

M&M TABLES LTD.

151 Highway No. 20 South
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November 15, 2020

Legislative Coordinator
Planning Committee
City of Hamilton
71 Main Street West
1st Floor
Hamilton, Ontario
L8P 4Y5

Dear Sirs:

Re: **56 Highland Road West, Stoney Creek**
Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision

M&M Tables is in receipt of the Application Report (received via mail on November 11, 2020) concerning the proposed amendment of the Urban Hamilton Official Plan and the City of Stoney Creek Zoning By-law No. 3692-92 for 56 Highland Road West, Stoney Creek.

M&M Tables is concerned with respect to the proposed elevation of the property at 56 Highland Road West, the extension of the step back retaining wall that is installed on the abutting property at 135 Upper Centennial Parkway and 151 Upper Centennial Parkway and the abutting corner of 56 Highland Road West and the extension of the existing fencing to separate the properties of 151 Upper Centennial Parkway and 135 Upper Centennial Parkway. There is also a concern as to what type of fencing will be installed to separate the residential properties at 56 Highland Road West, 135 Upper Centennial Parkway and 151 Upper Centennial Parkway. Currently there is a berm proposed and is existing between the abutting properties to 151 Centennial Parkway but no mention of a fence between the residential and commercial properties to prevent residents from traversing the berm in order to get to the plaza at 135 Upper Centennial Parkway and crossing over into 151 Upper Centennial Parkway.

M&M Tables is also concerned about the storm water management from the existing developed abutting property at 135 Upper Centennial Parkway and the future residential developments at 157 Upper Centennial Parkway and 56 Highland Road West. Due to the differences in height elevations storm water will find its way to 151 Upper Centennial Parkway and cause flooding at times of heavy rain. There is also a concern with heavily drifting snow and the resulting melt down in connection with the height elevations and the fact that 151 Upper Centennial Parkway will be eventually be in a "hole".

... cont'd Pg. 2

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Page 2
56 Highland Road West – Zoning Changes

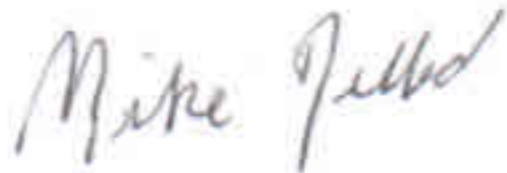
In the paperwork that was sent from the City of Hamilton, Penta Properties mentions their concerns about storm water management and the drainage into a storm water management pond. M&M Tables also has concerns about this storm water management pond and its location in relationship to the property at 151 Upper Centennial and its impact on 151 Upper Centennial. Again, this is a height elevation issue between 151 Upper Centennial and all the abutting properties.

M&M Tables is also concerned about the potential for ongoing garbage dumping onto the current existing vacant lands and onto the property at 151 Upper Centennial Parkway. At the present time, garbage from the mall property at 135 Upper Centennial Parkway or residents dumping over the fencing between 135 Upper Centennial and 151 upper Centennial exists. Garbage of all kinds is being dumped onto the proposed residential vacant lands and onto the rear property of 151 Upper Centennial which causes the owner of 151 Upper Centennial time and money to clear up the mess that others dump onto that property. This concern is an additional reason that a fence between the proposed residential properties, 135 Upper Centennial and 151 Upper Centennial is required.

The above are ongoing concerns of M&M Tables which have been issues that have not properly been addressed by the City of Hamilton since approximately 2002 when the abutting properties to 151 Upper Centennial were developed starting with 135 Upper Centennial.

Thank you for reviewing of this letter and its concerns.

Yours truly,
M&M Tables



Mike Tellerd
President

MT/jm