

**Summary of Written Comments Received Following Rural Zoning PICs
in November & December 2013 and January 2014**

SPECIAL EXCEPTIONS

| Submitted by | Written Comments | Response, as per Revised Zones dated May, 2014 |
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| David W. Aston MHBC Planning On behalf of Trimac Transportation 489 Highway 8 | <ul style="list-style-type: none"> Concerns regarding the wording of the special exception for this property so that it captures all of the uses currently existing on the property beyond the existing transport terminal | <ul style="list-style-type: none"> Meeting held to discuss special exception. Current zoning = M3 Special Exception has been revised and provided to agent and owner |
| G. Thevathasan | <ul style="list-style-type: none"> Wants to expand uses on property that currently has existing gas station to include restaurant or car wash | <ul style="list-style-type: none"> Proposed site specific can only recognize existing legally established uses |
| Georgina Beattie 1375-1381 Highway 8 | <ul style="list-style-type: none"> Concerns regarding proposed zoning for property at 1375-1381 Highway 8 property | <ul style="list-style-type: none"> Meetings held with owner to discuss concerns. Review ongoing |
| Sam Shah and Soneil Properties 3761 Highway 6 | <ul style="list-style-type: none"> Concerns regarding the wording of the special exception for 3761 Highway 6 property so that it captures all of the uses proposed as part of site redevelopment (car sales, motor vehicle service station, gas station with convenience store, restaurant with drive-through) | <ul style="list-style-type: none"> Meeting held to discuss concerns. Current zoning = C4-065 Special Exception has been revised and provided to agent and owner |
| Nimmi Khurana and Ted van Overdijk 1233 Safari Road | <ul style="list-style-type: none"> Property currently zoned 'A' Agriculture under Flamborough Zoning By-law and wants zoning to remain intact Wants to keep current permission for existing mental health practice that's permitted under current zoning Wants stand-alone permanent help house permitted as of right | <ul style="list-style-type: none"> Meeting held to discuss concerns Special Exception has been included for this property and provided to owner, which recognizes the existing mental health practice |
| Don Marsh Iron City Ag Leasing | <ul style="list-style-type: none"> Property has two businesses: County Ag Services and Marsh Brothers Tractor | <ul style="list-style-type: none"> Meeting held with resident to discuss |

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| <p>Inc. 1379 Highway 5 West</p> | <ul style="list-style-type: none"> • Have three buildings that total over 50,000 square feet and employ 25 people year round • Rural zoning makes mention of no storage in the front yard, but we don't have a rear yard as property has frontage on two highways • This property can never revert to Agricultural usage • Our property has long been commercial and commercial property worth more than rural. Please maintain our commercial zoning | <p>concerns. Current zoning M3-10</p> <ul style="list-style-type: none"> • Special Exception has been provided to owner |
| <p>Michael Shepherd 65 Oak Avenue</p> | <ul style="list-style-type: none"> • Concern regarding the site specifics applied to the property | <ul style="list-style-type: none"> • Current zoning = R2-19, R2-24 and CM • Located within portion of Greensville RSA which may be impacted by recommendations of Greensville Subwatershed Study, will not be zoned at this time, Town of Flamborough Zoning By-law will remain in effect |
| <p>William Johnston 1062 Gore Road</p> | <ul style="list-style-type: none"> • Wants to maintain existing special exception permitting auto repair garage on the property | <ul style="list-style-type: none"> • Current zoning = A-24 • Special Exception has been included for this property and provided to owner, which permits auto repair |
| <p>Ruth Victor Ruth Victor and Associates On behalf of 57 and 58 12th Concession Road East</p> | <ul style="list-style-type: none"> • Wants the proposed Rural Zoning to reflect the site specific Flamborough ZBL amendment that will be going forward to Council in March | <ul style="list-style-type: none"> • Special exception will be updated to reflect approved zoning by-law amendment |
| <p>Dr. Paula Dupuy Troy Veterinary</p> | <ul style="list-style-type: none"> • Owner of Troy Veterinary Servicing requesting that a special exemption be granted to allow a | <ul style="list-style-type: none"> • Current zoning = A and CM. |

