: [Paula Hrycenko](#)
To: [Jaime Tellier](#)
Cc: [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [brad.clark@hamilton.ca](#); [maria.pearson@hamilton.ca](#); [lloyd.ferguson@hamilton.ca](#)
Subject: Stop the Paving of 140 Garner Rd East.
Date: May 30, 2021 12:47:02 PM

Dear HCA board,

Jaime, I would be pleased if you could circulate this letter to the entire board. I do not have their email addresses.

I am concerned that the wetland watercourse at 140 Garner Road East is threatened through the development of a large warehouse and parking area. This is a hugely significant wetland that should be conserved. Interfering with this wetland has important downstream consequences including flooding, and pollution. The HCA's own policies are to conserve important natural areas. The idea of "relocating" this wetland at a "later date" is preposterous, and is in direct conflict with the mission of the Hamilton CONSERVATION Area, indeed is contrary to existing HCA policy.

I include here the HCA Staff Recommendation on this proposal:

THAT HCA staff recommends to the Board of Directors:

THAT the Board of Directors refuse the application made by One Properties Real Estate Inc., for the relocation of a watercourse and the removal of a locally significant wetland and the creation of a new wetland feature in a regulated area associated with Ancaster Creek as the proposed development does not conform to the requirements of Section 3.1.7 of the Hamilton Conservation Authority's Planning and Regulation Policies and Guidelines (October, 2011)) as they relate to the implementation of Ontario Regulation 161/06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) made under the Conservation Authorities Act, R.S.O. 1990.

Putting immediate financial gain ahead of conserving our wetlands is clearly a conflict which should not be in the hands of politicians. Thomas Beckett, in his recent article in the Hamilton Spectator (29th May 2021) makes a very important point that the role of any board member in any organisation is to vote in the interest of that organisation. The interest of the Hamilton Conservation Area is to conserve.

Board members must take the advice of this recommendation and recognize the need to protect the ever shrinking green space in our island ecosystem when you vote on the 3rd June on this very significant proposed destruction of the wetlands at 140 Garner Road East.

Board members, I implore you to listen to your staff who have the scientific knowledge, education and understanding to make the best recommendation for the health of our city. Please vote against this development.

Respectfully,

Paula Hrycenko




Dundas, Ontario

L9H 5E3


From: [Frances Murray](#)
To: [Jaime Tellier](#)
Subject: FW: Development at 140 Garner Road
Date: May 30, 2021 1:25:07 PM

Please include the correspondence sent earlier this month (below) in the agenda for June 3 meeting.

Thank you,
Frances Murray

Hamilton, ON

From: Frances Murray
Sent: Tuesday, May 4, 2021 11:07 PM
To: Lisa.Burnside@conservationhamilton.ca
Cc: lloyd.ferguson@hamilton.ca; brad.clark@hamilton.ca; Chad.collins@hamilton.ca;
tom.jackson@hamilton.ca; Esther.Pauls@hamilton.ca
Subject: Development at 140 Garner Road

Please reconsider allowing the development of warehouses on a significant wetland in rural Ancaster. Wetlands cannot be re-created and moved around by clumsy human-made methods. Warehouses can easily be relocated to more suitable areas of development.

Frances Murray

Hamilton, ON L8P 3L5

From: [Mary Anne McDougall](#)
To: [Jaime Tellier](#)
Subject: 140 Garner Rd
Date: May 30, 2021 3:20:01 PM

To whom it may concern:

I write today to address the HCA Board of Directors in regards to the development application at 140 Garner Rd E in Ancaster.

As you are aware, this proposal intends to destroy the significant wetland and watercourse at the headwaters of Ancaster Creek. I have read that the developer plans to “move the wetlands to a new and improved site”. Does the board honestly believe that? Nature chooses where wetlands have been for centuries. There is significant wildlife reported in this wetland and also migratory waterfowl use it during spring as a resting place.

I am opposed to this development as a Hamilton resident, birdwatcher and nature lover.

I call on the board’s chair, Lloyd Ferguson to support the staff of HCA and refuse the application made by One Properties Real Estate Inc.

regards,

Mary Anne McDougall



Hamilton ON

L8r2g7

Sent from my iPhone

From: [REDACTED]
To: [Lisa Burnside](#)
Cc: [Jaime Tellier](#)
Subject: Proposed development at 140 Garner Road, Ancaster
Date: May 30, 2021 4:12:26 PM

May 30, 2021

**ATTENTION: Councillor Lloyd Ferguson, Chair, and Members of the Board,
Hamilton Conservation Authority**

**CONSERVATION:
a careful preservation and protection,
especially the planned management of a natural resource to prevent exploitation,
destruction, or neglect.**

I urge that you resist the proposed development coming before the HCA Board on June 3, 2021, to relocate a wetland and part of the headwaters of Ancaster Creek located at 140 Garner Road, Ancaster, in order to construct five warehouses and parking for hundreds of cars.

The opposition of the HCA staff to this proposal signifies the ecological significance of these wetlands to all life: human AND animal. In addition, such development in this area will result in traffic issues and potential flooding when heavy rains cannot be absorbed because of the proposed extensive paved parking area.

Hopefully you will adhere to the recommendation of your professional staff and reject this proposal.

Yours sincerely,

**Dorothy Bartalos
Dundas ON L9H 5B8**

From: [Kathleen Livingston](#)
To: [Jaime Tellier](#)
Subject: Ancaster wetlands
Date: May 30, 2021 4:38:15 PM

I write to oppose the disturbance of the Ancaster wetlands currently being proposed. This vital wetlands extends its influence over a vast swath of southern Ontario and cannot be replaced once developed. The environmental implications of such a development are generational. The decision regarding the preservation of this valuable ecosystem must also consider the many generations yet to come, leaving them with an environmentally intact wetland system instead of a warehouse wasteland.

Please stop the development of the Ancaster Creek wetland!

--

Kathleen Livingston
Hamilton ON

*“Treat people as if they were what they ought to be and you help them
to become what they are capable of being.”*

JOHANN WOLFGANG VON GOETHE

From: [B.B](#)
To: [Jaime Tellier](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca; lloyd.ferguson@hamilton.ca
Cc: [REDACTED]
Subject: SAY NO TO WAREHOUSE DEVELOPMENT ON WETLANDS
Date: May 30, 2021 5:08:47 PM

Hello City Councillors,

Please, please, vote to protect and save the wetlands on Garner Road in Ancaster. I am a 22-year-old resident and I am so disappointed in at my councillors have shown in light of the Brandon house and preserving Hamilton sustainability in these recent times.

These wetlands serve our environment and environmental community and cannot be simply "moved". McMaster University biologist James Quinn said he's concerned "mucking around" with the headwaters to Ancaster Creek will undermine efforts to improve its water quality downstream, including by the university. He said Ontario has already lost too many wetlands, which mitigate flooding and climate change, and it's not easy to create a new one, even with the right depth and hydrology, because it's not in the spot nature chose.

"You don't just pick it up and move it," Quinn said. "For that to develop into something like this (existing one) would take a very long time," he said.

"Especially the species that are living here, for them to find this new wetland, they're not going to wait around for this new wetland to become a decent wetland." This bulldozing may destroy the precious Ancaster Creek and Tiffany falls. Please vote to move this warehouse development elsewhere and preserve our wetlands, sacred to waterways in the area and the health of our environment.

Please, please save the wetlands and do not allow this warehouse motion to pass.

Sincerely,
Bianca Beraldo

From: [Rosa Beraldo](#)
To: [Jaime Tellier](#); chad.collins@hamilton.ca; Lloyd.ferguson@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca
Cc: mayor@hamilton.ca; clerk@hamilton.ca; [REDACTED]
Subject: FW: SAY NO TO WAREHOUSE DEVELOPMENT ON WETLANDS And No to the LRT
Date: May 30, 2021 5:25:41 PM

Subject: SAY NO TO WAREHOUSE DEVELOPMENT ON WETLANDS

Hello City Councillors,

Please, please, vote to protect and save the wetlands on Garner Road in Ancaster.

I am a 18 year resident of Ancaster, and long-time Hamiltonian and I am so disappointed in our councillors and the lack of preservation that they have shown in light of the Brandon house and preserving Hamilton sustainability in these recent times. Business and benefit of few at the cost of our environment which is important to all.

These wetlands serve our environment and environmental community and cannot be simply "moved". McMaster University biologist James Quinn said he's concerned "mucking around" with the headwaters to Ancaster Creek will undermine efforts to improve its water quality downstream, including by the university. He said Ontario has already lost too many wetlands, which mitigate flooding and climate change, and it's not easy to create a new one, even with the right depth and hydrology, because it's not in the spot nature chose.

"You don't just pick it up and move it," Quinn said. "For that to develop into something like this (existing one) would take a very long time," he said.

"Especially the species that are living here, for them to find this new wetland, they're not going to wait around for this new wetland to become a decent wetland." This bulldozing may destroy the precious Ancaster Creek and Tiffany falls. Please vote to move this warehouse development elsewhere and preserve our wetlands, sacred to waterways in the area and the health of our environment.

Please, please save the wetlands and do not allow this warehouse motion to pass.

Sincerely,
Bianca Beraldo

To: Board of Directors, Hamilton Conservation Authority

May 30, 2021

Re: 140 Garner Road East, Ancaster

Ontario Regulation 161/06 administered by the Hamilton Conservation Authority (HCA) is paramount to protecting the people and property across the Hamilton CA watershed from flooding and damage. Provincial regulations like these have been in place for decades and are touted as an inter/national gold standard for watershed management and flood protection.

The Regulation serves to ensure that natural features and functions our predecessors had the foresight to protect remain to benefit our and future generations. Now, in the face of climate change and dwindling municipal budgets, is not the time to forsake these valuable natural assets.

At the Section 28 Hearing on May 6, 2021, I respectfully ask that you adhere to Ontario Regulation 161/06 and follow the recommendation of HCA's expert staff and **not issue a permit** for the warehouse development proposed at 140 Garner Road East, Ancaster.

The subject lands are located in the headwaters of the Ancaster Creek subwatershed which is part of the Spencer Creek system, a system already under stress. The wetland on site is indicative of the hydric soils and speaks to the hydrologic function and importance of the area. What happens in the headwaters of a watershed has a cumulative impact on the entire downstream system.

Attempts to interfere with the natural hydrology of these headwaters can lead to costly and unwanted impacts on those that live and own businesses downstream. At who's expense? And **would the CA be liable** if shown that it did not adhere to its own regulation and policies?

Also of note is that the subject lands were severed just months ago, in July 2020. The **Applicant attested in their official submission to the City of Hamilton** when seeking consent to sever the land that **"All natural resources will be retained and protected, and there are no proposed revisions to any flood regulation areas"**. However...

... just days later, also July 2020, materials submitted by the Applicant included the very plan before you now for consideration (Item 4.2 Schedule B, May 6, 2021 Agenda Package). **That plan clearly does NOT protect natural features and clearly requires revisions to flood regulation areas.**

It is your duty as Directors of the regulatory body responsible for administering Ontario Regulation 161/06 to uphold the applicable regulation and policies. I call on you to adhere to the HCA Code of Conduct and your commitment to the interests of HCA. You are responsible for making the right decision for the CA, the watershed and its residents, not for private interests nor acute, vociferous municipal interests.

The mandate and strategic direction of HCA is clear. This request for permit cannot in clear conscience be approved. Many Hamiltonians would lose faith in the HCA if approved and it would set a divisive and destructive precedent for our watershed.

Respectfully submitted,

Zoë Green

Downstream Resident, Dundas

May 30, 2021

Dear members of the Hamilton Conservation Authority Board:

I am writing to recommend in the strongest terms that you should not agree to permit the loss of yet another wetland. As you know, wetlands provide important and valuable ecosystem services and also sequester carbon from the atmosphere. As members of the board your responsibility is not to assess whether you agree with the proponents promises of jobs etc.. You are responsible to protect the biodiversity of the wetlands and the security of the watershed.

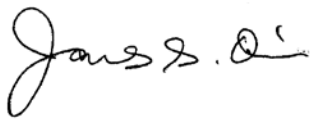
Some of you are Council members who unanimously supported the declaration of a climate emergency and agreed to serve on the Conservation Authority Board of Directors. As such it is incumbent upon you to make careful conservation-minded decisions. I hope you will reflect upon previous efforts to approve a warehouse on a wetland in Pickering received lots of bad publicity and public opposition. A decision by a CA to approve something that the TRCA tried so hard and succeeded to block will be seen as a decision in bad faith.

This request is clearly for the personal financial interest of the proponents and should not be approved. There are obviously better locations for warehouses, including the huge area of brownfields near Hamilton's Port and long truck routes on Nicola Tesla Blvd/Burlington Street.

Adding impermeable surfaces to the headwaters of Ancaster creek in this age of extreme weather is foolish from the perspective of a credible director of a conservation authority.

I also note the compelling letter from Thomas Beckett, founding chair of the Hamilton Conservation Authority and former supreme court judge that was recently published in the spectator. Passing this permit request would be an absolute travesty of "conservation". Please make the right choice on this request as well as on your offsetting policy. For offsetting to make any sense at all from a conservation perspective, you should require the creation of a new wetland that has already matured to the point where it would replace the functioning wetland that is to be destroyed.

Sincerely,



James S. Quinn, PhD
Professor
Biology Department
McMaster University
LSB 435



Lab Website: <https://sites.google.com/site/mcmasterquinnlab/home>

From: [Sue Yarwood](#)
To: [Jaime Tellier](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; lloyd.ferguson@hamilton.ca
Subject: Fwd: Ancaster Creek
Date: May 30, 2021 7:38:38 PM

----- Forwarded message -----

From: **Sue Yarwood** <[REDACTED]>
Date: Sun, May 30, 2021 at 4:45 PM
Subject: Ancaster Creek
To: <Jamie.Tellier@conservationhamilton.ca>
Cc: <chad.collins@hamilton.ca>, <tom.jackson@hamilton.ca>, <esther.pauls@hamilton.ca>, <brad.clark@hamilton.ca>, <lloyd.ferguson@hamilton.ca>

I am writing to express my deep concern about the proposed 'development' of the wetlands at the headwaters of Ancaster Creek.

No individual has the right to threaten the extraordinarily complex and beneficial natural environment that helps to support the water, air, soil and psychological health of our entire city.

Changes to this last remaining, undisturbed headwater threaten to create water quality and wildlife disruptions for many kilometres downstream. Many of the long term effects will require costly mitigation by the city, for decades to come, while the 'developer' reaps an obscene short term financial gain for this destruction.

I am reminded of Central Park in New York. Clearly many 'developers' over the century would have had countless arguments for why such financially valuable land should be used for apartments/businesses/ homes etc. It is only through a communal recognition of the far greater value of that green space (with its heat mitigation, capacity to clean the polluted urban air, provision of essential connection with nature, and eventually huge attraction for tourists) that this jewel has remained 'undeveloped'. Thank goodness for the foresight of the planners! Today you have an opportunity to act on behalf of all present and countless future citizens of Hamilton. It is EXACTLY the mandate of the H.C.A. to act as the voice and protector of such an important public resource as our watersheds.

Thank you for continuing to be the champion of our natural environment,
 Sue Yarwood

From: [Bill Lorimer](#)
To: [Jaime Tellier](#)
Subject: Save Ancaster wetlands
Date: May 30, 2021 7:42:16 PM

Hello,

The Ancaster wetlands area should not be for developer's warehouses. It is too important for many conservation reasons. And there are places to put this kind of business without destroying needed wetlands.

Blessings, Gail Lorimer.



Hamilton On

From: [Marg Duncan](#)
To: [Jaime Tellier](#)
Subject: Proposed moving of wetlands at headwaters of Ancaster Creek
Date: May 30, 2021 7:48:51 PM

Good evening

Please protect this wetlands and watercourse of Ancaster Creek at its headwaters south of Garner Road.

Please do everything you can to persuade the Board of Directors not to approve this proposal.

