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

P6 ZONE REGULATIONS

Submitted by	Written Comments	Response, as per Revised Zones dated May, 2014
Oak Knoll Developments Ltd and Ken Martin 721 Deer Valley Road, Ancaster	• Objection to proposed P6 zoning, as no new buildings/structures and expansions to existing buildings permitted	• Lands will now be zoned new P6 • New P6 Zone now more permissive allowing for additions to existing buildings as well as new buildings and structures
Ken Martin 271 Lime Kiln Road, Ancaster	• Objection to proposed P6 zoning, as no new buildings/structures and expansions to existing buildings permitted • Open yard is not a “significant forest”	• Lands will now be zoned new P6 • New P6 Zone now more permissive allowing for additions to existing buildings as well as new buildings and structures
Ken Blair 92 Harrisburg Road, RR 21 Paris N3L 3E1	• Large amount of area to be zoned P6 and the mapping information used to inform the extent of P6 area may be outdated and doesn’t account for elevation • Physical site inspections would result in less areas being zoned P6 • P6 zone does not permit new buildings and expansions to existing buildings and was told that this could be addressed through rezoning, site plan and minor variance. • Zoning should have language that if owner wishes to build, then physical site inspection should be done in order to determine whether or not to allow building, much like conservation authority will do • Language a bit ambiguous and should be better defined to recognize those instances where boundaries for conservation are not accurate	• Former P6 zoned portion now zoned new P7 and P8 with previous 30 metre buffer area removed and now zoned A1 • New P7 zone now permits expansions to existing buildings
Shelly Detzler 988 Brock Road	• Property contains existing sawmill and proposed zoning for property is A2 and P6 • Concern regarding why so much of existing sawmill proposed to be zoned P6	• Former P6 zoned portion will now be zoned new P6 with previous 30 metre

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P6 ZONE REGULATIONS

		buffer area removed and now zoned A2 • New P6 Zone now more permissive allowing for additions to existing buildings as well as new buildings and structures
Larry Freeman 406 Fletcher Road	• Concerns regarding P6 (Core Areas) identified on property	• Former P6 zoned portion will now be zoned A1, as determined through further mapping review.
Paul Dube 408 5th Concession Road West	• How will new zoning affect ability to rebuild/renovate accessory buildings? • Would rebuilding of existing garage require site plan approval as building within 120 metres of Core Area and is this something new?	• Former P6 zoned portion will now be zoned new P7 with previous 30 metre buffer area removed and now zoned A2 • New P7 Zone allows for replacement of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10% • Site plan approval may be required and this is not something new
Jozef Lustig 1791 Centre Road	• Concerned with P6 Zone being applied to property as may prevent expansion of uses on site • P6 zone will make it hard to resell property in future • P6 zone should be removed from property • Should revisit the draft P6 Zone in order to allow for expansions/modernization of existing structures (i.e. allowing for expansions up to	• 30 metre buffer area now removed from former P6 portion resulting in entire property now being zoned A2

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

P6 ZONE REGULATIONS

	20% of existing square footage) • Proposed zoning should encourage farming and agriculture	
Ken Tigchelaar K&K Greenhouses 1852-1862 Concession 6 W	• Concerned with P6 Zone being applied to property • Information requested regarding P6 (Core Areas) identified on property	• Former P6 zoned portion will now be zoned new P7 and P8 • New P7 zone allows for expansions to existing building of up to 10% of the GFA of the existing building
Paul Tigchelaar 1852 6th Concession West	• Concerned with P6 Zone being applied to property • Making it impossible expand farm	• Former P6 zoned portion will now be zoned new P7 and P8 • New P7 zone allows for expansions to existing building of up to 10% of the GFA of the existing building
Bruce Crezel 1665 Safari Road	• Concerned with not having ability to replace garage on property as falls within P6 Zone	• Former P6 zoned portion will now be zoned new P7 and P8 • Existing buildings on property appear to be located within new P7 zoned portion • New P7 Zone allows for replacement of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%
Grace Widuch 233 4th Concession West	• Property to be split zoned • Concern as to whether this will impact resale value and ability to rebuild or build addition to the home	• 30 metre buffer area now removed from former P6 portion resulting in entire property now being

