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To: [Committee of adjustment](#)
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Subject: GL/A23:250 3365 Golf Club Rd Paradise Fields
Date: Thursday, February 22, 2024 3:17:14 PM

Written Submission and participation request for Minor Variance GL/A-23:250

Official notice of opposition to the request for Farm Labour residence at 3355 Golf Club Rd.

I am the closest and most impacted neighbour to Paradise Fields, all activity (noise, light, traffic and security) on that property impacts me directly and as such my concerns should be weighted and given heavy consideration.

Mr. Roque . Liv Communities and Corbett Land Strategies initially wanted to build a 25 room bed & breakfast facility on the 'retreat' property but that original request was scaled back by the OLT.

This variance request is just a work or end run, around the original request, in an effort to provide over night accommodations for guests. Paradise Fields is a "Commercial Business", their website validates that fact. The GREENBELT land at 3355, is designated for agricultural and farm use but is currently supporting a commercial operation, selling for profit lifestyle products and services. This business and property are only being branded as agriculture, to gas light the city and public.

My Questions to the Paradise Field consortium are:

Why do these Paradise Fields workers require on-site residence? Is this for temporary workers or full time workers?

1. If temporary, what is the definition of temporary (2 months, 3 months),
2. How does this off-set or address the rental crisis in Hamilton, which was one of the supporting benefits stated by Mr. Roque at the initial meeting?
3. What separates this from a short term rental, airBNB, or Hotel?
4. How will the residents of the basement units be vetted as actual workers? How will it be enforced by city bylaw?
5. What procedures will be in place to prevent these rooms from being used by clients or customers of the Agri-Tourism retreat? How will this be enforced?
6. Is there a cost associated with the use of these units.
7. Will these units contain individual bathroom or cooking amenities?
8. If there is no permanent resident, who oversees security and maintenance after hours?
9. If this is a local farm supporting the local community, why does it require outside or non-residential workers?
10. How has the operation run thus far, without these non-residential workers?

Mr. Roque and his associates contend that Paradise Fields is a not-for-profit enterprise but that is very debatable. What pieces of the operation are considered not-for-profit? Does this include all the services of the Agri-retreat?

It can not be overstated that this Agri-Retreat looks, sounds and smells, every bit like a hotel and conference center, which is hiding under an agriculture moniker. Whether, it is nicely groomed for it's clientele and presented as a health centric lifestyle facility, it is a "for Profit" commercial business that caters to a select group of people outside of the local community.

I ask the committee to give very serious consideration to allowing over-night non-residential accommodations on the Paradise Fields property

I would also request that I be allowed to participate by video at the upcoming Feb 27th meeting and I also be advised in advance of any schedule changes.

Troy Smillie

3365 Golf Club Rd

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