



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 23-014
Date: September 14, 2023
Time: 6:30 p.m.
Location: Ancaster Fairgrounds
630 Trinity Rd S, Jerseyville, ON L0R 1R0
<https://www.youtube.com/user/InsideCityofHamilton>

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

	Pages
5. COMMUNICATIONS	
*5.1 Ministry of Municipal Affairs and Housing respecting Proposal to Return Lands in Ajax to the Greenbelt Recommendation: Be received and referred to the consideration of Item 10.1.	5
10. PUBLIC HEARINGS	
10.1 Provincial Amendments to the Greenbelt Plan – Interim Report on the Results of Public Engagement on Community Benefits (PED23046(b)) (City Wide)	
a. Written Submissions	

- *a. Added Written Submissions:
 - (lxxv) Vicky Mason-Espin
 - (lxxvi) Deanna Hove
 - (lxxvii) Cathy Roberts
 - (lxxviii) Carolanne Forster
 - (lxxix) George Papalazarou
 - (lxxx) David Roberts
 - (lxxxii) Duncan Forster
 - (lxxxiii) Rick Bodner
 - (lxxxiiii) Judy Hill
 - (lxxxv) Anne Dwyer
 - (lxxxvi) Irene Laurie
 - (lxxxvii) Jennifer Waring
 - (lxxxviii) Jill Tonini
 - (lxxxix) Kathy ROUNG
 - (lxxxix) David Vyn
 - (xc) Jodi Eastwood
 - (xci) Theresa McCuaig
 - (xcii) Paul Rogers
 - (xciii) Ruth Van Horne
 - (xciv) Lara Stewart-Panko
 - (xcv) Gord McNulty
 - (xcvi) Becky Sapping
 - (xcvii) Becky Sapping
 - (xcviii) Debbie Eagan-Hashimoto
 - (xcix) Howard Cole
 - (c) Dawn Cole
 - (ci) Howard W. Cole
 - (cii) Doreen Stermann
 - (ciii) Kevin Butter
 - (civ) Janice Currie
 - (cv) Paul Chapman
 - (cvi) Fred Fischer
 - (cvii) Michael Fischer
 - (cviii) Megan Saunders
 - (cix) Bianca Metz
 - (cx) Tom Baker
 - (cxii) George Baier
 - (cxiii) Denise Giroux
 - (cxiii) Anne Holbrook
 - (cxix) Charlane Surerus
 - (cxv) Philip Kummel
 - (cxvi) Christine Fitzpatrick

(cxvii) Christine Brown
(cxviii) Cindy Kaye
(cxix) Thomas Madronich
(cxx) Deborah Peace
(cxxi) Zoe Green
(cxxii) Louise Brownlee
(cxxiii) Irene Fischer
(cxxiv) Harriet Woodside
(cxxv) Flora Molnar
(cxxvi) Michel Proulx
(cxxvii) Eileen Booty
(cxxviii) Carolyn Stupple
(cxxix) Laurie Galer
(cxxx) Carole-Ann Durran
(cxxxii) Teresa Gregorio
(cxxxiii) Annette Taylor
(cxxxiv) Elizabeth Knight
(cxxxv) Don Brown
(cxxxvi) Jen Couillard
(cxxxvii) Marina Robichaud
(cxxxviii) Heather Millar
(cxxxix) Tom Morelli
(cxxxix) Yvonne Sutherland-Case
(cxl) Douglas Millar
(cxli) Rand Robichaud
(cxlii) Susan Crowe Connolly
(cxliii) Catherine Weir
(cxliv) Mark Forler
(cxlv) John Roy
(cxlvi) Harrison Ioannou
(cxlvii) Jan Barton
(cxlviii) Kathleen Livingston
(cxlix) Jan Whitelaw
(cl) Mark Rudolph
(cli) Kathleen Kennedy
(clii) John Corbett
(cliii) Bill Pearce
(cliv) Mary Allen
(clv) Paul Parente

b. Registered Delegations:

- *a. Added Registered Delegations:
 - (vii) Charles Hostovsky - WITHDRAWN
 - (viii) David M. Roberts (in-person)
 - (ix) Tom Nugent (in-person)
 - (x) Miriam Sager (in-person)
 - (xi) Jan W. Jansen (pre-recorded)
 - (xii) Phil Pothen (virtual)
 - (xiii) Domenic Mattina (in-person)
 - (xiv) Ian Borsuk (in-person)
 - (xv) Dave Eccles (in-person)
 - (xvi) Fred Bristol (in-person)
 - (xvii) Kathleen Livingston (in-person)
 - (xviii) Lucia Iannantuono (in-person)
 - (xix) Jordyn Boyer, Andrew Wright and Jasmine Montrichard, Youth Power for Climate Justice (virtually)
 - (xx) Bianca Metz (in-person)
 - (xxi) Nancy McKeil (in-person)
 - (xxii) Martha Howatt (in-person)
 - (xxiii) Joe Minor (in-person)
 - (xxiv) Annette Taylor (virtually)
 - (xxv) Mary Allen (virtually)
 - (xxvi) Roger Abbiss - WITHDRAWN
 - (xxvii) Lilly Noble (in-person)
 - (xxviii) Mary Love (in-person)
 - (xxix) Don McLean (in-person)
 - (xxx) Cynthia Meyer (in-person)
 - (xxxi) Anne Washington (in-person)
 - (xxxii) Michael J. Corrado (in-person)
 - (xxxiii) George King (in-person)
 - (xxxiv) Nobuko and Scott McNie (in-person)
 - (xxxv) MPP Sandy Shaw (in-person)
 - (xxvi) Carrie Hewitson (in-person)
 - (xxvii) Gloria Wade (in-person)

*10.2 Provincial Amendments to the Greenbelt Plan – Results of Public Engagement on Community Benefits (PED23046(c)) (City Wide)
Report is now available.

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**Ministry of
Municipal Affairs
and Housing**

Office of the Minister
777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre
777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



234-2023-4434

September 6, 2023

Dear Clerks, CAOs, and Conservation Authority Administrators:

Re: Proposal to return lands in Ajax to the Greenbelt

In December 2022, to accommodate Ontario's unprecedented growth by supporting the building of more homes, our government removed or redesignated 15 areas of land totaling approximately 7,400 acres from the edge of the Greenbelt Area. At the same time, a portion of the Paris Galt Moraine was added to the Greenbelt, along with 13 Urban River Valleys, totalling 9,400 acres, for an overall expansion of approximately 2000 acres.

The government was clear that owners of the lands removed from the Greenbelt would be expected to develop detailed plans to build housing with landowners also being responsible for paying for the full cost of housing-enabling and community-building infrastructure. It is the government's expectation that significant progress on approvals and implementation be achieved by the end of 2023.

It has come to the government's attention that the discussions surrounding the development of the lands removed from the Greenbelt located at 765 and 775 Kingston Road East in the Town of Ajax were at an early stage, and that a 104-acre parcel within the lands was recently listed for sale. These actions run counter to the government's objective of building homes quickly. The government is now seeking feedback on a proposal to return these lands, amounting to approximately 133 acres, to the Greenbelt Area through an amendment to the Greenbelt Area boundary regulation ([O. Reg. 59/05](#)) and an amendment to the Greenbelt Plan.

Further information on the proposal to amend the Greenbelt Plan and Greenbelt Area boundary regulation, can be found at:

- [ERO #019-7561 – Proposal to return lands to the Greenbelt \(Amendment to the Greenbelt Plan\)](#)
- [ERO #019-7562 – Proposal to return lands to the Greenbelt \(Amendment to Greenbelt Boundary Regulation O. Reg. 59/05\)](#)

Information and mapping on the 2022 decision to amend the Greenbelt Plan can be found here:

- [ERO #019-6216 - Amendments to the Greenbelt Plan](#)
- [Greenbelt Maps](#)

The comment period on the Environmental Registry of Ontario is open for 45 days and will close on October 20, 2023. I look forward to receiving your input on this proposal.

In the meantime, my ministry is working to prepare a review of the Greenbelt to ensure that it is appropriately accommodating Ontario's significant growth, as is mandated in provincial legislation. This review will be informed by the recommendations of the Auditor General's report

and will include an evaluation of the remaining properties that were removed from the Greenbelt late last year.

As ministry officials design and launch this review, the non-partisan Provincial Land and Development Facilitator will continue to work with proponents of the remaining sites to ensure that progress on these lands continues, including the obligation to provide community benefits such as parks, community centres, schools and hospitals. This work will be an important input into the mandated review into the Greenbelt, as will meaningful consultation with municipalities, Indigenous communities and regular people living in these areas who deal with the negative impacts of the housing supply crisis the most. The properties that were removed from the Greenbelt will have to stand on their own merits: If the review finds these properties cannot support the government's objective of building homes quickly, they will be returned to the Greenbelt.

We have been clear that progress on these sites must meet the government's expectations. If planning and approvals have not significantly progressed by the end of this year and if shovels are not in the ground by 2025, the government will return these lands to the Greenbelt.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Calandra', with a stylized flourish at the end.

The Hon. Paul Calandra

Minister of Municipal Affairs and Housing

- c. Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing,
Planning and Growth Division

From: Vicky Mason-Espin

Sent: September 7, 2023 4:49 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; steve.clark@pc.ola.org; neil.lumsden@pc.ola.org; donna.skelly@pc.ola.org; minister.mah@ontario.ca

Subject: Please please protect the Green Belt

Dear Planning Staff, Mayor Horwath and Council -

I am emailing to provide feedback to you on the provincial amendments to the Greenbelt plan - there should be no development on the Greenbelt. Ever ~ land is precious, as are the birds, insects, & mammals including us who rely upon the land for our: food, enrichment, clean water, clean air...

I will remind you that this matter is currently under investigation by the RCMP and the Mayor and Council unanimously voted to tell the Province to accept all 15 recommendations issued by the Auditor General in her bombshell report - the 15th being that the Province should reverse the decision to take these lands out of the Greenbelt.

As we now know from the auditor general report a small group of developers are set to make billions in profit. By only asking the public how to develop these lands you are providing the developers opportunities to misrepresent what Hamiltonians & Burlingtonians like me truly want - sustainable development within our (now former) urban boundary that does not increase our infrastructure deficit and completes the communities we already have.

We must protect the Greenbelt and expand it - never pave over let alone to enrich wealthy developers. Urban sprawl will not solve the housing crisis - as the Auditor General report confirmed, the province knows we have enough land for the housing we need already. If development on these lands goes forward - the negative impacts of this will be felt by our City and Province & every one of us (not to mention our kids & grandkids...) forever.

It is imperative to protect the green belt & all its inhabitants (animal, vegetable or mineral)
;

respectfully,

Vicky Mason-Espin

From: Deanna Hove

Sent: September 8, 2023 1:38 AM

To: clerk@hamilton.ca

Subject: Comment Submission for Sept. 14 Special Meeting of Planning Committee

Hello,

I would like to submit the attached letter as a comment for the Special Meeting of Planning Committee to be held on September 14th, to be added to the record.