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

P6 ZONE REGULATIONS

		zoned A2
Bill Bell 902 Shaver Road	• Concern regarding whether P6 will apply to entire property and prohibit development	• Former P6 zoned portion will now be zoned new P7 • New P7 Zone allows for replacement of existing buildings or expansions to existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%
Tammi Perreault 183 Orkney Road	• P6 Zone limits our farming and income and growth • P6 is blanket approach without research • No structure regulation limits farmers • Opposed to P6 and not given opportunity to appeal • Environmentally significant areas need to be identified and protected before zoning in place • Property owners who identify issues with zoning need to be exempt until issues resolved • Should not be responsibility of owners to pay for variances etc • We don’t want P6 and want part of property re-evaluated at cost of City.	• Former P6 zoned portion will now be zoned new P6, P7 and P8 with previous 30 metre buffer area removed at rear of property and now zoned A1 • Existing buildings on this property appear to all now be located within the new P7 zoned portion of the lands • New P7 Zone allows for replacement of existing buildings or expansions to existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10% • Environmentally Significant Areas are identified in RHOP

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

P6 ZONE REGULATIONS

Al Perreault 183 Orkney Road	• Public advisory process has not educated people on proposed changes • Posting draft maps on website at end of January not acceptable when residents have until end of January to submit comments and not to mention receiving postcards after first series of meetings • Seems like City trying to slide whole process under rug and get least possible feedback from public • Concerns with P6 zone. Why can’t regulations stay as is, with current restrictions under GRCA • Proposed zoning will limit future farming plans and devalue property significantly • If City wants no development in P6 zone, should buy all the P6 lands as will be putting restrictions on families to earn income	• Former P6 zoned portion will now be zoned new P6, P7 and P8 with previous 30 metre buffer area removed at rear of property and now zoned A1 • Existing buildings on this property appear to all now be located within the new P7 zoned portion of the lands • New P7 Zone allows for replacement of existing buildings or expansions to existing buildings provided existing setbacks are maintained or encroachment into
Scotty Banks 583 Concession 6 Road West	• By-law is overly restrictive • Strongly in favour of additions to existing buildings being permitted in P6 Zone	• Former P6 zoned portion will now be zoned new P7 and P8 • Existing buildings on property appear to be located within new P7 zoned portion • New P7 Zone allows for expansions of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%
John & Linda Corlis 5150 Miles Road	• Concern regarding entire 7 ½ acre property zoned P6 • Only ½ acre lowland, remainder property high land with bush	• Lands will now be zoned new P6 with previous 30 metre buffer area removed

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

P6 ZONE REGULATIONS

	• Think lowland is only part that should be classed as hazard	and now zoned A1 • New P6 Zone now more permissive allowing for additions to existing buildings as well as new buildings and structures
Phil Rapattoni 5130 Miles Road	• Concern regarding entire 7 ½ acre property zoned P6 • While forest in back of property, majority of property is on high part of land and only small portion has a ditch • Perhaps re-assessment could clarify concerns	• Lands will now be zoned new P6 with previous 30 metre buffer area removed and now zoned A1 • New P6 Zone now more permissive allowing for additions to existing buildings as well as new buildings and structures
Kelly Stukas 5130 Miles Road	• Concern regarding entire 7 ½ acre property zoned P6 • While forest in back of property, majority of property is on high part of land and only small portion has a ditch • Perhaps re-assessment could clarify concerns	• Lands will now be zoned new P6 with previous 30 metre buffer area removed and now zoned A1 • New P6 Zone now more permissive allowing for additions to existing buildings as well as new buildings and structures
Garry Beswetherick 2574 2nd Concession Road West	• Concern regarding 61 acre property being zoned P6 • Property has been used for agriculture, pasturage and wood harvesting. Would this still be permitted? • Regulation 7.6.2.1 of P6 zone means that bedroom could not be added to existing house. This doesn’t make sense • If rezoned to P6 taxes should go down dramatically • City of Hamilton has not walked property • 8-10 acres that could be classed as A1	• Former P6 zoned portion will now be zoned A1 and new P6, P7 and P8 • Existing buildings on property are zoned A1 as ESA boundary has been refined to remove the existing manicured area • New P6 Zone now more permissive

