SUBJECT: Applications for Amendments to the Hamilton-Wentworth Official Plan, the Glanbrook Official Plan and the Glanbrook Zoning By-law, for the Lands Known as 1885 - 1893 Upper James Street (Highway No. 6) (Glanbrook) (PED06119) (Ward 11)

RECOMMENDATION:

(a) That approval be given to Regional Official Plan Amendment Application ROPA-05-05, KIA of Hamilton, owner, for Regional Official Plan Amendment No.______, to the Hamilton-Wentworth Official Plan, on the lands municipally known as 1885-1893 Upper James Street (Highway No.6), as shown on Appendix “A” to Report PED06119, on the following basis:

(i) That Map No. 1, Regional Development Pattern, be amended to add the lands known as 1885-1893 Upper James Street (Highway No.6) to Special Policy Area 4.

(ii) That Subsection C.3.1.4, “Airport Business Park”, be amended by revising Policy C.3.1.4.5 to include the lands known as 1885-1893 Upper James Street (Highway No.6).

(b) That approval be given to Official Plan Amendment Application OPA-05-23, KIA of Hamilton, owner, for Official Plan Amendment No.______, to the Official Plan for the former Township of Glanbrook, on the lands municipally known as 1885-1893 Upper James Street (Highway No.6), as shown on Appendix “A” to Report PED06119, by adding a motor vehicle dealership and repair shop as additional permitted uses.

(c) That approval be given to Zoning Application ZAC-05-121, KIA of Hamilton, owner, for a change in zoning to Zoning By-law No. 464 for the former Township of Glanbrook, from the Airport Related Commercial “C5-090” Zone to the Holding, Airport Related Commercial “H-C5-211” Zone, in order to add motor
vehicle sales and services as an additional permitted use, on the lands municipally known as 1885-1893 Upper James Street (Highway No.6), as shown on Appendix “A” to Report PED06119, on the following basis:

(i) That the draft By-law, attached as Appendix “B” to Report PED06119, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(ii) That the amending By-law be added to Schedule “E” of Zoning By-law No. 464.

(iii) That the proposed change in zoning will be in conformity with the Hamilton-Wentworth Official Plan and with the Glanbrook Official Plan upon approval of Regional Official Plan Amendment No. _______ and Official Plan Amendment No. _______.

(iii) That the Holding ‘H’ symbol not be removed until such time as:

1. An archaeological assessment has been completed to the satisfaction of the Ministry of Culture and the City of Hamilton.

2. Access is available to Upper James Street to the satisfaction of the Ministry of Transportation and/or the City’s Director of Operations and Maintenance.

3. The owner has provided full municipal services to the subject lands to the satisfaction of the City’s Manager of Development Engineering.

(v) That upon satisfying the conditions of the ‘H’ symbol and submitting the required fee, the Director of Development and Real Estate be authorized and directed to give the prescribed notice in accordance with the provisions of the Planning Act, and to prepare a By-law in a form satisfactory to the City Solicitor, to remove the ‘H’ symbol for presentation to City Council.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department
EXECUTIVE SUMMARY:

The purpose of the applications is to amend the Hamilton-Wentworth Official Plan, the Township of Glanbrook Official Plan and the Township of Glanbrook Zoning By-law, in order to permit motor vehicle sales and service as an additional permitted use on the subject lands (see Appendix “A”).

The proposal has merit and can be supported since the amendment to the Zoning By-law will conform to the Hamilton-Wentworth Official Plan and the Glanbrook Official Plan upon approval of the Official Plan amendments. The proposal is considered to be compatible with the existing and future development in the surrounding neighbourhood. The lands are to be placed in an “H” Holding provision for an archaeological assessment, access and servicing.

BACKGROUND:

Proposal

The applicant is proposing to build a 1,180 square metre building for a motor vehicle sales and service dealership with offices (KIA of Hamilton), including 273 parking spaces for motor vehicle display and visitor parking on the lands known as 1885-1893 Upper James Street (Highway No. 6) (see Appendix “C”). In addition, the applicant is proposing automotive leasing and rentals, which are already permitted in the Zoning By-law. The service and repair portion of the building will include service bays for regular vehicle maintenance. There will be no auto body shop or painting facility included in this proposal. The development of this site is subject to Site Plan approval.