Thank You,
Deanna Hove

Legislative Coordinator
Planning Committee, City of Hamilton
71 Main Street West, 1st Floor Hamilton,
Ontario L8P 4Y5

Dear Planning Committee,

I am writing to submit a written comment for the September 14, 2023 Special Meeting of Planning Committee to provide feedback to you on the provincial amendments to the Greenbelt plan. Put simply, there should be no development on the Greenbelt.

Despite the fact that both Hamilton city council and mayor Andrea Horwath oppose the development, Hamiltonians are being polled on *how* they would like the Greenbelt developed, and given no option to directly oppose urban development, and given inadequate means to engage with this, as the meeting held on September 6th, 2023 did not have enough capacity for myself and others interested to attend.

There is no development that is better for habitat, climate, or anything else as put forward in the survey than land that is already protected. We are so limited for this similarly protected land in Southern Ontario and there are other options for housing and development.

This matter is currently under investigation by the RCMP and the Mayor and Council unanimously voted to tell the Province to accept all 15 recommendations issued by the Auditor General in her bombshell report - the 15th being that the Province should reverse the decision to take these lands out of the Greenbelt.

As we now know from the auditor general report a small group of developers are set to make billions in profit. By only asking the public how to develop these lands you are providing the developers opportunities to misrepresent what Hamiltonians like me truly want - sustainable development within our (now former) urban boundary that does not increase our infrastructure deficit and completes the communities we already have.

We have to protect the Greenbelt and expand it - not pave over it to make wealthy developers billions. Mansions on the outskirts of our city will not solve the housing crisis - as the Auditor General report confirmed, the province knows we have enough land for the housing we need already. If development on

these lands goes forward - the negative impacts of this will be felt by our City and Province forever.

We are at a tipping point in how we respond to issues of climate - Hamilton leadership needs to do everything in its power to protect these lands and prioritize the long-term well-being of our community and environment.

Sincerely,

A handwritten signature in black ink, appearing to read "Deanna Hove". The signature is fluid and cursive, with the first name "Deanna" written in a larger, more prominent script than the last name "Hove".

Deanna Hove

From: Cathy Roberts
Sent: September 8, 2023 12:47 PM
To: clerk@hamilton.ca
Subject: Special Planning committee meeting

I am sending this letter and would like to have acknowledge of receiving it please

September 08, 2023

David & Catherine Roberts

To Hamilton City Council:

I am writing to voice my concern regarding the Book Rd Lands

We bought our property 1973 have lived here for 50 years. We were NOT in the Greenbelt

Looking at this property I see

Surrounded by Industrial land to the West
Proposed Airport Industrial to East
Town centre to the North
Air traffic flying overhead
Industrial bakery to the South

City water on Garner Rd to the houses (which my husband and I fought for)
Gas distribution Centre on south side of Garner at Hamilton Dr. (which services as far as Lake Erie).
Sewers across the road from our property
Major highways East West and South
Garner up to Upper James is already developed or about to be
Book Rd Lands are the obvious next step.

Most of the properties in the Book Rd lands are too small for profitable farming.
Most of the owners have owned this land for as many or more years than we have and are certainly not developers)

Making this area the most favourable for future development and the expanding population due to Federal Immigration policies.

THESE LANDS WERE NOT IN THE GREEN BELT BEFORE 2016 AND WERE PLACED THERE WITH NO SCIENTIFIC SUPPORT UNDER POLITICAL SUSPICIOUS CIRCUMSTANCES. There was no dialogue or due process with my husband and I.

LACK OF TRANSPARENCY AND CORRECT PROCEDURES WERE NOT FOLLOWED, NOTABLY WITHOUT DIRECT NOTIFICATION TO ALL OWNERS WE BEING ONE OF THEM.

Therefore we should request the City to open an investigation into how our lands were put in the Greenbelt in the first place

It has been ongoing since 2016 to have these lands EXCLUDED from Green Belt as it should never have happened. I would like the right to have my property what it was when we bought it, especially as no one informed us of any changes.

We have not received anything from the city since 2015 (other than our tax bill) nor did we receive notification of the meetings to be held in September 2023.

The province of Ontario taking our property on Garner Rd West OUT of Greenbelt, was the correct thing to do, to put right what Hamilton City Council did without the correct procedure.

I will also be in touch with the Integrity Commission Office with regards to the matter of our property being placed in Green Belt under suspicious political circumstances

I think what happened should be taken further. No one went to the Integrity Commission when our land was placed IN Greenbelt when it should not have been, now they go to them when it came out of Green Belt. City of Hamilton did not buy the land we own, we did, therefore we should have a say in what happens to it.

I must say many people including some council members who are opposing Ford's move with these lands, actually live in large homes on what were farms. Is that not hypocritical of them. If you wanted to keep land green for the future why buy homes on farmland.

David & Catherine Roberts.

From: Carolanne Forster
Sent: September 8, 2023 3:07 PM
Subject: [****POSSIBLE SPAM]NO Development in the Greenbelt Lands

Dear Planning Staff, Mayor Horwath and Council,

As a long time resident of the City of Hamilton, this same said municipality being designed as a fully democratic institution holding public consultation, I request the following:

Use Council's powers to immediately stop any provincially-mandated planning actions that promote sprawl development. Sprawl and Greenbelt sprawl does not bring affordable housing.

Ontarians have lost trust with the current provincial government. Hamiltonians need to feel confident that any provincially dictated decisions have been the result of transparent and completely democratic processes that would actually solve the housing crisis in Ontario.

Ask Council to pass a planning motion that asks the Ontario Auditor General to investigate any provincially imposed planning actions (such as the passage of Bill 23 which eliminates Conservation Authority input into planning proposals which include wetlands and natural heritage areas) on the municipality, in order to determine if they are the result of a transparent and democratic process, which will improve the housing challenges we face.

Pass a Council motion which calls on the province to focus the limited labour and construction resources on building homes where people live and not on sprawl housing in the greenbelt to increase property taxes and enrich a small number of very wealthy developers.

It is incumbent upon all of you to help correct the very harmful planning decisions of this government.
 Respectfully yours,

Carolanne Forster

From: Carolanne Forster
Sent: September 12, 2023 1:40 PM
To: clerk@hamilton.ca
Subject: Written Delegation to Planning Committee September 14, 2023

As a long time resident of the Ancaster (originally) rural area, and living only one block adjacent to the proposed Book Road Greenbelt Removal from our community, I ask that this Council immediately stop any provincially- mandated planning actions that will develop our Greenbelt and any of our rural lands beyond the urban boundary before any 'expansions' dictated by this government.

The planning decisions you make today will determine whether our future contains a sustainable environment, and the protection of our precious natural areas which contain the wetlands, woodlands, shrinking farmlands, and biodiversity we need to survive.

We have no future, in the climate emergency of global warming we now face, with even further destructive sprawl, more sprawl mansions, more sprawl warehouses, endless concrete and asphalt and no respite for our natural environments.

To complicate our situation further, we now know, based on The Auditor General's Report and The Report of the Integrity Commissioner of Ontario, our government has engaged in unfair practices, a breach of public trust, and recent planning policy changes by the Ministry of Municipal Affairs and Housing which will not solve a shortage of affordable housing in the province.

Do not allow our Greenbelt to be carved up and sold to the highest bidder for massive profits while the rest of the citizens of Hamilton suffer permanent losses both of their natural heritage lands and the possible loss of their owned homes as property taxes escalate to pay for sprawl.

Work towards protecting our Greenbelt lands by legislation, in perpetuity, as was the original intention of the Greenbelt Act in 2005.

Respectfully,

Carolanne Forster

From: George Papalazarou
Sent: September 8, 2023 2:42 PM
To: clerk@hamilton.ca
Cc: 'Karen Papalazarou'
Subject: Special meeting

Good afternoon,

I would like to share some facts that are relevant to the planning meeting coming up next Thursday, September 14, 2023.

We are land owners on Book road and feel that our views have been overlooked and ignored – both by city officials and by the media.

Our property was thrown into the green belt by Lloyd Ferguson in 2016, with the help of Steve Robichaud, because he felt that our right to sell our properties to the highest bidder was not our right at all.

There is a video clip circulating of the two of them having a chuckle about their success in putting us in the green belt. Not a professional way for city staff to behave in our opinion.

We all live on land that was once farms or green space. How else can a city grow?

Not everyone wants to live in high rise apartments in the downtown. I'm sure our city council, or city staff on the most part, would prefer a detached home on a small piece of land, which is the right of every citizen with the means to obtain it. Anyone who denies this right to others, should be first and foremost willing to live by the means they put forth themselves.

How hypocritical of our council to try and shame anyone with this dream of land ownership.

A report known as the Dillon Report (done by Dillon Consulting) was commissioned and paid for by the city prior to our lands being put into the Greenbelt in 2016.

The report clearly stated that the Book Road lands should not be put in the Greenbelt, however, a few months later, we were put in the Greenbelt thanks to Lloyd Ferguson and his collaborator, Steve Robichaud.

They ignored this very expensive study and went their own way. I suppose it was only taxpayers money so it must be ok. If the taxpayers only knew how their money was wasted. Perhaps an investigation should be held to see how the Book Road lands ended up in the Greenbelt.

We are hoping the planning department sees the light and will do the right thing and stop blocking the necessary and fair development of the Book Road lands.

Sincerely,

George & Karen Papalazarou
Book Road landowners
From: David Roberts
Sent: September 8, 2023 5:05 PM
To: clerk@hamilton.ca
Subject: Green Belt Book Rd.

Request to speak re. Book Rd Green Belt.

David M. Roberts
Sent from [Mail](#) for Windows

Ref. Book Rd. Green Belt.

I would like you to answer the following
Before the change to Green Belt in the Book Rd. what notice should have been sent to Residents of the area.

What notice was sent.
Could I see a list of addresses any notice of change to the Book Rd. to Green Belt was sent.
We have had only Tax bills from the City since Amalgamation.

I would like to speak about this.
David M Roberts

From: Duncan Forster
Sent: September 8, 2023 10:13 PM
Subject: Protect the Greenbelt

To Mayor Horwath, Council, and City Planning Staff,

The Ontario Greenbelt serves to protect farmlands, wetlands and ecologically sensitive areas. Once these lands are developed they are gone forever - not the next election cycle, not a few generations - forever.

It is clear the Ford government has intentionally, irresponsibly, and potentially illegally opened these lands to developers who stand to become obscenely wealthy from plundering Ontario's greenspaces. The city has an obligation to its citizens to not engage in the sham land use planning process put forward by the province. Acquiescing to the province only serves to legitimize a completely illegitimate process. Hamilton must take a stand against corruption and protect the valuable, finite greenspaces we have left.

