November 8th, 2011

Ms. Rose Caterini  
City Clerk  
City of Hamilton  
71 Main Street West, 1st Floor  
Hamilton, Ontario L8P 4Y5

Dear Ms. Caterini:

899 NEBO ROAD, HAMILTON  
HOUSEKEEPING AMENDMENTS TO GLANBROOK OFFICIAL PLAN, URBAN HAMILTON OFFICIAL PLAN AND ZONING BY-LAW NO. 05-200

IBI Group acts on behalf of the owner of the subject property and we have received the Notice of Public Meeting dated October 21th, 2011 for this statutory Public Meeting. This letter is in response to the details of the housekeeping amendments outlined in City of Hamilton Staff Report No. PED11199 dated November 8th, 2011.

Recycle City operates a waste disposal and recycling facility at this location, operating with a Certificate of Approval from the Ministry of the Environment. The property is currently located in a site specific Prestige Business Park "M3-354" Zone in Zoning By-law No. 05-200. Site Specific Exception No. 354 allows a "Waste Processing Facility" and a "Waste Transfer Facility" as permitted uses on these lands.

The principle use of the lands is recycling wherein 99% of waste receive is sorted, processed, recycled and diverted from landfills. The sorting of waste results in some rock and concrete that needs to be crushed to fulfill the recycling process. Rock and Concrete Crushing is an intrinsic and ancillary use to the permitted principal use – that being a recycling centre.

As such, IBI Group holds the opinion that a further site specific exception is required and is appropriate to permit rock and concrete crushing on the subject lands. In addition, this further exception would ensure rock and concrete crushing conforms to the concurrent housekeeping amendments to Glanbrook Official Plan and Urban Hamilton Official Plan. This form of a site specific exception is in keeping with the existing land use permissions and represents good planning.

Feel free to contact the undersigned with any comments or questions and I look forward to receiving any further Notice regarding the aforementioned housekeeping amendments.
Ms. Rose Caterini – November 8th, 2011

Regards,

IBI Group

Matt Johnston, MCIP, RPP

    R. D. Cheeseman