



July 6<sup>th</sup>, 2015

049-15

**Via Email & Delivered**

Ms. Rose Caterini  
City Clerk

Ms. Diana Yakhni, MCIP, RPP  
Planning and Economic Development

City of Hamilton  
71 Main Street West, 1st Floor  
Hamilton, ON L8P 4Y5

Dear Ms. Caterini

**RE: City Initiative – CI-15-B  
Proposed Official Plan Amendment to the Rural Hamilton Official Plan  
Proposed Rural Zoning By-law Amendment to Zoning By-law No. 05-200  
Regional Road 20 (Part Lot 4, Block 3, Concession 1, Binbrook)**

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UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Artstone Holdings Ltd., (the Owner) of the property municipally known as Regional Road 20, Part Lot 4, Block 3, Concession 1 in Binbrook.

Through the proposed amendments to the Rural Hamilton Official Plan and the proposed amendments to Zoning By-law No. 05-200, City Initiative – C-1-15-B proposes to locate the subject property in a draft Agriculture “A1” Zone, as well as a small portion in a draft Conservation/Hazard Land Rural “P7” Zone as identified on draft Map 181 on Schedule ‘A’.

Given that there are outstanding Ontario Municipal Board (OMB) Hamilton Official Plan appeals pertaining to these lands, it is our opinion that the introduction of a new draft “A1” zone for the subject lands is pre-mature. Further, prior to the implementation of the proposed draft “P7” zone on the subject lands, and in the absence of more detailed studies to accurately delineate the zone boundary, it is our opinion that the proposed draft “P7” zone and zone boundary for the subject lands are also pre-mature until such time as the works are undertaken.

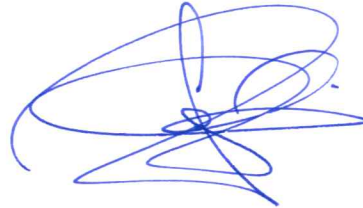
In keeping with the provisions of the *Planning Act*, please provide notification of Council's decision and/or adoption of the proposed Rural Official Plan Amendment and Zoning By-law No. 05-200 Amendment.

Please feel free to contact us with any questions.

Regards,  
**UrbanSolutions**



Phil Busby  
Planner



Sergio Manchia, MCIP, RPP  
Principal

cc: Ms. Heather Travis, MCIP, RPP, City of Hamilton (via email)  
Ms. Diana Yakhni, MCIP, RPP, City of Hamilton (via email)  
Mr. Steve Robichaud, MCIP, RPP, City of Hamilton (via email)  
Mr. Tom Weisz (via email)  
Mr. David Horwood (via email)  
Mr. Scott Snider, Turkstra Mazza Associates (via email)  
Mr. Mark Scholes, Weisz, Rocchi, & Scholes  
Mr. Matt Johnston, MCIP, RPP, UrbanSolutions