Duncan Forster

From: Rick Barb Bodner
Sent: September 9, 2023 3:33 PM
To: clerk@hamilton.ca; Cassar, Craig <Craig.Cassar@hamilton.ca>
Subject: RE Sept 6 Ancaster Arts Centre meeting

Thanks to Charlie Toman et al for the update & presentation.

Although we missed the deadline we will send emails ,again,to all government officials.

WE ARE SAYING “NO TO GREENBELT DEVELOPMENT”

We are happy our council & the committees have prepared for the worst scenario but feel our tax dollars are being wasted on these efforts at this time since the happenings at the provincial level indicate Ford will have to save face before the next election by reversing Bill23.

I believe the recent, past city planners meeting ,like at the Fairgrounds, have already indicated taxpayer priorities for new housing/area development as well as the Hamilton/engage online submissions.

Please spend any available time to settle the homeless/affordable/tiny home issue. It has been too long in deciding what to do since many excellent ideas have been put forward.

Best reards,

RICK AND BARBARA BODNER

From: Judy Hill

Sent: September 10, 2023 7:30 AM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; steve.clark@pc.ola.org; neil.lumsden@pc.ola.org; donna.skelly@pc.ola.org; minister.mah@ontario.ca

Subject: NO DEVELOPMENT ON THE GREENBELT.

Dear Planning Staff, Mayor Horwath and Council -

I am emailing to provide feedback to you on the provincial amendments to the Greenbelt plan - there should be no development on the Greenbelt.

I will remind you that this matter is currently under investigation by the RCMP and the Mayor and Council unanimously voted to tell the Province to accept all 15 recommendations issued by the Auditor General in her bombshell report - the 15th being that the Province should reverse the decision to take these lands out of the Greenbelt.

As we now know from the auditor general report a small group of developers are set to make billions in profit. By only asking the public how to develop these lands you are providing the developers opportunities to misrepresent what Hamiltonians like me truly want - sustainable development within our (now former) urban boundary that does not increase our infrastructure deficit and completes the communities we already have.

We have to protect the Greenbelt and expand it - not pave over it to make wealthy developers billions. Mansions on the outskirts of our city will not solve the housing crisis - as the Auditor General report confirmed, the province knows we have enough land for the housing we need already. If development on these lands goes forward - the negative impacts of this will be felt by our City and Province forever.

Regards

Judy Hill

Sent from Judy's iPhone

From: Anne Dwyer
Sent: September 10, 2023 8:52 AM
To: clerk@hamilton.ca
Subject: Special Mtg of Planning Committee

Dear Hamilton Council,

Stand with Hands Off the Greenbelt!
Refuse to plan the Greenbelt expansion!

Thank you,
Anne Dwyer
(Hamilton resident)

Sent from my iPhone

From: Irene Laurie

Sent: September 11, 2023 10:31 AM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; steve.clark@pc.ola.org; neil.lumsden@pc.ola.org; donna.skelly@pc.ola.org

Subject: Greenbelt survey

I'd love to see an option for no development.

Looking at the survey from a research perspective, this will create a bias in the data.

Please let me know if you correct this and I will fill in the survey.

Thank you,
Irene Laurie

From: Jennifer Waring

Sent: September 11, 2023 11:28 AM

To: clerk@hamilton.ca

Subject: Delegation to the Planning Committee, September 14, 2023

Delegation to the Planning Committee Meeting, September 14, 2023

My name is Jennifer Waring and I live in Dundas. I have not filled out the City Survey on Greenbelt Development because there should be no development of the greenbelt. Hamilton's elected councillors and mayor have made it clear to the provincial government that we do not need these poached lands to achieve the housing needs of our growing community. I support this position.

As evidence of corruption and underhanded dealing mounts, the most important reasons for shutting down Greenbelt development remain that **we simply DO NOT need that land for housing, and we DO need that land for biodiversity, combatting climate change, and local food production.** (Which is not to say that the government shouldn't be condemned for its corrupt process.)

Therefore, the only responsible course is to push back, to oppose the provincial government until it stops curtailing municipal democracy, and/or reverses its Greenbelt plans.

Thank you for receiving this delegation.

Yours sincerely,

Jennifer Waring

From: Jill

Sent: September 10, 2023 10:13 PM

To: clerk@hamilton.ca

Subject: Planning Committee Meeting on Sept 14th (Greenbelt)

Dear Members of City Council and the City Planning Committee,

I attended the recent Open House, while I understand the instinct to secure what little the Province will afford us in terms of smart sustainable development, I sincerely urge you to stand strong against the bully tactics of MZOs. This landgrab is illegal and categorically wrong.

Our Greenbelt lands (and what they stand for) are far too precious to be negotiated. So participating in surveys and garnering community feedback is a farce, and all trust has been lost as a result of ignoring all previous consultations with experts and the public at large.

I believe all our efforts are best put towards protesting, lawsuits against this provincial government, and banding together with other municipalities who feel the same way.

Respectfully,
Jill Tonini

From: Kathy ROUNG

Sent: September 10, 2023 9:54 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>

Subject: Hamilton boundary expansion

Hello. I am a Hamilton resident and am writing to you regarding the proposed urban boundary expansion. I hope that you will remember that thousands of citizens/residents voted to keep the boundaries as they currently are, and that the housing goals (number of homes built) can be reached by keeping the existing boundaries. I am sincerely hoping that you will do your very best to ensure that homes are built within this area, are Affordable, and make use of existing infrastructure. This will benefit all of us who call Hamilton home, and help make Hamilton a family friendly, affordable, forward thinking community. Have a good day.

Kathy ROUNG

From: David Vyn
Sent: September 10, 2023 10:26 AM
To: clerk@hamilton.ca
Cc: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; SShaw-QP@ndp.on.ca; donna.skelly@pc.ola.org
Subject: Third Generation Farm in the Book Rd West Lands

Dear Council,

Unfortunately I am unable to attend and speak at the upcoming Planning Committee Meeting to be held Thursday Sept 14, but wanted to provide my unique perspective on this issue.

I'm a third-generation farmer with land in the Book Road West block, recently removed from the greenbelt. As we all know, these lands were only put into greenbelt in 2016 against the recommendations of a taxpayer funded environmental study prepared by Dillon Consulting, so this removal is a rightful correction of a previous political injustice.

My family has worked these lands since 1960, and through the years the business has changed from wholesale produce, to pick your own fruits and vegetables and finally into two separate flower operations. These changes were due to shifts in demographics and the economics of farming in general. It has become very difficult to make any profit growing produce on a small scale. To reach the required economics of scale, you need a minimum of 200 acres of flat, well drained, sandy loam soil. While we are proud of our heritage in Ancaster, we also recognize that it is time for a change. Developing this block is the right move for Ancaster (Hamilton) and the right move for the few farms left in this block.

I hear a lot of talk about why we should save this farmland, and while I can appreciate the sound bite, I think it is important to hear from an actual farmer. Below are a few of the many reasons why, as a farmer, I support the development of a beautiful community in the Book Road lands.

1. This is **NOT** prime farmland. It never has been, and it never will be. In fact, I recently purchased a farm in Tillsonburg, and I can tell you from experience, that is prime farmland. Land rents for \$150/acre in the Book Road area compared to Norfolk County were land rents for \$450 to \$700 an acre. That's what farmers are willing to pay, and that should speak volumes.

2. Leaving this as farmland doesn't help the farmers on this block. It's become far too dangerous to drive heavy farming equipment down the road. The block is sandwiched between homes to the North, commercial to the West, and future airport development to the East. No one farm is big enough to be economically viable on its own which means moving equipment down the road to other parcels of land. Recently installed curbs on Garner Road make moving some of this equipment both extremely dangerous, and in some cases impossible.

3. Prior to 2016, this land was considered white belt lands to be included in the future development plan for Ancaster (Hamilton). Why else would we have Walmart, Canadian Tire, Longos, Rona, and all the other stores kitty corner to this block. It only makes sense to develop a beautiful community within walking distance of grocery and other shopping amenities.

4. We don't have a shortage of farmland in Ontario, we have a shortage of houses. I drive an hour to my Tillsonburg farm three days a week, and the last 45 minutes of my drive there is through beautiful, prime farmland. We do not have a shortage of food producing land in Ontario! Furthermore, the advancement and efficiency in vertical farming is proving to be the way of the future.

I appreciate the opportunity to share my experience, and trust that you will take this into consideration while planning for the future of this land.

Sincerely

David Vyn

From: Jodi Eastwood
Sent: September 10, 2023 11:00 AM
To: clerk@hamilton.ca
Subject: Green Belt Land Ancaster

September 08, 2023

Jodi Eastwood and Brian Duck

To Hamilton City Council:

I am writing to voice my concern regarding the Book Rd Lands

We bought our property in 2017 have lived here for 6 years. Our taxes have been classified as rural residential, which we are up to date on, there was no information given to us about greenbelt lands, nor was this information provided to us when we submitted permits for our major renovations of our house. We were NOT in the Greenbelt, if we are the tax base should be lowered and we should be provided with renumeration, since technically we are unable to use our land as we intended to.

Looking at this property I see

Surrounded by Industrial land to the West
Proposed Airport Industrial to East
Town centre to the North
Air traffic flying overhead
Industrial bakery to the South

City water on Garner Rd to the houses (which my husband and I fought for)
Gas distribution Centre on south side of Garner at Hamilton Dr. (which services as far as Lake Erie).
Sewers across the road from our property
Major highways East West and South
Garner up to Upper James is already developed or about to be
Book Rd Lands are the obvious next step.

Most of the properties in the Book Rd lands are too small for profitable farming.
Most of the owners have owned this land for as many or more years than we have and are certainly not developers)

Making this area the most favourable for future development and the expanding population due to Federal Immigration policies.

THESE LANDS WERE NOT IN THE GREEN BELT BEFORE 2016 AND WERE PLACED THERE WITH NO SCIENTIFIC SUPPORT UNDER POLITICAL SUSPICIOUS CIRCUMSTANCES. There was no dialogue or due process with my husband and I.

LACK OF TRANSPARENCY AND CORRECT PROCEDURES WERE NOT FOLLOWED, NOTABLY WITHOUT DIRECT NOTIFICATION TO ALL OWNERS WE BEING ONE OF THEM.

Therefore we should request the City to open an investigation into how our lands were put in the Greenbelt in the first place

It has been ongoing since 2016 to have these lands EXCLUDED from Green Belt as it should never have happened. I would like the right to have my property what it was when we bought it, especially as no one informed us of any changes.

We have not received anything from the city since 2015 (other than our tax bill) nor did we receive notification of the meetings to be held in September 2023.

The province of Ontario taking our property on Garner Rd West OUT of Greenbelt, was the correct thing to do, to put right what Hamilton City Council did without the correct procedure.

I will also be in touch with the Integrity Commission Office with regards to the matter of our property being placed in Green Belt under suspicious political circumstances

I think what happened should be taken further. No one went to the Integrity Commission when our land was placed IN Greenbelt when it should not have been, now they go to them when it came out of Green Belt. City of Hamilton did not buy the land we own, we did, therefore we should have a say in what happens to it.

