ANTHONY F. DE RUBEIS

961 Southcote Road
Ancaster, Ontario
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RE: Submissions relating to
Airport Employment Growth District (AEGD)

MEETING: February 18th, 2014

REPORT: PED 13209

My name is Anthony F. De Rubeis, and I reside at 961 Southcote Road, Ancaster. My lands are part of Area 6 and part of Block 8 on that Area and front on Southcote Road. According to the above-noted Report, my lands are proposed to be removed from the secondary Plan.

My submission is that these lands should be included for the following reasons:

(a) these lands are part of large parcels and there will be minimal fragmentation;

(b) there are no environmental restrictions;

(c) excellent exposure and accessibility as they are contiguous to Southcote Road and Book Road and also front on Smith Road, which will eventually be a major thoroughfare;

(d) These lands also abut Area 7 (Smith Road) and will be a natural fit when Smith Road is opened as there will be development on both sides of Smith Road. As it is proposed, the lands to the east of Smith Road will be developed, but these lands which are directly across the street to the west will not be developed. It is not very good planning.

The lands that should be removed to replace Block 8 are part of Area 3, Block 23.
The westerly portion of Block 23 should be removed, as it is not located within the Servicing Phasing 1. Table 1 of Appendix A states that only the eastern portion of this block is located within the Servicing Phasing 1, but, more seriously, Block 23 is located directly across the street from the large existing residential development known as "Twenty Place". Most of the residents therein are seniors who are concerned about the impact of industrial lands hereby.

Also seriously affected will be the large residential area fronting on the east side of Glancaster Road.

The Committee should also seriously consider the comments set out on Table 3 under the heading “Remainder” with respect to Block 8 wherein it is stated, that this Block should not be dismissed out-of-hand and should be given serious consideration.

Respectfully submitted,

Anthony F. De Rubeis
January 30th, 2014.