Applications ROPA-02-01, OPA-02-08 and ZAC-02-24

It is noted that in 2002, similar applications were approved for the lands known as 1853-1861 Upper James Street (Highway No. 6) which are located two properties to the north of the subject lands (see Appendix “A”). The KIA dealership existing on these lands is proposed to be relocated to the subject lands with the approval of these applications.

Details of Submitted Application

Owner/Applicant: Mike Say/KIA of Hamilton

Location: 1885-1893 Upper James Street (Highway No.6)

Description:
- Frontage: 81.36 metres
- Depth: 174.42 metres
- Area: 1.48 hectares
SUBJECT: Applications for Amendments to the Hamilton-Wentworth Official Plan, the Glanbrook Official Plan and the Glanbrook Zoning By-law, for the Lands Known as 1885 - 1893 Upper James Street (Highway No. 6) (Glanbrook) (PED06119) (Ward 11) - Page 4 of 9

EXISTING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th></th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subject Lands</strong></td>
<td>Single detached dwellings</td>
<td>Airport Related Commercial “C5-090” Zone</td>
</tr>
<tr>
<td><strong>Surrounding Lands</strong></td>
<td></td>
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</tr>
<tr>
<td>North</td>
<td>Single detached dwelling</td>
<td>Airport Related Commercial “C5-090” Zone</td>
</tr>
<tr>
<td>South</td>
<td>Single detached dwelling</td>
<td>Airport Related Commercial “C5-090” Zone</td>
</tr>
<tr>
<td>East</td>
<td>Single detached dwellings</td>
<td>Existing Residential “ER” Zone</td>
</tr>
<tr>
<td>West</td>
<td>Golf Driving Range</td>
<td>Airport Related Commercial “C5-091” Zone</td>
</tr>
</tbody>
</table>

ANALYSIS/RATIONALE:

1. The proposal has merit and can be supported for the following reasons:
   
   (i) It is consistent with the Provincial Policy Statement.

   (ii) With the approval of the proposed Official Plan Amendments, the change in Zoning will conform with the Official Plan for the former Region of Hamilton-Wentworth and the former Township of Glanbrook.

   (iii) The proposed amendments are considered to be compatible with the existing and future development in the immediate area, including existing motor vehicle dealerships on Upper James Street, the golf driving range across the street and existing residential dwellings to the east.

   (iv) The proposed use is considered to be similar to other uses such as hotels, motels, motor vehicle rental and leasing, or standard and take-out restaurants, which are permitted as-of-right in the Airport-Related Commercial “C5” Zone.

2. Planning and Economic Development staff has no objection to the approval of these applications since they are consistent with the form of development which has occurred along much of Upper James Street. The size and location of the site appears to be suitable for the proposed user. Further, airport related uses this far from the Hamilton International Airport (HIA) have not been able to be attracted since the creation of the designation and zoning of this area. The
municipal assessment and economic benefits of this use far outway the loss of airport related lands in this area. The aerotropolis cluster adopted by Council provides ample opportunity to replace these lands in a more appropriate location closer to the HIA.

3. Comments received from the Ministry of Transportation have advised that MTO will not permit the existing residential entrances to be upgraded to a commercial entrance for either of the subject properties. This section of Highway 6 has been classified as a Special Controlled Access Highway since 1985. The site-specific zoning would have had to be in place prior to the reclassification and designation of Highway 6 in order to permit the upgrading of the entrances. Furthermore, the existing residential entrances will not be adequate to service the KIA dealership at this location.

The applicant is aware of these comments and has requested a meeting with the MTO to try and resolve this issue. Ultimately, it is anticipated that this portion of Upper James Street will be assumed by the City. Until the access issue is resolved to the satisfaction of the MTO and/or the City, it is staff's recommendation that the subject lands be placed in a Holding Zone.

4. It is noted that an archaeological assessment of the subject lands is required and removal of the Holding 'H' symbol is also conditional upon its completion to the satisfaction of the Ministry of Culture and the City.