I must say many people including some council members who are opposing Ford's move with these lands, actually live in large homes on what were farms. Is that not hypocritical of them. If you wanted to keep land green for the future why buy homes on farmland.

Jodi Eastwood and Brian Dyck

From: Theresa McCuaig

Sent: September 10, 2023 1:18 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; neil.lumsden@pc.ola.org; donna.skelly@pc.ola.org

Subject: City of Hamilton Survey on Greenbelt Development

Importance: High

Dear Sir/Madam:

Thank you for posting the Survey on Greenbelt Development on the Engage Hamilton Web site. I saw no checkbox for "No development" on the survey. I am not going to contact the Province of Ontario with my "No development" preference, as I did not see a clear submission method that did not require checking at least one of the development priority boxes. I fear my feedback could be misconstrued by the Province as requesting development that I do not want. Hamilton does not need a Ministerial Zoning Order for Greenbelt Development. Homes can more easily and cheaply be built on serviced land within the City limits. Please ask your Webmaster to revise the Survey on Greenbelt Development to include a "No development" option. I will then gladly provide my feedback.

Thank you,

Theresa McCuaig

From: Paul Rogers
Sent: September 8, 2023 9:11 PM
To: clerk@hamilton.ca
Subject: Special Meeting of Planning Committee, Sept.14/23: Comments

To the Legislative Co-ordinator, Planning Committee, attached are our comments for the upcoming meeting on Thursday, Sept.14/23.

Regards,

Pam & Paul Rogers

Re: Book Road Area

This letter is for the planning committee meeting next Thursday, September 14/23.

We own property on Book Road and it's time to hear our side. So far, it's only been one sided both by City Officials and the media.

In 2016, our lands were underhandedly put into the Greenbelt by Lloyd Ferguson and Steve Robichaud, even though the consultant hired by the City (Dillon Consulting) concluded that these lands should not be included into the Greenbelt. There is a video circulating that shows the two of them chuckling about it. This was solely a political stunt and probably should be investigated. By putting our lands in the Greenbelt also devalued our properties. How would you feel if this happened to your property. What we are asking here is to right a wrong.

There is a housing crisis and blocking development will only make it worse. Large parcels of land need to be available to developers to make it financially viable to build affordable houses that are so desperately needed. Who is going to build homes if not the developers or home builders. Not only are the Book Road lands cost efficient but more importantly time efficient for the City to expand.

Not everyone wants to live in downtown Hamilton, in a high rise or tenement housing. I wouldn't want to, would you? The City has had years to revitalize the downtown area, to bring people together, a community where families can live, feel safe and thrive but this has not happened. I think its hypocritical of the City to ask people to live downtown Hamilton, on Barton St, etc. but where do they live. They most likely live on a beautiful property that was once farmland. Shameful.

The Book Road lands would be a beautiful community, where families can afford to live, go to school, go to church, play in parks, recreation facilities, surrounded by natural areas and is also close to the highways and airport.

Please take this into consideration: leave the Book Road lands out of the Greenbelt and let's plan Ancaster's next beautiful affordable community.

Yours truly,

Pam & Paul Rogers
Book Road landowners

From: paul.rogers@sympatico.ca <paul.rogers@sympatico.ca>

Sent: September 13, 2023 10:39 AM

To: clerk@hamilton.ca

Subject: Planning Committee Meeting, Thursday, Sept.14/23

To the Legislative Co-ordinator, Planning Committee, attached is our comments with reference to Book Road lands for the meeting tomorrow.

Regards,

Pam & Paul Rogers

To: Planning Committee – Meeting Thursday, Sept.14/23

Re: Book Road

I attended the Open House last week run by the City of Hamilton. I thought they did a great job presenting and keeping things in order.

What I thought I would witness would be that the citizens of Hamilton would come together as a community, be respectful, to listen to both sides, voice any opinions or questions they may have. Instead, it seemed most people attending were from an organized group (Stop Sprawl/Save Greenbelt) from out of town, bound to follow any protest anywhere to cause further disruption. That was clear from the beginning of the meeting with people shouting, 'let them in'. Their agenda is not 'what's good for Hamilton', they just want to have attention and control. It certainly doesn't help with the media playing into their hands, the City being one-sided which encourages these anti-groups.

Someone from this anti-group suggested that the City could put tent cities on the Book Road properties. The City doesn't own the properties on Book Road, the properties are owned by private citizens. One of the City staff on stage should have quickly relayed that information, instead, the anti-group clapped and cheered. A suggestion at the meeting with areas like Barton St and Cornwall would be a place for new homeowners to live. Seriously? I really doubt that anyone there would chose to live on Barton or move to Cornwall.

Hamilton has tried to revitalize the downtown area for years. It's definitely not an area for everyone but people & families should be able to choose a safe, clean place for them to live, be part of a growing community. Book Road in Ancaster can do that. Ancaster should not be exempt from development. These lands were erroneously put into the Greenbelt (2016) against the consultant's (Dillon) report paid by the taxpayers of Hamilton. Now who is wasting tax payers dollars? This injustice should be investigated; retired councillor, Lloyd Ferguson, city planner Steve Robichaud and Ted McMeekin to name a few.

This morning I read the ad in The Hamilton Spectator from Craig Cassar, Ward 12 Councillor for Ancaster & Flamborough. Full of misleading information, I suppose mostly to gain more publicity from the anti-groups to get them all riled up for tomorrow's meeting.

The meeting tomorrow night will be far from any intelligent discussions coming from the city councillors as they are clearly not interested in the other side of this and is just another theatrical production. We are asking the city to leave the Book Road lands out of the Greenbelt and let's provide Ancaster with a new affordable community.

Pam & Paul Rogers
Book Road landowners

From: Ruth Van Horne

Sent: September 10, 2023 1:31 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; steve.clark@pc.ola.org; neil.lumsden@pc.ola.org; donna.skelly@pc.ola.org

Subject: Wetlands

Hello All;

This email will be quite short.

RETURN THE REMOVED GREENBELT LAND TO THE PROTECTED STATUS!

Ford should not be allowed to simply reverse his promise to keep these land protected (made while he was campaigning for re election) and then on being elected change his mind and take thousands of acres of previously protected land out of protection. He used the argument that we need more homes. In that regard he is correct, however, it has been proved over and over and over again, that these lands ARE NOT REQUIRED. Also we need housing for homeless and low income people to be able to afford housing and who really believes that this is the type of housing these big developers plan on building. There is so much more I could write, but suffice it to say:

RETURN THE REMOVED GREENBELT LAND TO THE PROTECTED STATUS AND MAKE A PLEDGE TO LEAVE THE GREENBELT PROTECTED INTO THE

FUTURE.

Saving our planet can only be done one step at a time and this is one step you all have the ability to take.

--

Cheers, Ruth

From: Lara Stewart-Panko

Sent: September 10, 2023 5:18 PM

To: minister.mah@ontario.ca; Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Opposition to the development of lands removed from the Greenbelt

Hello,

I'm a resident of Hamilton, and I'm expressing my position that I oppose any development of the lands removed from the Greenbelt, regardless of any potential "community benefits."

Sincerely,

Lara Stewart

From: Gord McNulty
Sent: September 10, 2023 8:20 PM
To: clerk@hamilton.ca
Cc: Ward 1 Office <ward1@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>
Subject: Sept. 14 Planning Committee meeting

Dear Chair and Members of the Planning Committee:

We have written to Housing Minister Paul Calandra and MPPs Neil Lumsden and Donna Skelly to state our strong opposition to the provincial government's removal of 1,964.5 acres from Hamilton's Greenbelt. We are likewise opposed to any development of these lands regardless of any potential "community benefits."

The standing-room-only crowd of at least 500 people who gathered at the Ancaster Memorial Arts Centre on Sept. 6 to call for reinstating these lands into the Greenbelt was really impressive. An overwhelming message was sent to Premier Ford and the cabinet that they are on the wrong track. In addition to the City of Hamilton's opposition, a coalition of First Nations chiefs has urged the government to abandon plans to develop former Greenbelt lands in Hamilton and across the GTA.

We attended the Ancaster meeting and are fully in support of the many residents who urged the City to abandon negotiations with a provincial facilitator relating to potential development of the Greenbelt lands. As one attendee described the meeting, "This is what democracy looks like!" Participants wisely called for the province to work with the City in concentrating new development within existing built-up areas.

We urge the committee to warn the government it would be folly to make matters worse if the housing minister were to adopt a worst-case scenario of potentially issuing a Minister's Zoning Order to enable urban residential development on the Greenbelt lands. It is time for the government to return the lands to the Greenbelt, as a demonstration of responsible and environmentally sustainable planning that protects ecological systems, the natural environment and agricultural land near Canada's most urbanized region.

We'll leave the final word to Dr. Sylvain Charlebois, who underlined the value of the Greenbelt in an article published Sept. 9.

As he wrote: "It's inspiring to see farmland management taking the forefront in today's headlines, emerging as a significant political issue in Canada's largest province...In essence, the Greenbelt policy was not just a commendable idea; it was an imperative...It is essential for food security, education, awareness and the well-being of our society. These vital aspects should never be open to sacrifice."

Thank you.

Gord & Angie McNulty

From: becky sappong

Sent: September 10, 2023 8:45 PM

To: minister.mah@ontario.ca; Donna Skelly <donna.skelly@pc.ola.org>; neil.lumsden@pc.ola.org

Cc: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>;

Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor

<Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>;

Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>;

Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther

<Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad

<Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark

<Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>;

Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: GREEN BELT

Dear Ministers,

**I oppose any development of these lands regardless of any potential
“Community Benefits”**

**I opposes the removal and any urban development of the lands
removed from the Greenbelt Plan.**

Furthermore, I request that **Doug Ford resign from his position and step down as leader** due to the high level of corruption that he has condoned, supported, initiated and also turned a blind eye to whenever he finds it convenient.

Yours,

Becky Sappong

From: becky sappong

Sent: September 10, 2023 8:48 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>
Subject: Council Business with the GREENBELT

Will Council obstruct development and REFUSE TO MEET WITH the Provincial Negotiator?

Please take the **ALL necessary actions** to put an end to this GREENBELT fiasco and protect our green spaces!

Thanks for all the work you do!!

Yours,
Becky Sappong

From: Debbie EAGAN HASHIMOTO

Sent: September 10, 2023 9:24 PM

To: minister.mah@ontario.ca; Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: [****POSSIBLE SPAM]Give back the greenbelt land and NO to development...

Minister Calandra,

I oppose any development of the greenbelt lands regardless of any potential “Community Benefits”.

I support the City of Hamilton who also **opposes the removal and any urban development of the lands removed from the Greenbelt Plan**. City Council provided direction on July 14, 2023 to provide public input to the Provincial Land and Development Facilitator under protest.

You have overridden the democratic will of the municipalities and residents to open vast areas of greenbelt and farmland to avaricious developers who have bought and paid for your compliance.

