

From: Bill Dermody
Sent: Tuesday, June 28, 2022 12:24 PM
To: clerk@hamilton.ca
Cc: Bill Dermody
Subject: File UHOPA-21-019 and ZAC-21-041 re 510 Centennial Parkway North, Hamilton ON

RE: File UHOPA-21-019 and ZAC-21-041 re 510 Centennial Parkway North, Hamilton ON

I act for Estate-Help.ca, Cremation-Help.ca and Centennial After Life Care Centre Inc. the owners and the lessees of the lands located at # and # Warrington Street, Hamilton ON.

Please accept this as my clients' written submission with respect to the City of Hamilton about the above noted files (Urban Hamilton Official Plan Amendment and Zoning By-law Amendment).

[I have also requested below that I receive copies of the Staff or Planning Report when issued and any Notices or Notifications about decisions.]

My clients wish to ensure that any change in the UHOP or the Zoning or the land use will not permit the location of what may be considered to be "sensitive uses" or "conflicting uses" on the property given the zoning and use of the properties at 40-50 Warrington Street, Hamilton ON.

It is the intention of my client to locate a facility and maintain uses on their lands at 40-50 Warrington Street that have required them to apply for and/or obtain a Certificate of Approval/Environmental Compliance Approval (ECA) from the Ministry of Environment, Conservation and Parks. The facility and operations on my clients' lands will be a Class I or Class 2 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 two stacks.

However, under the D6 Guideline, the recommended minimum separation distance from sensitive land uses for Industry depends upon the facility and its use. For example, a Class I industry has a minimum separation distance of 20 m and the potential influence zone is 70 m.

Any change in the official plan, zoning or use, or any development proposed on the lands at 510 Centennial Parkway North should take this into consideration and should not result in an outcome that conflicts with or interferes with my clients' manufacturing and industrial 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 any concerns with the Department or the proponent.

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

Additional Requests:

1. May I please receive a copy of the Staff Report or proponents's Planning Report when available?
2. May I also receive notice or notification of any decision made with respect to these files (UHOP and ZAC)?

Regards

Bill Dermody

William P. Dermody

Lawyer

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William P. Dermody

Lawyer

Hamilton ON