5. The applicant is proposing to develop the subject lands with temporary services (i.e. Holding Tank) since the subject lands cannot be serviced with full municipal services at this time. Policy B. 2.4.6 of the Glanbrook Official Plan requires all Airport-Related Commercial development to proceed on full municipal services. Therefore, staff does not support the use of temporary services in the Urban Area, especially when the timing for the availability of services is unknown. Staff is recommending that the removal of the Holding 'H' symbol also be dependent upon the applicant providing full municipal services to the subject lands, to the satisfaction of the City.

6. Comments received from the adjacent landowners, (see Appendix “D”), raised concerns that relate to trees, lighting, noise on site, parking of used cars, maintenance of the property, and the storage of garbage.

It is noted that the Airport-Related Commercial “C5” Zone requires a 12 metre wide berm with a 3 metre landscape strip and fencing adjacent to the rear lot abutting a residential zone. In order to preserve the row of existing trees, staff has modified this requirement in the amending By-law, attached as Appendix “B”, to remove the berm and to require a minimum 12 metre wide landscape strip (see Appendix “C”). It is noted that the preliminary site plan submitted with this application identifies a 12 metre landscape strip at the rear of the subject lands. The request to preserve the trees at the rear of the property will be addressed
through the submission of a landscaped plan and a Tree Preservation Plan, both to be prepared by a Landscape Architect as a condition of site plan approval.

A lighting plan will also be required to be submitted as a condition of the site plan in order to address on site lighting and to ensure that it has no spill-over impact on the adjacent lands.

Noise on site is addressed on a complaint basis through By-law enforcement. It is noted that there will be no auto body repair or painting on site, which will substantially reduce noise on site. The amending By-law has also prohibited the use of outdoor speakers to further reduce noise on site. It is noted that prohibiting outdoor speakers was previously done at another motor vehicle dealership with residential adjacency on Upper James Street.

Parking of used cars is anticipated as there may be trade-ins stored on site temporarily. Finally, it is noted that the site plan application will be circulated to Waste Management, among others, and on site waste will be addressed at that time. The site plan submission does require the details of garbage bin enclosures to be shown on the site plan drawings.

7. The applicant has requested that the location of the proposed parking spaces and the minimum landscape strips required adjacent to the side lot lines, abutting legal non-conforming residential land uses, both be reduced to 1.5 metres from the required 3.0 metres. A wood privacy fence is required in the amending By-law and this, in addition to the 1.5 metre landscape strip, will provide sufficient buffering and separation from the adjacent lands. It is noted that the lands to the north and south are zoned for commercial uses and the Zoning By-law does not require any landscaping or fencing between commercial uses.

**ALTERNATIVES FOR CONSIDERATION:**

The subject lands are currently zoned Airport-Related Commercial “C5-090” Zone. The applicant could develop these lands in accordance with this zone for such uses as a hotel and a motel, convention and exposition centre, fast food, standard and take out restaurant, motor vehicle rental and leasing, taxi terminal, motor vehicle service station, gas bar and car wash.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

Financial – N/A.

Staffing – N/A.

Legal – As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider applications for an amendment to Official Plans and for a change in Zoning.
POLICIES AFFECTING PROPOSAL:

Provincial Policy Statement

Policy 1.1.3.4 states that full municipal sewage services and municipal water services are the preferred form of servicing for all settlement areas. Intensification on existing services should be promoted, wherever feasible. Policy 1.6.4.5(b) states that partial services shall only be permitted within settlement areas to allow for infilling provided that site conditions are suitable.

Policy 2.6.2 outlines that development and site alteration may be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

Hamilton-Wentworth Official Plan

The subject lands are designated “Airport Business Park” in the Hamilton-Wentworth Official Plan. This designation permits airport related uses including but not limited to:

- Airport transportation and cargo services.
- Light manufacturing or assembly and distribution warehouses.
- Storage of non-hazardous materials in enclosed buildings.
- Communication and utility activities benefiting from proximity to airport services; high technology industry, offices.
- Ancillary service uses supporting the aforementioned uses.

Further, Policy 3.1.3.1 (b) specifically excludes motor vehicle dealerships from all business parks. Therefore, the applicant has applied to amend the Hamilton-Wentworth Official Plan in order to permit the proposed dealership on the subject lands.

