

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

**EXISTING RURAL INDUSTRIAL ZONING**

<b>Submitted by</b>	<b>Written Comments</b>	<b>Response</b>
<p>Glen Johnston 1046 Highway 6 North Hamilton, Ontario L8N 2Z7</p>	<ul style="list-style-type: none"> <li>• Exception needed for this property</li> <li>• We have been working with the City of Hamilton to obtain Site Plan approval and we have current M3(H) Zoning</li> <li>• H being removed in January and we have zoning verification for Trucking and dewatering facility</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting was hosted by Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their property</li> <li>• Property now included within Existing Rural Industrial (E2) Zone with SE</li> </ul>
<p>Don Hardwick HGH Granite Inc. 451 Ofield Road South Dundas, ON L9H 5E2</p>	<ul style="list-style-type: none"> <li>• HGH Granite began as H.G. Hardwick &amp; Son in Hamilton in 1929</li> <li>• HGH formed our wholesale division in 1992 and purchased our site at this location</li> <li>• We are now a 5<sup>th</sup> generation company and have purchased the property beside us and also behind us to give us a total of 8 plus acres</li> <li>• We have maintained these properties and used for storage of granite memorials and landscape products</li> <li>• We had plans for another building on the rear property, but put plans on hold due to huge increase in cremation over last 10 years</li> <li>• We have increased our landscape, public art, and granite architectural supply especially this year and are looking for more products to diversify</li> <li>• To change zoning would rob us of our investments and hinder further expansion</li> <li>• Current M3 Zone should never be changed to Rural (A2) as this land would not be changed back to agricultural land</li> <li>• This area was created to provide industrial land with outside storage due to lack of such in this area</li> <li>• According to your plan our immediate neighbours would be exempt and we feel we should be as well</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting was hosted by Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their property</li> <li>• Property now included within Existing Rural Industrial (E2) Zone with SE</li> </ul>

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	<ul style="list-style-type: none"> <li>• We would be pleased to discuss with yourself or as a group, as this affects many businesses in our area</li> <li>• I would like to meet with you to discuss my concerns</li> <li>• If it is more convenient, area businesses could meet as a group</li> </ul>	
<p>Chris DeWeerd Milfab Industries 477 Ofield Road South Dundas, Ontario L9H 5E2</p>	<ul style="list-style-type: none"> <li>• Milfab Industries is the owner of 477 Ofield Road South, a 1.6 acre parcel</li> <li>• We are an industrial services contractor and use this property as the base for our operations</li> <li>• We purchased this property in 1998 with M3 Zoning in place</li> <li>• In our park there are approximately 10 businesses all of which are operating in an industrial/commercial capacity</li> <li>• Due to small parcel sizes and historic use of the properties, none of these properties will ever revert to agricultural based usage</li> <li>• Recommend that M3 zoning be maintained due to current use and logical conclusion that area will never be used in an agricultural capacity</li> <li>• Have spoken to neighbours and have yet to find one who is in favour of or sees any merit in the zoning change</li> <li>• Another concern is that the majority of neighbours were not aware of the proposed changes which we all agree is due to lack of effort on the part of the city to inform us</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting was hosted by Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their property</li> <li>• Property now included within Existing Rural Industrial (E2) Zone with SE</li> </ul>
<p>Relf Devaney and Paul Pascoe Aldershot Structural(1986) Limited 437 Ofield Road South, RR 2 Dundas, Ontario L9H 5E2</p>	<ul style="list-style-type: none"> <li>• This 4.5 acre property was purchased in 1989 with M3 zoning in place</li> <li>• Structural steel fabrication plant currently operating on the property</li> <li>• My neighbours in area bounded by 419 Ofield Road South north to Highway 5 and west to 588 Highway 5, all use their land for industrial purposes</li> <li>• Proposed zoning for my property is the Rural (A2) Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting was hosted by Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their property</li> <li>• Property now included</li> </ul>

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	<ul style="list-style-type: none"> <li>• This is an agricultural zone I do not feel is appropriate for my property and neighbours given the historic non-farm related industrial use of area and small parcel sizes</li> <li>• I recommend M3 zoning be maintained as reflective of uses in the area</li> <li>• I would like to meet with you to go over my comments/concerns</li> <li>• My neighbours have similar concerns and will be submitting comments</li> <li>• Please let me know if you would like to meet with everyone individually or as a group</li> </ul> <ul style="list-style-type: none"> <li>• This 4.5 acre property was purchased in 1989 with M3 zoning in place</li> <li>• Structural steel fabrication plant currently operating on the property</li> <li>• My neighbours in area bounded by 419 Ofield Road South north to Highway 5 and west to 588 Highway 5, all use their land for industrial purposes</li> <li>• Proposed zoning for my property is the Rural (A2) Zone</li> <li>• This is an agricultural zone I do not feel is appropriate for my property and neighbours given the historic non-farm related industrial use of area and small parcel sizes</li> <li>• I became aware of Special Exception 239 at the November 25 information session</li> <li>• I am appreciative that my earlier concerns were heard but this exception needs to be clearly defined such as outside storage, etc.</li> <li>• Even with this exception I am convinced that the present and future value of my property will be negatively impacted by this change</li> <li>• It is obvious that for few small M3 pockets in West Flamborough, current M3 zoning should be retained as reflective of uses in these areas</li> <li>• Mixed zoning designations in a broader area are common and acceptable in Ontario</li> </ul>	<p>within Existing Rural Industrial (E2) Zone with SE</p>
Doug Gascho	<ul style="list-style-type: none"> <li>• Our 1.1 acre parcel was purchased in 1999 with</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting was hosted by</li> </ul>

