

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

OTHER COMMENTS

Submitted by	Written Comments	Response, as per Revised Zones dated May, 2014
Heather Danseneau RR # 2	<ul style="list-style-type: none"> • All our questions were answered very well. • Hamilton is recognizing our special needs. 	Comments/Statements noted
Roy Lyons 446 Rock Chapel Road, RR2 Dundas	<ul style="list-style-type: none"> • Areas being ditched on municipal property. No place for the water to go unless it is ditched on private property. 	Concern not related to Zoning
Tony Onufer Box 39, Millgrove	<ul style="list-style-type: none"> • A number of zoning provisions and restrictions are inaccurate and could impact agriculture. • Agriculture to thrive needs: <ol style="list-style-type: none"> 1. Roads 2. Proper drainage 3. And freedom from regulations that make no sense but impede a farmers ability to further accepted legal activities • What stakeholders were involved in drafting of the zoning by-law? • By-law should have a need and be fair to all • Why does Agritourism exclude banquet halls and restaurants? • Are farm animals prohibited on a property that has a kennel? • Why does Winery not include restaurant, banquet hall and convention facility? • How was agriculture minimum lot area of 40.4 ha arrived at? 	<ul style="list-style-type: none"> • Consultation with public and ARAAC • Banquet halls not permitted based on O • Farm animals are not prohibited on property with kennel • Banquet halls and restaurants not permitted in OP • Greenbelt Plan and Official Plan require 40 ha for new lot creation

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	<ul style="list-style-type: none"> • Setbacks for kennels would probably put most existing kennels in violation • 0.4 ha minimum lot size for residential would put most dwellings in violation and setbacks would be impossible to meet • 100 metre setback for abattoir too much • What procedure determined zone that property falls into? Is it property by property basis? By blocks of land? Soil class and topography? Does it consider needs of society? • Residential buildings have height limit, why size of living space not addressed • Maximum 1 ha lot area for place of worship may be too restrictive • Regulations/bylaws should have a need and be based on common sense 	<ul style="list-style-type: none"> • Existing building locations are recognized through 4.12 d) • Existing lots and building locations are recognized through 4.12 d) • 100 metre setback required to protect adjacent uses • Zones based on OP mapping • Staff consider setbacks and height as sufficient to control building size • Maximum lot size for place of worship has been increased to 2 ha
<p>Cathy McMaster</p>	<ul style="list-style-type: none"> • As wineries regulations being revised, hope that they will result in Hamilton being competitive • Let by-law reflect 1.25 ac is min lot size requirement for new development on vacant lots • Residential care facilities should only be allowed in Rural (A2) Zone and Rural Settlements 	<ul style="list-style-type: none"> • Noted • By-law requires minimum 1 ac, but proposed severances are reviewed to determine if larger lot size is required • Direction to permit Residential Care Facilities in A1 and A2 Zones comes

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	<ul style="list-style-type: none"> • Minimum lot size for agriculture should be 38 hectares or 95 acres • Home business should be allowed to have 4 non-resident employees • Review septic system sustainability for a residential care facility if allowed 10 residents plus staff • Is 30 metres sufficient setback for quarry excavation in order to prevent erosion/landslides • Agricultural operations need option to erect accessory buildings/structures in front yard, as allow for further value-added endeavors • Restricting building height for farm operations is not operative given size of farm equipment. • Regulations should address issue of topsoil removal and dumping • Need to preserve food-growing land 	<p>from OP</p> <ul style="list-style-type: none"> • Minimum lot size for agriculture comes from OP • Home industry regulations are reflective of scale • Proposals would be reviewed on individual basis • 30 m requirement comes from ARA standards • Additional regulation has been included in A1 and A2 Zones to permit a Farm Produce/Product Stand within a front yard • Height for accessory buildings has been increased to 6 m • Not zoning related
<p>Gregg Wilson 303 Mohawk Road East</p>	<ul style="list-style-type: none"> • There is considerable debate as to whether by-laws can be applied to private property 	<p>City has clear and unambiguous legal authority to both approve OP policies and zoning for private property</p>
<p>No name provided</p>	<ul style="list-style-type: none"> • Thanks for including rural areas in info sessions • Postcard sent in mail was good way to advise residents about meeting 	<p>Noted</p>
<p>Robert Gris</p>	<ul style="list-style-type: none"> • Roads – infrastructure • Extension to existing housing 	<ul style="list-style-type: none"> • Most concerns noted are not Zoning

