



KHAKH LAW

PROFESSIONAL CORPORATION

Anmol Khakh, B.A., LL.B.
Barrister, Solicitor & Notary

September 06 2024

Karren Wallace
Director of Legislative Services/ Clerk
7490 Sideroad 7 West
Kenilworth, ON
N0G 2E0

SENT VIA EMAIL

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RE: 510 Eliza Street, Arthur, Wellington North Zoning Amendment- Land Use Compatibility

Khakh Law Professional Corporation was retained by 2573299 Ontario Ltd., the registered owner of 504 Eliza Street, Arthur, ON, N0G 1A0 to address their considerable concern regarding a request for Zoning By-Law Amendment at 510 Eliza Street, to facilitate the construction of a ready-mix concrete plant.

My client's property is an existing residential property and residence, currently operating as a residence. The application materials submitted by Teeswater / Clark Brothers have not prepared a land use compatibility study to assess the impacts of a concrete batching plant on my client's property as well as propose any mitigation measures.

My client's lands are not zoned as Employment or Industrial but are zoned as Future Development and located within the existing urban boundary within a community growth area. They are also immediately adjacent to an existing RIC (low density zone) with frontages on two streets - Tucker and Eliza, so it is likely that in the future part or all my client's property would develop with additional residential uses. It is imperative that a land use compatibility study should assess potential future development and provide mitigation recommendations.

Furthermore, neither Teeswater nor Clark Brothers have taken the time to engage with my client through their process to date.

Lastly, it is my client's request and concern that a Zoning By-Law Amendment to allow for a ready-mix concrete plant should not be granted until a detailed Land Use Compatibility study has been completed to understand the potential impacts with respect to air quality, odour, noise, dust and vibration on the surrounding sensitive uses.

Please don't hesitate to contact us with any questions.

Sincerely,

Anmol Khakh
Barrister, Solicitor & Notary
c.c. client