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<p>Gascho Building Corp. Gascho Trucking Inc. 477 Ofield Road South, #1 Dundas, Ontario L9H 5E2</p>	<p>M3 zoning in place</p> <ul style="list-style-type: none"> <li>• We erected a building to operate our trucking business and heavy equipment garage facility</li> <li>• Purchased this lands based on zoning in place and neighbouring businesses operating in industrial commercial capacity</li> <li>• There are 7 lots in business park at 477 Ofield Rd S, operating industrial services and lots range from 1.1 to 3.4 acres</li> <li>• Due to small parcel size and historic use of properties, we believe would be impossible for this area to revert to agriculture use</li> <li>• Have spoken to several neighbours about the proposed zoning changes and have found the owners are not in favour of changes nor were they aware of the City's intention to rezone our area</li> <li>• This was brought to our attention by neighbour and are very concerned and upset at City's lack of communication with all businesses at risk of proposed zoning change</li> <li>• We would like to meet with you to discuss our concerns</li> <li>• Would appreciate is you could arrange a time to either meet individually or as group of businesses that would be affected by proposed changes</li> </ul>	<p>Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their property</p> <ul style="list-style-type: none"> <li>• Property now included within Existing Rural Industrial (E2) Zone with SE</li> </ul>
<p>Tom Jacques Hickory Dickory Decks 419 Ofield Road South Dundas, ON L9H 5E2</p>	<ul style="list-style-type: none"> <li>• Hickory Dickory Decks operates a lumber supply yard for multiple franchisees and the general public at 419 Ofield Road South</li> <li>• The property was purchased with M3 zoning</li> <li>• The proposed zoning for our property and neighbours affects us as we use our propertied for industrial purposes</li> <li>• The proposed zoning for my property is the Rural (A2) zone and as this is an agricultural zone, I feel it is not appropriate for my property and my neighbours as this is a non-farm related industrial area in small parcel sizes</li> <li>• I recommend current M3 zoning be maintained</li> <li>• I would like to meet with you to go over my</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting was hosted by Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their property</li> <li>• Property now included within Existing Rural Industrial (E2) Zone with SE</li> </ul>

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	comments/concerns <ul style="list-style-type: none"> <li>• Our neighbours have similar concerns and will be submitting comments</li> </ul>	
Terry Patterson T. Litzen Sports Ltd. 433 Ofield Road South Dundas, ON L9H 5E2	<ul style="list-style-type: none"> <li>• Our 2 acre parcel was purchased many years ago with M3 zoning in place</li> <li>• Currently own a warehouse facility for wholesale sporting goods, a traditional industrial use</li> <li>• Our neighbours use their land for similar purposes</li> <li>• The proposed zoning for our property is the Rural (A2) Zone</li> <li>• This is an agricultural zone that I don't think is appropriate for our property or our neighbours given historic non-farm related industrial use in the area and small parcel sizes</li> <li>• I strongly recommend M3 zoning be maintained</li> <li>• I'm sure many of my neighbours have already contacted you and I suggest that a meeting with businesses in area is needed to ensure our comments are heard</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting was hosted by Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their property</li> <li>• Property now included within Existing Rural Industrial (E2) Zone with SE</li> </ul>
Don Marsh Iron City Ag. Leasing Inc. 1379 Highway 5 West, RR # 2 Dundas, Ont L9H 5E2	<ul style="list-style-type: none"> <li>• We operate Marsh Brothers, a Massey Ferguson tractor dealership, along with other agricultural and industrial lines, and County Ag Services, a farm supply dealership selling and delivering agricultural commodities and supplies</li> <li>• We have major concerns when we read the Rural (A2) Zones and its restrictions, setback, building areas and restricted uses</li> <li>• We had M3 Commercial and this is now very restrictive</li> <li>• We have some exemption regarding A2-228 which should include fertilizer blending, mixing, bagging, sales and distribution which currently includes delivery and cement blending</li> <li>• We are commercial enterprise</li> <li>• Over 35 years ago, we dozed and levels this pasture and filled with rocks and area largely paved</li> <li>• This land can never revert to agricultural</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting was hosted by Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their property</li> <li>• Property now included within Existing Rural Industrial (E2) Zone with SE</li> </ul>

