

From: Bill Dermody [REDACTED]
Sent: February 19, 2019 6:31 PM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Subject: File ZAC-19-004- Lands Located at 560-580 Highland Road West, Hamilton ON

Dear Mr. Vrooman

RE: File ZAC-19-004- Lands Located at 560-580 Highland Road West, Hamilton ON

I act for Personal Choice Funeral Alternatives Inc, the owner of the lands located at 601 Highland Road West, (formerly known as 89 Highland-located at the southeast corner of Highland and Pritchard Roads).

Please accept this as my client's written submission with respect to the above noted file.

My client wishes to ensure that any change in land use will not permit the location of what may be considered to be "sensitive uses" on the property.

It is the intention of my client to locate a facility on its lands at 601 Highland Road West that has required it to apply for and obtain a Certificate of Approval from the Ministry of Environment. The facility on my client's lands will be a Class I industry under the D6 Guideline located within a single building that is expected to operate during daytime hours only with a low risk of fugitive emissions as all products of combustion are presented through a single stack.

However, under the D6 Guideline, the recommended minimum separation distance from sensitive land uses for a Class I industry is 20 m and the potential influence zone is 70 m.

Any change in use or any development proposed on the lands at 560-580 Highland Road West should take this into consideration and should not result in an outcome that conflicts with or interferes with my client's use of its property.

Having said this, my client has high regard for the work being undertaken by the Planning and Economic Development Department and the proponent, as well as its advisors, and would be pleased to discuss its concerns with the Department or the proponent.

Should you or the proponent wish to discuss, I would be pleased to do so.

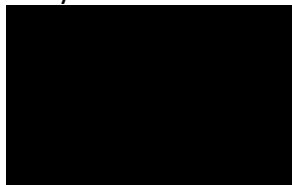
I look forward to the receipt of the Planning Report prepared by staff when available.

Regards

Bill Dermody

William P. Dermody

Lawyer



*A. J. Clarke and Associates Ltd.*

SURVEYORS • PLANNERS • ENGINEERS

February 21st, 2019

The City of Hamilton
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Attn: Mr. Tim Vrooman
Planner I – Suburban Team

Sent via email: Tim.Vrooman@hamilton.ca

**Re: Comment Letter for Proposed Rezoning at 560-580 Highland Road West, Hamilton
Zoning By-law Amendment File No. ZAC-19-004**

Dear Sir,

Our firm acts on behalf of our Client, Multi-Area Developments Inc., who has received notice for the above-mentioned application. Please accept this comment letter regarding the proposed Zoning By-law Amendment for lands municipally known as 560–580 Highland Road West, in Hamilton. The application serves to change the zoning on the subject lands from Prestige Business Park (M3) Zone to Business Park Support (M4) Zone, in order to permit a broader range of permitted uses that support the businesses and employees of the surrounding employment area.

The Business Park Support (M4) Zone is an industrial zone that is designed to provide additional flexibility with regard to permitting commercial uses that are complimentary to, and support the permitted industrial uses within the balance of the Employment Area. While this Zone is essential to the successful operation of the Employment Area; an oversupply of lands Zoned as Business Park Support (M4) has potential to lead to an oversaturation of commercial support uses within the Employment Area, which may result in a reduced supply of lands allocated for employment uses. This may inhibit the City's ability to ensure that a suitable supply of land is available to accommodate their share of projected employment growth, in terms of both the amount of land, and the ability to accommodate a range of employment uses. This may run counter to the Growth Plan (2017) direction that municipalities ensure "the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan".

While considering the above, it is important to contemplate the cumulative impact of rezoning lands within the Employment Area to permit additional commercial uses. The lands adjacent to the south of the subject lands, opposite Highland Road West, have already successfully been rezoned as an M4 Zone from a M3 Zone (ZAC-14-006), albeit with some restrictions. The conversion of additional lands to the M4 Zone will permit additional non-employment commercial uses, which may lead to an oversaturation of commercial support uses within the Employment Area, and remove from the supply of land allocated to employment uses.



Attn: Mr. Tim Vrooman
Re: Comment Letter - Rezoning at 560-580 Highland Road West, Hamilton

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Thank you for the opportunity to provide comment on the subject Zoning By-law Amendment Application and I look forward to the City's reply in this regard. Please accept this correspondence as an official request to be notified of further information regarding this file as it becomes available.

Yours very truly,

A handwritten signature in blue ink, appearing to read 'S. Fraser', is written over a light blue rectangular background.

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

From: Steve Fraser <[REDACTED]>
Sent: August 28, 2019 12:37 PM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>; Spencer Skidmore <[REDACTED]>
Cc: Aldo De Santis <[REDACTED]>; Steve Spicer <[REDACTED]>
Subject: RE: 560 - 580 Highland Road Comment Letter

Hi Tim,

Further to the attached objection letter our office filed on behalf of our Client, Multi-Area Developments Inc., please accept this email as an official removal of our objection to this application. Please confirm receipt of this email as confirmation this objection has been removed for our records.

Thanks,

Stephen Fraser B.A.(Hons), MCIP, RPP
Principal, Planner
A. J. Clarke and Associates Ltd.
Tel: 905 528 8761 x242