Township of Glanbrook Official Plan

The subject lands are designated “Airport-Related Commercial” in the Official Plan for the township of Glanbrook. The applicable policies are as follows:

“B.2.4.1 Land designated as Airport-Related Commercial shall consist of only airport-related commercial uses, such as, but not limited to: hotels; motels; convention and exposition centres; restaurants and catering services; commercial storage facilities; automobile rental, leasing and servicing; gas stations; taxi terminals; places of entertainment and recreation; and financial institutions.
SUBJECT: Applications for Amendments to the Hamilton-Wentworth Official Plan, the Glanbrook Official Plan and the Glanbrook Zoning By-law, for the Lands Known as 1885 - 1893 Upper James Street (Highway No. 6) (Glanbrook) (PED06119) (Ward 11) - Page 8 of 9

B.2.4.4 Airport-Related commercial areas shall be developed in a co-ordinated and comprehensive manner. Encouragement shall be given to the grouping of Airport-Related Commercial uses in a planned development, rather than the establishment of a continual strip of individual developments, in order to minimize the danger of vehicular and pedestrian traffic.

B.2.4.6 All Airport-Related commercial development shall proceed on the basis of full municipal services, including municipal sanitary sewers, piped water and an adequate efficient storm drainage system, in accordance with the requirements of the appropriate bodies."

The applicant requires an amendment to the Official Plan in order to permit motor vehicle sales and service as a non-airport-related commercial use. A Holding provision will address the requirement for full municipal services.

RELEVANT CONSULTATION:

Agencies/Departments Having No Objection

- Budgets, Taxation and Policy Services, Corporate Services Department.
- Traffic Engineering and Operations Section, Public Works Department.
- Parking Services, Planning and Economic Development Department.
- Forestry Section, Public Works Department.
- Open Space Development and Park Planning Section, Public Works Department.
- Capital Planning and Implementation Section, Public Works Department.
- Culture and Recreation Division, Public Health and Community Services Department.
- Public Health Services.
- Niagara Peninsula Conservation Authority.
- Bell Canada.

Public Consultation

In accordance with the Public Participation Policy that was approved by Council on May 29, 2003, this application was pre-circulated to forty-four property owners within 120 metres of the subject lands. In addition, a Public Notice sign was placed on the subject lands.

Staff received two letters from adjacent landowner, which are attached as Appendix “D”. The concerns of the landowners are addressed under the Analysis/Rationale Section of this report.
CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes ☐ No
Participation in community life is accessible to all Hamiltonians.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Development of the subject lands cannot occur until full municipal services are available.

Economic Well-Being is enhanced. ☑ Yes ☐ No
Investment in Hamilton is enhanced and supported.

Does the option you are recommending create value across all three bottom lines? ☑ Yes ☐ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☐ Yes ☑ No

:PAM
Attachs. (4)
CITY OF HAMILTON

BY-LAW NO. __________

To Amend Zoning By-law No. 464 (Glanbrook)
Respecting Lands Known as 1885-1893 Upper James Street

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1st, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as "The Corporation of the Township of Glanbrook" and is the successor to the former Regional Municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the City of Hamilton Act, 1999, provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 464 (Glanbrook) was enacted on the 16th day of March, 1992, and approved by the Ontario Municipal Board on the 31st day of May, 1993;

AND WHEREAS the Council of the City of Hamilton in adopting Section of Report of the Planning and Economic Development Committee at its meeting held on the day of , 2006, recommended that Zoning By-law No. 464 (Glanbrook), be amended as hereinafter provided;

AND WHEREAS this by-law will be inconformity with the Official Plan of the City of Hamilton (formerly the Township of Glanbrook Official Plan), upon approval of Official Plan Amendment No. _____ .

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Schedule “E”, appended to and forming part of By-law No. 464 (Glanbrook) is amended by changing from the Airport-Related Commercial “C5-090” Zone to the Holding, Airport-Related Commercial “H-C5-211” Zone, the lands known as 1885-1893 Upper James Street, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. That Section 44, "Exceptions to the Provisions of this By-law", of Zoning By-law No. 464, be amended by adding a new special provision, “C5-211”, to include the following:

“H-C5-211

(a) In addition to the uses permitted in Section 27.1 PERMITTED USES of SECTION 27: AIRPORT-RELATED COMMERCIAL “C5” ZONE, those lands zoned Airport-Related Commercial “C5-211” may also be used for Motor Vehicle Dealerships and Motor Vehicle Repair Shops. Motor Vehicle Auto Body Repair and Painting and outdoor speakers are prohibited.