The government's own task force has determined that opening up the greenbelt is not required in order to build affordable housing that is located in existing developed areas of the city.

Give back the greenbelt land and NO to development.

Debbie Eagan-Hashimoto

From: Howard Cole

Sent: September 11, 2023 2:19 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; steve.clark@pc.ola.org; neil.lumsden@pc.ola.org; donna.skelly@pc.ola.org; minister.mah@ontario.ca
Subject: There should be no development on the Greenbelt

Dear Planning Staff, Mayor Horwath and Council -

I am emailing to provide feedback to you on the provincial amendments to the Greenbelt plan → → →

There should be no development on the Greenbelt.

I will remind you that this matter is currently under investigation by the RCMP and the Mayor and Council unanimously voted to tell the Province to accept all 15 recommendations issued by the Auditor General in her bombshell report - the 15th being that the Province should reverse the decision to take these lands out of the Greenbelt.

As we now know from the Auditor General report, a small group of developers are set to make billions in profit. By only asking the public how to develop these lands, you are providing the developers opportunities to misrepresent what Hamiltonians like me truly want — sustainable development within our (now former) urban boundary that does not increase our infrastructure deficit and completes the communities we already have.

We have to protect the Greenbelt and expand it - not pave over it to make wealthy developers billions. Mansions on the outskirts of our city will not solve the housing crisis -

as the Auditor General report confirmed, the province knows we have enough land for the housing we need already. If development on these lands goes forward - the negative impacts of this will be felt by our City and Province forever.

Regards,

Howard Cole

From: Dawn Cole

Sent: September 11, 2023 2:26 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; steve.clark@pc.ola.org; neil.lumsden@pc.ola.org; donna.skelly@pc.ola.org; minister.mah@ontario.ca

Subject: No development on Ontario's Greenbelt

Dear Mayor, members of Hamilton Council, and city staff:

I am emailing to provide feedback to you on the provincial amendments to the Greenbelt plan →
→ →

There should be no development on the Greenbelt.

I will remind you that this matter is currently under investigation by the RCMP and the Mayor and Council unanimously voted to tell the Province to accept all 15 recommendations issued by the Auditor General in her bombshell report - the 15th being that the Province should reverse the decision to take these lands out of the Greenbelt.

As we now know from the Auditor General report, a small group of developers are set to make billions in profit. By only asking the public how to develop these lands, you are providing the developers opportunities to misrepresent what Hamiltonians like me truly want — sustainable development within our (now former) urban boundary that does not increase our infrastructure deficit and completes the communities we already have.

We have to protect the Greenbelt and expand it - not pave over it to make wealthy developers billions. Mansions on the outskirts of our city will not solve the housing crisis - as the Auditor General report confirmed, the province knows we have enough land for the housing we need

already. If development on these lands goes forward - the negative impacts of this will be felt by our City and Province forever.

Regards,

Dawn Cole

From: Howard W. Cole

Sent: September 11, 2023 2:27 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; steve.clark@pc.ola.org; neil.lumsden@pc.ola.org; donna.skelly@pc.ola.org; minister.mah@ontario.ca
Subject: Don't hand *OUR* Greenbelt to robber-baron developer friends of Doug Ford

Dear Planning Staff, Mayor Horwath and Council:

I am emailing to provide feedback to you on the provincial amendments to the Greenbelt plan →
 → →

There should be no development on the Greenbelt.

I will remind you that this matter is currently under investigation by the RCMP and the Mayor and Council unanimously voted to tell the Province to accept all 15 recommendations issued by the Auditor General in her bombshell report - the 15th being that the Province should reverse the decision to take these lands out of the Greenbelt.

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already. If development on these lands goes forward - the negative impacts of this will be felt by our City and Province forever.

Regards,

Howard W. Cole

From: dstermann
Sent: September 11, 2023 5:48 PM
To: clerk@hamilton.ca
Subject: RE: Greenbelt Scam

Dear clerk, please submit my email below that I have sent to Hamilton council, the Premier and MPPs

I'll keep this brief.

The Premier has corrupted the process to release Greenbelt lands to select developers.

1. He MUST restore all lands he took back into the Greenbelt NOW.
2. Any review of the Greenbelt lands must be, as scheduled, in 2025! Not earlier. Why is the government hell bent on fast tracking the review process by 2 years? Follow the money
3. Hamilton council was to be part of process with a provincial facilitator. I understand the city's reasoning on this however, things have now changed since the AG's and the Integrity Commissioner's reports. The reports make it very clear that the process was corrupted. The rules have changed and Hamilton should NO LONGER work with the facilitator. Doing so just makes us complicit in the corruption.
5. Not one minute of labour from any Planning staff should be charged to any work associated on these proposals on Book Rd, in Stoney Creek or Winona. Receive their requests and put them at the bottom of the pile. They can not bump other legitimate development proposals.
4. Hamilton council should unite with all members of the AMO (Association of Municipalities of Ontario) to litigate the Ford government against this theft of the Greenbelt.
5. Insist that there be an RCMP criminal investigation in to this scandal
6. Fact is that there is ENOUGH lands within our existing urban boundary to build intensively and along transit lines.

Sincerely,
a most frustrated taxpayer and voter
Doreen Stermann
Ward 1
Hamilton, Ontario

Sent from my Bell Samsung device over Canada's largest network.

From: Kevin Butter

Sent: September 11, 2023 6:25 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: A concerned green belt farmer

Hello Councillors, Staff and Madam Mayor,

My name is Kevin Butter. I'm a resident of Ward 12 and a 5th generation farmer with 103 acres of land on Butter Road, directly adjacent to the removed Book Road parcel. I'm reaching out to you as I am very concerned about the destruction of prime farmland. I've farmed the Shaver Road and Garner Road areas for as long as I can remember. My father has grown crops in the area for 50 plus years. His words to describe the land that is in jeopardy are that "these are some of the nicest soils in Ancaster". These soils have grown vegetables and potatoes for many years and now grow some of the nicest corn and soybeans around. The subject lands that will be destroyed if residential development goes ahead should be protected and kept out of harm's way so that it can continue to produce food. The lands that they are considering for development are also saturated with major wetlands and an extensive creek system.

New subdivisions will only add to an already congested traffic problem and will make our roads more dangerous as

we don't have any police presence now to combat the SPEEDING problem we currently have. The pressure of residential development on farming operations makes it very difficult to move large equipment on local roads so we can do the job we are trying to do: grow food. With subdivisions neighbouring farm operations come complaints of noise, odour, dust all of which make farming more difficult. The roads don't get repaired now so how will the addition of another 10-20,000 new vehicles all trying to cram on our deteriorating roads help anything? Oh, and the additional taxes we will be required to pay to build new infrastructure, including the new stormwater tax are not in the best interests of residents or farmers.

Farmers care for the land. The dirt that grows our food for future generations also filters the water. We are being punished for the past development that has wreaked havoc on our waterways. These days when it rains it takes about 1-2 days before it floods our farms which hasn't happened my whole life and is now a regular occurrence since the watershed has been destroyed with impervious concrete and asphalt. The water has nowhere else to go and flooding is the inevitable result.

So, I ask you to consider the future of agriculture and the future for our children coming up into this situation as they are too young to understand now, but at some point will figure out that the greed of a few has ruined the chance of clean water and clean food for the many. I write all of this as a farmer who has nothing to gain from the flash sale of the Book Road Greenbelt . Please do all that you can to save the Greenbelt.

Sincerely, a concerned Greenbelt farmer.

Kevin Butter

Ancaster Sent from my iPhone

-----Original Message-----

From: Janice currie

Sent: September 11, 2023 7:44 PM

To: clerk@hamilton.ca

Subject: Sept 14 special Planning Committee - Greenbelt Grab written submission

Councillors,

I believe you are all well aware of how the citizens of Hamilton feel about the Greenbelt Grab itself, and the subsequent outrageous and disturbing details which have come to light in the media, by the Auditor General, and the Integrity Commissioner.

At the time when it was agreed - reluctantly - to engage with the Provincial facilitator none of the facts/reports since released were known.

That, in itself, should be reason enough to cease such engagement.

In addition, however, I believe it is important to reflect on the fact that Hamilton had already committed to meet a target of 47,000 homes by 2051 - within the former urban boundary! I understand that Hamilton are on target to meet that goal and am unaware of any reporting which explains why this goal, and the trajectory, do not meet the requirements of the Province.

Until such explanation is provided I see absolutely no reason why any 'negotiating' is required.

I hope you will see fit to reconsider your previous vote, and now vote to cease any and all discussions with the provincial facilitator.

Janice Currie

Sent from my iPad

From: Paul Chapman
Sent: September 11, 2023 8:05 PM
To: clerk@hamilton.ca
Subject: Book Road Greenbelt

Planning Committee,

Thank you for reviewing emails concerning the Book Road Greenbelt. Our family home and acreage has been located at 48 Garner Rd W since 1956. We strongly believe that this area should never have been placed in the Greenbelt in the first place and we asked that this area be removed.

There is little future for this area with respect to farming. Young people are searching for a place to live, not a place to farm.

Garner Road on the north side has development, sewers in place, easy access to Hwy 403, and will be widened in the future, making this decision to remove the Greenbelt status, a very common sense solution for our future generations.

Respectfully submitted,
Paul R Chapman

-----Original Message-----

From: Irene Fischer

Sent: September 11, 2023 9:33 PM

To: clerk@hamilton.ca

Subject: Planning Committee

Legislative Coordinator

Planning Committee

City of Hamilton

71 Main Street West

Hamilton, Ontario L8P 4Y5

As a generational land owner for about 50 years the Book Road Residents Association has been engaged with the City of Hamilton for decades to advance the development of these lands. Farming is no longer a viable option and that the 2016 decision to put the lands in the green belt was without merit and was done suddenly without notice and needs to be reversed.

Fred Fischer

Sent from my iPad

-----Original Message-----

From: Michael Fischer

Sent: September 11, 2023 10:58 PM

To: clerk@hamilton.ca

Subject: Planning Committee

> Legislative Coordinator
> Planning Committee
> City of Hamilton
> 71 Main Street West Hamilton, Ontario
> L8P 4Y5

My family has owned property on Book Road for 50 years. Since owning this property, it has always been our intention to collaborate with the City of Hamilton to develop this land. No substantial farming has occurred on this land. A more suitable use for this property is to build infrastructure and homes to help alleviate the current housing crisis in Ontario. The 2016 decision to place our property in the Greenbelt designation was completed without any credible reasoning. This decision must be reversed in order to allow our city to grow and continue to be a welcoming home for residents of the City of Hamilton.

