October 11, 2013

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

RE: Proposed Amendment to the Rural Hamilton Official
Public Meeting October 15, 2013

Metropolitan Consulting Inc. represents the following firms in this matter: Silverwood Homes Inc. and Parkside Hills Inc.

We have reviewed the proposed amendment and the extensive changes being proposed and raise the following issues:

1. Sec. 5.4.1 c) Storm water management ponds shall be permitted only for uses that serve the rural area.

We believe that such a policy is not necessary as it provides an impediment to the proper evaluation and analysis of the appropriate and best location for such facilities where the development applicant may own adjacent lands. The location of these facilities is best left up to a resolution involving public sector agencies and the owner of the development. This becomes an important issue where development is adjacent an urban boundary. Such storm water management facilities are also an appropriate land use in rural areas.

2. Sec. 1.4.6 The urban boundary is delineated in the Urban Hamilton Official Plan. The urban boundary shown in the schedules and appendices of this Plan shall be considered approximate and is not intended to define the exact limits of the urban boundary.

We suggest that the principle as stated above should also be stated in the UHOP for consistency. Text should also be added that the City should have sufficient flexibility to ‘adjust’ and fix the boundary at the subdivision or zoning level where it may be appropriate to include lands which may be suitable for urban development due to the topography, geography or rationalizing land uses.

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Cc: Silverwood Homes Inc., Parkside Hills Inc.

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