Thank you,

Marg and Mike Duncan

I am writing to express my dismay and objection to the proposed development of the Ancaster Creek Wetland and Headwater.

Mr. Silvestri's application to pave over critical wetlands will affect not only the immediate area, but will have far reaching environmental implications for Dundas and Hamilton as well.

Despite claims by developers and politicians that the area is home to one frog species, this wetland is, in fact, a sensitive ecosystem that filters the area and services a variety of plants, animals and birds, including migrating swans, not to mention its importance to our national heritage. Because of the impact on nearby agricultural lands, Ancaster will also lose its famous pumpkin patch! The Ancaster Creek is a cold water creek and is locally significant to the entire area, and its destruction will have devastating effects on our water systems.

I am hopeful that the HCA will listen to its own staff and follow its own mandate to CONSERVE and protect the rapidly disappearing natural phenomena of our area.

The permit to pave the wetland that the HCA is being asked to approve will not necessarily result in what is currently being suggested. After the permit is approved, HCA loses control over what really will happen on that site. At best, the developer will adhere to the proposed plan and replace the wetland with warehouses and parking lots.

The idea that the wetland can be replicated by simply 'sliding it across the road' is ludicrous. The replacement water hole will be a hole filled with water, not a wetland, and to wedge it in between pavement and pavement and hope that the wildlife will relocate is shortsighted and, frankly, stupid. Engineers would agree that this is not best practice.

We know that this government has a pro development agenda. The environment is, it seems, an inconvenience (hence the ramped up use of MZOs) as the government attempts to please developers and party donors.

The HCA has, sadly, been altered because of this. It is important that the Authority knows that citizens are watching, talking, becoming more and more concerned that the HCA functions to protect what is left of our natural surroundings.

The city councillors who sit on the HCA should take action and rezone this area to be forever protected. If there appears to be a conflict of interest for the councillor for Ancaster then he should recuse himself from the decision process.

Please exercise long term vision in this decision. There is no going back once this area is destroyed. Our children's children will not care about our politics or pockets if we leave them nothing but plaques on pavement that tell a story of wanton disregard for the environment.

Sincerely,
Margot Olivieri
Dundas

[REDACTED]

From: [Ilona Stewart](#)
To: [Jaime Tellier](#)
Cc: [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [brad.clark@hamilton.ca](#); [maria.pearson@hamilton.ca](#); [lloyd.ferguson@hamilton.ca](#); [Hamilton350@riseup.net](#)
Subject: Ancaster Creek Wetland
Date: May 30, 2021 8:16:54 PM

To: The Chair, and Members of the HCA Board

I am writing to express my deep concern regarding the proposed development at 140 Garner Road East and the desecration of the Ancaster Creek Wetland.

The issues surrounding the wetland have many similarities to the recent Duffins Creek wetland issue in the Pickering area. It is imperative that Hamilton residents fully understand what is at stake here given the impact that the removal of this wetland will have throughout Hamilton, including Tiffany Falls, Dundas Valley, and Cootes Paradise.

The developer's proposal to replace the headwaters of the Ancaster Creek with 5 warehouses and thousands of parking spaces is in stark contrast to the impressive McMaster University initiative to **restore** its wetland. This effort, The Watershed Trust, is an important Hamilton conservation project aimed at **undoing** the previous desecration of a wetland with a campus parking lot. The Hamilton Conservation Authority has the opportunity to model the leadership of McMaster University in its efforts to preserve ecologically sensitive wetlands.

As our local councillor and Chair of the HCA, you responded to a neighbour's recent letter expressing concern about the proposed development. Your response included the comment "**this is not a provincially significant wet land**". As Chair of the HCA, your comment was very disappointing. The HCA's role is highlighted in the "National Heritage Offsetting Discussion Paper", the link to which was also included in your response. It states: "*One of our most important goals is protect **Hamilton's** watershed and to connect people to nature*". Whether it's provincially significant wet land or not shouldn't matter.

The discussion paper also states: "*In all that we do, we are committed to promoting the value of our environment. **In every case, we will first seek solutions that avoid any negative impact on the environment. If it can't be avoided, then the impact should be minimized as much as possible. This is when offsetting would be considered.***" In the case of the proposed development of the Ancaster Creek, the environmental impact can clearly be avoided. There are other configurations and locations that could be considered. At the very least, the alternatives should be presented for the Authority's consideration. Without consideration of the alternatives, one wonders how such a proposed development, at the expense of our environment, could even be contemplated, and why.

I request that my letter be added to the June 3 agenda.

Respectfully submitted,

Ilona Stewart

[REDACTED]

Ancaster, ON L9G 0A1

From: [Old Soldier](#)
To: [Jaime Tellier](#)
Subject: What an Incredibly Bad Idea
Date: May 30, 2021 8:46:46 PM

I wish to comment on the proposed move of the wetland at the headwaters of Ancaster Creek.

This is one of the last remaining wetlands in the entire sub-watershed. Disturbing it would be a very bad idea indeed. Excessive development has already destroyed most of the town in which I grew up. Ancaster is just not the same place that it was, and the change has most emphatically **not** been for the better. Ancaster does not need a major warehouse development in that wetland, or indeed at all.

What happens in the headwaters of a watershed has a direct impact on everything downstream including flooding, water quality and aquatic habitat. If permitted, this development will impact the Village of Ancaster and important ecological areas in Dundas, and set precedent which could result in the loss of even more wetlands going forward. Just because we can do a thing, does not mean that we should.

I am opposed to this proposal.

Yours truly,

David Buck

From: [Karijn de Jong](mailto:Karijn.deJong@riseup.net)
To: Hamilton350@riseup.net; lloyd.ferguson@hamilton.ca; maria.pearson@hamilton.ca; brad.clark@hamilton.ca; esther.pauls@hamilton.ca; tom.jackson@hamilton.ca; [Jaime Tellier](mailto:Jaime.Tellier@hamilton.ca); chad.collins@hamilton.ca
Subject: Save our precious headwaters
Date: May 30, 2021 9:59:15 PM

To whom it may concern:

I am writing this as a concerned citizen who works in healthcare, and in regards to the pending proposal to cover such an important natural feature that serves so many purposes to our shared ecology and community.

Not only does the Ancaster Creek and wetland serve as precious headwaters that collect, and filter ground waters, connecting to other important waterways that have already been compromised, it is also habitat for countless wildlife, some of which appear may be close to, or already meeting criteria for endangerment. The Creek saves from worsened flooding of our cities below, and is one of the last remaining original wetlands in this surrounding area, one that continues to offset our collective greenhouse emissions. In addition to these important facts, this area also serves local communities with prime farmland and cultural importance, providing family friendly activities that act as traditions and leisure enjoyed by families and friends, hereby connecting people to the land and to each other through traditions in times otherwise consumed by media and technology.

The ecological importance and benefits to our communities provided by this Creek and wetland are vast: immeasurable by financial means, that far outweigh any fiscal benefits otherwise to be gleaned by a small few, if the proposal to cover these grounds were to proceed. The cost to our environment must be carefully considered. It is absurd to believe that this area and ecosystem could be relocated or replaced by what would, in reality, equate to a retaining pond.

I trust that those attending the hearing of the proposal will listen carefully to the evidence provided by local academics and environmental specialists, to deeply consider the long term detrimental effects to our environment, to our collective health, and to our immediate communities, such a project will have if allowed to proceed.

Thank you.

From: [Noam Eppel](#)
To: [Jaime Tellier](#)
Subject: Wetland
Date: May 30, 2021 10:48:50 PM

Hello Jamie,

The wetland and watercourse at Ancaster Creek is one of the last remaining wetlands in the entire subwatershed.

Nature and greenspaces is now one of the most desirable aspects of any neighborhood and community.

It would be a shame and shortsighted to do anything to disrupt that for a warehouse development.

Jamie, please choose nature.

Thank you,
Noam

From: [Carleon Hardie](#)
To: [Jaime Tellier](#)
Subject: Do not move the wetlands!
Date: May 30, 2021 11:12:48 PM

Hello Jaime.

I am a concerned citizen from Dundas. I am very concerned that the proposed development at [140 Garner Rd](#) would cause hardship to the ecosystem and our water ways. Wetlands are so important for filtering water, giving habitat to wildlife, and naturally preventing flooding.

With Highway 6 slated to be widened, also allowing development of a warehouse on the site would be too much pressure on the system and could have devastating and costly consequences. Please rethink allowing development here and consider other brown-fields whose use has less negative effect on our environment.

Thank you, Carleon Hardie 

Sent from my iPad

From: [Jessica Bullock](#)
To: [Jaime Tellier](#)
Subject: Wetland "relocation"
Date: May 31, 2021 12:06:36 AM

HCA Board of Directors
c/o Jaime Tellier

I am writing to express my utter dismay at the possibility that the wetland at 140 Garner Road East in Ancaster would be 'relocated' so that a warehouse could be built. The very notion that an integral part of the watershed could be relocated is frankly ridiculous. The benefits of the wetland as a habitat, as an important mitigator of water quality and flow, and as a spiritual and recreational oasis, should not be overlooked in favour of such a short-sighted development.

The COVID-19 pandemic has revealed just how important the natural world is to the well-being of our people. Our green spaces are what make the greater city of Hamilton special; we must not put them up for sale.

Regards,
Jessica Bullock
Dundas, Ontario

From: [Kelly Pearce](#)
To: [Lisa Burnside](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca; loyd.ferguson@hamilton.ca; [REDACTED]; letters@thespec.com; [Jaime Tellier](#)
Subject: Save the Ancaster Creek Wetlands!
Date: May 31, 2021 7:24:12 AM

In the debate of paving over the Ancaster Creek Wetland, it comes down to this:

There are studies that say Hamilton needs wetlands:

“In summary, future development in the headwaters of this subwatershed is of primary concern as it increases the potential for erosion downstream,” concluded The Ancaster Creek Subwatershed Stewardship Action Plan conducted by HCA in 2008. “Present natural systems (aquatic & terrestrial) must remain intact and preserved in order to keep the integrity of this historically coldwater system.”

There are no studies that say Hamilton needs more warehouses, let alone in the suggested location on top of the only remaining natural wetland in Ancaster.

There are alternative sites for warehouses that make much more sense and instead of debilitating ecosystem services and destroying existing habitat would better serve the owners and workers associated with warehouses. There are plenty of brownfields along Burlington Street close to trucking and shipping, and closer to the exaggerated number of employees that proponents claim will be hired. The assumed "human benefit" of warehouses instead of existing wetlands does not outweigh the environmental/biodiversity costs.

The plans to relocate the watershed would devastate the local wildlife for two main reasons:

- 1) It would take years for the relocated pond to grow mature plant life similar to what currently exists and on which the local wildlife depend.
- 2) The projected new location would be surrounded by busy roads on all sides, so once creatures make it in, it would be homicide for them to try to leave.

On Friday May 28, 2021 Hamilton experienced a full-day of rain after many dry days. This caused some wastewater overflow at two locations by Hamilton Harbour. If the Ancaster Wetland is converted to the hard

surfaces associated with 5 warehouses and parking lots, overflows will become more prevalent.

We are at a turning point where current decisions will impact our city, and set the stage for recovery or ongoing destruction of nature. Transporting goods by airplane is not the direction we can afford, given the climate emergency. We need to transport goods more sustainably, by rail and water. Build the warehouses closer to train/ship access in brownfields near Hamilton's port. In the debate of paving over the Ancaster Wetland, it comes down to this:

There are studies that say Hamilton needs wetlands:

"In summary, future development in the headwaters of this subwatershed is of primary concern as it increases the potential for erosion downstream," concluded The Ancaster Creek Subwatershed Stewardship Action Plan conducted by HCA in 2008. "Present natural systems (aquatic & terrestrial) must remain intact and preserved in order to keep the integrity of this historically coldwater system."

There are alternative sites for warehouses that make much more sense and instead of debilitating ecosystem services and destroying existing habitat would better serve the owners and workers associated with warehouses. There are plenty of brownfields along Burlington Street close to trucking and shipping, and closer to the exaggerated number of employees that proponents claim will be hired. The assumed "human benefit" of warehouses instead of existing wetlands does not outweigh the environmental/biodiversity costs.

I live 2 blocks from the Sanctuary Park entrance to the Dundas Valley and my parents 2 blocks from the Ancaster Valley. My family are regular donors who will desert supporting the HCA and encourage our friends and extended family to do the same if our money is going to be spent to allow concrete over conservation. In fact, I will donate an extra \$1 000 to HCA if the Ancaster Creek Wetlands are saved.

Sincerely,
Kelly Pearce



From: [fawnsarabians](#)
To: [Jaime Tellier](#)
Subject: Ancaster Creek Subwatershed
Date: May 31, 2021 7:50:40 AM

Hello,

As a life long Hamilton area resident, I have always loved our conservation sites. Big Corporate Developers don't give a fig about wilderness areas they just see dollar signs and how to make the most money. Of course I'm sure they bought that land cheap because it IS a wetland. And now they are whining and stomping their feet like petulant toddlers because they want to build something where the wetlands are and acting like they didn't know they couldn't. But we can just MOOOOOOVE it!!! They wail...

Come on now, this shouldn't even be a question. It should be a flat out no!!! Go build your warehouse somewhere else! Leave our important ecological areas alone!!!

Yours truly,

Stephanie Hoffmann

A Hamiltonian hoping the HCA does the right thing and says NO

--

This email has been checked for viruses by AVG.
<https://www.avg.com>

From: [Martin Dooley](#)
To: [Jaime Tellier](#)
Subject: proposed movement of wetlands
Date: May 31, 2021 8:11:57 AM

We are longtime members and supporters of the HCA.

We strongly urge the HCA to REJECT the proposal to move the wetlands and a watercourse at the headwaters in Ancaster.

Yours sincerely,

Martin and Sheelah Dooley

Dundas

From: [Kerry Radigan](#)
To: [Jaime Tellier](#)
Subject: 140 Garner wetlands destruction
Date: May 31, 2021 8:20:36 AM

Hello Jaime,

I have been a resident of Ancaster for 54 years and want to voice my protest at what is being proposed by a development company to alter a wetland at 140 Garner Rd.

There needs to be protection of these natural habitats for birds, fish, frogs and a myriad of other species that rely on these wetlands presently. We also need to preserve our Ancaster Creek.

I want this wetland preserved as it is and the developers to maintain it, not destroy it and ATTEMPT to build another artificially.

I hope HCA is able to provide a strong voice in opposition to the developer's plan and maintain our wetlands and beautiful natural flora and fauna in Ancaster.

Warm Regards,

Kerry

Kerry Radigan


From: [Laura Christine Munger](#)
To: [Jaime Tellier](#)
Subject: Warehouse proposal
Date: May 31, 2021 8:34:03 AM

Hello,

We are vehemently opposed to the developers proposal to shift the location of the environmentally significant Ancaster wetland in order to build a mega warehouse. It is disappointing that this is even being considered by the HCA. There must be much more suitable and less sensitive lands to accommodate this project.

Please do not allow developers to set precedent with this project which could lead to more environmentally dangerous projects in the future.

Thank you,

Laura Munger and Tim Hadlow

 Dundas

From: [David Grasley](#)
To: [Jaime Tellier](#)
Subject: The proposed destruction of Ancaster Wetlands
Date: May 31, 2021 8:46:50 AM

To the Hamilton Conservation Authority Board of Directors,

I am writing to request that you uncategorically deny the application for the proposed destruction of the Garner Road wetlands. The fact that the chair of this authority, one of the principal players in the continued destruction of Ancaster is beyond outrageous.

I grew up across the road from the lands in question. My century old farmhouse stood surrounded by the orchard, field and the creek that was a part of this particular system. My old home is what is now known as the Maple Lane Annex.

Not that it will matter to anyone, but this creek provided a young boy, his siblings and all of our friends many hours of enjoyment. The well water that we used in our home was the envy of our extended family, and they would bring any receptacles available to them upon each visit so that they could take our incredible water home to enjoy for themselves. This is the next phase of that destruction.

