

Pilon, Janet

Subject: FW: Added correspondence for August 14 Council meeting

From: Graham Flint

Sent: July-06-15 7:35 AM

To: Yakhni, Diana

Cc: Partridge, Judi; Jan Whitelaw

Subject: Rural Zoning By-Law: former proposed quarry lands and the conservation agreement - proposed minor edits from FORCE

Diana,

Thank you and Joanne for meeting with us on June 25th regarding the proposed zoning approach to the 11th Concession Road East properties comprising the former proposed Flamborough Quarry site with the now in place conservation agreement. We appreciated the staff and councillor time, the opportunity to share views, and hear the rationale/clarification provided for the proposed approach to these lands and the restrictions registered on title.

Given what we heard at that meeting and the City's requirement to zone the lands as part of the Rural Zoning By-law project, please find below two proposed edits requested from FORCE. When we contacted Melanie Horton on Friday afternoon of last week for follow-up, SMC was still waiting for feedback from WeirFoulds. Given the City meeting deadline of July 7, tomorrow, we are sharing our comments directly.

1. In the proposed wording for the Proposed Site Specific Policy in the Rural Hamilton Official Plan, we would like to see language that more fully captures the Article 3 Intentions and the Restrictions on the entire lands (5.1.2) contained in the Conservation Easement Agreement with respect to water resources (quality/quantity). We propose that:

B) 1.0 a) be amended to add either "the water resource system" or "and hydrological features and functions" after "natural heritage features and functions"

2. In the Proposed Site Specific Exceptions in the Rural Zoning By-law for the property located at 475, 515, Parts of Lot 2, Lot3, Part of Lot 4, and Part of Lot 5, Concession 11 Road East, we propose that:

259 b) ii) be amended to add wording such as "including such accessory uses as would be incidental to a single family use" or similar after "a Single Detached Dwelling".

This request stands whether 259 a) is amended/omitted or not.

Thank you once again. We believe upon further review that the proposed language for the RHOP and Rural Zoning By-law is largely capturing the intent of the zoning related content of the conservation easement agreement. We feel that our minor amendments will further enhance that objective.

Our purpose in these discussions has always been to ensure the continued protections of these lands, features, systems and functions for our Communities. In addition we want to enhance the transparency and the institutional memory of the conservation easement agreement, and ensure consistency so that there is no confusion/material differences between the documents which could cause problems for any of the involved parties in interpretation and implementation.

We will continue to monitor the evolution of these sections as the Planning Committee and Council finalize these key documents.

Graham

Graham Flint

Chairman

FORCE - Friends of Rural Communities and the Environment

<http://www.StopTheQuarry.ca>

<mailto:grahamflint@StopTheQuarry.ca>

T: (905) 659-5417

F: (905) 659-5416