

8.1(vi)

RURAL ZONING COMMENT FORM

March 30, 2015

We, **Multi-Area Developments Inc.** are the owners of the following parcels of land which currently are being proposed for changes to the Rural Zones:

80-100 Hendershot Road

100 Hwy No. 20 East

138 First Road East

0 Fletcher Road, PN 251890113070000

0 Hwy No. 53, PN 251890113035601 & 251890113034900

0 Hwy No. 53, PN 251890113037201

We would like to draw your attention to the fact that our lands like all lands within the Elfrida node are currently the subject of an appeal of the Rural & Urban Hamilton Official Plans before the Ontario Municipal Board. We strongly feel that it is not appropriate for the City to propose zoning the lands that are presently under appeal. We believe that it is important to maintain the flexibility that is needed to allow the Elfrida appeal process to take its due course without having the additional confrontation with a new bylaw for lands which may form part of an expanded urban area.

We suggest that rather than fixing land use Zones on the Elfrida node at this time that a special holding zone be established subject to a decision by the OMB regarding the OP status of Elfrida.

Should the City choose to move forward with this proposed bylaw on our lands and the rest of the Elfrida node, we strongly prefer to have all of our lands be zoned for agricultural and related uses in the Rural A2 zone. Specifically with regard to the property at 80-100 Hendershot Road, on which a P7 Zone is being proposed, this land has been returned to agricultural production since we purchased it and the P7 zone is not appropriate. Furthermore, the lands proposed to be zoned P7 at 0 Hwy # 53 on the east side of Fletcher Road, south of the Hydro One transmission corridor would be more appropriately zoned at such time as the suitable studies have been carried out.