Michael Fischer

Sent from my iPhone

From: Megan Saunders

Sent: September 12, 2023 9:00 AM

To: Clark, Brad <Brad.Clark@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Pauls, Esther <Esther.Pauls@hamilton.ca>; Thorne, Jason <Jason.Thorne@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinde Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>

Subject: Refuse to engage with Greenbelt development

To all the municipal and provincial elected officials listed above,

I am writing to express my opposition to any development on Ontario's Greenbelt. Greenbelt development is disastrous, economically and socially, for municipalities that have to assume the costs of sprawl and it is disastrous environmentally for all of Ontario and Canada. Once the damage of development occurs, it cannot be undone.

Hamiltons have overwhelmingly expressed their opposition to Greenbelt development and the province's own taskforce has stated that Greenbelt development is unnecessary to reach housing goals.

In his stubborn persistence, Doug Ford demonstrates that he is concerned only about his business interests, not about his constituents or the generations of Canadians to come.

I oppose any development of Greenbelt lands, regardless of any proposed, potential "community benefits".

Your's truly,
Dr. Megan Saunders MD

From: Bianca | Tiny Homes Ontario
Sent: September 12, 2023 11:52 AM
To: clerk@hamilton.ca
Subject: Sept 14th Planning Committee

Dear City Clerk,

I have just submitted an online request to give an oral in person delegation at the Special Meeting of Planning Committee Thursday evening at the Ancaster Fairgrounds.

This is my first time submitting so I am also emailing just to see if I have covered my bases, and see what you need from me. I am interested in giving a formal presentation (with slides if possible?) or just an oral presentation.

I am the co-producer of the Tiny Home Show and also a Tiny House Consultant, I have been working in this realm for over 5 years now, and with success have influenced and helped develop policy and bylaws for tiny homes across the province. I would like to showcase the need for new and alternative solutions to urban sprawl, in the form of inclusive zoning and tiny homes. I would like to show the public and the province that there are solutions to the housing crisis that involve gentle intensification to lands already used for single family dwellings as opposed to digging into the greenbelt further. Tiny homes provide a solution and other municipalities are in support in many ways. I will use the Tiny Home Shows attendance rate as an example of the appetite for this, as well as feature policy and zoning for tiny homes that have been implemented by other municipalities across Ontario.

Thank you and let me know what my next steps are.

With Warmth,

Bianca Metz
Tiny House Consultant & Sustainable Living Specialist

From: Bianca | Tiny Homes Ontario
Sent: September 12, 2023 12:10 PM
Subject: Urban Sprawl - Sept 14th Delegation

Hello Councilors and key City Officials,

I write to you today for your support in delegation on Thursday evening. Not 40 or so days ago I hosted a Tiny Home Show at the very venue this meeting will take place. As a Tiny House Consultant and co-producer of the show, my goal is to offer solutions to the housing crisis and climate crisis, as they exist in crisis together - the solutions must exist together as well.

I have worked over the past 5 years to influence and develop policy to showcase tiny homes as a solution to gentle intensification, to use them where family dwellings already exist, using city infrastructure already in place. This solution is a win-win for rural and urban lands, protected lands, and anywhere that has a population in need of housing, which is - everywhere.

I would like to showcase the need for new and alternative solutions to urban sprawl, in the form of inclusive zoning and tiny homes. I would like to show the public and the province that there are solutions to the housing crisis that involve gentle intensification to lands already used for single family dwellings as opposed to digging into the greenbelt further. Tiny homes provide a solution and other municipalities are in support in many ways. I will use the Tiny Home Shows attendance rate as an example of the appetite for this, as well as discuss policy and zoning for tiny homes that have been implemented by other municipalities across Ontario. Working with Grey County on a policy for property owners to lease lands to tiny home owners - has been one of the highlights of this work, and I hope to show all watching that we have solutions, the people need proof of these solutions so they can continue to hold the powers that be accountable if they do not consider these above choosing development in the greenbelt.

Thank you and I look forward to contributing to this challenge in any way I can.

With Warmth,

Bianca Metz
Tiny House Consultant & Sustainable Living Specialist

From: Tom Baker
Sent: September 12, 2023 2:10 PM
To: clerk@hamilton.ca
Cc: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>
Subject: Sept 14 Planning Committee

Please accept my input into the Sept 14, 2023 City of Hamilton Planning Meeting regarding the removal of lands from the Greenbelt.

In light of current reports from the Auditor General and the Integrity Commissioner, it is imperative that the City of Hamilton immediately cease any further participation in this so called public “consultation” engineered by the Ford government. This extremely wasteful process is profoundly undemocratic and serves only to cover up actions of the Ford government which have questionable legal status.

Hamilton citizens have already clearly spoken at every opportunity: “Hands off the Greenbelt”. Decimation of the greenbelt lands is of absolutely no benefit to anyone except land speculators and possibly Tory coffers.

Please advise the provincial “facilitator” that they are no longer welcome in our city.

Dr. Tom Baker

Ward 1 resident

To Clerk City of Hamilton:

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Please advise the provincial "facilitator" that they are no longer welcome in our city.

Dr. Tom Baker

Ward 1 resident

From: Baier, George

Sent: September 12, 2023 2:43 PM

To: clerk@hamilton.ca

Subject: STOP URBAN SPRAWL - WE WILL NEVER GET IT BACK!!

Importance: High

Please City Officials! Try as hard as you can to prevent our over-consumption of our free land.

We are at the point where we are over-consuming it.

Maybe halt on the immigration a bit until we get our bearings and heal the normal balance around us.

Lets fix our own issues before taking on new people.

Please keep our nature! Its where we came from!

Thanks.

George Baier, P. Eng.

Milton, ON

From: Denise Giroux
Sent: September 12, 2023 3:03 PM
To: clerk@hamilton.ca
Subject: September 14 Planning Committee meeting

Hello,

I am writing to oppose City Council's negotiating with the Ford government on the development of the Greenbelt lands.

Council has already registered its opposition to urban sprawl and the removal of lands from the Greenbelt; now it needs to refuse to negotiate with the province on this dirty deal, and insist that the province revoke the removal of all lands from the Greenbelt and fund the development of affordable housing within the urban perimeters!

thank you,

Denise Giroux

From: Holbrook, Anne
Sent: September 12, 2023 3:28 PM
To: clerk@hamilton.ca
Cc: Ward 12 Office <ward12@hamilton.ca>
Subject: Opposition to removal of GREENBelt lands

Dear City of Hamilton.

I want to register my opposition in the strongest possible terms to the removal of Greenbelt land in the Hamilton – Ancaster – Dundas area.

Our area includes some of the best farmland in the country and as someone raised on a family farm that fed cities, we need to preserve ALL of the farmland that we have left. It is alarming to see the ongoing urban sprawl despoil land in South-Western Ontario, here and the Niagara region.

We need much stronger protection of farm lands, forests and wetlands and they should certainly not be at the whim of governments and so-called developers to destroy.

Fifty to sixty years ago, citizens made a plea to the Ontario government to take development north to poorer quality land – Sudbury area, Parry Sound, etc. and build transport infrastructure there – transit with rapid trains. That should still be a priority along with high speed Internet.

Canada is only Canada with wide open spaces. My family did not come to Ontario 200 years ago and die young of deprivation to see it eventually covered with pavement and urban sprawl. I have resigned myself to seeing Ancaster intensify within town boundaries with much more multi-unit buildings and other towns and cities will have to intensify and grow up rather than out, but this is only so that we can preserve rural lands. Families need access to green spaces for health.

Respectfully, Dr Holbrook

Dr Anne M Holbrook,MD,PharmD,MSc,FRCPC

From: Charlane Surerus

Sent: September 12, 2023 3:42 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: [****POSSIBLE SPAM]"Sept 14 Planning Committee"

To Hamilton City Council,

I would like to state that **I think that council should refuse to meet with the Provincial Negotiator.** It is clear that our provincial government has not conducted any of the Greenbelt removals with Ontarians in mind. Hamilton does not want our urban boundary expanded and we do not want any part of The Greenbelt removed. Given the Integrity Commissioner's report and the Auditor General's report, the lands that were removed from The Greenbelt need to be returned immediately. The government's own Committee determined that new Greenbelt land was NOT needed at all to build the homes we need in the next decade. It makes no sense at all to be cutting into our sensitive lands when we have land that could be used. Doug Ford may call them fields full of weeds, but these areas are some of the most productive farming lands in all of Canada. Ontario farmers have lost confidence in this government and have stated that Ford might as well say "Let Them Eat Concrete!" as they obviously do not care about the rest of us. Our wetlands will be especially important given that we will experience more extreme climate events due to Global

Warming. This has already started! I feel lied to, misled, ignored by our government whose only interest is in creating billions of dollars in wealth for their developer friends. We must stand strong and demand that these lands do NOT get developed at all.

I appreciate how you have stood up to the province so far in stating that we do not want our boundaries expanded or to have Greenbelt lands removed.

I hope that after the release of the reports and the RCMP investigation, that you will refuse to meet with the provincial facilitator. All of Ontario is watching what Hamilton will do, let's take a further stand!

Thank you for your time,
Charlane Surerus

From: Pip
Sent: September 12, 2023 3:47 PM
To: clerk@hamilton.ca
Subject: Stop the Greenbelt development

Dear Clerk,
please do everything possible to help stop the provincial government's reckless development of our greenbelt. It is an outrageous betrayal of the public interest and trust.
Please feel free to use my statement.
Thank you
Philip Kummel
ward 3 Hamilton

Pip

-----Original Message-----

From: Christine Fitzpatrick

Sent: September 12, 2023 4:06 PM

To: clerk@hamilton.ca

Subject: Greenbelt

Please say no to using the Greenbelt for development....It is not essential for housing there is sufficient land available to us...Agriculture is more important.

Thank you

Chris Fitzpatrick

Hamilton

Sent from my iPad

From: Christine Brown
Sent: September 12, 2023 4:41 PM
To: clerk@hamilton.ca
Subject: Greenbelt grab

Dear City of Hamilton:

All the arguments against developing the Greenbelt have been made and heard. Action to return the land to its cherished designation and purpose is paramount and the obvious next step.

The broken promise from the Ford government to preserve the Greenbelt is a violation of rights of citizens for all things related to a sustainable future: food production, infrastructure costs, maintaining carbon sinks and animal habitat and making housing affordable being most obvious.

I live very close to the edge of the noise abatement area of the airport, and I can't imagine living within it. Building homes in that area would only add to mental stress and sleep deprivation.

There are no good arguments for using Greenbelt lands. They must be kept for agriculture, forests, and wetlands.

I stand against the violation of the Greenbelt and want to be on record as saying so.

Let's be bold against greed and being bullied.

Yours truly,

Christine Brown

Ancaster, ON

From: Cindy Kaye
Sent: September 12, 2023 7:01 PM
To: clerk@hamilton.ca
Subject: [****POSSIBLE SPAM]Special Planning Committee - Ancaster Fair Grounds

To whom it may concern,

Thank you so very much for the opportunity to share my thoughts.

As a resident of Ward 12, I have a few concerns regarding the urban boundary freeze back in 2021 and now the situation with the greenbelt.