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

P6 ZONE REGULATIONS

	• Hope final plan shows more common sense • Stream on map 118 not close to correct	allowing for additions to existing buildings as well as new buildings and structures • New P7 Zone allows for replacement of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%
Linda Varangu 1724 Concession 6 West	• Our family supports the principal of protecting environmentally sensitive areas • Our farm is on map 67 and has designations of Agriculture A1; sensitive area P6; and CA Regulated Area • We also support the need to support farmers with environmentally sustainable operations. These types of operations should be encouraged - if yields or efficiencies can be increased with no detriment to the land - then why not encourage them even if there is a need for new buildings - if they don't impact on the environment? The way the REVISED Plan is worded new buildings cannot be built. • We find ourselves in a situation I just described. We would like to build a greenhouse attached to an existing barn. This greenhouse would be nestled between existing buildings - the barn and an implement shed. Can you provide us guidance on how we can address this situation?	• Former P6 zoned portion will now be zoned new P7 and P8 with previous 30 metre buffer area removed and now zoned A1 • Existing buildings on this property appear to all now be located within the A1 zoned portion of the lands • A greenhouse addition would be permitted within the A1 Zone
Kal and Cheryl Wahtras 2484 Concession 2 Road West	• Properties we own have been in our families for two hundred years • Have worked hard on and off farm to produce living and look after properties and taxes have climbed higher and higher • City now telling us “new building or structures shall not be permitted; expansions to existing buildings and structures shall not be permitted” • If you understand agriculture, you understand	• Former P6 zoned portion will now be zoned new P7 and P8 with previous 30 metre buffer area removed and now zoned A1 • While the new P8 zone does not permit new buildings or

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

P6 ZONE REGULATIONS

	that buildings are a big part of the industry (i.e. drive sheds, workshops, animal shelter, granny suites, etc.) • Clear that City does not want any agriculture within boundaries with the proposed zoning by-law	expansions to existing buildings, the new P7 Zone allows for expansions of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%
Monika Holden and Rose Bandmann 1147 Cooper Road	• What is it about our property that makes it P6? • Who makes determination and how was this done? • When people buy property not reasonable to think how current by-laws could change • Unreasonable to put blanket ban on permits for building new or adding onto existing structures in P6 zoned properties	• Property contains a PSW, Significant Woodland and ESA • Former P6 zoned portion now zoned new P7 and P8 with previous 30 metre buffer area removed and now zoned A1 • Removal of the 30 m buffer results in the developed portion of the lot being zoned A1 which permits new buildings and expansions • New P7 Zone allows for expansions of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%
Robert E. Jarrett 1597 Millborough Line	• Proposed zoning for property split between P6 and A2 • Proposed regulation 7.6.2.1 for P6 will destroy value of our property • Strongly object to designating any portion of property P6 without detailed feedback and site visit by Halton Conservation	• Former P6 zoned portion now zoned A2 and new P7 • The majority of the property (including all of the developed portion) will be zoned

