

REGU/RECEIVED

19 -11- 2018

To: Mayor White and Council Members of Melancthon Township

Re: Hoover/Bauman Zoning By-Law Amendment – Part of Lot 32, Concession 3NE &4NE

November 19, 2018

My original concerns regarding the Proposed TZBA for Part Lot 3-4 N.E.S.R to permit an additional On Farm Use on a Temporary Basis have been alleviated with the Report the Municipal Planner provided council at the last Council Meeting. Although the Temporary Business will be located within an existing Agricultural Building there appears to be no compatibility issues with this business and the Drive Shed.

- I do have a concern with the entire farm of 188 acres being revised to General Agricultural Exception A1-116, when the existing General Agricultural Exception A1-116 Zone would already accomplish this with the boundaries on the left and right. These boundaries could be extended to County Road 9.

Please consider this option. In my opinion the "Secondary use" should remain Secondary and the Agricultural A1 should remain "Primary".

The two Secondary businesses combined have an existing footprint of 2500 sq.ft. with room for expansion. Surely 188 acres is not needed to fulfill the area needed. Both the Official Plan and Policies Addressing On-Farm Diversified Uses mention " On Farm diversified use may be commercial in nature and must be secondary to the principal agricultural use, operated by the farmer, not located in a dwelling and LIMITED IN AREA. "

My concern now is with the original Welding Shop being in an existing Agricultural Building being "Hay Storage"

- There definitely are compatibility issues with these two activities being in the same building. I am surprised that when this was brought to council's attention by the Municipal Planner it was not red flagged and questioned.
- The safety and well being of the women and children living on this farm should be paramount. I think we can all agree that there is a lot going on in this small area with a dwelling, agriculture and secondary businesses as well as numerous Propane/Fuel tanks being located throughout the cluster of buildings.
- Has the Permit Process been completed for the Change of Use. This process would eliminate the Fire Safety concerns I have as any Fire Suppression Systems needed to allow these two activities in the same building including any Fire Wall and Fire Door certification and frequent retesting as required would be part of the Permit and Inspection process.
- As always, there is the potential for lost revenue in the form of Commercial Taxes for the township when the Secondary business is located within an existing Agricultural building.

Respectfully Submitted

Bill Neilson

  
Melancthon ON