In today's Hamilton Spectator, Le'Ann Seely is quoted as saying; "We'd like the opportunity to show we can improve the ecological systems". This is the battle cry of every developer. We can do it better. Of course! They will absolutely improve upon that which He created. The lesson here is that THEY DON'T CARE! They are only interested in making money and therefore they will say anything in order to remove that which stands in their way.

Ancaster, a place that I called home for almost 50 years of my life, and was a very desired location is being systematically destroyed. Both of the homes that I have lived in have been destroyed in the name of development. When is it enough?

I implore you to take a stand as the Hamilton Conservation Authority. You need look no further than your organization's name as to why you need to lead the charge against this proposal.

I cannot impress upon you how much I love Ancaster. I need you to love it as well.

Respectfully,
David Grasley

From: [Jane Evans](#)
To: [Jaime Tellier](#)
Subject: just read in today's Spec. about Prof. Jim Quinn saying
Date: May 31, 2021 10:07:26 AM

that Warehouse houses (5 of them) being built on what should remain as Conservation grounds be taken up by companies that have come from Toronto to build things that have not been properly approved of, why is it even on our plate to discuss?? Jane Evans

Sent from my iPad

From: [sara croke](#)
To: [Jaime Tellier](#)
Subject: Watershed development at 150 Garner Rd East
Date: May 31, 2021 10:39:11 AM

Dear Ms Tellier

I have recently been made aware of the watershed development for a warehouse. I am writing to express my concerns about further developing the watershed.

With climate change and increasing population demands I feel that the emphasis should be on preserving the elements that keep our watershed healthy.

Thank you for your time

Sara Croke

From: [Susan Fielding](#)
To: [Jaime Tellier](#)
Subject: One Properties Real Estate Inc. application concerning wetlands
Date: May 31, 2021 11:56:54 AM

To the Hamilton Conservation Authority,

This email is to express my concern about the application of One Properties Real Estate Inc. concerning the filling in of the wetland that forms part of the headwaters of Ancaster Creek. Our wetlands are extremely important: they are part of the support for the life of other species whose existence on this planet supports our own. We should not be attempting a dubious "relocation" of a resource that has evolved over time frames much longer than any of us have been alive.

Yours truly,

Susan Fielding

--

Occasionally, the junk mail scanners will remove an email from my incoming mailbox, or an email may not be received. If you are sending instructions via email please make sure that you receive acknowledgement of these.

Client confidentiality is claimed for this email and any attachments. If you receive this email in error, kindly notify the sender, and delete the email without reading or making copies.

Susan Fielding
Barrister & Solicitor

[REDACTED]
Lynden, Ontario, L0R 1T0
[REDACTED]

From: [Gladys DeLorey](#)
To: [Jaime Tellier](#)
Subject: Ancaster Wetlands
Date: May 31, 2021 11:59:13 AM

Please forward to HCA

I understand there is a proposal before the HCA to relocate the Ancaster Wetland. As a homeowner in Dundas I've recently become aware of the HCA role in Delsey Pond and now the decision for the future of Ancaster Wetland. I strongly oppose this development understanding that replacement of this vital environmental structure should have been planned and started years ago.

Conservation Agencies and government are asking us to fight erosion, water run off and pollution at home. Yet, the HCA has the choice to have a much greater impact by wisely preserving and managing what we already have.

Gladys DeLorey

Sent from my iPad

From: [Hanna Schayer](#)
To: [Jaime Tellier](#)
Subject: Fwd: Ancaster Creek
Date: May 31, 2021 1:01:47 PM

I respectfully request that the efforts to save Ancaster Creek wetland and headwaters be added to the Hamilton Conservation Authority's meeting agenda.

The proposed development jeopardizes the well being of the area's wildlife and is another example of our mypic vision towards our natural spaces and the critical role they play in our lives.

Thank you,
Hanna Schayer

From: [Rob Stevens](#)
To: [Jaime Tellier](#)
Subject: Proposed major alteration to natural watershed
Date: May 31, 2021 1:17:05 PM

HCA, Board of Directors c/o Ms. Jaime Tellier [Staff] jaime.tellier@conservationhamilton.ca

I understand that the Hamilton Conservation Authority, Board of Directors will decide on Thursday, June 3rd whether to approve the proposed major alteration of a wetland and watercourse which will have major impact on the headwaters of a large local subwatershed.

I can hardly believe that such a proposal is being considered. It seems the height of hubris to imagine that a sensitive ecosystem can be moved and re-established in a new location. There are simply too many potential negative ecological impacts that would result from such a travesty of "development". Leave it natural! And retain your integrity as the governing body of a "Conservation" authority.

Rob Stevens

From: [Charles Walker](#)
To: [Jaime Tellier](#)
Subject: 140 Garner Road East
Date: May 31, 2021 1:53:52 PM

Hello Ms. Tellier,

I'd like to express my concern about the possible destruction of wetland on the property at 140 Garner Road East. I think bulldozing it over is a terrible idea, even if the idea is to redirect or relocate it. Our watershed and the wildlife it supports are pivotal to the geography and ecological health of Hamilton. Please don't let yet another development destroy an important part of our city.

Thank you, Charles Walker.

From: [Jaime Tellier](#)
To: [Jaime Tellier](#)
Subject: Fwd: Please forward this email to those who need to receive it!
Date: May 31, 2021 3:04:12 PM

----- Forwarded message -----

From: **Jill Regoeczi** [REDACTED]
Date: Mon, 31 May 2021 at 15:00
Subject: Fwd: Please forward this email to those who need to receive it!
To: [REDACTED]

To whom it may concern,

>>>

>>> It is with dismay that I learn that plans are afoot to build massive warehouses and parking lots on the site of precious wetlands which are part of the headwaters of the Ancaster Creek.

This move would have a disastrous bearing on the water systems, animal habitats and fisheries potential. Relocating wetlands is against provincial, city and conservation authority's policy so with this in mind, I do not see how permission can be granted to allow the developer to move forward with this plan.

>>> I hope that those of you who are voting at the meeting, will vote against the application.

>>> Thank you,

>>> Jill Regoeczi

>>>

>>> Sent from my iPad

From: [David Bennett](#)
To: [Jaime Tellier](#)
Subject: Paving Over the Wetlands
Date: May 31, 2021 3:09:11 PM

If Hamilton Conservation agree to the proposal before you on June 3rd to pave over a wetland you will be doing great damage to the environment (and don't be deluded by those who tell you it isn't significant; it is) and even greater damage to your own reputation as a custodian of the local environment. Do your duty!

David Bennett
Hamilton 350

From: [Juliet Dhanraj](#)
To: [Jaime Tellier](#); [Lisa Burnside](#); [Lloyd.Ferguson@hamilton.ca](#); [brad.clark@hamilton.ca](#); [chad.collins@hamilton.ca](#); [Tom.jackson@hamilton.ca](#); [Esther.pauls@hamilton.ca](#)
Subject: Ancaster Creek Wetland
Date: May 31, 2021 3:29:16 PM

Monday 31st May, 2021

Dear Members of the Board of Hamilton Conservation Authority:

A pleasant good day to you. Hope all is well on your end.

I am writing to kindly implore you to not go through with the proposed development coming before the HCA Board on June 3rd, 2021, to relocate a wetland and part of the headwaters of Ancaster Creek located at 140 Garner Road, Ancaster, in order to construct five warehouses and parking for hundreds of cars.

According to the Ramsar Convention of 1971, wetlands are not wastelands! They are home to many species of plants and animals and serve a vital life-giving function! Given the opposition of the HCA staff to the aforementioned proposal and the ecological significance of the Ancaster Creek Wetland to humans and non-human life, this type of development has more deleterious impacts than benefits for the local community.

Hopefully, good judgement will prevail, and you will adhere to the recommendations of experts in the field, and heed the public outcry from the community and in so doing, not move ahead with this unsustainable development in an area known for its natural beauty.

On that note, I would like to leave you with the admonition of Chief Seattle, *"Humankind has not woven the web of life. We are but one thread within it. Whatever we do to the web, we do to ourselves. All things are bound together. All things connect."* (Chief Seattle, 1854)

Thank you for your time and for choosing to do the right thing for all of us including your children and grandchildren who are depending on you to leave the world a better place for them!

Yours truly,

Juliet Dhanraj

"The impediment to action advances action. What stands in the way becomes the way." (Caesar Marcus Aurelius Antoninus Augustus)

From: [Joanna Sargent](#)
To: [Jaime Tellier](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca; loyd.ferguson@hamilton.ca; Hamilton350@riseup.net
Subject: Save the Ancaster Wetlands!
Date: May 31, 2021 4:30:02 PM

Dear HCA Board:

I am writing to urge you to **reject the development proposal coming before you to relocate a wetland and part of the headwaters of Ancaster Creek to facilitate warehouse construction.**

There are many reasons to reject this proposal, including the fact that relocating wetlands is against provincial, city and Conservation Authority policy.

- Wetlands are natural features located by natural processes, not human constructs. Because they are so ecologically productive, they are the single best sink for carbon dioxide (better than trees), and provide critical habitat for many species.
- The developer's application is jumping ahead apparently to avoid a public consultation this summer on whether the HCA should have a policy that would contemplate wetland relocation as a "last resort".
- The proposal is to construct five warehouses and several acres of parking on what is currently agricultural and natural lands. This will greatly increase stormwater runoff. The developers are planning to build a stormwater pond beside their relocated wetland, so all of this runoff will end up in Ancaster Creek.

<!--[if !supportLists]-->• <!--[endif]-->**Therefore, I urge you to follow your staff recommendation**
 "THAT the Board of Directors refuse the application made by One Properties Real Estate Inc., for the relocation of a watercourse and the removal of a locally significant wetland and the creation of a new wetland feature in a regulated area associated with Ancaster Creek as the proposed development does not conform to the requirements of Section 3.1.7 of the Hamilton Conservation Authority's Planning and Regulation Policies and Guidelines (October, 2011)) as they relate to the implementation of Ontario Regulation 161/06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) made under the Conservation Authorities Act, R.S.O. 1990."

Please **reject the development proposal coming before you to relocate a wetland and part of the headwaters of Ancaster Creek to facilitate warehouse construction.**

Thank you.

Yours, Joanna Sargent

From: [Reece Edward](#)
To: [Jaime Tellier](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca; lloyd.ferguson@hamilton.ca; Hamilton350@riseup.net
Subject: Save the Ancaster Wetlands!
Date: May 31, 2021 4:32:16 PM

Dear HCA Board:

I am writing to urge you to **reject the development proposal coming before you to relocate a wetland and part of the headwaters of Ancaster Creek to facilitate warehouse construction.**

There are many reasons to reject this proposal, including the fact that relocating wetlands is against provincial, city and Conservation Authority policy.

- Wetlands are natural features located by natural processes, not human constructs. Because they are so ecologically productive, they are the single best sink for carbon dioxide (better than trees), and provide critical habitat for many species.
 - The developer's application is jumping ahead apparently to avoid a public consultation this summer on whether the HCA should have a policy that would contemplate wetland relocation as a "last resort".
 - The proposal is to construct five warehouses and several acres of parking on what is currently agricultural and natural lands. This will greatly increase stormwater runoff. The developers are planning to build a stormwater pond beside their relocated wetland, so all of this runoff will end up in Ancaster Creek.
- **Therefore, I urge you to follow your staff recommendation** "THAT the Board of Directors refuse the application made by One Properties Real Estate Inc., for the relocation of a watercourse and the removal of a locally significant wetland and the creation of a new wetland feature in a regulated area associated with Ancaster Creek as the proposed development does not conform to the requirements of Section 3.1.7 of the Hamilton Conservation Authority's Planning and Regulation Policies and Guidelines (October, 2011)) as they relate to the implementation of Ontario Regulation 161/06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) made under the Conservation Authorities Act, R.S.O. 1990."

Please **reject the development proposal coming before you to relocate a wetland and part of the headwaters of Ancaster Creek to facilitate warehouse construction.**

Thank you.

Yours,

Edward Reece
Hamilton Chapter, Council of Canadians

From: [Zile Ozols](#)
To: [Jaime Tellier](#)
Subject: ATT: HCA Board of Directors RE: Ancaster Creek Subwatershed
Date: May 31, 2021 4:50:50 PM

Hello,

I've recently learned about the project proposal to shift the wetland in order to place a warehouse at 140 Garner Rd. E. Approving the proposal would be an irresponsible decision with consequences for years and generations to come.

Working in Brantford, I'm familiar with the impact that building and living in floodplains has on community members. Rivers should not be rerouted, and water will always eventually want to return to it's natural path thereby increasing any ongoing costs to citizens if the development is ever abandoned.

I'm also concerned to hear that the wetland at the headwaters of Ancaster Creek is one of the last remaining wetlands in the entire subwatershed. Moving and essentially destroying this wetland will have a major impact on the habitat and overall biodiversity of the area. In the time of climate change crisis, we should be striving to make minimal impact on our environment and habitat. Adding further stressors to natural habitats will only be disastrous, and one can only imagine the impact a change like this would have downstream.

Finally, if this proposal is approved, what will that say about the values held by the HCA? What will prevent more and more developers from pushing the limits and destroying the diverse natural areas of Hamilton? At what point will we stop and realize we have no green spaces left because they're all paved over and covered in buildings? Please imagine what we've already lost to development and what more we could lose if we are not careful.

Please do not allow the wetland to be shifted.

Zile

From: [Susan Wortman](#)
To: [Jaime Tellier](#); Chad.Collins@hamilton.ca; Tom.Jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; Maria.Pearson@hamilton.ca; Lloyd.Ferguson@hamilton.ca
Subject: Wetland relocation proposal, Thursday HCA Board meeting
Date: May 31, 2021 5:08:14 PM

To Executive Assistant Jaime Tellier and Hamilton Conservation Authority Board members,

I wrote to the HCA board May 5, just before the May Board meeting, concerning the proposed relocation of the wetland on developer-owned lands on Garner Road near Highway 6 in Ancaster. I understand that that agenda item was postponed to this Thursday's June Board meeting, and so I am writing to reiterate and add to my previously expressed concerns.

I have been a member of the Hamilton Conservation Authority for many years, and feel a personal connection to the lands you protect, as well as the function you perform in terms of water management.

This proposal is a very bad idea, something your own staff is clear about. You have no current mandate to allow a wetland 'relocation'. And it is not a good idea to tamper with the natural wetland and stream features, especially being the headwaters of Ancaster creek. Your job as Conservation Authority is to manage the headwaters and watershed of this creek, not cave to developers' speculation for profit.

It seems to me that this should be enough for you to turn down this developer-driven request.

However there are multiple other reasons:

climate concerns:

wetlands are the most effective carbon sinks

paving over green-fields increases flooding risks, locally and downstream

the increased commercial transportation proposed by 5 warehouses and commuting of 3,000 employees increases greenhouse gas emissions

paving over prime agricultural land decreases our food security

biodiversity:

this wetland and surrounding areas is home to multiple species of amphibians, birds and vegetation, as well as large mammals such as deer

a 'relocated' wetland will not rapidly, if ever, replace the natural feature

even if it were 'relocated', wildlife would then be trapped between paved parking and warehouses, and Highway 6, currently slated for widening

development:

there is no guarantee that the proposed 5 warehouses will be built

such development should happen on brown-field properties available within the city limits where infrastructure and public transportation already exist, not on valuable and limited wetlands and agricultural lands

development such as this should be served by rail and water, rather than air transport, adding to climate concerns above

HCA policy and reputation:

the current policy of the HCA is not to relocate wetlands

if approved, this would be precedent-setting, and open the floodgates to further applications by developers

the reputation of the HCA would be sullied, and donors would be reticent to contribute monies or lands if they no longer believed them to be protected

relations with Indigenous peoples would be damaged, as they have not been consulted about this

Do the right thing. Reject this blatant attempt to please developers at the expense of the precious environment and the people and other creatures who depend on it.