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

P6 ZONE REGULATIONS

		A2 which allows new development • New P7 Zone allows for expansions of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%
Jim Barton 579 Book Road West	• P6 Zone on majority of property, few acres A1 • Run maple syrup operation on a hobby basis and with proposed zoning won’t have ability to expand operation with construction of new building • If we are agricultural land, why can’t we develop our lands for agricultural purposes. Ability of farmers to develop the farm are being limited through restrictions on buildings	• Former P6 zoned portion now zoned new P7 with previous 30 metre buffer area removed and now zoned A1 • New P7 Zone allows for expansions of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%
Catherine Lee 651 Slote Road	• Concern regarding property being zoned P6	• Lands will now be zoned new P6 • New P6 Zone now more permissive allowing for additions to existing buildings as well as new buildings and structures
Julie and John Richer Russwood Farmstead 1339 Old Highway 8	• Concerned about limits of the ESA and in turn P6 Zone area • Would small structures be permitted in P6 zone? • The term “existing agriculture” is confusing • Change in zoning and too much control over private land will disable farm and ability to work towards sustainable agriculture	• Former P6 zoned portion now zoned new P7 and new P8 • 30 metre buffer area removed and now zoned A1, which has increased the lot area

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

P6 ZONE REGULATIONS

	• Goal of sustainable farming to improve lands and promote natural habitats. We need to be able to be good stewards without having hands tied by legislation and bylaws • Sustainable, natural and organic farm practices should be permitted in P6 Zone with clear guidelines. Should permit pasturing a limited number of animals on clearly indicated acreage, small agricultural infrastructure with limitations of being at least 30 metres from particular natural feature • Landowners should not be restricted from using wood from their woodlots for personal use (heating) if they practice good forestry management • Landowners should be able to use their land without restriction as long as doesn’t have environmentally damaging effect on land or natural feature • Sustainable farms in P6 zone should be given grants to assist them in continuing a practice that is costly and difficult • Agribusinesses and big commercial farm operations that are degrading land, soil fertility, polluting with herbicides, pesticides, human waste and are farming in middle of night to hide these practices should be the primary concern of the City. They own vast acreage and are causing decline of pollinators, insects, birds and animal populations and our health as a population. They are also major contributors of climate change • Greenbelt legislation prevents municipalities from rezoning prime agricultural lands • This is a massive by-law change from current by-law under which we were completely agriculture	zoned A1 • New P7 Zone allows for expansions of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10% • All Zones permit Agriculture
Troy Simillie	• Concern over P6 boundary splitting property at 7102 Twenty Road • Concern over accuracy of P6 Zone data	• With the removal of the 30 m buffer there is no P6 zoning remaining on the property • Entire property is zoned A2

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

P6 ZONE REGULATIONS

John Verhey 2980 Powerline Road West	• Concern regarding portion of property being zoned P6	• With the removal of the 30 m buffer there is no P6 zoning remaining on the property • Entire property is zoned A1
Brian Smith 2060 Haldibrook Road	• Concern regarding P6 Zone being applied to property	• With the removal of the 30 m buffer there is no P6 zoning remaining on the property • Entire property is zoned A1
Adrian Mohammed 986 5th Concession Road West	• Have 55 acre farm and currently rise lambs, goats and poultry for meat or eggs • New farmer that bought the property based on the current agricultural zoning • Primary concern is the proposed P6 Zone as it applies to my property as the P6 portion contains the pastures, barn, barnyard, two wells, house, two driveways, hydro service and greenhouse frame • Fear is that at some point in future barn will need to be replaced and new storage buildings will need to be constructed for the farm operation in order to remain competitive and the P6 regulations state that “no new buildings or structures” and “expansions to existing building” would not be permitted • If I cannot expand or change layout of existing barn foundation I will have no other alternative than to stop farming • Have also wanted to expand my maple syrup production as current bucket collection method will not allow me to expand. • Would need to construct a centralized sugar shack within maple bush and this would have less impact on environment than using heavy equipment through forest • Under P6 regulations I could not build this and would be forced to abandon this revenue stream • If draft zone not changed to allow any room for	• Former P6 zoned portion now zoned A2, new P6, new P7 and new P8 with previous 30 metre buffer area removed and now zoned A2 • Removal of the 30 m buffer results in a larger portion of the lot now zoned A2 • ESA boundary has been refined to remove manicured and developed portion of lot. This area will now be zoned A2. • Further review of the ESA boundary in this area is ongoing and may result in additional areas being removed from ESA boundary. • The new P6 Zone now more permissive allowing for new buildings and structures as well as additions to existing

