

Summary of Written Comments Received Since Rural Zoning June 2014
Information Report to Planning Committee

A1 AND A2 ZONE REGULATIONS

Submitted by	Written Comments	Response
Vesna Cigan 93 10 th Concession Road East	<ul style="list-style-type: none"> • Concerned about new zoning regarding Home Industry • A home industry that is not setback 30 metres and has more than 250 square metres should still be allowed to continue and as such be transferable 	<ul style="list-style-type: none"> • Under current Flamborough Zoning By-law (ZBL), a cottage industry would be the equivalent of a home industry within the Agricultural Zone • Current cottage industry regulations under Flamborough ZBL are much more restrictive in terms of scale than the proposed regulations pertaining to home industry under draft rural zoning
Richard M. Tywonek 8477 Dickenson Road East, RR1 Mount Hope, ON L0R 1W0	<ul style="list-style-type: none"> • Refer to map 162 of Schedule A • Prevailing winds in this ribbon development are from the S, SW or SE and lots are 80' x 200' • Land zoned A2 is south of 60+ residential buildings or as on French Road is south and west and east of it • What restriction is there or is planned against permitting slaughterhouses and animal assembly point so a not to affect residents in the area? • Please do note bend to wishes of business owners and land owners, people come first 	<ul style="list-style-type: none"> • The proposed A2 Zone regulations pertaining to an abattoir include requirement for a minimum lot size of 5.0 hectares and setbacks of 100 metres for buildings to any lot line and 60 metres for any livestock open areas
Kathy Thomas KelKerSha Investments Regarding 1147 Centre Road, Flamborough	<ul style="list-style-type: none"> • KelKersha Investments owns 5.0 acres (2.02 ha) of land on the west side of Centre Road, north of Concession 7, East Flamborough • the lands are designated Agriculture in the Rural Official Plan and proposed as A1 in the draft Rural Zoning By-law (November, 2014) • Our lot is an existing lot that was created by consent several years ago. The lands are currently used for agricultural purposes. The lot does not contain any dwellings. • Our concerns with the proposed A1 zoning by-law are: • Minimum lot area requirements for certain permitted uses – The by-law sets out a minimum 	

Summary of Written Comments Received Since Rural Zoning June 2014
Information Report to Planning Committee

A1 AND A2 ZONE REGULATIONS

Submitted by	Written Comments	Response
	<p>lot area requirement of 0.4 ha for single detached dwellings, 5.0 ha for secondary uses to agriculture and 40.4 ha for agriculture uses. If these regulations are approved our agricultural use would become "legal no-conforming". We believe the by-law should be amended to allow all permitted uses on existing lots of record, regardless of the size of the existing lot</p> <ul style="list-style-type: none"> • Home Industry Regulations – The by-law proposes to limit "home industries" to a maximum floor area of 250 sq. m. We request the floor area limit be increased to a minimum of 500 sq. m. to provide more flexibility to home industry operators. • Landscape Contracting Establishment-Secondary – The by-law proposes regulations that are impractical for landscape contractors to fulfill. Our key concerns involve the requirement that: <ul style="list-style-type: none"> – the landscape contractors be located on a lot with a minimum lot area of 5.0 ha. – The landscape contractor be a secondary use to a nursery – the nursery occupy 65% of the lot area – the landscape contractor occupy a building with a maximum floor area of 250 sq.m. – the landscape contractor operate with no more than 3 non-resident employees – outdoor storage be limited to only 100 sq. m. – only 3 additional motor vehicles may be parked unenclosed • We believe that landscape contractors should be permitted as a principal use and not as a secondary use to an agricultural use or nursery use, nor should be limited to a home industry. Regulations for landscape contractors should provide for a maximum building area of 500 sq.m., and outdoor storage of up to 200 sq.m. • As I also own Green Thumb Landscaping in Burlington (44 years), I am extremely aware of what it takes to run a landscape business. I also believe that there should not be a restriction on the number of non-resident employees. A landscape company is unlikely to be successful 	<ul style="list-style-type: none"> • The proposed vacuum clause recognizes and permits lot sizes as existing at the time of passing of the by-law • Maximum floor area size limit pertaining to home industries is to minimize the scale of this use as it is only permitted if secondary to an agricultural use on the property • Permitting a landscape contracting establishment as a principle use is not in conformity with the direction of the Rural Official Plan and the Greenbelt Plan • Maximum building size and outdoor storage areas is to minimize the scale of this use as it is only permitted if

Summary of Written Comments Received Since Rural Zoning June 2014
Information Report to Planning Committee

A1 AND A2 ZONE REGULATIONS

Submitted by	Written Comments	Response
	with 3 outside employees.	secondary to an nursery use on the property <ul style="list-style-type: none">• The regulation pertaining to maximum number of employees has been removed as it is hard to enforce