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	<p>projects?</p> <ul style="list-style-type: none"> • Protection of good farm lands (Greenbelt)? • Should stop licensing grain fields – sod farms as don't produce food and once topsoil used becomes wasteland • Think about putting hydro lines underground • All roadside ditches should be cleaned yearly of all weeds and shrubs that prevent proper drainage • Give farmers tax incentives to clean their farm ditches • Owners of abandoned farms should be forced to cut growing weeds yearly • Mount Albion Karst lands should be leased to farmers to grow crops instead of growing weeds • There should be more emphasis placed on redeveloping downtown • Waste management? 	<p>related and as such cannot be regulated through Zoning By-law</p> <ul style="list-style-type: none"> • Sod farming is considered an agricultural use
<p>Shiraz Elkheir 214 Miles Road</p>	<ul style="list-style-type: none"> • Are there any plans to provide sewer connection to homes along Miles Road? • Can my lot be severed? • Can the rear half of my property be developed for residential lots? 	<p>Residents questions were answered and were unrelated to the proposed zoning.</p>
<p>Lynda Davidson 31 Galaxy Blvd Freelton</p>	<ul style="list-style-type: none"> • Concerns regarding minimum lot size of 40.4 hectares in A2 Zone, what does it mean for existing lots less than this size • What minimum building size requiring building permit? 	<ul style="list-style-type: none"> • Minimum lot size regulations have been clarified in general provisions section of the Zoning By-law (4.12d) • Additional information provided to resident
<p>Ed Dokter 682 5th Concession West</p>	<ul style="list-style-type: none"> • Homeowners being more and more restricted in what they can do • Rural plan very intrusive and affecting lives in very uncompassionate way 	<p>Noted</p>
<p>Susan Page</p>	<ul style="list-style-type: none"> • Concerned that proposed changes will result in commercial businesses being 	<ul style="list-style-type: none"> • Commercial businesses other

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231 Wilson St E	allowed to operate in residential areas	than a home based business within Rural Settlement Areas are not permitted
Troy Smillie 3365 Golf Club Road	<ul style="list-style-type: none"> • Zoning lines have no regard for property lines, making 1 and 2 acre properties subject to different zoning restrictions • Zoning changes should not apply to current owners and should take effect when properties change ownership or else a simple, cost free process should be put in place for appeals, adjustments or exclusions 	<ul style="list-style-type: none"> • Zoning relates to properties not ownership
Kyna ROUNG 1482 4 th Concession West Troy, ON L0R 2B0	<ul style="list-style-type: none"> • Rural settlement areas should have same by-laws for animals as urban Hamilton • Settlement areas part of farming community and should be able to keep hobby farm on land 	<ul style="list-style-type: none"> • The keeping of livestock is considered an agricultural use and due to the potential for odour nuisance impacts is not permitted in Rural Settlement Areas
Danya Scime 367 Highway 5 West Dundas L9H 5E2	<ul style="list-style-type: none"> • Property has been antique and flea market since 1970's and disagree that A1 and property cannot be used as a farm • There are some serious errors in Schedule D and contradictions to the Greenbelt and PPS • Proposed zone places further restrictions on property while opening up opportunities on others • Objects to reference of 'Hazard' lands in P6 zone title 	<ul style="list-style-type: none"> • A1 and A2 Zones implement Schedule D of the Rural Official Plan
Olga Kraus 202 8th Concession Rd E, Box 22 Carlisle L0R 1H0	<ul style="list-style-type: none"> • Proposed A1 and A2 zones don't reflect the agricultural quality of lands in Carlisle area • Appears proposed zones have been 	<ul style="list-style-type: none"> • Agriculture/Rural designations in OP were based on the LEAR Study and land

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	<p>created in order to allow for eventual expansion of settlement area</p> <ul style="list-style-type: none"> • Staff did not provide sufficient information to support reasoning behind proposed zones and should be more transparent 	<p>use planning</p> <ul style="list-style-type: none"> • RSA boundaries cannot expand
<p>Larry Vernon 1429 Concession 5 West</p>	<ul style="list-style-type: none"> • Seems in many cases City assumes residents affected have access and knowledge of computers • This is not always the case particularly with the elderly • Please take this fact into consideration in all your planning 	<ul style="list-style-type: none"> • Handouts were made available at the meetings and additional information was mailed to residents if they requested it
<p>Richard M. Tywonek 8477 Dickenson Road</p>	<ul style="list-style-type: none"> • If no sewer service along Dickenson East towards Centennial, this area should be provided with such service connecting to Upper James • Why not permit motel on A2 connection to Upper James (like Dickenson East) • Is there plan to eventually provide City sewer along Dickenson East? • How come Binbrook is growing while Mount Hope properties are being zoned out? 	<ul style="list-style-type: none"> • Most concerns not related to Zoning • OP does not permit the establishment of new commercial uses in the rural area
<p>Susan Frandsen 941 Kirkwall Road</p>	<ul style="list-style-type: none"> • How will zoning affect property taxes? • How does the By-law benefit rural residents? • Are parts of the By-law already in effect? • Will existing businesses be grandfathered? • Can the new By-law be rejected by citizens? 	<ul style="list-style-type: none"> • Zoning does not relate to property taxes • Legal uses will either become legal non-conforming or will have a Special Exception applied to the property
<p>Christine Senson 1198 Highway 6</p>	<ul style="list-style-type: none"> • Are the Conservation Authority Regulated areas new or have they been expanded? Don't recall my 	<ul style="list-style-type: none"> • Conservation Authority Regulated areas not new.

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	<p>property being part of this</p>	<ul style="list-style-type: none"> • We are now proposing to show the regulated areas on zoning maps so that residents are aware of them.
<p>Frank Finelli 84 Purdy Cres</p>	<ul style="list-style-type: none"> • Rural property address is 606 Glover Road, which does not contain a dwelling and is just a hobby farm • Property is proposed to be zoned P4 • Wondering if this correct zone? 	<ul style="list-style-type: none"> • Mapping error in OP and in turn Zoning mapping. • Property should be designated Rural in OP and in turn zoned A2. • These changes have been made accordingly.