



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

March 19th, 2018

The City of Hamilton
City Clerks Office
71 Main Street West, 1st Floor
Hamilton, Ontario
L8P 4Y5

Attn: Ida Bedioui
Legislative Co-ordinator for the Planning Committee

Sent via email: ida.bedioui@hamilton.ca

Re: Modification to the Existing Residential “ER” Zone in the Town of Ancaster Zoning By-law 87-57 – Redevelopment in Mature Neighbourhoods (PED 18036)

Dear Madam,

We are the Planning Consultant retained by Vincent and Maria Commisso, the owners of the lands municipally known as 88 Valleyview Drive, Hamilton (Ancaster), herein referred to as the subject lands. The subject lands front onto Valleyview Drive, and are located near the intersection at Taylor Road.

We are writing to express our concerns to the amendments proposed to Zoning By-law 87-57 through PED18036, specifically, its impact on the subject lands. The subject lands are the subject of an ongoing Severance Application (AN/B-16:64) that was approved by the Committee of Adjustment on September 22nd, 2016, and was appealed by the City of Hamilton to the Ontario Municipal Board (PL161121) on September 30th, 2016. If the proposed amendments to Zoning By-law 87-57, which include changes to various regulations including, but not limited to, lot coverage, setbacks, and height, are approved by Council prior to final resolution of the ongoing appeal, that decision may impact the severance on the subject lands. By passing the amendments proposed to Zoning By-law 87-57, Council will effectively be removing zoning permissions, which would have permitted the proposed development at the time the application was submitted and approved by the Committee of Adjustment. This may render the proposed severance non-compliant with respect to certain zoning regulations as previously mentioned.

This correspondence should be considered a written submission to Council, per the *Planning Act*. I trust this is satisfactory and thank you for your cooperation in this matter. If you need additional information or clarification regarding the above, please do not hesitate to contact our office.



Sincerely,

Stephen Fraser, MCIP, RPP
A. J. Clarke and Associates Ltd

Copy: Nancy Smith (via email)
Vincent and Maria Commisso (via email)