Thank you, Susan Wortman

--

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From: [Lilly N](#)
To: [Jaime Tellier](#)
Cc: [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [brad.clark@hamilton.ca](#); [lloyd.ferguson@hamilton.ca](#)
Subject: 140 Garner Rd East
Date: May 31, 2021 5:13:04 PM
Attachments: [245m 140 Garner Rd E.png](#)
[81 m Cootes.png](#)
[highly vulnerable aquifer.png](#)

To the Hamilton Conservation Authority and Board,

I'm writing today about the proposal to offset a locally significant wetland at 140 Garner Rd East in order to build 5 warehouses with the associated parking.

These headwaters of the Ancaster Creek are designated as Highly Vulnerable Aquifer according to Halton-Hamilton's Source Protection Plan. From their report, "Highly vulnerable aquifers are defined as subsurface, geologic formations that are sources of drinking water, which could relatively easily be impacted by the release of pollutants on the ground surface."


And so I'm confused as to why there is this idea to move and change this aquifer and wetland into what would amount to a stormwater pond to collect pollutants from the parking lot. Ancaster Creek already picks up pollutants on its way to Cootes Paradise but do we really need to add more right from the headwaters of the creek? The aquifer and wetland should remain intact because wetlands are not stormwater ponds. Wetlands are complex ecosystems.

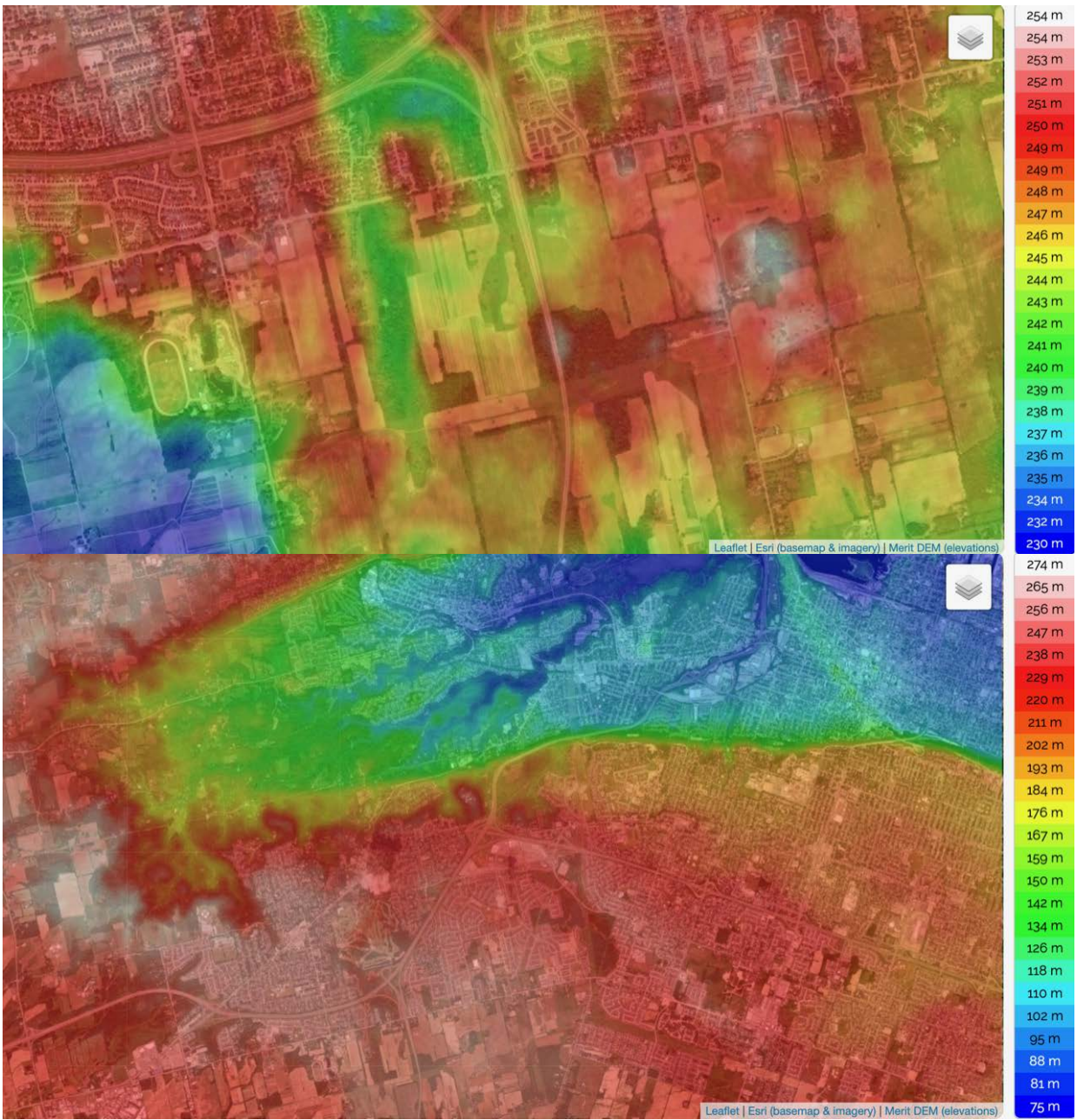
As well, by changing this lot from a highly permeable, water-retaining wetland and what looks like farmland into a highly non-permeable warehouse, parking lot and pond, I'm concerned about the speed and quantities of polluted water that would flow from this area. Wetlands are like sponges but stormwater ponds are not. From a height of 245m above sea level at 140 Garner Rd E down to 81m above sea level at Cootes Paradise, water falls 164 m or 538 feet. An increase in the quantity of water would cause more erosion through Ancaster Mill falls and Tiffany Falls and possibly lead to flooding along the way down to Cootes Paradise. If a Conservation Authority is responsible for anything it is to prevent flooding, especially for those who live downstream of the Escarpment.

In conclusion, I would suggest this area is not suitable for 5 warehouses and parking area. Protect this highly vulnerable aquifer and downstream land from flooding and erosion. And please do not use offsetting policy as a way to allow all development. It should be used only as a last resort.

Thank you,

Lilly Noble
Former Source Protection Committee Member
City of Greater Sudbury Source Protection Committee
2006-2020


Ancaster, Ontario L9G 5B8



LOY 45

Assessment Parcel Address: 140 GARNER RD E

Assessment Roll #: 25181404200120000000

MECP District: **Hamilton**

MECP Region: **West Central**

Source Protection Details for Location

Source Protection Area: **Hamilton Region**

Wellhead Protection Area: **No**

Wellhead Protection Area E (GUDI): **No**

Intake Protection Zone: **No**

Issue Contributing Area: **No**

Significant Groundwater Recharge Area: **No**

Highly Vulnerable Aquifer: **Yes** ; score is 6

Event Based Area: **No**

Wellhead Protection Area Q1: **No**

Wellhead Protection Area Q2: **No**

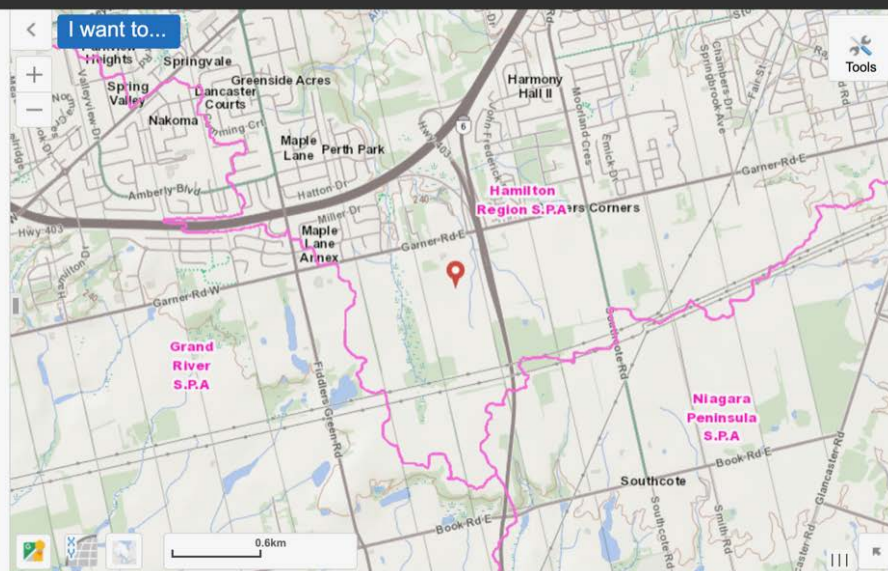
Intake Protection Zone Q: **No**

Information is current as of: **April 7, 2021**

 Map Legend

Climate Data

Provincial Water Quality Monitoring Network



From: [Craig Cassar](#)
To: [Jaime Tellier](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca; loyd.ferguson@hamilton.ca
Cc: Hamilton350@riseup.net; [REDACTED]
Subject: I Am Opposed to Development On Ancaster's Wetlands
Date: May 31, 2021 5:52:05 PM

To Board Members of the Hamilton Conservation Authority,

I am writing to express my opposition to the proposal to allow development at 140 Garner Rd E and request that my letter be included on the agenda for the June 3 board meeting.

I am certain that you have received many other letters from citizens also expressing their opposition to the destruction of one of the last remaining wetlands in the area. Those other letters will undoubtedly have expressed the reasons why paving over wetlands is a terrible idea, and how replacing them with a man-made 'pond' squeezed in between an industrial area and a highway is nowhere near a suitable solution.

The point of my message is to express how bizarre it is that citizens need to stand up to the Board of Directors of a Conversation Authority to **conserve** a piece of land so important as this wetland. I understand that the HCA staff are, of course, also opposed to the so-called offset policy that would seemingly justify the destruction of this wetland. Are you planning to act on their recommendation to leave the wetland untouched?

What is there to be gained by allowing the wetlands to be destroyed? To those of you who are also City Councillors, you know that there is already excess employment land across the City for decades to come. Accommodate jobs and growth with *that* land.

Now ask yourselves, what do all the citizens writing you in opposition have to gain? Personally, there is **nothing** to gain for us. We are simply standing up for nature, for the local ecosystem, for the headwaters of Ancaster Creek, and for the principles that the *HCA* should be fighting for!

To quote Thomas Beckett, the first chair of the Conservation Authority, as published in the Spectator on May 29: *The obligation of a board member of any organization, whether private or public, is to always vote in the interest of the organization. If a member of the HCA board finds they are unable to support the authority and intends to support the developer's interest instead, then their obligation is to resign their seat.*

I implore you to stay true to the principles of the HCA and protect the wetlands at 140 Garner Rd E.

Sincerely,
 Craig Cassar
 Ward 12 Resident

From: [Anne Naumann](#)
To: [Jaime Tellier](#)
Subject: Ancaster wetlands.
Date: May 31, 2021 5:55:30 PM

Please do not let developers destroy wetlands. Flora and fauna will never recover. Nature will never recover. Developers will destroy nature's delicate balance, just for money. You know it is not good for anyone but them. Please do not let them destroy natural habitat.

Anne

From: [Sally Ju](#)
To: [Jaime Tellier](#)
Cc: [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [brad.clark@hamilton.ca](#); [maria.pearson@hamilton.ca](#); [lloyd.ferguson@hamilton.ca](#); [Hamilton350@riseup.net](#)
Subject: Protect the Ancaster Creek Wetlands
Date: May 31, 2021 7:00:34 PM

Hello,

I am a graduate student studying Environmental Sciences at McMaster University. I am a resident of Hamilton, the traditional territory shared between the Haudenosaunee confederacy and the Anishinaabe nations. Furthermore, I am lucky to enjoy the beautiful natural areas in this area.

I am writing to you to please conserve the wetlands in the Ancaster Creek headwaters area. This is an important ecological area that must be protected from any development. Wetlands are some of the most imperiled ecosystems in Canada. As of 2002, 78% of wetland area has been lost compared to its pre-settlement extent, and wetland area continues to dwindle each year. It is crucial that we stall this trajectory to protect our ecosystem for future generations.

Wetlands provide valuable ecosystem services such as flood mitigation, carbon storage, and water filtration - critical features in our local urbanized environment. Wetlands are also biodiversity hotspots due to their unique habitat features. They provide important habitat for migratory birds, fish, and reptiles, as well as many Species at Risk in Canada. As well this year there are more visitors to natural areas, which reinforces their cultural and social significance. If the development over the wetlands moves forward, habitat fragmentation will destroy one of the most imperiled ecosystems in Canada. Finally, any disturbance to the headwater stream can impact the entire watershed, affecting both wildlife and the citizens of the area.

Thank you for listening to my concerns,

Sally Ju (she/her)

MSc. Student

Kidd Lab | McMaster University

From: [Harvinder](#)
To: [Jaime Tellier](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca; lloyd.ferguson@hamilton.ca
Subject: Conserve the Ancaster Creek Wetlands
Date: May 31, 2021 8:01:24 PM

Hello,

I am an undergraduate student studying Hydrology in the Honours Earth and Environmental Sciences program at McMaster University. I am lucky to study and enjoy the beautiful natural areas in Hamilton, the traditional territory shared between the Haudenosaunee confederacy and the Anishinaabe nations.

I am writing to you to please conserve the wetlands in the Ancaster Creek headwaters area. This is an important ecological area that must be protected from any development. Wetlands are some of the most imperiled ecosystems in Canada. As of 2002, 78% of wetland area has been lost compared to its pre-settlement extent, and wetland area continues to dwindle each year. It is crucial that we stall this trajectory to protect our ecosystem for future generations.

Wetlands provide valuable ecosystem services such as flood mitigation, carbon storage, and water filtration - critical features in our local urbanized environment. Wetlands are also biodiversity hotspots due to their unique habitat features. They provide important habitat for migratory birds, fish, and reptiles, as well as many Species at Risk in Canada. As well this year there are more visitors to natural areas, which reinforces their cultural and social significance. If the development over the wetlands moves forward, habitat fragmentation will destroy one of the most imperiled ecosystems in Canada. Finally, any disturbance to the headwater stream can impact the entire watershed, affecting both wildlife and the citizens of the area.

Thank you for listening to my concerns, and I hope you will choose to conserve these important wetlands.

Harvinder

From: [Anka Cassar](#)
To: [Jaime Tellier](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca; [Ferguson, Lloyd](#)
Cc: hamilton350@riseup.net; [REDACTED]
Subject: I am Opposed to Development on the Ancaster's Wetland
Date: May 31, 2021 8:06:37 PM

Dear Board Members of the Hamilton Conservation Authority,

I am a resident of Ward 12 and I am opposed to the proposal of bulldozing the wetland on 140 Garner Rd E to make room for warehouses. How can the developer think that they can just shift a flourishing wetland that nature has established and to destroy one of the last existing wetlands in the headwaters of Ancaster Creek? This will cause the displacement and destruction of habitat for many animals plus diminish the biodiversity in the wetland and surrounding green space. This will negatively impact many waterways in the city and if this proposal is approved what is the fate of the any of our remaining wetlands? The role of the Hamilton Conservation Authority is to protect our watersheds and natural heritage, not to destroy them for development. As its representatives you are obliged to do the same, so I ask you to deny the proposal to destroy the wetland on 140 Garner Rd E in Ancaster.

Thank you,

Anka Cassar

From: [Roman Caruk](#)
To: [Jaime Tellier](#)
Cc: [Lisa Burnside](#)
Subject: Ancaster wetlands
Date: May 31, 2021 8:23:10 PM

I am appealing to you and your staff to please stop that determined action to destroy the Ancaster wetlands.

These wetlands are essential to our survival. The Conservation Authority has an important task to protect our natural heritage.

It really upsets me that you can even think to consider moving the wetlands. Its laughable that the developer can create a new wetlands. As you know it takes centuries for a natural ecosystem such as a wetland to get established. Stop giving in to greedy developers who have no moral compass and think nothing of destroying what belongs to all the people.

Roman Caruk
Hamilton

From: [REDACTED]
To: [Jaime Tellier](#)
Cc: [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [brad.clark@hamilton.ca](#); [lloyd.ferguson@hamilton.ca](#)
Subject: Stop the relocation of the Ancaster Wetland
Date: May 31, 2021 9:56:10 PM

Hello,

Do not 'relocate' this wetland.

