

From: [REDACTED]
To: [Clerks](#); [Planning](#)
Subject: Application Number ZBA10-25-RC & PS2-25-RC - 71 Woodslee Ave
Date: July 2, 2025 2:55:19 PM

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Re: Application Number ZBA10-25-RC & PS2-25-RC - 71 Woodslee Ave - **Opposition**

To: The County of Brant Council.

Molten Metallurgy Inc is the owner of 80 Woodslee Ave and 20 Lee Ave which includes the corner of Woodslee Ave and Lee Ave and we are in Opposition to the proposed re-zoning.

My name is Andrew Guiducci and with my father Ted Guiducci, we own and operate a manufacturing company on the industrial lands referenced above. The new building on 80 Woodslee Ave is zoned M2 Industrial and was built in 2024 with the access going North onto Woodslee Ave. The facility on 20 Lee Ave has been at this location since 1975 with the present ownership and operation taking effect in 1986.

Over the past 5 years, we have seen high density residential develop around us to the North with very little Industrial or Commercial buildings being incorporated. The original plans shown to us for 71 Woodslee Ave was a light Industrial and Commercial development. This would provide much needed business opportunity including warehousing and logistic centers which are in high demand. It would provide a source of employment for an area that requires more business. With the recent closures of Pinty's Delicious Foods, Nuts for You and a number of other business in the North Industrial End of Paris, a reinvestment into business and employers would be desirable.

With the proposed re-zoning, this would eliminate potential business that qualify under the existing M2 (employment light industrial). By rezoning to RM2 (residential multiple medium density) it would be detrimental to existing employers as the encroachment of residential without a buffer to industrial will lead to complaints. These complaints could include but not be limited to: noise, odour, truck traffic, visual cosmetics/visual appeal.

In our experience, all MOE (ministry of environment) complaints from residential require immediate investigation and the rights of residential have first call over the rights of industries. Even when the complaints are found to be false or baseless, the disruption, stress and aggravation to industries is detrimental.

We have operated our business for over 40 years and have invested heavily back into the operation over the past 10 years modernizing and expanding. With over 30 employees and plans to double this over the next 10 years, we have grave concerns over the viability of our business in Paris if there is no additional industrial land with proper buffer zones in the area. This will occur if this re-zoning proceeds.

Being realistic and understanding that the Province of Ontario is desperately trying to build affordable housing, we would like to propose the following options. Either option would

result in a withdrawal of our objection.

- A. Leave a Buffer Zone of Light Industrial on the Woodslee side of the property. There is an equally desperate need for Industrial Warehousing and space for Small Industrial Businesses. During our 80 Woodslee construction, we were approached no less than 11 times by various individuals who pleaded with us to rent out space to them. Ultimately this was not in our plans but it shows the need for more affordable Industrial Buildings in the area. On the Hartley Ave Side, proposed residential could proceed. With this option, we would withdraw our objection.
- B. We ask that the owners of 71 Woodslee carry out a full environmental impact study in cooperation with the MOE and the existing Industries (or their delegates) to identify all the potential factors that could impact the welfare of the Existing Industries. After this study is completed, a detailed plan to address all the concerns and factors would be taken into consideration and implementation. For example, a tree hedge, a berm, a sound wall, fencing or other requirements with proper signage and due diligence. With this, Molten Metallurgy Inc would withdraw our objection.

Thank you for listening to us and your consideration.

We would also like to be notified of the decision of Council of the County of Brant on the proposed zoning by-law amendment.

Best Regards

Andrew Guiducci
Domite Wear Technology Inc.

80 Woodslee Ave.
Paris, Ontario
N3L 3V1,
Canada



www.domite.com