



Pocrnić Realty Advisors Inc.

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July 2, 2015

**City of Hamilton Planning Committee**

71 Main Street West  
Hamilton, Ontario

Attention: Planning Committee, City of Hamilton

Dear Sirs/Mesdames:

**Reference: Proposed City of Hamilton Rural Zoning  
51 Swayze Road, Hamilton (Glanbrook)  
Property Identification No. 17385-0049(LT); Part Lot 5, Block 3, Concession 1  
Binbrook, as in CD205157; City of Hamilton  
Owners – Steve Mike Pocrnic, Ronald Leslie Kovacs, Darko Vranich**

Pocrnic Realty Advisors Inc. ("PRA") acts on behalf of Swayze Developments Inc., the owner of the above captioned property (the "subject property"), and its shareholders.

Planning Committee will be considering approval of the Official Plan Amendment and Rural Zoning By-law Amendment during its upcoming meeting on July 7, 2015.

Currently, the subject property is zoned "M6-088" (Rural Industrial-Business Park) according to the former Glanbrook Comprehensive Zoning By-law 464 as amended (the "existing By-law 464"). The "M6" zone permits a variety of uses, including light manufacturing, warehouse uses, commercial storage facilities and banks, restaurants and personal and business services, which provide a service to the employees in the rural industrial-business park. The 088 exception permits an additional permitted principal use on the subject property, which includes the sale of former vehicle parts within a wholly enclosed building, but this shall not include a motor vehicle wrecking yard or the collection, storage or sale of junk or partially dismantled motor vehicles or other similar uses.

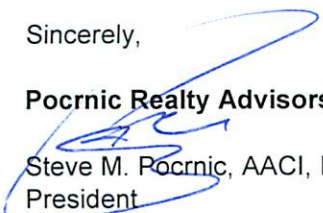
It is our understanding that the new rural zoning for the subject property is proposed to be "Agriculture – A", which greatly reduces and limits the uses on the subject property. It is our further understanding that the subject property may remain under the auspices of the existing By-law 464.

This letter shall serve to provide notice to the City of Hamilton with the owners' concerns about any loss or limitation from the existing permitted uses for the subject property and its intention to redevelop the subject property to a mixed-use, multi-unit commercial/industrial development in the very near future. Finally, the letter shall reinforce the owners' appeal rights in the matter.

We would appreciate confirmation of receipt as well as acknowledgement of the owners concerns of the property being downzoned through its Official Plan and Zoning Amendment processes.

Sincerely,

**Pocrnic Realty Advisors Inc.**

  
Steve M. Pocrnic, AACI, P.App., CCIM, A.I.M.A.  
President

**City of Hamilton Planning Committee:**

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