This unique cold water wetland has been in place for hundreds of years, quietly serving,

all of us by filtering out harmful toxins, providing cold water for the spawning of Chinook salmon and providing a unique habitat for native species.

We can do better than this.

We are not a stupid species. I know that we can make wise decisions that will favourably impact generations to come.

Let's do the right thing.

Thank you, Eileen.

From: [Lara Stewart-Panko](#)
To: [Jaime Tellier](#); [Jason](#); [Nrinder](#); [Sam](#); [Chad](#); [Tom](#); [Esther](#); [Ward 8 Office](#); [Brad](#); [Maria](#); [Brenda](#); [Lloyd](#); [Arlene](#); [Terry](#); judy.partridge@hamilton.ca; [Office of the Mayor](#)
Subject: Ancaster Creek Wetland
Date: June 1, 2021 8:08:59 AM

Hello,

I'm writing to request that the Hamilton Conservation Authority reject the proposal for development that looks to offset this important wetland, and that city Councillors protect the land by rezoning it to Conservation zoning under the City of Hamilton's zoning bylaw. Southern Ontario has already lost almost 75% of its wetlands, and given the climate crisis, we can't stand to lose any more.

Wetlands play a critical role in the ecosystem. They provide flood mitigation, groundwater recharge and discharge, erosion reduction, climate change mitigation, biodiversity habitat, nutrient cycling, and for some, they play a role in cultural and spiritual activities.

I thank you in advance for making the prudent, ethical choice in protecting the headwaters of Ancaster Creek.

Sincerely,
Lara Stewart-Panko
L9C 2X2

From: [Kate Lantagne](#)
To: [Jaime Tellier](#)
Cc: [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [brad.clark@hamilton.ca](#); [maria.pearson@hamilton.ca](#); [lloyd.ferguson@hamilton.ca](#)
Subject: Letter to the HCA Board regarding 140 Garner Road wetland
Date: June 1, 2021 9:05:57 AM
Attachments: [Letter to Hamilton Conservation Authority regarding wetland at 140 Garner.pdf](#)

Good morning,

I would like to begin by thanking you for the opportunity to submit the attached letter regarding the wetland at 140 Garner Road for inclusion in the June 3 HCA agenda and for consideration by the HCA Board Members cc'd on this email.

It is very important that the HCA Board Members are aware of the concerns of our community and that we support the mission of the HCA to lead in the conservation of our watershed.

Kindest regards,
Katherine Lantagne

Ms. Katherine Lantagne
15 Knollwood Court
Dundas, ON L9H7A4

Hamilton Conservation Authority
838 Mineral Springs Rd
Ancaster, ON L9G 4X1

Dear Board of the Hamilton Conservation Authority,

Thank you for the opportunity to submit this letter for your consideration and to have it added to the June 3 meeting agenda.

I am writing to voice my disagreement with the motion before the HCA to offset the wetland at 140 Garner Road. As the last original ecological setting left in our area, next to the highest point between Lake Erie and Lake Ontario, this “feeder” wetland is of both local and provincial significance.

It is home to native species of plants, a migratory stopping off point for birds such as the Tundra Swan and with its spongy cold-water course, it is a natural site for native turtles. The land at 140 Garner was established because of key natural factors which cannot be replicated by the developer.

The developer’s suggestion of creating a standing water feature adjacent to what is a natural water course will not be effective in replacing or assisting with the natural landscape both on the escarpment, or below. The sophisticated aquatic chain which begins at the 140 Garner wetland, is a series of below and above ground naturally occurring features (waterfalls, streams and Cootes Paradise Sanctuary) and interconnected ecosystems. The offer to replace the natural wetland as set out by the developer, which I would like to note lacked an accurate review of the present flora and fauna in this parcel of land, does not acknowledge, recognise nor replicate the unique environment, as it is just a uniform hole, filled with water.

As a concerned member of our community, I ask the HCA Board to honour the HCA Mission- ***to lead in conservation of our watershed and connect people to nature***. I also ask you to listen to HCA’s own experts and employees and to reject the proposal to offset this locally significant wetland. HCA’s vision is our community’s vision – ***a healthy watershed for everyone***. This can only happen if we honour and keep our watershed intact. No development on 140 Garner is key to ensuring a complete healthy watershed.

It is exceptionally important that members of our community are allowed to voice their concerns so thank you again for this opportunity.

Yours most sincerely,



Katherine Lantagne

From: meighan.colterjohn
To: isa.burnside@conservationhamilton.ca; [Jaime Tellier](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca; loyd.ferguson@hamilton.ca
Cc: [REDACTED]
Subject: Proposed "relocation" of Ancaster wetlands
Date: June 1, 2021 9:07:39 AM

Good Morning,

Please do not allow this proposal to be pushed through. It should be obvious to all that the protection of our wetlands is of the utmost importance for a wide variety of reasons - protection of our headwaters, control of flooding, wildlife habitat, and so forth. We know this and we also know that one cannot just 'relocate' a wetland and expect the same results as one that has been in existence for countless years.

You must do the right thing and take a stand against this continuous and unrelenting push from developers. It will not end. In fact, it will only increase if you allow this to go through. As governors of our land and our elected officials, you must do this so that future generations will be able to enjoy the things we take for granted.

Thank you,

Meighan Colterjohn

L9H 3W5

From: [Trish Mills](#)
To: [Jaime Tellier](#)
Subject: Wetland Relocation Concerns
Date: June 1, 2021 10:13:26 AM

Hi Jaime,

I almost never write in about projects, but i have serious concerns about the HCA considering a plan to relocate a wetland on Hamilton mountain.

As someone who has studied restoration, we both know that Wetlands can't be relocated without losing a vast amount of biological and organic diversity. A moved or restored wetland is never as adequate or functional as an original one, no matter how small.

I encourage and expect the HCA to work within their mandate and scope to deny this project. Within this city alone we have deteriorated the natural ecosystems to the point of pushing out it's once natural inhabitants, and the cost is displaced wildlife, invasive species, and flooding.

I hope these things, as well as meaningful consultation from invested Indigenous Nations - including the Haudenosaunee and Missisaugas, both band and clan systems - are considered within the decision.

thank you for your time
Trish Mills

From: [B.B](#)
To: [Lisa Burnside](#); [Jaime Tellier](#); [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [brad.clark@hamilton.ca](#); [maria.pearson@hamilton.ca](#); [Ferguson, Lloyd](#); [REDACTED]; [REDACTED]
Subject: Register for Opposition for Paving of Wetlands
Date: June 1, 2021 12:30:24 PM

Dear City Councillors,

I am urging you all to please listen to expert staff that have recommended against the proposal of Warehouse Development on Ancaster Wetlands. Please do NOT try and "move" this wetland.

As written in the Offsetting Policy, Offsetting should be a **last resort** and the first goal is to "design development projects that avoid any negative impact to natural heritage features." I am urging Councillor Lloyd and all Hamilton Councillors to protect these wetlands at all costs and ask that the development be moved elsewhere to avoid any negative impact to this significant wildlife area.

Thanks,
Bianca

From: [Barb Morse](#)
To: lloyd.ferguson@hamilton.ca
Cc: [Jaime Tellier](#)
Subject: Re: 140 Garner Road
Date: June 1, 2021 12:51:33 PM

> On Jun 1, 2021, at 12:38 PM, Barb Morse <barb@morsefamily.ca> wrote:

>

> Dear Mr. Ferguson:

>

> I am writing to object to the proposed plan to remove the existing wetland and create a new wetland elsewhere on the site at 140 Garner Road. This is yet another clear example of trampling over sensitive environmental lands that should remain protected. Once again, Ancaster's natural resources, environment, natural habitats and green spaces are being attacked by developers. How many by-laws will be challenged in the attempt to put this ill-conceived proposal into action?

>

> Please vote no to this proposal. Do not allow developers to remove/relocate this important existing wetland. This will not only destroy what nature has created, but will inevitably and irrevocably set a dangerous precedent for future decisions regarding development in green spaces, wetland spaces, core lands, and, natural heritage lands. These important environmental spaces are what keep our environment viable and liveable for humans, wild animals, flora and fauna. Our future depends on preserving these important environments. Biodiversity is key to a healthy environment. I want my Ancaster to remain a healthy place to live, for all species that currently live here.

>

> Interfering with this existing wetland is a mistake that cannot be undone. The wetlands at 140 Garner Road are the headwaters for the Ancaster Creek and a fresh water contributory to Cootes paradise. Water is a very precious commodity and development cannot be allowed to risk such an important water source for our community. The proposal does not conform to HCA planning and Regulation Policies and Guideline (Sec. 3.1.7, Oct. 2011). These policies and guidelines exist to protect the environment from development. Do not enable developers to destroy this sensitive water source and habitat.

>

> My Ancaster is very rapidly becoming unrecognizable. Building and development intensification has exploded, leading to traffic congestion, overcrowding, urbanization, poor air quality, and fewer natural green spaces. We are on the cusp of doing irreversible harm to our community. If we do not start to protect Ancaster's environmental spaces, we will lose her beauty and ruin what we love so much about living here. We must say no to this dangerous proposal to interfere with such an important wetland environment.

>

> Vote NO to the proposal at 140 Garner Road.

>

> Thank you for your consideration regarding my concerns.

>

> Please confirm that you have received this email and that you will add my objection to the record and have my objection included in any further meetings regarding this important environmental decision. Thank you.

>

> Sincerely,

>

> Barb Russell-Morse

>

> Ancaster, ON L9G 2M9

From: [Charles](#)
To: [Jaime Tellier](#)
Subject: wetlands.
Date: June 1, 2021 12:59:28 PM

The fact that citizens suddenly last year were no longer on the board of The Conservation authority was a wake up cal. l if this is allowed what else will the vultures decide to do to destroy our environment?

At 91 in two weeks I wont be affected but future generations will be. Why are we allowing this group to destroy a wetland for five huge buildings? Except for money for a few what does it do for both those of us breathing air now and future generations. I say NOTHING. i beg you. Don't allow it. Lorna Johnston-Ancaster citizen since 1958

From: [Kathleen McDonald](#)
To: [Jaime Tellier](#)
Subject: Fwd: Ancaster Creek Watershed
Date: June 1, 2021 1:57:06 PM

Your address was confused. Hope this reaches you!

Subject: Ancaster Creek Watershed

Regarding the proposed changes to the above watershed, I am very much against making any changes to natural waterways in Ontario.

I wonder, has this change been given approval by the Ontario Ministry of Natural Resources? In which case, a complete investigation and survey of the impact on natural flora and fauna would already have been undertaken, I'm sure.

There are many underground watersheds on the escarpment and to change this one could impact others. My concern, for example, is the spring on the south side of Twenty Road, which could be a part of this underground waterway. This spring flows under Twenty Road by way of culverts and into a pond system on the property of Twenty Place, an Adult Community (of seniors), of which I am a resident. Any changes to the Ancaster Creek Watershed could possibly impact the flow of the spring on Twenty Road, which could leave no water flow at all. There are four ponds in this water system, which after flowing off the property at Twenty Place then continues through scrub land and eventually flows into Lake Ontario in Stoney Creek.

Surely there is land aplenty to build on, including the Airport land, without damaging the water sheds in our Province?

I SAY 'NO'! Do not change the Ancaster

Creek Watershed!

Yours truly,
Kathleen McDonald

Sent from my iPad

From: [Ann Morgen](#)
To: [Jaime Tellier](#)
Subject: Ancaster Creek Subwatershed
Date: June 1, 2021 3:12:08 PM

Dear Conservation Hamilton,

As a stakeholder, as an educator, as someone who is part of a society that has been told wetlands are critical to our ecosystems for the last 50 years, that educates our children on the significance of wetlands, I am amazed this is even a conversation we are having.

It is wrong, it is bad, it is gratuitous development for an insatiable consumer culture, that building on a wetland is even being considered. Destroying it, and creating another, results in untold death to the creatures and systems that are THERE NOW.

Find an existing parking lot, or several, and repurpose those for warehouse(s).

Concerned citizen

Ann Morgen

[REDACTED]

Dundas, ON L9H6W7

[REDACTED]

From: Em G
 To: Lisa Burnside; Jaime Tellier; chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca; lloyd.ferguson@hamilton.ca
 Cc: [REDACTED]; Merulla, Sam; mayor@hamilton.ca; minister.mecp@ontario.ca
 Subject: Opposition to the Natural Heritage Offsetting Policy.
 Date: June 1, 2021 3:17:04 PM

Hello everyone,

I am writing to express my opposition to the proposed "natural heritage offsetting" policy. While I understand other Conservation Authorities have these, one being Toronto, I do not believe it is in the best interest of Hamilton to move a wetland.

My thoughts are bulleted below, and research and sources are linked at the bottom of this email.

1. It takes 10-20 years for a wetland to develop in an already naturalized area. This does not include the re-population of affected flora and fauna. How will The Conservation Authority and the City's tourism, air pollution, noise pollution, and populations of established flora and fauna be affected?

2. The amount of vacant land and abandoned factories in Hamilton is staggering. I live in Ward 4, and when I drive from Kenilworth down Cannon to Dundas, I pass at least 6 sites that could host a warehouse. I have included Hamilton's own residential vacant land report from 2019 in the sources below; even with residential only, there is enough space for warehouses in the city.

3. Building warehouses on vacant lots in the City that already have bus service (and potentially LRT service) seems like a much cheaper and more equitable option for job-seekers in Hamilton, and future transit planning. The average warehouse position pays about \$16.62/hour; that isn't enough to live on AND own a car in the City. This is also underlined by the fact that Hamilton ranked the third most expensive City to live in, behind Toronto Vancouver; cities that are much larger with more robust transit already. Source: Indeed Salary Scale; source for affordability scale below.

4. The Mission and Vision of the City are:
 To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a **sustainable manner**".
 The vision, is this: To be the best place to raise a child and age successfully" reflects the kind of city Hamiltonians want to aspire to become.

The Mission and Vision of the Conservation Authority are:

Our Vision

A healthy watershed for everyone.

Our Mission

To lead in the conservation of our watershed and connect people to nature.

Can you please help me understand how a decision to build in the proposed area supports these statements?

5. I feel that a decision in favour of the warehouse would affect the memberships for the HCA. I have purchased a membership for years, but would not continue should decisions be made in the interest of developers, and not citizens.

6. Finally, a study out of the University of Waterloo found that *Targeted wetland restoration in heavily farmed areas would dramatically reduce the amount of nitrogen polluting rivers, lakes and coastal areas*. Could you help me understand the reasoning for considering the opposite?

Thank you kindly for your time.

Emily Guthro

Scientific Sources:

1. Wetland development infographic

Source: https://www.nps.gov/pore/learn/management/upload/planning_giacomini_wrp_construction_summary_habitat_conversion.pdf

2. Academic article explaining the chemical and biological processes in wetland soil development:

[https://www.sciencedirect.com/topics/earth-and-planetary-sciences/wetland-soil#:~:text=Characteristics%20indicative%20of%20hydric%20soils,et%20al.%2C%201999\).](https://www.sciencedirect.com/topics/earth-and-planetary-sciences/wetland-soil#:~:text=Characteristics%20indicative%20of%20hydric%20soils,et%20al.%2C%201999).)