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

P6 ZONE REGULATIONS

	growth or expansion of these buildings or addition of agricultural accessory buildings on my farm, I cannot remain competitive with other farms outside the Greenbelt or on international basis • Farms today need to be flexible and efficient • City is also proposing EIS and Linkage Assessments to be required for new building permits and these studies could range in cost from $5,000 to $20,000 and still doesn’t guarantee Conservation Authority will grant approval • Uncertainty unacceptable for any new farm business • If proposed zoning remains as is and the Conservation Authority or City doesn’t allow me to build, replace or expand my barn or agricultural buildings, I would be forced to build in A2 portion. This would remove arable lands out of agricultural production and in turn reduce profits and efficiencies of hay and field crops and I would be forced to add half mile of hydro services, new wells and new road to make farm operationally viable • As my A2 zone portion is landlocked from Concession Rd these services would transect the P6 Zone and this would increase heavy farm equipment and vehicles through P6 zone • Does this make any sense? Would the CA allow this? • The costs from such a situation would be prohibitive and would bankrupt my farm • Although the city does not consider my land prime agricultural land, I was able to achieve 50 bushels/acre of soybeans and the draft zoning would remove very productive lands out of agriculture • I am concerned farming community not properly consulted for their comments as the on-line documents concerning Zoning by-law contained two different definitions for P6 – one that permitted agriculture and one that permitted existing agriculture • How many older farmers may not have internet and therefore would not have commented on	buildings • New P7 Zone allows for expansions of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%

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

P6 ZONE REGULATIONS

	this. • When mapping was presented in 2010, I had issue with accuracy of maps as some features mapped incorrectly • Two steams indicted on my property do not exist • How old were the base maps used in determining these features? Were any field surveys conducted to verify accuracy? Seems polygons used in mapping of rural zones, digitized using are photo interpretation without any ground monitoring • Concerns over mapping brought to attention of Robert Clackett (City) and Watershed Officer (CA) previously and both assured me that agriculture would continue to be permitted not just existing agriculture with building restrictions and therefore I never pushed the mapping issue at that time • Broad brush approach in creating public policy based off of erroneous data not for the better of anyone • If the proposed zoning was to go forward, I cannot go forward with this farm business and will not be willing to invest anymore within City of Hamilton • I do not believe economic impacts of the zoning change have been fully explored and small or new producers will start to fade out as they become inefficient as result of the proposed designations and regulations • As the draft zoning reads, the goals of the Rural Official Plan as they apply to agricultural protection do not apply to my property or small farm business • Proposed zoning will force me out of agriculture and I ask you to reconsider the P6 Zone regulations and their ramifications as they pertain to agriculture • There must be a middle ground that offers protection to both natural features and small farming operations • I have a right to farm and the barriers to being successful in agriculture are already enormous • Barriers to entry will be impossible should the	• Earlier version of P6 Zone attached to staff report did not provide clarity with regard to permissions of the zone particularly regarding new development. This was corrected in the revised version posted to the website and presented to public at Open Houses • Zone mapping is based on Core Areas identified in RHOP

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

P6 ZONE REGULATIONS

	regulations as proposed be adopted	
Dan Lane 1268 Gore Road	• Concern regarding extent of property being zoned P6	• Former P6 zoned portion now zoned new P7 and new P8 with previous 30 metre buffer area removed and now zoned A2 • Removal of the 30 m buffer results in a larger portion of the lot now zoned A2 • Most of developed portion is zoned A2 • New P7 Zone allows for expansions of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%
Edward Gruppe 1334 Powerline Road West Lynden, ON	• Concern regarding property being zoned P6	• Former P6 zoned portion now zoned new P7 • New P7 Zone allows for expansions of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%
James Webb WEBB Planning Consultants Inc. On behalf of 1292 Old Highway No 8	• Concern regarding portion of property being zoned P6	• This P6 portion is currently under review by staff, additional information is being requested from owner