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| <p>Services 1165 Highway 8 PO Box 61 Sheffield, ON L0R 1Z0</p> | <p>farm animal veterinary service on the property</p> <ul style="list-style-type: none"> • Troy Veterinary Services was started in 2004 out of my home in Troy. I provided mobile veterinary care to equine, small ruminant (sheep, goats, llamas, alpacas), cattle, swine, poultry and domestic animals in the rural community of Flamborough. In 2006 I moved to my current address at 1165 Highway 8 just east of the village of Sheffield and continued to operate my mobile veterinary service from this location. Since that time a natural demand has evolved to treat animals on site, primarily for sick and surgical cases. We regularly treat horses, ponies, goats, pot-bellied pigs, poultry, rabbits, dogs and cats on site in addition to our mobile farm service. The vast majority of our clientele is from our local rural community. The practice, both mobile and onsite is able to operate out of, and contained within, existing buildings on site. • My property is a 38 acre parcel of land with a primary residence, a barn used to house horses and a Quonset Hut for hay and farm implement storage. Approximately 23 acres is used to pasture horses and ponies and to crop hay. This land is not however, prime agricultural land due to the bedrock that sits very close (0-12") to the surface throughout the farm. In fact, there are several visible rock outcroppings. Also the topsoil is primarily clay with broad areas of wetland. The provincial land classification maps are erroneous, but the city has more specific plans, which indicate the soil limitations and render the land "rural" as opposed to "agricultural". The remaining 15 acres include the residential/building area as well as a large piece of woodland with a creek that is currently zoned conservation land and will be in the new conservation/land hazard zone. For these reasons, this particular parcel of land does not fit well into the proposed prime agricultural zoning. • It is my hope that you consider my request and will make the appropriate adjustments to allow myself, and my staff to continue to serve the | <ul style="list-style-type: none"> • Operation is not legally established • Property is designated Agriculture in RHOP which does not allow for stand-alone agriculturally related uses • Proposed zone is A1, which implements the Agriculture designation and therefore does not permit Veterinary Service – Farm Animal use. As such, use cannot be recognized. An Official Plan Amendment would be required. |
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| | <p>veterinary needs of our local agricultural community.</p> | |
| <p>Herman Ciardullo Oakridge Group Inc. 340 Hwy 20, RR1 Hannon, ON L0R 1P0</p> | <ul style="list-style-type: none"> • Have operated Oakridge Landscaping since 1992 and have been at current location since 1994 • We were very encouraged to learn at the PIC that landscape contracting businesses were going to be permitted in rural area • Our business was established with assistance and full knowledge of former Councillor David Mitchell • Before making initial investment into the property we wanted to ensure landscape business met all municipal and regulatory requirements • On Councillors advice we met with Glanbrook's chief building and planning officials to confirm that landscaping business and accessory garden centre would be permitted and we are devastated to learn that all of our records including permissions pertaining to our operation have gone missing from the city records • Over the years we have made significant investments to the landscape business • It wasn't until we reviewed details of draft zoning that led to this letter • Under new regulations, while landscaping business is a permitted use, we contravene several of the proposed regulations being: we already have more than 250 sq. m. of floor area; we do not reside on property and have no dwelling on the property; and we employ more than 3 non-resident employees • Most staff come to site in morning, receive assignments and leave for rest of the day, we have over 100 sq. m. of outdoor storage comprised of landscaping material and this is typical of our operation and we typically have more than four commercial vehicles parked on site in un-enclosed buildings and no uncommon for this type of business and not economically viable to establish a landscape business under | <ul style="list-style-type: none"> • Current zoning = A1 and A1-198 • Meeting held to discuss concerns • Review is ongoing |

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| | <p>scenario proposed by city</p> <ul style="list-style-type: none"> • We are asking that the city recognize our existing landscape business and not asking for any further expansions • Operation has existed for over 20 years without any complaints or conflicts • We can provide you with all the history to assist in considering our request • Please provide us with written notice of future meetings, notices and reports relates to the rural zoning by-law | |
| <p>Ed Fothergill On behalf of Garden Grove Nursery 136-156 5th Concession Rd E</p> | <ul style="list-style-type: none"> • Existing nursery and landscape contracting establishment • Request for site specific provisions to be included in the rural zoning by-law to recognize landscape contracting establishment | <ul style="list-style-type: none"> • Staff are reviewing correspondence and will meet with agent/owner to discuss |