3. COH Vacant Residential Land report

<https://www.hamilton.ca/sites/default/files/media/browser/2020-05-04/vacant-residential-land-total-report-dec2019.pdf>

4. Cost of Living:

<https://www.cbc.ca/news/canada/hamilton/affordability-canada-1.6034606>

Mission and Vision sources:

<https://www.hamilton.ca/government-information/trust-and-confidence-report/our-commitment-our-community#:~:text=The%20City's%20mission%2C%20%E2%80%9Cto%20provide,services%20across%20all%20our%20priorities.>

HCA: <https://conservationhamilton.ca/about-us/>

6. Waterloo Wetland and Farmland Study:

<https://uwaterloo.ca/news/news/restoring-wetlands-near-farms-would-dramatically-reduce>

From: [Dennis/Patricia Baker](#)
To: [Jaime Tellier](#)
Cc: [Dennis/Patricia Baker](#)
Subject: Ancaster Wetland application
Date: June 1, 2021 3:27:27 PM

Sirs: as a member of the Hamilton Conservation Foundation I was appalled to read that the HCA Board could go against staff recommendation and approve the relocation of such a sensitive part of the Ancaster Wetlands. I do not think there should be a violation of Conservation Authority. There are plenty of places where a developer can build warehouse without the need to desecrate such wetlands.

Please ensure that this application is denied.

Sincerely, Patricia Baker

From: [E. Robert Ross](#)
To: [Lisa Burnside](#); [Jaime Tellier](#); [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [brad.clark@hamilton.ca](#); [maria.pearson@hamilton.ca](#); [lloyd.ferguson@hamilton.ca](#); [REDACTED]
Subject: wetlands
Date: June 1, 2021 3:49:53 PM

Dear People listed above:

I am writing to express my absolute opposition to the plan to destroy the wetlands in question.

This concept that a wet land can be moved is utter nonsense. All the flora and fauna currently on that site will be destroyed

by the bulldozers. This would include many species already struggling to find suitable habitat.

A wetland develops over centuries and once destroyed cannot be replaced. During this time of climate change we need to be even more protective of wetlands and their ability to clean water and absorb flood waters during major storms. We know already that the frequency and force of major storms has increased. Storm water runoff from large paved areas is greatly contributing to poor water quality. The landscape architect who claims that the 'new wetland' will replace the old is not worthy of the designation. She should certainly know better than to make these claims.

The conservation authority system was created in response to Hurricane Hazel so that lands would be preserved to mitigate floods from major weather events.

The current provincial government seems intent on gutting the conservation authorities raison d'etre which is to prevent so called development.

Sincerely,

Wendy Leigh-Bell BSc (biology) U of Guelph

From: [Thomas Beckett](#)
To: [Jaime Tellier](#)
Subject: Save the wetlands in Ancaster - Read Immediately
Date: June 1, 2021 4:30:13 PM

Ms. Jaime Tellier and the HCA Board of Directors,

Stop the madness and save the wetlands in Ancaster!!! In your upcoming vote, you all must wake up and do what is RIGHT for the environment and wetlands and stop this project: The Details - A mega warehouse development is proposed for the exact location of this important wetland at 140 Garner Rd E. The developer is proposing to 'shift the wetland' landing it right next to Highway 6. That highway is slated to be widened.

The Location -- The Ancaster Creek subwatershed is part of the Spencer Creek watershed system. From the headwaters south of Garner Road the creek runs past Ancaster Village, through the Ancaster Old Mill, and down to Dundas into Cootes Paradise marsh.

The wetland at the headwaters of Ancaster Creek is one of the last remaining wetlands in the entire subwatershed.

The HCA Board of Directors that will make the final decision on June 3. Can you imagine what will happen if precedent is set for developers are permitted to move wetlands and flood plains?! This must not pass! Not now, not ever!

What happens in the headwaters of a watershed has a direct impact on everything downstream including flooding, water quality and aquatic habitat. If permitted, this development will impact the Village of Ancaster and important ecological areas in Dundas, plus all the sensitive points of interest along the way downstream from that location.

In the spirit of my Uncle Thomas A. Beckett, first Chair of the Hamilton Conservation Authority, retired Judge and citizen of this Hamilton Wentworth region please read his letter once again and do what is right, which is to cancel this project now. This warehouse can find another suitable location where no harm will come to the environment.

"The board of the Hamilton Conservation Authority will soon be voting on a proposed new policy that would allow development on sensitive wetlands.

One such proposal on Garner Road East in Ancaster would pave over a huge area to allow for the construction of five warehouses and parking for 3,000 employees. The waters from that wetland are part of the headwaters of Ancaster Creek, which flows over [Sherman Falls]. This proposal will allow the developer to substitute land elsewhere for the existing wetland, contrary to existing HCA policy.

The obligation of a board member of any organization, whether private or public, is to always vote in the interest of the organization. If a member of the HCA board finds they are unable to support the authority and intends to support the developer's interest instead, then their obligation is to resign their seat.

This includes the authority's chair, Lloyd Ferguson. Mr. Ferguson cannot serve two masters at the same time. If he is unwilling to support the authority's principles and policies he should resign and be replaced by someone who does.

It is ironic that members of the public should find themselves fighting the HCA in order to maintain the policies and principles of good conservation.

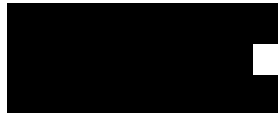
Thomas A Beckett, Dundas"
Hamilton Spectator May 29, 2021"

Thank you for reading this and sharing it with Lloyd Ferguson and the HCA Board of Directors. Think of our future and the future of your children and grandchildren and beyond. Wake up and do what is right for the environment!

Sincerely,

Thomas G. Beckett

Past Ancaster resident and present Hamilton resident

, Hamilton, ON., Canada, L8P 4B4

From: [Evan Ubene](#)
To: [Jaime Tellier](#)
Subject: Ancaster Creek Development Project
Date: June 1, 2021 5:16:52 PM

Hello Jaime,

Please forward this letter to the Hamilton Conservation Authority Board:

Dear board members,

It has come to my attention that the board is considering a proposal that would result in the Ancaster Creek Wetland and Pumpkin Patch at 140 Garner Rd. being paved over to make way for warehouses. Developing on wetlands is needless and irresponsible.

In the face of the climate emergency we are facing. Developing warehouses on wetlands so that they can be near airport properties does not make any sense.

- 1) We must be preserving as much of the natural environment as possible. [72 %](#) of Ontario's wetlands have already been destroyed which results in leaving areas more susceptible to as flooding, droughts, algal blooms, soil erosion, and exposure to animal habitats which can increase the spread of disease (for example, lyme disease in Southern Ontario).
- 2) Air transportation is the most carbon intensive method of transport and so cannot be used if we are to meet climate targets.
- 3) There are plenty of empty properties and unused land for the city to utilize within its inner core that will not increase sprawl and cause unnecessary pollution. It will also likely be more expensive to operate warehouses on the mountain due to long transportation distances from the inner city.

A responsible conservation board would never approach this project, which proposes relocating the [last natural wetland \(p7\)](#) left in Ancaster creek. It does not make environmental or logistical sense. If we want a healthy place to live in for the foreseeable future the city of Hamilton must take the climate emergency in earnest and veto projects like this one that propose more environmental destruction.

Thank you,

Evan Ubene (Ward 1)

.

From: [Miriam](#)
To: [Jaime Tellier](#)
Subject: Opposition to "moving" the wetland of Ancaster Creek
Date: June 1, 2021 9:21:21 PM

Hello,

I am writing to add to the record my strong opposition to the "relocation" of a wetland and part of the headwaters of Ancaster Creek to make way for five proposed warehouses on Garner Road at Highway 6.

It is a clear case of hubris to think that we can control nature in such a way. Wetlands provide important environmental services - including flood prevention and providing a unique ecosystem that is home to many species. It would not be a "development", it would be destruction.

We can live without warehouses. We cannot live without a thriving ecosystem and the chain of life.

Please do not allow the drive for profit to push you to subvert the purpose of the Conservation Authority.

Thank you,

Miriam Sager
Ward 1, Hamilton Ontario

From: [REDACTED]
To: [Jaime Tellier](mailto:Jaime.Tellier@LLOYD.FERGUSON@HAMILTON.CA); [Lisa Burnside](mailto:Lisa.Burnside@LLOYD.FERGUSON@HAMILTON.CA); LLOYD.FERGUSON@HAMILTON.CA
Cc: SSHAW-CO@NDP.ON.CA; FILOMENA.TASSI@PARL.GC.CA; [REDACTED]; CHAIR@BRUCE-TRAIL.ORG; [REDACTED]; WWF-CANADA@WWF.CA; INFO@CAROLINIAN.ORG; [REDACTED]; COMMUNITY@CONSERVATION.ORG
Subject: Wetlands Conservation
Date: June 1, 2021 9:31:58 PM

June 1, 2021

TO: Hamilton Conservation Authority
ATTN: Board Members

To the Board Members of the Hamilton Conservation Authority,

It has recently come to my attention the proposal to turn a sensitive wetland area in Ancaster at 140 Garner Road into a large warehousing complex.

Recently I have seen language in proposals sent from the Hamilton Conservation Authority to prepare regular "offsets" to such projects when removing sensitive conservation areas.

There seems to be a serious lack of oversight in view of the current pandemic and I understand that there has been no proper environmental assessment at 140 Garner Road but a project is imminent. During the past few years with the change in government at several levels it seems to be a mission to remove such sensitive conservative lands from their status and enable various projects without proper

Assessment. Such rush from concept to development seems unusual.

The foundation of Environmental Stewards such as the Hamilton Conservation Authority are used in the language which guides us "Dedicated to the Conservation and Enjoyment of the Watershed Lands and Water Resources".

Although some of these lands may be privately owned, there is governance that is monitored in a responsible manner not only to protect the sensitive area itself, but also the lands that are directly connected through natural relationships.

I live in an area where the Ancaster Creek passes through my property. I have noticed distinct changes in the conditions of the creek when simple changes in property grades upstream are changed in dramatic fashion. Over the past couple of years the creek has improved and last summer I saw fish in the creek and this year ducks nesting on the property. Any changes to the wetlands have multiple impacts. Positive action also has positive results.

The wetlands are not only the source of the headwaters for our drinking water, but also act as the kidneys for our area and reduce toxins in the environment. More importantly, the wetlands are an important source of reducing climate change as they act as a cooling area which assists in neutralizing the impact of the climate change. This has been impactful in Hamilton for the past several years and flooding is an ongoing result of the changes.

I hope that the various levels of government assess this and all future challenges to the sensitive

wetlands areas.

When I first moved to Ancaster 13 years ago, I was taken by the abundance of nature. When I drove down Wilson or Jerseyville Road I was impressed by the sign which announced UNESCO World Biosphere Reserve.

Our stewardship of the environment is critical and all leaders of the community are measured by their actions as we aim to improve our planet, our country, our neighborhood and our gardens.

Please bare this in mind when you are making your consideration with respect to this project and any other in the future.

Sincerely,
John Chaffey

A solid black rectangular box used to redact the signature of John Chaffey.

From: [Laurel Imeson](#)
To: [Jaime Tellier](#)
Subject: Protect Ancaster Creek Wetland and Headwaters
Date: June 1, 2021 10:23:06 PM

Hello,

Southern Ontario has already lost 75% of its wetlands and more continue to be lost. This wetland has been identified as locally significant and is the last originally located wetland in the Ancaster Creek Watershed. Listen to your own staff and protect not pave the Ancaster Creek Wetland.

Wetland offsetting policies are not enough.

I will be watching with great interest. I hope you and others in charge do all they can to protect all wetlands in Ontario.

Thank you,
Laurel Imeson

From: [Marilyn Daniels](#)
To: [Jaime Tellier](#)
Subject: Submission to the Board: Shifting the Wetland
Date: June 2, 2021 5:34:35 AM

*HCA Board of Directors
c/o Ms. Jaime Tellier
Hamilton Conservation Authority*


Dear Members of the Board,

I am writing this letter in order to register my strong opposition to the proposal to 'shift the wetland' in Ancaster to make way for a warehouse development.

We in Ancaster / Dundas are blessed to live alongside the rare beauty of the conservation area and it is our responsibility to preserve and conserve that area. To my way of thinking one cannot 'shift' a wetland the way one can move a chair or any other inanimate object. Each part of a fragile ecosystem needs to be protected and each part is intimately connected to every other part. Development needs to respect the existing environment, not threaten it.

Please turn down this development proposal.

Marilyn Daniels, M.A., M.Ed, CPCC


Ancaster, ON L9G2V6

From: [theresa.mccourt](#)
To: [Jaime Tellier](#)
Subject: Stop this now
Date: June 2, 2021 6:27:29 AM

On Thursday June 3 the Hamilton Conservation Authority is deciding on a project that proposes to move a wetland and a watercourse (!) at the headwaters of a local subwatershed.

The Action -- We need you to take 10 minutes to send an email to the HCA Board of Directors and tell them what you think of this idea, c/o Ms. Jaime Tellier [Staff] jaime.tellier@conservationhamilton.ca

The Location -- The Ancaster Creek subwatershed is part of the Spencer Creek watershed system. From the headwaters south of Garner Road the creek runs past Ancaster Village, through the Ancaster Old Mill, and down to Dundas into Cootes Paradise marsh. Refer to map.

The wetland at the headwaters of Ancaster Creek is one of the last remaining wetlands in the entire subwatershed.

The Details -- A mega warehouse development is proposed for the exact location of this important wetland at 140 Garner Rd E. The developer is proposing to 'shift the wetland' landing it right next to Highway 6. That highway is slated to be widened.

HCA staff recommended not approving this but it's the Board of Directors that will make the final decision on June 3. Can you imagine what will happen if precedent is set for developers are permitted to move wetlands and flood plains?!

What happens in the headwaters of a watershed has a direct impact on everything downstream including flooding, water quality and aquatic habitat.

If permitted, this development will impact the Village of Ancaster and important ecological areas in Dundas, plus other points of interest

From: [cynthia meyer](#)
To: [Jaime Tellier](#); [Chad](#); [Tom](#); [Maria Pearson](#); [Lloyd Ferguson](#); [Lisa Burnside](#); [esther.pauls@hamilton.ca](#)
Subject: Fwd: Headwaters of Ancaster Creek and Wetlands
Date: June 2, 2021 7:29:22 AM

Sent from my iPhone

Begin forwarded message:

From: cynthia meyer [REDACTED]
Date: May 5, 2021 at 4:45:12 PM EDT
To: Jaime.Tellier@conservationhamilton.ca
Subject: Headwaters of Ancaster Creek and Wetlands

Please help us preserve our wetlands and headwaters in Ancaster. Please do not give permission for a project that will pave over this area.
Trusting in your willingness to do the right thing,
Cynthia Meyer

Sent from my iPhone

From: [Laurie Nielsen](#)
To: [Lisa Burnside](#); [Jaime Tellier](#); chad.collins@hamilton.ca; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; brad.clark@hamilton.ca; maria.pearson@hamilton.ca; lloyd.ferguson@hamilton.ca; [REDACTED]
Subject: RE: Ancaster Creek wetlands
Date: June 2, 2021 8:58:34 AM

Hello Hamilton Conservation Authority Board members,

I am asking board members to protect his wetland and listen to staff when they recommend against the proposed development of a warehouse on this piece of natural land. Listen to the experts. Any suggestion that it can be relocated is absurd. A man-made “marsh” is nothing but a stormwater retention pond. No man-made pond can come anywhere close to the efficiency of nature’s own time-proven method to deal with stormwater, which has become an ever increasing problem with climate change. The wildlife at this wetland can never be relocated as quickly as one thinks, if ever.

The developer’s suggestion that the warehouse will create 3,000 jobs is based on old operating systems which have been replaced with robotics. To the Councillors on this board please note that there is no regular public transportation to this site for what will be largely low-paying jobs. These warehouses should be built closer to the airport where land has already been put aside for this purpose, near the roads already in place to handle the traffic.

Thank you for your time.

Laurie Nielsen

Please don't print this e-mail unless you really need to.

From: [Stephen Hudecki](#)
To: [Jaime Tellier](#)
Subject: The June 3rd decision
Date: June 2, 2021 9:42:11 AM

I agree with the staff not to support this proposal. Please add my voice to the chorus of voices saying put the warehouse on a more suitable location.

Leave the watershed alone. Don't move it arrogant fools.

