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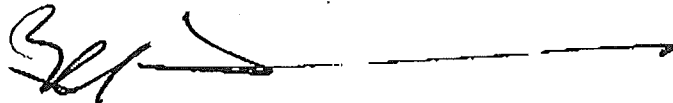
TELEFAX MESSAGE

To: CITY OF HAMILTON  
 Attention: CO-ORDINATOR PLANNING COMMITTEE  
 Re: FILES OPA-13-018 and ZAR-13-008  
 Fax Number: 1-905-546-4202  
 From: B.L. HENDERSON  
 Date: January 9, 2014  
 No. of Pages: 3 (including Cover Page)

If you experience problems in receiving or if pages are missing or not received clearly, please telephone Lynn at (905) 878-2841.

Comments:

We are submitting written comments on behalf of Peter Cartwright. Please notify our client of the adoption or refusal of the OP and Zoning amendment requests. Please confirm receipt.



B.L. HENDERSON

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THE ORIGINAL DOCUMENTS: Will not follow (X)  
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## SUBMISSIONS OF PETER CARTWRIGHT

3065 TISDALE ROAD

FILES OPA-13-018 and ZAR-13-008

1. I own and have lived at 3065 Tisdale Road for more than 28 years.
2. I support the recommendations of the Planning and Economic Development Department contained in the report dated December 20, 2013.
3. I would like to clarify that the barn on my property, which is located approximately 18 feet from the proposed site:
  - (a) is not "abandoned"
  - (b) has been in continuous use during my ownership and continues to be used
  - (c) is structurally sound
  - (d) is reasonably capable of housing livestock or storing manure
4. There are ten valid reasons this application should be denied, set out in the following paragraphs 5 – 12, inclusive.
5. Policy 3.1.4.6 of the Greenbelt Plan states that "new land uses, the creation of lots (as permitted by the policies of this Plan), and new and expanding livestock facilities SHALL comply with the minimum distance separation formulae." There is no discretion. The new land use SHALL comply with MDS.
6. Policy 4.6 of the Greenbelt Plan does not contain any policies that would permit the separation of the lands for a proposed place of worship.
7. Policy 1.1.4.1 (c) of the Provincial Policy Statement states that "in rural areas located in municipalities new land uses, including the creation of lots, and or expanding livestock facilities SHALL comply with the minimum distance separation formulae." There is no discretion. The new land use SHALL comply with MDS.
8. Policy 1.7.1 of the Provincial Policy Statement states that long term economic prosperity should be supported by promoting the sustainability of the agri-food sector by protecting agricultural resources and minimizing land use conflicts.
9. The lands are all included in a prime agricultural area. Provincial Policy Statement policy number 2.3.4.1 discourages lot creation which may only be permitted for limited purposes. This Application does not meet any of the criteria.
10. Policy No. 2.3.5 of the Provincial Policy Statement provides that the removal of land from prime agricultural areas may only be permitted for limited purposes. One of the limited purposes is: "3. there are no reasonable alternative locations which avoid prime

agricultural lands". As indicated in the Planning and Economic Development Report there are many alternative locations for the proposed Church site.

11. Section 1.2 of the goals of the Rural Hamilton Official Plan is: "to maintain and promote the right to farm throughout rural Hamilton".
12. Policy No. D.4.1.2 of the Rural Hamilton Official Plan permits, in some conditions, an institutional use in rural communities provided that it is a "small scale place of worship". The proposed use is not a small scale place of worship.
13. Policy No. D.4.1.1 (b) of the Rural Hamilton Official Plan provides: "...where non-farm development is proposed on lands used for agriculture it must be demonstrated to the satisfaction of the City that no reasonable alternative location exists and the need and the demand for the use at the proposed location is justified for the amount of land proposed based on existing undeveloped lands available for development in rural settlement areas designation and the urban area". There are many reasonable alternatives for the proposed place of worship.
14. "Place of Worship" is not included in the permitted uses in the general agricultural "A1" zone of the Glanbrook Zoning By-Law No. 464. The Applicants have shown no good reason why such a use should be permitted.
15. In summary:
  - (a) There are policy statements that offer no discretion in complying with the minimum distance separation.
  - (b) There are alternative locations.
  - (c) There is no good reason to change rules to permit such a use in this location.