



July 6th, 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
Part Lots 7, 8 and 9, Concession 2, Glanford**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Weizer Investments Limited, (the Owner) of the property legally known as Part Lots 7, 8, and 9, Concession 2, Glanford.

Through the proposed amendments to the Rural Hamilton Official Plan and the proposed amendments to Zoning By-law No. 05-200, City Initiative – C1-15-B proposes to locate the subject property in a draft Rural "A2" Zone, as well as in Conservation/Hazard Land Rural "P7" Zone and Conservation/Hazard Land Rural "P8" Zone, as identified on Map 163 of 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 "A2" zone for the subject lands is pre-mature. Further, prior to the implementation of the proposed draft "P7" and "P8" zones on the subject lands, and in the absence of more detailed studies to accurately delineate the zone boundaries, it is our opinion that the proposed draft "P7" and "P8" zones and zone boundaries 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