Sincerely,

Stephen Hudecki

Sent from my iPhone

From: [REDACTED]
To: [Jaime Tellier](#)
Cc: [Collins, Chad](#); [Jackson, Tom](#); [esther.pauls](#); [brad.clark](#); [Ferguson, Lloyd](#); [Pearson, Maria](#); [hamilton350](#)
Subject: Save the Ancaster Creek Wetlands and Headwaters.
Date: June 2, 2021 10:10:00 AM
Importance: High

Dear HCA Board Members:

Please consider this letter written in opposition to this development proposal with which I respectfully ask that it be added to the agenda of June 3rd.

Here we are again: another classic battle of Man vs. the Environment.

In the green corner, the defending champ; the Ancaster Wetlands, the 1.8-hectare wetland, part of the headwaters of Ancaster Creek, which flows over Tiffany Falls, and home to a variety of wildlife and birds, including migratory ducks and swans which use this area as a resting spot.

In the black corner, the challenger: the proponent of building a 1.3-million-square-foot warehouse complex with five warehouses and parking for 3,000 employees, which would provide employment and supposedly boost the local economy.

At stake: the fate of an environmentally sensitive area which not only provides a home to many species of wild and plant life, but is vital in the filtering and cleansing of our natural waterways which flow well beyond the property lines of this site. .

I have likened the situation to a boxing match, but it shouldn't be one *versus* the other, but one *working with* the other. Shuffling a wetland to another location is not 'working with the other' - that's like paving over Gage Park and planting some trees across a city block and declaring victory! Granted, "***...the interests of the economy, development and money have to be balanced with the interests of our environment. And where they can't, the interests of the environment should prevail.***" (*The Hamilton Spectator* (November 13, 2020 - "Don't give free rein to Ontario's developers"). This should be carved in rock and placed in a prominent place in every HCA Board member's office!

Trusting that you will collectively make the right decision, I remain respectfully and sincerely yours,

Stan Nowak

Dundas, Ontario

From: [John Tagg](#)
To: [Jaime Tellier](#)
Subject: Ancaster Creek subwatershed
Date: June 2, 2021 10:22:21 AM

I have just been informed that the Hamilton Conservation Authority, Board of Directors will decide on Thursday, June 3rd whether to approve the proposed major alteration of a wetland and watercourse which will have major impact on the headwaters of Ancaster Creek subwatershed.

I can hardly believe that such a proposal is being considered. It seems totally contrary to your mission and the trust that the people of greater Hamilton have placed in you to "Conserve" the environment that we all desperately need.. There are simply too many potential negative ecological impacts that would result from such a travesty of "development". A megawarehouse can be built anywhere. Unless you are more interested in the money generated by this action, leave it natural! And retain your integrity as the governing body of a "Conservation" authority.

John Tagg
[REDACTED],
East York, ON M4C 3W6
[REDACTED]

From: [Janice Coulson](#)
To: [Jaime Tellier](#)
Subject: wetlands
Date: June 2, 2021 10:22:56 AM

please leave the wetlands alone...we need you to preserve this land for our health and future...thank you jaime for doing the right thing!
stay safe...janice

Sent from my iPad

From: [Audrey Nicol](#)
To: [Jaime Tellier](#)
Subject: FW: Wetland Relocation in Ancaster
Date: June 2, 2021 10:53:41 AM

I'm most concerned about the proposed relocation of the wetlands and part of the headwaters of Ancaster Creek. These wetlands are ecologically important, not only to wildlife, but human and animal life as well.

When land is donated or sold to the Conservation Authority it is with the assumption that the land will be kept free of development and left in a natural state. This seems like a betrayal of that trust,

Surely when the professional staff feels this proposal should be rejected it is important to carefully consider their recommendation. I urge you to reject this proposal.

Yours
Audrey Nicol

From: [MaryAnn](#)
To: [Jaime Tellier](#)
Subject: Please Do Not Allow commerce to destroy miles of wetlands
Date: June 2, 2021 11:23:14 AM

Dear HCA Board of Directors,

As a resident of Dundas and living in the Hamilton area almost my entire life, I always felt secure in the knowledge that the Hamilton Conservation Authority would act in the best interests of the natural environment in and around Hamilton. We have natural beauty beyond measure and I enjoy it all especially the birds and turtles that we protect in Dundas.

If this wetland and water course is moved, disrupted and dare I say destroyed, then we have committed a grave offense against the nature we are all bound to protect from our encroachment. And for what purpose? To build a warehouse? Is this not caving in to purely financial gain and exploitation? What will we say to our grandchildren when they ask, "Did you let this happen? Why didn't you stop it?"

In June 3rd 2021, and beyond, you can uphold your mandate to protect and conserve the vulnerable areas of our community by voting No! to this destruction of wildlife habitats and natural watershed behaviour.

I trust you will uphold this mandate and act responsibly and respect what we have nurtured for all this time. Thank you.

Sincerely yours,
MaryAnn Hudecki Thompson
Dundas, Ontario

From: [Apyrl Lark](#)
Subject: Ancaster Creek Wetland - June 3rd Meeting
Date: June 2, 2021 11:34:44 AM

Councillor/HCA Board Member,

I am writing to you today as a concerned citizen residing in Hamilton. On Thursday June 3rd yourself and fellow members on the Hamilton Conservation Authority Board will be hearing a permit application to pave over the locally significant Ancaster Creek Wetland located at 140 Garner Rd. E.

The proponent is seeking to offset the wetland despite this being the last originally located wetland in the Ancaster Creek Watershed - Southern Ontario has lost 75% of its wetlands. The only rationale to relocate this wetland is to increase the value of the land as it is currently zoned as employment lands within the City of Hamilton. I have concerns that offsetting is being seen by developers as a tool they can use across the province, especially after the provinces issuance of an MZO to offset the provincially significant Duffins Creek earlier this year.

What happens in the headwaters of a watershed has a direct impact on everything downstream, including flood prevention, water quality, carbon sequestration, biodiversity and aquatic habitat. If permitted, the development will impact the Village of Ancaster, important ecological areas in Dundas, Sherman Falls, Tiffany Falls and the already fragile Cootes Paradise among many others.

HCA staff have been very clear about their recommendations against offsetting the locally significant wetland as it does not conform to HCA's own policies. "Sliding over" a wetland without a feasibility study or any vetting of proposals is extremely short-sighted and potentially irreversibly damaging to our communities and ecological areas. The proposed retaining pond is by no means a replacement for a well-established ecologically diverse wetland.

You have the power to take action to better protect Ontario's last remaining wetlands here in Hamilton and set a precedent for our community and Ontario as a whole. Going into Thursday's meeting I urge you to please remember your role on the board and it's responsibility to the vision, policies and mission of the HCA, to lead in the conservation of our watershed and connect people to nature, and to vote against paving over the Ancaster Creek Wetland. Economic development should never be a part of the offsetting evaluation process. Offsetting should be the absolute LAST resort.

Thomas A Beckett, First Chair of the Hamilton Conservation Authority, said it perfectly by saying, "The obligation of a board member of any organization, whether private or public, is to always vote in the best interest of the organization. If a member of the HCA board finds they are unable to support the authority and intends to support the developers interest instead, then their obligation is to resign their seat."

Thank you for your time.

Sincerely,

Apyrl Lark

[REDACTED]
Hamilton, ON L9A 3R5

From: [Lynn Prince](#)
To: [Jaime Tellier](#); [Lisa Burnside](#)
Cc: [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [brad.clark@hamilton.ca](#); [maria.pearson@hamilton.ca](#); [lloyd.ferguson@hamilton.ca](#); [REDACTED]; [REDACTED]
Subject: 140 Garner Rd E., Ancaster – Ancaster Creek wetland and headwaters
Date: June 2, 2021 11:53:29 AM

Hello All,

I am writing to express my opposition to a permit application to pave over the Ancaster Creek wetland at 140 Garner Road East, Ancaster, in order to build warehouses.

I'm at a loss to understand how consideration is even being given to pave over wetland with the thought it can just be moved to another location. This wetland has frogs, toads, snakes, salamanders and many birds that depend on the wetland, as well as migratory ducks and swans using the area as a resting spot. Wetland are wildlife resting places and nurseries. All of this will be destroyed.

I understand that a consultant with One Properties Real Estate Inc. in seeking the application has indicated that this wetland isn't provincially significant. I would hope that the Hamilton Conservation Authority ("HCA") Board would, prior to making its decision, arrange for it's own investigations into this matter and not depend completely on the information provided by the corporation that is making the application.

I also understand that HCA expert staff are recommending against destroying this locally significant wetland. I ask that you listen to your staff recommendations and save this wetland.

I'm not opposed to development, but have concerns about the impact that this development will have on this wetland and the environment.

Regards,

Lynn Prince

Sent from [Outlook](#)

From: [SJR](#)
To: [Jaime Tellier](#)
Subject: Action 13
Date: June 2, 2021 12:22:44 PM

[Action 13](#)

MhaytSa 3iusp0osuo altnf so6ao:nruerd5h1a uPMf ·

On Thursday June 3 the Hamilton Conservation Authority is deciding on a project that proposes to move a wetland and a watercourse (!) at the headwaters of a local subwatershed.

The Action -- We need you to take 10 minutes to send an email to the HCA Board of Directors and tell them what you think of this idea, c/o Ms. Jaime Tellier [Staff] jaime.tellier@conservationhamilton.ca

HCA Board,

This is obviously a bad idea, there must be an alternative location they can build on.

Thank you,

S Rasmussen

From: [Donna Caprice](#)
To: [Jaime Tellier](#)
Subject: Wetlands - Action 13
Date: June 2, 2021 1:47:37 PM

What will happen if precedent is set for developers are permitted to move wetlands and flood plains?!

What happens in the headwaters of a watershed has a direct impact on everything downstream including flooding, water quality and aquatic habitat.

If permitted, this development will impact the Village of Ancaster and important ecological areas in Dundas, plus all the points of interest shown on the map along the way.

We need to move forward not backwards in the preservation of our wetlands and show our environment the respect it deserves.

Sincerely,

Donna Caprice

[Donna Caprice](#)



From: [Mothersill, Carmel](#)
To: [Jaime Tellier](#)
Cc: [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [brad.clark@hamilton.ca](#); [lloyd.ferguson@hamilton.ca](#)
Subject: Ancaster Creek
Date: June 2, 2021 2:08:07 PM

Hi Jaime,

In regard to the proposed offsetting of a wetland feeding Ancaster Creek, we wish the following points to be added to the agenda for your meeting on June 3rd

It is the duty of a conservation authority to conserve habitats, not engage in "bait and switch" tactics with property developers. Ecosystems cannot be moved or replaced - each is entirely unique. It would be similar to destroying a Rembrandt painting and replacing it with a picture constructed using the same colour palette. We urge you not to accept that the environment is negotiable and can be sold off to the highest bidder.

Sincerely,

Dr Carmel Mothersill and Dr Colin Seymour

Professors in the Department of Biology at McMaster University

From: [Erin Davis](#)
To: [nature](#); [Jaime Tellier](#); [Ferguson, Lloyd](#); [REDACTED]
Cc: [REDACTED]; Chad.Collins@hamilton.ca; [Susan Fielding](mailto:Susan.Fielding); brad.gautreau; Bishop, Kathy; tom.jackson@hamilton.ca; esther.pauls@hamilton.ca; Clark, Brad; maria.pearson@hamilton.ca; [REDACTED]; Terryberry, Wayne; [REDACTED]; Hamilton350@riseup.net; [Nancy Hurst](#); [PAWS PAWS](#); [Lisa Burnside](#)
Subject: Protect Wetlands! Do not pave over 140 Garner Rd. E : the headwaters of Ancaster Creek
Date: June 2, 2021 2:07:56 PM
Attachments: [Restrictive Covenants Ancaster Wells 2019 Title Search HCA in violation of law.pdf](#)
[aug 23 MOH internal document NO Health Order.pdf](#)

Greetings Jaime, Maria (Advisory Chair) , Lloyd (Board Chair) et al,

I understand that on June 3rd the Hamilton Conservation Board of Directors will be hearing a proposal to pave over the Headwaters Wetland of Ancaster Creek, and a pumpkin patch at 140 Garner Rd. E in order, to make way for some warehouses.

I understand Jaime, you have received over 70 letters from the public opposing this development proposal at 140 Garner Rd. E Ancaster including that of Thomas Beckett. (one of the Founding Fathers of HCA)

I ask that you ensure ALL voting members receive this email, along with the others received and yet to be received be emailed to :

- 1 - every voting member of the HCA Board of Directors before June 3rd 2021 and the vote.
- 2 - every member of the Advisory Board
- 3 - and be made available to the public via the meeting notes on your website, including all attachments.

My reason for this ask is shared at the bottom of this message.

Why is the proposal to destroy a Wetland even an issue to be considered? Isn't the HCA part of the legislative branch that oversees ALL watershed issues within its jurisdiction? I ask that each voting board member *lead with your conscience*, and vote 'no' to this absurd application proposal. There are whispers that the HCA Board members, specifically Lloyd Ferguson and other councillors, who are to represent the public, are considering accepting this development. **The role of the HCA is mandated to protect and conserve our environment, not open it up for development.**

Isn't the mandate of conservation to protect such lands? I ask each and everyone of you to help your fellow member rise up, and vote unequivocally 'no' to this development proposal. 140 Garner Rd. E isn't just any wetland, it is the headwaters of Ancaster Creek. It is a most precious and locally significant wetland on Ancaster farmland. How can anyone think a warehouse is comparable?

What is the role of a conservation if not to protect our water at its source? The headwaters to Ancaster creek that meanders through Ancaster, Dundas and Hamilton is clean water that contributes to the healthy ecosystem throughout it's reaches, all the way down to cootes, which ultimately leads to our drinking water. Does it not go through CA lands as it meanders?

Have you really thought this through? I trust the input you have received to date shares several reasons why this is NOT the right decision for these lands.

Again, I ask that all members of the Advisory Board and the Board of Directors hold each

other accountable and vote 'NO' to this developer's proposals to destroying these significant Ancaster Creek Headwaters' Wetlands. This is greed at it's finest as well as a lack of leadership.

The reason that I ask that all parties receive this email and it's attachment, and all other communications BEFORE June 3rd meeting, is simply due to my past experience with the unlawful sequester of Ancaster Wells in 2017:

There was NO health order provided, and remains to be NO health order on that water source, (FOIA requests received in 2019 show this) . Secondly, there is a restrictive covenant on title of Ancaster Wells that should have prohibited the decision of HCA staff, Advisory and Board, and should have resulted in keeping the Ancaster Wells open and FREE access to the public in perpetuity as per the legal conditions on title. (see attached) Both documents were withheld from the HCA Board members (Advisory and BoD).

Please confirm receipt of this email and that you will add my objection to the record and have my objection included in any further meetings regarding this important environmental decision. Thank you

Let's step up and correct the wrongs of the past, and stay on track doing the right thing.

Regards

Erin L Davis

"Inspired Solutions. Principled Results. For the People"



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Ontario

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LAND

REGISTRY

OFFICE #62

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

17446-0004 (17)

PAGE 2 OF 2

PREPARED FOR S6100001

ON 2019/01/02 AT 14:17:20

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
17525035	1998/10/13	REST COV APL ANNEX		THE CORPORATION OF THE TOWN OF ANCASTER		

Restrictive
covenants on file.

This is 2nd page of 2.

Hamilton Region Conservation Authority

NOTE: JOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE EXERCISED THEM ALL OF.

