

KLAAS X-MAS TREE FARM
227 SPRINGSIDE DRIVE
HAMILTON, ONT. L9B 1M8
(905) 679-4438

MAR. 30/15

CITY OF HAMILTON
71 MAIN ST. W. 1ST FLOOR
HAMILTON, ON.
L8P 4Y5

ATT: IDA BEDIOWI - CO-ORDINATOR
PLANNING COMMITTEE

RE: INCORRECT PROPOSED ZONING DESIGNATIONS
FOR THE FOLLOWING THREE PROPERTIES:

- ① ROLL # 301610628000000 - 9.8 AC.
CON. 6 PT LOT 18 - BREV. FLM.
(WINFRIED AND OLIVER KLAAS).
- ② ROLL # 301610624000000 - 39.7 AC.
CON. 6 PT LOT 18 - BREV. FLM.
(WINFRIED AND ANNIE KLAAS).
- ③ ROLL # 301610617100000 - 90.09 AC.
CON. 6 PT LOT 172-18 BREV. FLM.
(1498778 ONTARIO INC. (W. KLAAS PRESIDENT)).

PLEASE REFER TO ATTACHED LETTER, DATED 3/30/15, FROM MY BROTHER, ACHIM KLAAS, - WHICH OUTLINES OUR FAMILIES' OBJECTIONS. THE POINTS RAISED BY HIM APPLY ALSO TO MY PROPERTIES AND THE NEW PROPOSED DESIGNATIONS ON P-6 & P-7 ARE INCORRECT FOR THEM.

W. KLAAS

(YOUR REPLY IS APPRECIATED.)

C.C. DIANA YAKNI

March 30, 2015

RE: INCORRECT PROPOSED ZONING DESIGNATION

Klaas Design Inc.; Klaas (Achim and Lynda)

Pt. Lt. 18, Conc. 6, Beverly Flamborough – 47.31 Acres

Tax Roll #301610618000000

The acreage in question has always been farmed by our family for over 60 years and prior to that it was also farmed. Therefore the proposed zoning designation of P6, 7 and 8 as environmentally sensitive and significant, is incorrect. The farming consisted of Christmas trees and harvestable woodlots. At one time the Klaas Christmas Tree Farm was the largest in southern Ontario. This 47 acre parcel was part of that large tree farm. We are still intending to carry on that business through our next generations.

The area in question is an 'A2' designation is substandard to prime agricultural use, but suitable for conifer type tree planting which has been our land use for the past 60 years. It has been harvested several times within that period. Each harvest rotation requires approximately 8 to 12 years. In order to carry on the family business, the principal farmers are intending to retire and hand over the operation to the next generation. For this, a smaller residence is planned for the parents. Under the proposed zoning (P6, 7) this is not possible. We require this residence to continue the land use and the farming heritage for which years of taxes have always been paid faithfully. Not allowing this residence on what is technically an empty 47 acre separately titled building lot will affect the economic stability of the farming operation. It is also the only potential allowable dwelling structure as the area is part of the green belt designation.

It seems environmental, conservation committees can hand out designations freely, knowing the consequences will be borne by others. For landowners who for generations have carried out proper use of the land and want to ensure continuation of their farming heritage, the proposed zoning enshrines false designation with resultant financial headaches for the landowners. If municipalities want to arrest traditional farming uses and the related economic consequences, then the municipalities need to step up and purchase these lands for the new proposed designated limiting uses. They cannot just change the rules and thereby impacting and ruining the farming endeavours. This is unconstitutional.

Zoning land with the P6 & P7 designations is intended to create a respect and conservation aspect for the land. In our case those lands in question have some woodlots on them because of our farming activity. These are crops and belong to us. The new zoning classification limits and restricts whether we can build a dwelling. (Only one dwelling would be allowable under the 'Green Belt' designation anyway). Now with this new zoning none would be allowed. The proposed new zoning comes at our, the landowners expense, after we have farmed, developed the A2 designated lands for everyone's benefit. The 47 acre area in question in part should be cleared of any P6 or P7 designation to allow at least one dwelling to be built.

The purpose of the new zoning designations are to update and correct any false designations from the past. The area in question has always been 'A2' and the new proposed designation of P6 and P7 is incorrect.

