

**Summary of Written and Verbal Comments Submitted as part of
March 31st, 2015 Public Meeting**

Submitted by	Comments Summary	Format of Comments	Response
RURAL ZONES			
Doug Cranston Chair, Agricultural and Rural Affairs Committee	<ul style="list-style-type: none"> • Have worked alongside City of Hamilton (COH) staff for many years and on many projects • COH have been open and transparent with the committee and have advised the Agricultural and Rural Affairs Committee on many changes with regard to the rural zones • Feel strongly that the prime ag/ag lands have to be protected and should not become a dumping ground for all businesses, current and new • Agricultural and Rural Affairs Committee supports the draft rural zoning 	Verbal	<ul style="list-style-type: none"> • Noted
James Webb Webb Planning Consultants Inc. On behalf of Connon Nurseries (C.B. Vanderkruk Holdings Limited)	<ul style="list-style-type: none"> • WEBB Planning Consultants are retained by Connon Nurseries (C. B. Vanderkruk Holdings Limited) to review the proposed Rural Hamilton Zoning By-law in the context of their properties located on Parkside Drive, Robson Road and 5th Concession • Connon Nurseries own multiple properties in East Flamborough that are actively operated as nurseries, both open field cultivation and greenhouses • The current operation has multiple properties growing materials with one property located on Robson Road utilized as the centralized facility for shipping and receiving, packaging, potting, storing, treating, and palletizing products for wholesale and retail sales • Associated uses on this property include administrative offices, employee services and a range of buildings typical for the storage of 	Written	<ul style="list-style-type: none"> • Met with agent, owner and staff on April 23, 2015 <p>See comments below</p>

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	<p>equipment and materials associated with large scale agricultural operations</p> <ul style="list-style-type: none"> • The purpose of this submission is to summarize our preliminary findings and outline general concerns we have noted based on our review of the Draft Zoning By-law • Under Town of Flamborough Zoning By-law, the land holdings of Connon Nurseries currently have three different Zoning categories; Agricultural "A", Site-Specific Agricultural "A-3", and Conservation Management "CM". The Conservation Management "CM" Zone permits Agricultural uses subject to the Agricultural "A" Zone regulations (except no new structures are permitted) • It is further noted that a portion of the Connon holdings are within the NEC Development Control Area, development within such area is subject to the NEC Development Permit requirements • Based on our review of the draft mapping we have confirmed that the proposed zoning for the Connon Nurseries properties include Rural (A2) and Conservation/Hazard Land-Rural (P6) Zones • We note that both categories include Agriculture as a permitted use, the definition of which specifically identifies nurseries as a permitted use • The concerns we have noted relate primarily to various definitions and performance regulations • We have also noted a matter of inconsistency with associated Agricultural Policies of the Rural Hamilton Official Plan • The categorization of Farm Operations in the Zoning By-law 		

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	<p>seems inconsistent with the definition of Farm Operations in the Rural Hamilton Official Plan (RHOP)</p> <ul style="list-style-type: none"> • The RHOP defines Farm Operation as a single farm business comprised primarily of an agricultural use and all the land holdings and utilized land associated with the farm business • Connon's operations are consistent with this definition • In contrast, the draft Rural ZBL treats individual properties as singular farm operations • The By-law infers the requirement to conduct all packing, treating, storing and thereby wholesaling on the same property that the plant materials are grown on • The Connon operation is consistent with larger scale agriculture with extensive and disconnected land holdings • This scale of agriculture typically consolidates their packing and transportation activities to reduce capital investment and loss of active farm land to the accessory wholesale use • The lands used for wholesaling require extensive buildings to pack, palletize and store product until they are ready to be shipped • The proposed Zoning does not seem to anticipate this scale of agriculture • Neither the Town of Flamborough Zoning By-law nor the proposed Rural Zoning By-law define or regulate wholesaling as it relates to Agriculture • Is it presumed permitted as an accessory use to a permitted Agricultural use • Should wholesaling be considered an "as of right" accessory use, there 		<ul style="list-style-type: none"> • Wholesaling of agricultural products is considered part of agriculture and permitted

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	<p>would be no restrictions on the scale other than it remain secondary to the primary permitted use and function, the growing of plant materials</p> <ul style="list-style-type: none"> • We note that the proposed Regulations identify retailing and include requirements for the maximum building area devoted to the retail use and the retailing be located on the same property as the products grown • This is again problematic as the sales function is typically consolidated onto one property and should be proportional to the scale of the overall landholdings • The draft By-law includes a maximum GFA of 200 square metres for buildings and structures devoted to retail sales, our response is that the GFA is inadequate relative to the scale of the agricultural operation • A similar point is made with respect to the restriction on the area that may be devoted to the outdoor storage of bulk products • The nursery wholesale business requires larger trucks to transport their goods to Garden Centres and private contractors • The Town of Flamborough Zoning Bylaw permits commercial and farm vehicles in the Agricultural Designations • The parking regulations of the proposed Rural Zoning By-law only permit one commercial vehicle and farm vehicles • This is a concern as the proposed Rural Zoning nor By-law 05-200 define a commercial vehicles based on the type of license plate • The potential restriction on permitted vehicles does limit 		<ul style="list-style-type: none"> • Small scale retailing of agricultural products is meant to allow for some on farm diversification while ensuring that agriculture remains the primary use • If something larger was proposed a minor variance or Zoning By-law amendment application would be required • Outdoor storage of bulk products associated with nursery meant to capture the retail component and clarified within regulations • Parking Regulation 5.3 b) revised to clarify that no maximum number of Commercial motor vehicles associated with Agricultural (Nursery) operation

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	<p>operations and this change in permitted parking would negatively affect the normal operations of Connon Nurseries</p> <ul style="list-style-type: none"> • Based on our review of the draft By-law we have noted concerns as to how certain Regulations may generally restrict nursery operations and in particular, the business model of Connon Nurseries • This submission is intended to outline these concerns and request the opportunity to meet with Planning Staff and review these matters in detail • Subject to these discussions and exchange of information it may be appropriate to undertake modifications to the draft By-law • We trust that this submission will be of assistance to outline the general nature of our concerns and provide the basis to further evaluate the draft By-law • We will follow-up directly to request a meeting once Staff have had an opportunity to review this submission 		
<p>Matt Johnston UrbanSolutions On behalf of 780 8th Concession Road</p>	<ul style="list-style-type: none"> • UrbanSolutions is the authorized planning consultant acting on behalf of the owner of the property known as 780 8th Concession Road • The subject property is in the draft Rural "A2" Zone • The subject lands are being developed with aquaponics facility and clarity require to confirm if this use accommodated as part of the proposed zoning 	<p>Written</p>	<ul style="list-style-type: none"> • The proposed definition of agriculture allows for aquaponics