(b) Notwithstanding the regulations of paragraphs (i)(iv), (k)(i) and (ii) of Subsection 27.2 REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF SUBSECTION 27.1 OF SECTION 27: AIRPORT-RELATED COMMERCIAL “C5” ZONE, for those lands zoned “H-C5-211”, the following provision shall apply:

(i) No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 12 metres of any rear lot line, or within 3 metres of any street line, or within 1.5 metres of any Zone where the adjoining land is used for residential purposes.

(ii) A landscaped area in the form of a continuous planting strip and having a minimum width of 1.5 metres, and a solid wooden privacy fence having a minimum height of 1.8 metres, shall be provided and thereafter maintained adjacent to every portion of any side lot line that abuts a Zone where the adjoining land is used for residential purposes.

(iii) A landscaped area in the form of a continuous planting strip having a minimum width of 12 metres, and a solid wooden privacy fence having a minimum height of 1.8 metres, shall be provided and thereafter maintained adjacent to every portion of any rear lot line that abuts a Residential Zone where the adjoining land is used for residential purposes.

(iv) The Holding 'H' symbol may be removed by a further amendment to this By-law at such time as the following have been satisfied:

(i) The owner/applicant has completed an Archaeological Assessment of the subject lands and mitigates, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or soil disturbances shall take place on the subject lands prior to approval of the Director of Development and Real Estate and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements;
(ii) Access to Upper James Street can be provided to the satisfaction of the Ministry of Transportation and/or to the City’s Director of Operation and Maintenance; and,

(iii) Full municipal services can be provided to the subject lands to the satisfaction of the Manager of Development Engineering.

3. The Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

PASSED and ENACTED this day of , 2006.

______________________________    ____________________________
MAYOR                          CLERK

ZAC-05-121
Appendix “B” to Report PED06119
Page 4 of 4

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Schedule “A”

Map Forming Part of By-law No. 06-

to Amend By-law No. 464

Subject Property
1885 and 1893 Upper James Street

Change from the Airport Related Commercial “C5-090” Zone to the Holding, Airport Related Commercial “H-C5-211” Zone

This is Schedule “A” to By-Law No. 06—

Passed the ........................................ day of ........................................, 2006

Clerk

Mayor

Scale: Not to Scale

File Name/Number: ZAC-06-89

Date: February 16, 2006

Planner/Technician: PM/NB
January 26, 2006

232 Aldercrest Avenue
Hamilton, Ontario
L9B 1P7

Paul A. Moore, MCIP, RPP, Senior Planner
Planning & Development Dept, Development Division
City Hall, 71 Main Street West
Hamilton, Ontario
L8P 4Y5

VIA email to: pmoore@hamilton.ca

Re: File Nos. ROPA-05-05, OPA-05-23 and ZAC-05-121

We live directly behind the properties at 1885-1893 Highway #6, Glanbrook, which are being considered by the KIA Dealership.

The neighbourhood that abuts the back of these properties, the residences on Aldercrest Avenue, has been enjoyed for its “country like” atmosphere for many years. We realize that as the city grows and spreads out to the rural areas things change, but we would like to express our concerns about these proposed changes.

Our home has been designed so that our main living areas are in the rear of the house so that we can enjoy the quiet and darkness during the evenings and nights. Our lifestyle is oriented towards the backyard area of our property and these proposed changes would greatly affect this.

Our major concerns are as follows:

- The layout indicates that the trees at the back of the subject properties would be removed and replaced with a “burn”. These trees, although they are not on our property, have acted to reduce the noise level of the traffic on Upper James Street.

  **We request that 10 feet of the tree line be left undisturbed, with the burn being built between the tree line and the parking lot area**

- We have been advised that approximately 9 tall light standards will be installed throughout the rear parking lot, in addition to lighting on the back of the building.