My main concern is, maybe not today, and maybe not tomorrow, but at some point the beloved Ancaster soccer fields (next to Ancaster High, even though currently designated heritage) will be developed and overrun with condos because our council only sees fit to build within our city limits, leaving that area without green space, with more traffic and no community gathering space.

Thank you again for the opportunity.

My best,
Cindy

From: Thomas Madronich

Sent: September 12, 2023 7:30 PM

To: clerk@hamilton.ca; SaveOurStreamsHamilton@gmail.com

Subject: Special Planning Committee Greenbelt meeting on Thursday, Sept 14 will be held in Marritt Hall at the Ancaster Fairgrounds.

This is a totally unacceptable venue for a regional issue.

The impacts of land planning theft are regional.

The Planning issues are regional.

The insider trading and dealing should be in a criminal setting, the planning as well should be seated in the center of the region and the city.

The criminal investigation should be led at the superior court, the planning should be heard at the center of the impacted region ie: City Hall. 45 minute bus ride for a meeting with no authority.. (I have 2 cars but I'm not driving to a meeting which has no power for a fait accompli.) This is a criminal matter and should be treated by the city as such otherwise you are impotent.) I can prove adverse financial impact for the landowners who were not informed, I personally have been impacted by the lack of opportunity to have a fair and open process. My clients have been impacted.

Andrea Horwath You should be litigating a criminal insider trading angle on this. This is a theft clear and simple. The planning issues should be dealt with at the regional center because the planning impacts are regional..

Tom

-----Original Message-----

From: Deb Peace

Sent: September 12, 2023 8:43 PM

To: clerk@hamilton.ca

Subject: saving the Greenbelt lands

As Hamiltonians, we find ourselves completely frustrated by the Provincial Government's anti-democratic and likely criminal

handling of the Greenbelt lands, ignoring all the hard work that has been done in Hamilton to prove that there is

plenty of space within our urban boundary to build housing for those in such need. Doug Ford has put Hamilton Council

between a rock and a hard place where there is threat of the city being punished for not cooperating with this scheme.

The Greenbelt lands are precious and should be protected. We can never get them back once they are damaged by

development. Given our climate crisis, this should be the priority of every government. Greed & lack of vision is causing

harm. Requiring the city to come up with some compromising agreement is not the route to take. We demand an end

to greenbelt removal.

Deborah Peace

From: Action 13
Sent: September 12, 2023 8:47 PM
To: clerk@hamilton.ca
Subject: For special Planning Cmte. meeting Sept 14

Please find attached my submission for the upcoming Greenbelt meeting.

thank you,

Zoe Green
Co-founder
Action13.ca

September 12, 2023

City of Hamilton
Planning Committee

Special Meeting of the Planning Committee - September 14, 2023

We are writing in support of City Council's interest in protecting the Greenbelt and Urban Expansion lands slated to be paved over, and challenging repeated attempts of the provincial government to force Hamilton to pave over these important and valued lands.

There is enough land to meet, even surpass, the number of housing units Hamilton will need to meet provincially set targets. All without paving the Greenbel nor paving outside of the former urban

boundary. This must be reiterated and messaged clearly at every opportunity.

We know that the people of Hamilton want to see the Greenbelt and farmland protected. There were close to 700 people who showed up for the public meeting in Ancaster on September 6.

On July 14, 2023 City Council decided to participate under protest with the provincially appointed Greenbelt Facillitator. Since that date incredibly significant details have been released including substantial reports from the Auditor General and the Integrity Commissioner.

In light of this we ask that the City halt growth planning on Greenbelt and Urban Boundary expansion lands until i) the RCMP announces how it will be investigating the Greenbelt grab, ii) a cost analysis of this growth plan is completed, and iii) the process used by the province to identify urban expansion lands is scrutinized.

Land use is one of the biggest contributors to climate change. Limiting sprawl to protect farmland also helps ensure a more climate resilient city and greater food security. Inclusive urban neighbourhoods leveraging existing infrastructure and offering improved transit will provide greater benefit for the common good than paying to pave over unserved lands.

Thank you for listening to the voice of the residents of Hamilton on this important matter. Regards,

Zoë Green

Co-founder, Action 13 Action13.ca

“Community-led climate action”

-----Original Message-----

From: Louise Brownlee

Sent: September 12, 2023 8:57 PM

To: clerk@hamilton.ca

Subject: Land Use Planning Meeting on September 14, 2023

Written submission from GASP - Grand(m)others Act To Save The Planet (GASP)

GASP members are appalled by the Ontario government's unwillingness to reverse the Greenbelt Grab. We learned from the Auditor General that the Ontario government "failed to consider environmental, agricultural and financial risks and impacts, proceeded with little input from experts or affected parties, and favoured certain developers/landowners."

In this Climate Crisis, GASP members cannot stand by while our government delivers chunks of our protected Greenbelt land to a small group of developers for an estimated \$8 billion in financial gain. We need a government who cares about the common good and makes decisions in an honest, fair and transparent fashion.

Reports from the Auditor General and the Integrity Commissioner have revealed the serious lack of due diligence associated with the Greenbelt Grab. The Sensitive Investigations Unit of the RCMP will likely uncover more details.

We are fully aware that the Ontario government is using the housing crisis as a ruse to enrich political supporters. Professional urban planners have proven that the Greenbelt Grab has nothing to do with the lack of housing in Ontario. The housing shortage is a complex issue - the Ontario government has ignored its own Housing Affordability Task Force recommendations.

The Province is now resorting to a rigged "negotiation" and "consultation" process with Hamilton to try to create the false impression that Hamilton is acquiescing to Greenbelt removal.

It is very clear that in fact, Hamilton is firmly against any Greenbelt removals. Many GASPs attended the meeting in Ancaster last week.

We are prepared to relentlessly protest, rally, and use the power of social media until the Greenbelt Grab is reversed. Grandchildren in Ontario deserve the Greenbelt farmland - current predictions are for planetary warming of 2.7°C. The next generation will face more droughts, floods and threats to the food supply. Please do the right thing.

Sincerely,

Louise Brownlee, Carole Holmes and Lorraine Green on behalf of the members of GASP - Grand(m)others Act To Save The Planet (GASP). We are a grassroots, non-partisan group of grandmothers

-----Original Message-----

From: Irene Fischer

Sent: September 12, 2023 9:33 PM

To: clerk@hamilton.ca

Subject: Planning Committee

Legislative Coordinator

Planning Committee

City of Hamilton

71 Main Street West

Hamilton, Ontario L8P 4Y5

Housing is desperately needed for new immigrants to our city. The sooner we start building the better. Farming is no longer a viable option. Moving forward is our only option.

Irene Fischer

Sent from my iPad

From: Harriet Woodside

Sent: September 12, 2023 9:43 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: I'm behind you

Dear Hamilton City Councillors,

I applaud everything you are doing to keep Greenbelt land green and to intensify housing opportunities within Hamilton land that is zoned for housing.

You have my full support to do whatever you can to thwart the provincial government in its land grab.

Thank you.

Harriet Woodside

From: flora mol
Sent: September 12, 2023 9:45 PM
To: clerk@hamilton.ca
Subject: Planning meeting Sept. 14th

The greenbelt is more important than money with climate change wars around the world food water will be like a weapon on humanity hard to get just like masks ect in a pandemic Canada needs to be self sufficient producing life's necessity Water FOOD medication ect DOUG FORD CRIMINAL GREENBELT DEAL DESTROYING CANADA'S NATURAL RESOURCES WILDLIFE FOREST FARMLAND HUMANITY MEANS TO HEALTHY SURVIVAL ONTARIO NEEDS TO VOTE ON THIS ISSUE WITH EDUCATED SCIENTIFIC INFORMATION DOUG FORD AND FRIENDS PROFIT NEEDS TO BE STOPPED before more damage is done thanks for the great work you're all doing My full support STOP THE GREENBELT STEAL
Flora Molnar

Sent from my Galaxy

From: michel proulx

Sent: September 12, 2023 11:07 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Hamilton should be a self-sufficient City.

**say 'NO' to all development on the Greenbelt!
stop all negotiations with the Province on the subject.**

David Johnson
michel proulx
ward 2, Hamilton.

-----Original Message-----

From: Eileen Booty

Sent: September 13, 2023 4:09 AM

To: clerk@hamilton.ca

Subject: Greenbelt Negotiations

No negotiations with the province because Hamilton doesn't negotiate with bullies.

Thank you, E. Harris.

Ancaster.

Sent from my iPad

-----Original Message-----

From: Carolyn Stupple

Sent: September 13, 2023 7:12 AM

To: clerk@hamilton.ca

Subject: Development of Greenbelt (submission for September 14 Ancaster Meeting)

Why are there stakes in the ground on some of the Greenbelt areas in Hamilton?
Why are the developers still knocking on doors, running full page ads enticing people with “affordable housing”?
City of Hamilton councillors have vote unanimously to reject the development of the Greenbelt The people of Hamilton have said “No” to development.
Species at risk have already been identified as threatened in these areas The cost to tax payers of the development and upkeep of these monster homes has not been given to the people.
All of the indigenous groups in the areas have not been allowed on all the Greenbelt land.
Archeological assessments have not been done.
The hugest area “Elfrida” has not been mentioned in the past meeting, and all these Greenbelt areas are connected in the above mentioned concerns. Birds, tree & plant, wildlife all use these areas as connecting areas, allowing species at risk to flourish through the Hamilton mountain land.
The so called “Ontario facilitator” has not been at these meetings to understand the complexity of this destruction.
You can not “reintroduce” all the species at risk -the notion is crazy, and only the developers have brought up such an idea.

If you take away the plants & trees, remove the topsoil for water mains, buildings, etc, you have little hope for wildlife to return.

Please do not allow this sell out!

We know that we have existing land already for 2 million people in areas that are already connected with water systems, waste treatment, public transportation.

Carolyn Stupple

Freelton (Hamilton, Ontario)

-----Original Message-----

From: Laurie Galer

Sent: September 13, 2023 8:56 AM

To: clerk@hamilton.ca

Subject: Green belt development

I am unable to attend Thursdays meeting but I would like to send along my opposition to developing the green belt.

I agree with all of the many arguments against developing, including the fact that there is plenty of room within the current urban area.

I would also like to see the many empty buildings turned into affordable housing.

One laughable argument the government gives is that they will replace what they take with other green belt land. So they think they are God and create more natural space?

Laurie Galer

From: carole-ann
Sent: September 13, 2023 9:05 AM
To: clerk@hamilton.ca
Subject: Greenbelt Restoration

I would like my name on record that ALL the Greenbelt needs to be restored.
Every part removed so far needs to be put back. Period!

Carole-Ann Durran

From: Teresa G

Sent: September 13, 2023 9:40 AM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; clerk@hamilton.ca

Subject: Sept 14 Planning Committee Comments for Public Record

I am writing in advance of the meeting on Thursday to have my comments here added to the public agenda.