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	<p>production and if this intention of Rural Zoning it is a giant mistake</p> <ul style="list-style-type: none"> <li>• When we review the Provincial Policy Statement, we do not see such mandate and believe your reasoning is flawed and would like to hear where this is being mandated by Ontario Government</li> <li>• Is so we need Ted McMeeking involved as this will do irreparable harm to Flamborough Community</li> <li>• We are prepared to contest this vigorously and have paid commercial taxes long before the City appeared out here</li> <li>• Our letter dated March 14, 2014 explains our being commercial property fronting on two highways, 5 and 8, at Peter's Corners</li> <li>• The neighboring properties of Trimac and Frederick Transport had same treatment to park and operate heavy tractor trailer units</li> <li>• This is not rural, its "big business" when yards have stoplights to entre highway it is not Rural Ag</li> <li>• Who envisioned this unnecessary zoning by-law</li> <li>• If you want to restrict others from becoming commercial, that is acceptable but you can't turn the clock back and rescind our rights that are in place now</li> <li>• We run a retail operation that displays machinery outdoors and this not allowed in Rural Zones, other than backyards or flankage yards, not acceptable period</li> <li>• We were told when gobbled up by the City, "everything would stay the same"</li> </ul>	
<p>Steve and Christine Clark 1649 Westover Road, RR3 Puslinch N9B 2J0</p>	<ul style="list-style-type: none"> <li>• Would very much like to keep our M3 Zone</li> <li>• We bought this property as a unique property and would like the opportunity to perhaps still utilize in the future as a retirement option</li> <li>• This zoning being unique is also a bonus in resale of the property when the time comes</li> <li>• We would like to keep M3 Zones as they currently are</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting was hosted by Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their</li> </ul>

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		property <ul style="list-style-type: none"> <li>• As this property currently does not have any existing M3 uses on the property, we cannot recognize any M3 uses</li> </ul>
Barry Zimmerman	<ul style="list-style-type: none"> <li>• Property is at 1405, 1419 and 1421 Concession 4 W</li> <li>• Want to maintain M3 Zoning</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting was hosted by Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their property</li> <li>• Portion of 1405 Concession 4W is currently zoned M3 and is now included within Existing Rural Industrial (E2) Zone</li> <li>• Other properties are currently zoned "A" Agriculture and are proposed to be zoned A1</li> </ul>
Maureen and Tom Reiger 556 Woodhill Road	<ul style="list-style-type: none"> <li>• Property is 1.7 acres and has 3000 square foot machine shop</li> <li>• Currently zoned M3</li> <li>• Originally used to manufacture trailers, than a machine shop and current use is custom automotive engine building and manufacture of custom automotive parts</li> <li>• What needs to be done to maintain current status?</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting was hosted by Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their property</li> <li>• Property now included within Existing Rural Industrial (E2) Zone</li> </ul>

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David Rams 940 Middletown Road	<ul style="list-style-type: none"> <li>• Property at 971 5<sup>th</sup> Concession Road West contains business – Beverly Caulking – been at location for 50 years</li> <li>• Currently 2 buildings on property and plan to erect a third</li> <li>• Requesting clarification regarding lot coverage and grandfathering of smaller lot</li> <li>• Property at 940 Middletown Road – please confirm that a barn/workshop/storage building could be constructed</li> <li>• 1081 5<sup>th</sup> Concession Road West – property currently contains a horse barn and residential apartment – please confirm that a new single family dwelling could be constructed as well as barns and storage buildings</li> <li>• Property north of 971 5<sup>th</sup> Concession – portion of property is zoned P6 and P7 – please clarify what Passive Recreation is – please confirm single family dwelling can be constructed on portion zoned A2</li> </ul>	<p>with SE</p> <ul style="list-style-type: none"> <li>• Meeting was hosted by Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their property</li> <li>• Property at 971 5<sup>th</sup> Concession Road West now included within Existing Rural Industrial (E2) Zone with SE</li> <li>• Clarification provided to resident regarding other questions on other properties</li> </ul>
James Webb on behalf of Pyramid Properties	<ul style="list-style-type: none"> <li>• Property located at northwest corner of Brock Road and Concession 4</li> <li>• Request refinements to uses identified in proposed Special Exception</li> <li>• Request refinements to regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting was hosted by Councillors Partridge and Pasuta on January 8, 2015 to discuss the concerns of business owners in Flamborough that currently have M3 Zoning on their property</li> <li>• Property now included within Existing Rural Industrial (E2) Zone with SE</li> <li>• Refinements have been made to uses and regulations for clarity</li> </ul>