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

P6 ZONE REGULATIONS

Ian Dunlop 27 Campbellville Road Flamborough L0P 1B0	• Currently my 4 acre property is split zoned A and CM. My house and garage are located in the A-zoned area. • The new mapping now shows almost my entire property zoned P6, and just my front yard as A2. I read that the new P6 zoning is based on Core Areas, but I have to question how accurate that mapping is. According to much more detailed maps I have obtained from the Conservation Authority; my home is located outside the significant wetland, woodland and ESA areas. • I would like to hear from you regarding the implications of the zoning change, and whether or not either a zoning boundary adjustment or exception can be investigated for my property before the by-law comes into force, in order to recognize the location of the single-family dwelling and garage as of right.	• Removal of the 30 m buffer results in a larger portion of the lot being zoned A2, including the house and garage • The remainder of the former P6 portion is now zoned new P7 which permits expansions to existing buildings • The split between the A2 and P7 zones in the proposed By-law follows very closely to the current zoning which is split between A and CM
Beverly Shepard 1070 Tenth Concession West Flamborough	• We live on P6 Zoned property which will not permit addition of any new structures • Built compost bin and raised bed vegetable garden two years ago • Would these structures have been forbidden if new zoning in effect • If so, the P6 zone will make country life pretty difficult • We do not have any tax breaks on this ;and which new zoning will not permit us to touch • This needs more consideration	• Former P6 zoned portion now zoned new P7 and a small portion of new P8 to the rear • New P7 Zone allows for expansions of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%
Jen Dodds 1937 4th Concession Road West Troy	• There is a building lot on corner of my farm marked as A1 and I think the owners will not appreciate paying taxes for something they will never be able to build on as according to your rules the lot is not even an acre in size • The P6 area on my property is too large • Some of the P6 area is used for my agricultural business which is horses and while I understand I can continue agriculture, I hope to expand in future	• H5 provision does not prohibit future development, it indicates that additional information is required before development may proceed • Former P6 zoned portion now zoned new P6 and new P7 with

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

P6 ZONE REGULATIONS

	• I have just put a lot of money into a building which could possibly be in P6 area and wish to have opportunity to expand if needed • The farm is my business and income and disheartening to think I will never make enough money to save for future • Would like to forward copy of what I think P6 should be, but can’t attach here • Very hard to tell dimensions of bubbles and I want to be sure I can expand in future	previous 30 metre buffer area removed and now zoned A1 • Removal of the 30 m buffer results in a larger portion of the lot being zoned A1 • New P6 Zone now more permissive allowing for new buildings and structures as well as additions to existing buildings • New P7 Zone allows for expansions of existing buildings provided existing setbacks are maintained or encroachment into existing setbacks is not greater than 10%
Anne Jones 2350 Second Concession Road West Lynden	• Understand why we have zoning but concerns are who decides these zones and restrictions that go along with them • What studies were done so that property owners would not be negatively impacted by your decisions • My property has been zoned agricultural and conservation land • I figured that the conservation land zone has decreased my property values considerably as I am not permitted buildings on the land I pay taxes on • Who will compensate me for this loss of use of land • These regulations will prevent me from building much needed shelters for my animals and prevent me from being able to put up a kennel for dogs which was going to happen to help supplement my income after retirement • I am also concerned with all of your regulations and distance for buildings from property lines	• Former P6 zoned portion now zoned new P6, P7 and new P8 with previous 30 metre buffer area removed and now zoned A1 • Removal of the 30 m buffer results in a larger portion of the lot being zoned A1 • New P7 zone now permits expansions to existing buildings • A kennel is permitted in the A1 zoned portion of the property