A

<p style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: small;">FOR OFFICE USE ONLY</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>52503</p> <p>CT525035</p> </div> <div style="text-align: center;"> <p>198 OCT 13 15 57</p> </div> </div> <p style="font-size: small;">New Property Identifiers</p> <p style="font-size: small;">Additional See Schedule <input type="checkbox"/></p> <p style="font-size: small;">Executions</p> <p style="font-size: small;">Additional See Schedule <input type="checkbox"/></p>		<p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of 3 pages</p>													
		<p>(3) Property Identifier(s) Block Property</p> <p>17446-0004 (LT)</p>													
		<p>(4) Consideration</p> <p>FIFTY-FIVE THOUSAND ————— Dollars \$ 55,000.00</p>													
		<p>(5) Description This is a Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/></p> <p>Part of Lot 41, Concession 1, in the Town of Ancaster, in the Regional Municipality of Hamilton-Wentworth as described in VM150487; subject to AB146681, AB337991, HL303384.</p>													
<p>(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/> (7) Interest/Estates Transferred Fee Simple</p>															
<p>(8) Transferor(s) The transferor hereby transfers the land to the transferee and the parties hereto agree to the Restrictive Covenants contained in the Schedule attached hereto.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:40%; border-bottom: 1px solid black;">Name(s)</td> <td style="width:30%; border-bottom: 1px solid black;">Signature(s)</td> <td style="width:30%; border-bottom: 1px solid black;">Date of Signature</td> </tr> <tr> <td style="border-bottom: 1px solid black;">THE CORPORATION OF THE TOWN OF ANCASTER I HAVE THE AUTHORITY TO BIND THE CORPORATION</td> <td style="border-bottom: 1px solid black;">Per: Robert E. Wade, Mayor</td> <td style="border-bottom: 1px solid black;">1998 09 25</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;">Per: Patricia Sweeney, Clerk Treasurer</td> <td style="border-bottom: 1px solid black;">1998 09 21</td> </tr> </table>				Name(s)	Signature(s)	Date of Signature	THE CORPORATION OF THE TOWN OF ANCASTER I HAVE THE AUTHORITY TO BIND THE CORPORATION	Per: Robert E. Wade, Mayor	1998 09 25		Per: Patricia Sweeney, Clerk Treasurer	1998 09 21			
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	Per: Patricia Sweeney, Clerk Treasurer	1998 09 21													
<p>(9) Spouse(s) of Transferor(s) I hereby consent to this transaction</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:40%; border-bottom: 1px solid black;">Name(s)</td> <td style="width:30%; border-bottom: 1px solid black;">Signature(s)</td> <td style="width:30%; border-bottom: 1px solid black;">Date of Signature</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>				Name(s)	Signature(s)	Date of Signature									
Name(s)	Signature(s)	Date of Signature													
<p>(10) Transferor(s) Address for Service 300 Wilson Street East, Ancaster, Ontario L9G 2B9</p>															
<p>(11) Transferee(s)</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:40%; border-bottom: 1px solid black;">HAMILTON REGION CONSERVATION AUTHORITY</td> <td style="width:30%; border-bottom: 1px solid black;">Per: R.E. Powers, Chairman</td> <td style="width:30%; border-bottom: 1px solid black;">Date of Birth</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;">Per: L.W. Vanderbrug, General Manager</td> <td style="border-bottom: 1px solid black;">1998 09 30</td> </tr> </table>				HAMILTON REGION CONSERVATION AUTHORITY	Per: R.E. Powers, Chairman	Date of Birth		Per: L.W. Vanderbrug, General Manager	1998 09 30						
HAMILTON REGION CONSERVATION AUTHORITY	Per: R.E. Powers, Chairman	Date of Birth													
	Per: L.W. Vanderbrug, General Manager	1998 09 30													
<p>(12) Transferee(s) Address for Service P.O. Box 7099, 838 Mineral Springs Road, Ancaster, Ontario L9G 3L3</p>															
<p>(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1963</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:40%; border-bottom: 1px solid black;">Signature</td> <td style="width:30%; border-bottom: 1px solid black;">Signature</td> <td style="width:30%; border-bottom: 1px solid black;">Date of Signature</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </table> <p>Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1963 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:40%; border-bottom: 1px solid black;">Name and Address of Solicitor</td> <td style="width:30%; border-bottom: 1px solid black;">Signature</td> <td style="width:30%; border-bottom: 1px solid black;">Date of Signature</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>				Signature	Signature	Date of Signature				Name and Address of Solicitor	Signature	Date of Signature			
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Name and Address of Solicitor	Signature	Date of Signature													
<p>(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (iv) of the Planning Act, 1963 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1963 I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:40%; border-bottom: 1px solid black;">Name and Address of Solicitor</td> <td style="width:30%; border-bottom: 1px solid black;">Signature</td> <td style="width:30%; border-bottom: 1px solid black;">Date of Signature</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>				Name and Address of Solicitor	Signature	Date of Signature									
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<p>(15) Assessment Roll Number of Property</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;">City</td> <td style="width:10%; text-align: center;">Mun</td> <td style="width:10%; text-align: center;">Map</td> <td style="width:10%; text-align: center;">Sub</td> <td style="width:10%; text-align: center;">Par</td> </tr> <tr> <td style="text-align: center;">25</td> <td style="text-align: center;">14</td> <td style="text-align: center;">100</td> <td style="text-align: center;">130</td> <td style="text-align: center;">38400</td> </tr> </table>				City	Mun	Map	Sub	Par	25	14	100	130	38400		
City	Mun	Map	Sub	Par											
25	14	100	130	38400											
<p>(16) Municipal Address of Property</p> <p>1109 Sulphur Springs Road Ancaster, Ontario</p>		<p>(17) Document Prepared by:</p> <p>LEE A. PINELLI Barristers & Solicitors 1403-1 King Street West HAMILTON, Ontario L8P 1A4 113</p>													
<p>(18) Fees and Tax</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Registration Fee</td> <td style="width:50%; text-align: right;">50.00</td> </tr> <tr> <td>Land Transfer Tax</td> <td style="text-align: right;">275.00</td> </tr> <tr> <td></td> <td style="text-align: right;">50.00</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">375.00</td> </tr> </table>		Registration Fee	50.00	Land Transfer Tax	275.00		50.00	Total	375.00						
Registration Fee	50.00														
Land Transfer Tax	275.00														
	50.00														
Total	375.00														

Additional Property Identifier(s) and/or Other Information

WHEREAS it is recognized that it is appropriate that there be certain restrictions placed on the lands being transferred herein, the Transferor and Transferee covenant and agree as follows:

1. That the Transferee will maintain in perpetuity continued public access to well number 8, located on the lands being transferred herein;
2. That the Transferee will not charge a user fee for public access to the water supply available at well number 8, but may, instead, install a voluntary contribution box at or in the vicinity of well number 8; and
3. The Transferee assumes all responsibility and liability, if any, related to the water supply produced by well number 8.

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From: Richardson, Dr. Elizabeth
Sent: August-23-17 11:04 AM
To: Ferguson, Lloyd;
Cc: Pasuta, Robert; McDonald, Kevin; Mathews, Eric; McKinnon, Dan; Edwards, Debbie
Subject: Re: Arsenic treatment at rural well - Saturday August 19, 2017

Good morning

Thanks for copying me on the email

. Just to clarify, there is no order regarding this well. Health Canada has given notice that their scientific review regarding arsenic supports lowering the acceptable level of arsenic in drinking water based on the risk of Health effects. This will come in effect January 1st 2018.

1

610.

Elizabeth Richardson
 Medical Officer of Health
 Hamilton Public Health Services
 905 546 2424 x3501

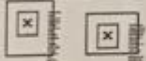
From: Ferguson, Lloyd
Sent: Tuesday, August 22, 2017 11:28 PM
To: Laurie & Brenda?
Cc: Richardson, Dr. Elizabeth; Pasuta, Robert
Subject: RE: Arsenic treatment at rural well - Saturday August 19, 2017

The Medical Officer of Health under instructions from the Province has ordered the well closed.

I have forwarded your information to Dr Richardson our Medical Officer of Health and her staff are reviewing it.

Thanks for your research.

Councillor Lloyd Ferguson
 Ward 12 Ancaster
 905-546-2704
<http://www.hamilton.ca>



The lobbying of members of the City of Hamilton's Mayor, Council and Senior Management Team are subject to the City's Lobbyist By-Law. It's the responsibility of lobbyists to register their lobbying activity. For more information about the Lobbyist Registry, please visit www.hamilton.ca/lobbyistregistry

From:
Sent: August-22-17 7:51 AM
To: Ferguson, Lloyd;
Cc: Pasuta, Robert
Subject: Re: Arsenic treatment at rural well - Saturday August 19, 2017

Dear Lloyd Ferguson
 Thank you for the speedy reply.
 Just who, has ordered the closure of the well?
 According to the provinces' own legislation,
 as long as the water is labeled "table" or "bottled",

2

611

From: [Nancy Hurst](#)
 Cc: [Lisa Burnside](#); [Jaime Tellier](#); [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [Clark, Brad](#); [maria.pearson@hamilton.ca](#); [Ferguson, Lloyd](#)
 Subject: Ancaster wetland
 Date: June 2, 2021 3:57:55 PM
 Attachments: [EIS Stantec 140 Garner rd E.pdf](#)

Dear Board members of the HCA,

I've had a look at the developer's presentation slides and I wish to say that I implore you to listen to science and lived experience, rather than pay heed to a splashy powerpoint full of misinformation. I can pick apart almost every slide but I'll mention the glaring ones here. I've been to the wetland on several occasions and am acquainted with Ron Book and Carrier Hewitson who farm the land. Ron's family owned that land and much more for decades until grandma sold it in the 70s. Nevertheless, they continue to lease and farm the land and we have spoken at length about the wildlife and biodiversity that is found both within the wetland and in the fields and forests nearby. The wetland is indeed viable and alive with well more than one solitary American toad. It is not overrun with Phragmites and over half of it is cattails. It is not ecologically unstable and it does support at-risk and locally significant species.

I've read the Environmental Impact Study that was completed by Stantec in 2016. I urge you to as well and I have attached it. There are endangered Butternut trees, American chestnut trees, Eastern Wood Peewee, Little Brown Myotis bat maternity roosts nearby, Milkweed critical to Monarchs, a variety of wetland, forest and ground nesting bird species which rely on wetlands and undisturbed areas like them to forage, nest and breed. Tundra swans land en masse by the hundreds in the flooded fields in the spring to rest and feed before continuing on. Deer congregate on the fields in the winter. Jefferson salamanders have been recorded as being present here historically. There was a historic stone barn on the property which provided habitat for endangered and protected barn swallows and bats until May 2017 when Silvestri's agent came with a backhoe and demolished it sending the swallows and bats fleeing for their lives. And this was done in nesting season. The law requires that alternative nesting habitat be provided for the swallows within 1 km and to my knowledge and that of Ron and Carrie, this has not been done. I have been in communication with Daniel Williams from the Ministry of Env. Cons and parks who is following up with the Ministry of Natural resources to enquire about whether an alternative habitat was ever provided. A Blanding's Turtle was found on Garner road in 2013 in front of this property. They are threatened and protected and she could well still be living here as they live for decades. This is significant because Blanding's make the largest overland movement of any Ontario turtles, travelling up to several kilometres between summer habitat and nesting sites or overwintering habitat. This will be impossible to do when surrounded by warehouses.

You might be thinking this is just one small insignificant wetland, but that is how we have come to the point where 72% of Ontario's wetlands are gone. Bit by bit with decisions like this, we have slowly chipped away at and paved thousands of 'small, insignificant' wetlands. It has to stop. This wetland and every single wetland needs to now be preserved because climate change will not wait for us to make better decisions tomorrow. We need to make those decisions now. Today's decisions will greatly impact tomorrow and I would argue that since Hamilton already has a warehouse district, located in a part of town where public transport is frequent and folks who are likely to benefit from a \$16.00/hr warehouse job might already live nearby, then you consider Burlington Street as a better choice for warehouses going forward.

In closing I will leave you with this information below and again implore you to remember that we are in the midst of a climate emergency, and in an era of unprecedented loss of biodiversity. We are polluting, destroying and paving that which sustains us. We have limited time to reverse these trends, to reduce our greenhouse gas emissions and to listen to science including your own HCA professionals who are recommending against this permit.

Sincerely,
 Nancy Hurst
 Ancaster
 Environmental impact study attached

Restoring wetlands near farms would dramatically reduce water pollution

Targeted wetland restoration in heavily farmed areas would dramatically reduce the amount of nitrogen polluting rivers, lakes and coastal areas, a new study finds.

ENGINEERING
SCIENCE
RESEARCH

Targeted wetland restoration in heavily farmed areas would dramatically reduce the amount of nitrogen polluting rivers, lakes and coastal areas, a new study finds.

Researchers at the University of Waterloo and the University of Illinois Chicago (UIC) examined detailed data on wetland locations and

nitrogen loads from fertilizer on farm fields throughout the United States.

In results published today in the journal *Nature*, computer modeling showed that prioritizing wetland restoration close to heavily farmed areas would remove up to 40 times more nitrogen than the current ad hoc approach.

"You get much more bang for your buck if wetland preservation and restoration are targeted," said Nandita Basu, a professor of civil and environmental engineering, and earth and environmental sciences at Waterloo, and corresponding author of the paper. "From a policy perspective, it is dramatically more effective and efficient."

Nitrogen enters rivers in runoff from agricultural lands and is carried on to lakes and oceans, where it feeds algae growth, reduces oxygen levels, limits biodiversity and causes significant economic harm. Wetlands play an important role in its removal.

"Wetlands have a purifying effect," said Kimberly Van Meter, a professor of earth and environmental sciences at UIC, and co-lead author of the paper. "They remove nitrate from the water, allowing for harmless nitrogen gas to be released to the atmosphere and cleaner water to flow downstream."

The researchers calculated, for instance, that 868 kilotons of nitrogen from the Mississippi River basin are annually dumped into the Gulf of Mexico. Without wetlands, they estimated the nitrogen load would increase more than 50 per cent to about 1,300 kilotons a year.

"Wetlands are critical ecosystems, but they are often greatly undervalued and overlooked," said Frederick Cheng, a PhD student at Waterloo and co-lead author of the study. "Without them, environmental problems such as algal blooms, fish kills and coastal hypoxia would be much worse."

From: [Summer Thomas](#)
To: [Lisa Burnside](#); [Jaime Tellier](#); [chad.collins@hamilton.ca](#); [tom.jackson@hamilton.ca](#); [esther.pauls@hamilton.ca](#); [brad.clark@hamilton.ca](#); [maria.pearson@hamilton.ca](#); [lloyd.ferguson@hamilton.ca](#);
Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: 340 Garner Road East
Date: June 2, 2021 4:13:55 PM

Dear Board Members of the Hamilton Conservation Authority,

I am in awe that this is even something that needs to be discussed.

As a 19 year old and an ecology student, I have grown up painfully aware of the climate crisis and the near-certain doom I and my generation will face in the future. It is decisions like this that chip away at the chances at avoiding the planet's incoming sixth mass extinction. Wetlands are incredibly valuable and effective carbon sinks, actively removing atmospheric carbon dioxide by absorbing it through its emergent plant growth and storing it underground. They exist where they are for a reason, and arbitrarily moving it (for a warehouse of all things) will result in nothing short of a disaster for all the local sensitive species which call this wetland home. In the developer's own environmental impact study report, it was stated that habitat for multiple endangered and at-risk species exists within and surrounding the wetland, including maternity colonies for endangered myotis bats, endangered woodland vole habitat, barn swallow and chimney swift habitat, breeding eastern wood pewees, threatened red headed woodpeckers and wood thrushes, ribbon snakes, milk snakes, and several endangered tree and plant species including american wood chestnut, butternut, broad beech fern, american ginseng, eastern flowering dogwood, and more. This list does not include the historical sightings of rare and endangered species, such as Jefferson's salamanders. These species and their immediate habitats do not exist in a bubble. Ignoring how the blaring noise, lights, and presence of people necessary for the operation of the proposed warehouses for which the wetland would be paved over would affect, for example, the sensitive colony of endangered breeding bats in the adjacent forest, or how soil contamination from runoff of salt and chemicals from the roads would affect the young endangered butternut trees in the eastern hedgerow, the removal and "relocation" of the wetland will have undeniable effects on the local insect populations, which are a direct food source for breeding bats, snakes, breeding birds, and amphibians.

If you are the environment-defending committee you claim to be, you will do nothing less than immediately halt this project and protect this wetland and others like it from future development.

Thank you,
Summer