

October 16, 2012

Brief History

Moved to Mount Hope in 1983 and opened Mike's Motor & Marine in 1984 closing it in 2008 because of back problems.

Opened Airport Mini Storage in November 2003

As soon as we opened the Mini Storage our taxes went up \$12,000 per year. Which equals about \$108,000 to date? We are now paying \$ 27,300.

Even though the Marine was closed our taxes were not adjusted.

We have been trying to get the fairness resolved for at least 7 years. We have been competing with illegal business in our area since we have opened. Farms with parking of motor homes and campers as well as storage containers everywhere.

One Sunday we randomly took pictures of the business that were so obvious to us I do not know how the city has not been aware of them.

I have submitted 20 properties that have an obvious appearance of by-law infractions that took us only 1 hour to obtain. These companies are obviously running illegally.

Estimate of 20 properties at \$12,000 per year for even the slight side would be about lost revenue of \$240,000 per year. At 7 years is well over \$1,680,000, and it is rampant ~~throughout~~ *the city. Our area*

This was within a 5 klm drive from my house (Map included). This is not just in our area—it is everywhere, just take a drive and look up laneways.

Not only have you lost this revenue, but the revenue of building permits. Why do we have an industrial park if a business can open up anywhere? I am sure that the secondary roads are not built for this traffic.

When we first started this we had Councillor Mitchell take all these pictures to council with our concerns and we even had a meeting with Mayor Di Ianni. Nothing has changed.

Mississauga has a policy in place where they hire students who are in this field. Mayor Hazel McCallion said that the students earn their wages the first month that they are employed by going out on the road with a laptop and a desire to find violations. I think that she is on the right track by being pro-active rather than re-active. She has run that city since 1978!

Could you please keep us posted with what you set up so that we can follow the progress, and of course if nothing will be done could we please have the same tax base that these people have?

October 28, 2004
To Tom Redman
& All Concerned:

Thank you for allowing me to speak as a delegate at your October 11, 2004 Planning & Development meeting. After a small introduction I realized that there were several very important points that I should have mentioned.

During your debate a Councillor mentioned that he has a container on his property and feels that they are great for what he is using it for. That is his opinion, which is okay. Now lets look at the other side, what does his neighbour think of it? By having this unit he has avoided a building permit, taxes and lots of restriction a building project initials. Consider this in a city that has bylaws so strict that the homeowner is not allowed to park his business equipment, trucks, backhoes, boats or motor homes at their home. Why should you look the other way when it is an 8x10 or 8x45 steel box.

The thought that they are rat free is not quite true. This unit in most cases sit directly on the ground or inches off the ground leaving the perfect home for rats, mice, skunks possums etc.

Apparently there is a large piece of property on in Ancaster has been purchased and the new owners are in the process to arrange for 50 to 200 containers- this is why I came to the meeting in the first place.

For every private container found on a residential lot the city loses- 1-a building permit, 2 development fees, 3.taxes, 4, the community loses sales of sheds, garages, barns and the commercial sales of wood, nails, shingles, concrete siding, electrical, hardware. Make the homeowner build a small building gives back 10 times over the steel container. The neighbours also have a say in the development, and location.

If you read the property assessable and tolerable exemptions your will find the steel container is a structure upon the land. If the city staff needs some true figures on building proper mini storage buildings we would be happy to show you our recent invoices on our project.

A by-law that I feel would work well for everyone would consist of a few points.

1. No containers to be used in residential back yards in city limits.
2. One unit to be placed on 5-acre rural property as long as a permit is obtained to allow for set backs, side yard allowances and not an eye sore to the neighbour. (Location)
3. If used as Commercial rental units they must pay development fees, water run off assessments building permits and a concrete

frost beam as well as meet the side yard, driveway and fire ponds etc. taxable at the same rate or a little higher rate. This would encourage the developer to swing to a building-where we all win.

For the city of Hamilton to grow the commercial entrepreneur has to make money and we have to generate business. If the containers are not put in the proper place the containers will quickly devastate the mini storage commercial business. You do not have to look far to see the revenue the local mini storage buildings bring to the city, check out the container revenues.

Tax Examples

Ancaster Mini Storage

1235 Ospery Dr Ancaster 2004- \$33,383.74

Surguard Hamilton

1290 Stonechurch Rd E. Hamilton 2004-\$99,469.28

Storage House Ltd.

1550 Stonechurdh Rd E. 2004- \$25,913.53

Freelton Mini Storage

140 Freelton Rd. Hamilton 2004- \$ 4,648.33

Grisdales Dundas

400 Brock Rd, Dundas 2004- \$61,140.85

Other commercial business at this location

Dundas Mini Storage

62 Head St. Dundas 2004- \$15,977.72

Other commercial business at this location

Pack & Store

8399 Airport Rd. Mt. Hope 2004- \$ 1,678.43

Rymal Mini Storage

1280 Rymal Rd E. Hamilton 2004-\$11,871.74

Other commercial business at this location

I hope that this information will help you make a clear decision on this matter. We would like to see everyone on an even playing field so that we can grow to our potential. This is not a vendetta but a realistic concern of a businessperson.

Thank you,

Mike Whaling

Picture Key	Zoning and Taxes	
120 Book Road	Farm 3,960.32	
256 Book Road	Farm 1898.41	
294 Book Road	Farm 3,446.44	parked campers and motorhomes
294 Book Road		
450 Book Road	Farm 2,804.14	business
450 Book Road		
450 Book Road		
601 Book Road	Residential 9,994.94	business
601 Book Road		
601 Book Road		
601 Book Road		
1292 Glancaster Road	Residential 5,471.85	business
2543 Upper James		
2543 Upper James		
2674 Upper James		
3500 Chippewa Rd		
8500 Chippewa Rd	Farm 8,315.82	Paladino Construction
8500 Chippewa Rd		
9517 Dickenson Rd	Residential 3,694.29	
9655 Dickenson Rd	Residential 2,988.36	
9684 Twenty Rd	Residential 3,704.02	
9684 Twenty Rd		
9684 Twenty Rd		
9684 Twenty Rd		
9731 Dickenson Rd	Commercial 4,871.46	
9737 Dickenson Rd		
9757 Dickenson Rd	Residential 3,482.50	
9854 Twenty Rd	Residential 3,548.05	
Airport Road		
Airport Road		
Airport Road		
Dickenson Road		
Marquis Boarding Kennels		
Talbot Road		
Talbot Road		