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

P6 ZONE REGULATIONS

Catharine Dunn 2525 Second Concession Road West Lynden	• Concern over extent of P6 zone on property	• With the removal of the 30 m buffer there is no P6 zoning remaining on the property • Entire property is zoned A1
Dave Mercer 1055 Highway 6	• Concern over extent of P6 on property • Property has been filled so P6 no longer applies	• Former P6 zoned portion now zoned A2 after further mapping review indicates features are not present on the site
Lin Vanderszagge 839 Brock Rd. RR#4, Dundas, L9H 5E4	• Concern over extent of P6 on property	• Former P6 zoned portion now zoned new P8 with previous 30 metre buffer area removed and now zoned A2 • Removal of the 30 m buffer results in a larger portion of the lot being zoned A2, including all of the developed portion of the lot
Wayne Caldwell on behalf of Deborah Caldwell 2290 Highway 6 RR 3 Puslinch	• The new proposed zoning proposed to zone virtually the entire property P6 with a tiny A2 portion • Entire property is also subject to Conservation Authority regulations • A2 Zone permits a single detached dwelling, while P6 zone permits an existing single detached dwelling • Also,P6 zone regulations do not permit new buildings or structures as well as expansions to existing buildings and structures • This property is designated Rural in the Rural Hamilton Official Plan • Request: extend the A2 Zone boundary to include the building area and associated	• Former P6 zoned portion now zoned new P8 with previous 30 metre buffer area removed and now zoned A2 • Removal of the 30 m buffer results in a larger portion of the lot being zoned A2, including all of the developed portion of the lot

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

P6 ZONE REGULATIONS

	developed lands • Reasoning behind request is to clarify that the existing residence could be re-established or reconstructed in the event of accidental destruction or a decision by future property owner to rebuild in same location • It is recognized that property will continue to be subject to Conservation Authority regulations • The current proposed zoning appears to include the parking area adjacent to the buildings within the A2 portion, but not the buildings themselves • The above request is based on the following: 1. The existing residence has been in place for approximately 60 years with an addition constructed in the 1970’s 2. According to existing zoning approximately half of the property is zoned A and this zone permits a residence. The existing CM Zone portion, where residence is located, also permit agriculture, which permits a residence. The location of the existing residence is at a relatively high elevation overlooking the property and I believe this is an optimum location on the property both from a building and an environmental perspective 3. The property is designated Rural in the OP and the request appears to be in conformity with this designation	
Albert Land 5 Cumminsville Drive	• Concern regarding portion of property being zoned P6	• 30 metre buffer area now removed from former P6 portion resulting in entire property now being zoned S1
Dino Rubli 3 Cumminsville Drive	• Many other owners in this area will face similar impacts, so the city can expect more contacts regarding this issue. • When I bought my property in 1983, I was informed that much of my 3 acre property was on the floodplain, but that the section abutting	• 30 metre buffer area now removed from former P6 portion and now zoned S1 • The existing buildings on the property appear

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

P6 ZONE REGULATIONS

	Cumminsville Drive was not and that building on that section was acceptable. I have a letter from Conservation Halton confirming this. The flood plain area is well documented and mapped. The zoning plan I saw on the Hamilton web site about 3 years ago confirmed this with the flood plain section shown as "hazardous". • With the proposed rezoning, the line has been shifted so that approximately 1/2 of the residential section of my property will be zoned as "hazardous". So what are the implications? • My workshop built in 2008, my septic system and other landscape features will now be in the "hazardous" zone. While they may be "grandfathered", they would be non conforming. So when my septic system needs to be rebuilt, as an example, this will not be allowed since septic systems are not allowed in "hazardous" areas. So I will have no access to washrooms, laundry or kitchen facilities at my home. • Will decrease the value of my home • Why is my property being rezoned? • Did not receive postcard notification.	to all now be located within the S1 portion of the property • Remainder of former P6 portion now being zoned new P8