April 3, 2008
Laexandra Rawlings
City Clerk Office
City of Hamilton
Phone (905) 546-2424 ext. 2053
Fax (905) 546-2095

Eventus Group Inc.
348 Fruitland Rd., Stoney Creek.
Zone Change Application.

Hamilton Builders' Supply Inc. strongly rejects the proposal to change the current zoning at 348 Fruitland Rd. to allow retail sales.

- Grand River Stone is operating more than just a wholesale landscape supply. He is selling the same product lines of a Building Supply Outlet such as brick, sand, mortar, wire mesh, angle iron, etc. See attached advertisement “New Home construction, Landscape Materials, Residential, Commercial & Architectural Projects” see a copy of Grand River quotation to sell brick and a Letter from Victoria Brito Zoning Examiner which states this is considered a Building Supply Outlet. Grand River should be applying for C2 zoning.
- This property is in the City of Hamilton’s designated “Stoney Creek Industrial Park” set aside for light industrial, not suitable for a (C2) Building Supply Outlet.
- The property does not appear to have a 3 metre set back from the property line to provide a landscape buffer around the property.
- The fence is chain link, which should be a solid visual barrier to limit noise and dust to surrounding businesses and residential properties.
- The entrance is on Fruitland Rd., which is a main access to QEW. When a vehicle is loaded with gravel, aggregates or landscape aggregates there is always a possibility that when a truck or trailer pulls out onto the main road that these aggregates may spill out onto the road and cause a hazard across 4 lanes of traffic depending on the direction of travel.

Thank You,

John Moed - Sales Director
Office (905) 544-3680, Fax (905) 544-4572.
email: johnm@hamiltonbuilders.com
Grand River Brick & Stone - 905-643-8686
350 Fruitland Road, Stoney Creek, ON L3E 5M8
Natural Building Stone & House Brick Masonry Products & Accessories, Ponds & Waterfalls, Flagstone Pavers, Interlocking Brick & Walks, Outdoor, Welcome... more
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Angelo Ferrari & John Zambito welcome new and old customers to their GRAND NEW store site on Freeland Rd.
350 Freeland Rd., east at #109 Stoney Creek
905.643.8686 www.grandriverstone.com
toll-free 1-877-643-8686
Date: Feb-27-07
To: John
From: Victoria Brito, Zoning Examiner/Code Correlator
Building and Licensing Division
Fax Number: 905-548-4552
Number of Pages: 2 (including cover page)
Subject: "MG" (General Industrial) zone

Instructions: Hello John,

Please be advised that the use you are proposing (sale of brick, sand etc.) is considered a "Building supply outlet" and is not permitted under the current "MG" zone. Find attached a copy of the permitted uses in the zone.

Please note: The information contained in this facsimile message is privileged and confidential and is intended only for the use of the individual named above and others who have been specifically authorised to receive it. If you have received this communication in error, or if any problems occur with transmission, please notify me immediately, by telephone, at 905-548-2424 extension 7228.