  **We request:**
  - that 10 feet of the tree line be left undisturbed, thus filtering the lights from our property
  - that these lights be dimmed / timed out after 10:00 p.m.

- We have observed the use of loudspeakers in other car lots, for calling sales personnel into the building from the parking lot

  **We request that the use of loudspeakers not be permitted, and that salespeople carry individual personal pages for communicating with staff inside the building**
We have observed that at the current location of this KIA dealership, a few doors down on Upper James Street, the rear parking lot has become a storage area for used cars.

We request that storage of used vehicles not be permitted on this property and that only vehicles for immediate sale and lease be parked here.

We have observed that at the current location of this KIA dealership the back of property has not been maintained. The burn at the back of that property becomes overgrown with weeds and becomes strewn with garbage.

We request that ongoing maintenance of this part of the property be required.

We request that idling of cars not be permitted anywhere at the back of this building, in the service area or in the parking lot.

We request that storage of all garbage be in enclosed containers.

WE WOULD LIKE TO BE INFORMED AND INVOLVED IN ALL DECISIONS THAT ARE MADE WITH REGARDS TO THE ABOVE CONCERNS.

WE WOULD LIKE TO BE GIVEN REASONABLE ADVANCE NOTICE OF ANY CHANGES THAT ARE TO BE MADE TO THE LANDSCAPING AT THE BACK OF THIS PROPERTY.

WE WOULD LIKE TO KNOW WHOM TO CONTACT IF AND WHEN WE HAVE ANY CONCERNS ABOUT THE ONGOING OPERATION OF THIS KIA DEALERSHIP.

We are planning on attending the meeting regarding this application on Tuesday, April 18th at 9:30 a.m. and look forward to hearing responses to the above concerns.

Yours truly,

Wendy Hemphill and
Michael Shore

Owners and Residents of 232 Aldercrest Avenue, Hamilton L9B 1P7

905-679-3563
1885-1893 UPPER JAMES STREET
PROPOSED CAR DEALERSHIP

OPEN HOUSE - WEDNESDAY, NOVEMBER 9, 2005
COMMENT SHEET

If you would like to provide further comments, please fill in below and leave with one of our representatives at the meeting, or forward to:
Fothergill Planning & Development Inc.
62 Daffodil Cres.
Ancaster, Ont.
L9K 1E1
Phone: 905-577-1077/Fax: 905-546-0545
eff@nasc.net

- want to be informed & involved through every step of the process including any meetings, etc. with city hall
- expect to be directly involved in any landscape decisions before you start cutting.

Major Concerns
- proposed 13m. landscape come to be left natural instead of being filled with evergreen trees lining back of parking lot at 3m intervals
- lighting must be dimmed/timed out after 12pm or back row of lights turned off.

Full Name and Address:
- no parking of used cars in rear parking lot

Postal Code:
Phone No: ( )
OPEN HOUSE - WEDNESDAY, NOVEMBER 9, 2005
COMMENT SHEET

If you would like to provide further comments, please fill in below and leave with one of our representatives at the meeting, or forward to:

Fothergill Planning & Development Inc.
62 Daffodill Cres.
Ancaster, Ont.
L9K 1E1
Phone: 905-577-1077/Fax: 905-546-0545
edf@nas.net

Major Concerns continued:
- Louder speaker/PA system - have salesman carry personal pagers
- Selling cars in rear lot unacceptable.
- All garbage to be enclosed.
- Lots of notice needed for input at meetings due to work schedules - more than 1 week is required.
- Request to be informed & involved in all decisions.
- Would like to meet with actual property owner & dealership owner (KiA)

Full Name and Address:  
MARK 2197 226 ALDER CREST 679-4952
MIKE SHAUL 232 ALDER CREST 678-5283
WENDY SHAW 232 ALDER CREST 679-5838

Postal Code:  
FRANK KOVACS 236 ALDER CREST 679-3667
ALFREDE KASZIS 236 ALDER CREST 679-3667
LESLA WILLIAMS 276 ALDER CREST 679-6711
JIMMY COOK 236 ALDER CREST 679-4827

Phone No:
LEAH 696 205 ALDER CREST 679-0247

OWNED BY TOWN 1992 INC. JALOME JONES 679-6390