I want to add my voice to the many Hamiltonians who oppose the Ford government's attack on the Greenbelt.

Hamilton is not acquiescing to Greenbelt land removal. Council voted against this. Over 16000 Hamiltonians surveyed were against this. Yet the Ford government overrode our municipal democracy and forced incursion upon and destruction of the Greenbelt.

The damning information in the Auditor General's Integrity Commissioner's report is appalling.

I oppose development on these lands, and insist that the City of Hamilton stop all "negotiations / consultations" with the provincial facilitator.

Thank you,

Teresa Gregorio

From: A. Taylor
Sent: September 13, 2023 10:12 AM
To: clerk@hamilton.ca
Subject: Sept 14 Greenbelt meeting

Hello,

Here is my written submission for the Sept 14th Greenbelt meeting.

I am absolutely opposed to taking any land from the Greenbelt for these reasons:

1.) Our food supply will be negatively impacted.

Farmland within the Greenbelt plays a pivotal role in ensuring a stable and sustainable food supply for the Ontario. Taking valuable agricultural land out of the Greenbelt will have long-term implications for food production. Canada already imports more than 75 per cent of its fruits and vegetables. Removing any of this highly productive land in southern Ontario will only increase the country's dependency on imports. About 83 per cent of the total area removed is classified as Class 1 to Class 3 prime agricultural land, which the province's Ministry of Agriculture, Food and Rural Affairs signifies is the highest quality and capability for agriculture.

2.) Risk to biodiversity and the environment.

The auditor general's report found the Ford government's 2022 decision to open a portion of the protected Greenbelt for development was made without consideration of environmental and agricultural risks. Altering its existing boundaries will result in adverse environmental and agricultural consequences. All of Ontario turtle species are deemed at risk already, so we need to preserve the Greenbelt as is.

3.) We don't need the Greenbelt to build housing.

The housing minister and Premier Ford say building on the Greenbelt is the only way to address Ontario's housing crisis. This government's own housing affordability task force found the main issue isn't about opening new land, but rezoning land within urban centres to allow densification. Opening the Greenbelt is not about housing, it is about profit.

Thank you,
Annette Taylor

From: Elizabeth Knight

Sent: September 13, 2023 10:28 AM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; steve.clark@pc.ola.org; neil.lumsden@pc.ola.org; donna.skelly@pc.ola.org

Subject: Soil map of Book Road refutes 'sub par' claim.

Hello,

I've noticed some letters on the agenda from individuals who wish to sell their land in the former Greenbelt at Book Road. They claim that the soil is sub par. Curious because there are letters from other farmers in the same area, who are not looking to sell and who say the soil is some of the best around. And

who say that Book Road land actually rents at a price of \$350/acre. Other prices may reflect the availability of arable land in the area. Less land available may result in higher prices.

Anyone can easily check the Ministry of Ag. "soil capacity for agriculture maps" so I thought I'd show you what I found. Most of Book Road is prime land (1,2,3) and much of the rest are wetlands.

Vyn's flower farming operation was one that was adversely affected by the [crop spray behind the Garner Marsh](#) two summers ago when two farmers lost all their crops. No wonder he wants out of farming in Ancaster and is selling up. The pressures of impending urbanization like this on farmers are all the more reason why we need to hold firm to the boundaries between rural and urban activities.

Please vote to cease or pause negotiations with the Provincial facilitator. Since directing Staff to engage, new information has arisen with the AG and IC reports as well as potential investigation by the RCMP.

Thank you,
Elizabeth Knight
Ward 12



From: Don Brown
Sent: September 13, 2023 11:13 AM
To: clerk@hamilton.ca
Subject: Delegation for the meeting in Ancaster

Hi!,

My name is Don Brown.

Please accept my "delegation" offering below for the assembly in Ancaster to-morrow evening. I'm a member of Elders For Climate Sanity, a subgroup of Hamilton350.org.

My message to the gathering,

How can you stop someone from doing something that will ultimately kill them? You cannot. Only they can stop doing what they are doing. To do so they may need some help. That's what we're here for.

We all make mistakes. The important thing about making a mistake is not that by doing so it was wrong. The important thing is what can be learned from making a mistake. This is what I hope Mr Ford and his associates will do. It seems he does not have to; I hope he does, and if he wants to we're here to help him.

This so-called « green space » does not have to lie there idle. It has a lot to offer as many have already described. Let's look at its real potential. It's here with all its wholesomeness to serve us all. Not just a few.

Respectfully submitted.

Don Brown

Nobis non desistendum est. We must not give up.

From: Jen G.D

Sent: August 28, 2023 2:52 PM

To: Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Clark, Steve <Steve.Clark@hamilton.ca>; Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; clerk@hamilton.ca; donna.skelly@pc.ola.org; neil.lumsden@pc.ola.org; letters@thespec.com; info@gasp4change.org

Subject: Greenbelt survey missing no option

To whom it may concern,

This letter is in regards to the ongoing greenbelt fiasco, which is not 'blowing over' as Ford's government hoped it would apparently.

Through the hard work of the dedicated greenbelt protectors, I learned about an misleading survey sent to the citizens of Hamilton concerning use of Greenbelt lands. For some reason, the survey does not include a "no development" option. Considering the recent revelations laid out by Bonnie Lysk, why is no development not an option? If Caledon is able to back track their greenbelt plans, why can't Hamilton?

Many sources have let the government, and the public know that there is plenty of land outside of the greenbelt that would be suitable for development. The people paid to serve Hamilton should focus our money on identifying these lands instead of sending deceptive surveys.

Thank you kindly for your time,
Concerned citizen

From: Marina
Sent: September 12, 2023 5:30 PM
To: clerk@hamilton.ca
Subject: [****POSSIBLE SPAM]Re: Greenbelt deveopment

Hi,

I would like to voice my concerns about the deveopment planned on the greenbelt

It is my opinion and others including farmers and environmentalists that valuable farmland with rich soil should not ploughed up to build homes.

Once we lose this land we cannot produce our own local crops and grow what we need.

We will be at the mercy of foreign importers with high food prices and shortages of food.

Land for building homes is not lacking. Municipalities have Urban planners who plan development and housing on land they know is suitable for their needs.

Simply ignoring the will of the people and local government and pushing this through is shocking and undemocratic.

The greenbelt serves as an environmental buffer to provide habitats for wildlife and also for watershed management.

The taxpayers of Hamilton and their future generations will carry the burden of funding luxury mansions for the rich.

The only winners are the few developers getting large payouts and paying no development charges for this great deal. The large profit they make on this land will not be passed on to our city or taxpayers.

Rent control and preventing greedy corporations from renovations for profit by raising rents would be one step to stop residents losing their rental homes.

We have places people can rent but they are out priced just like these greenbelt mansions will be without controls.

Please consider our opinions and save this valuable land from being torn up.

Thank you

Marina

From: H Millar

Sent: September 13, 2023 11:47 AM

To: clerk@hamilton.ca

Subject: written submission to Greenbelt meeting Sept 14/23

To City Clerk of Hamilton

Please accept my written input into the Sept 14, 2023 City of Hamilton Planning Meeting regarding the removal of lands from the Greenbelt.

The Auditor General and the Integrity Commissioner have both made it quite clear that it is not necessary to remove lands from the Greenbelt in order to address Ontario's current housing crisis. There is sufficient vacant land that could be developed - land that has existing infrastructure, roads and transit. Premier Ford wants us to believe that the studies regarding available lands for development are out of date and do not reflect the current increases in Ontario's population but this is simply not true. He implies that allowing the Greenbelt lands to be

developed into housing will allow young couples to be able to purchase a 'starter home' in Ontario, which is another bold faced lie that plays on the desperation of those who are struggling to attain housing. I am saddened that we have a Premier who could stoop to these kinds of shameful tactics.

Hamilton citizens have already spoken loudly and clearly that they do not want lands taken from the Greenbelt, and Hamilton City council agreed. Now the Ford government wants to override the mandate from the City of Hamilton, which is not only undemocratic to Hamilton residents but will also bring untold financial costs to Hamilton taxpayers who will be paying for the infrastructure needed to develop Greenbelt lands into luxury housing developments. Even the study group put together by the Ford government has stated that it is not necessary to use Greenbelt lands to achieve the government's housing development goals.

But this deal was never about housing. This deal is about greed, pure and simple.

The land deals engineered by the Ford government and the favoured developers have been carried out without proper consultation with the citizens of Ontario and Indigenous leaders. It's a deal that involves hidden mandates and secret backroom schemes with developers. The whole process reeks of corruption, and the more details that are uncovered, the worse it stinks. And now, Mr Ford has proposed a 'solution' that the Greenbelt development decision should be reviewed by the newly appointed Housing Minister - the person who is leading the very department that made these decisions in the first place.

This Greenbelt land swap scheme should be reversed and the Greenbelt lands should be returned to their designated status. As a Hamilton resident I wish to express to city council that it is my hope that they will do everything in their power to stop this development. Please use whatever permit approval delays or rezoning approval roadblocks or lawsuits that can be implemented to halt or slow this travesty of justice that is about to be carried out by the Ford government.

Thank you for this opportunity to express my concerns about this very serious matter.

Sincerely,

Heather Millar
Ward 2 resident

From: Tom Morelli
Sent: September 13, 2023 11:57 AM
To: clerk@hamilton.ca
Subject: Book Road Lands

The development of this area should incorporate City needs with the type of housing required to sustain future expansion requirements. This should not be just left up to developers but their plans must be fully approved by council. This includes building infrastructure (water, sewage, roads, etc) that not only facilitate the primary development of these lands but also for future expansion of residential, commercial, parks, etc. If there is a requirement to connect to current city infrastructure, developers should also be responsible for improving that current infrastructure (if needed) in order to facilitate these new communities and possible future expansion of these communities.

Ancaster has by far the lowest percentage of affordable housing of any other area in Hamilton. If the Ontario government is saying that we need more affordable housing, then the City should ensure that the developers plans incorporate that objective. The City of Hamilton needs to get lands ready for building these types of homes as well as other types. The longer this is delayed, the more expensive current properties will become (making it even harder for people to buy a home), especially with the large numbers that are expected to arrive in this province within the next few years.

Tom Morelli

-----Original Message-----

From: Yvonne Sutherland-Case

Sent: September 13, 2023 11:58 AM

To: clerk@hamilton.ca

Subject: Greenbelt lands removal

Attention: Planning Committee, City of Hamilton

My name is Yvonne Sutherland-Case and I am writing to express my grave concerns regarding developing the Mount Hope and Ancaster farmlands recently removed from the Greenbelt by our current provincial government. This action was an affront to the democratic process and the citizens of Hamilton, who overwhelmingly voiced their desire to preserve the urban boundary and prevent further sprawl.

In the face of recent scathing reports from the Integrity Commissioner and Auditor General regarding the nefarious behaviour of the Ford government in relation to the removal of lands from the Greenbelt and

the billions of dollars in profits made by connected developers, we must collectively act to protect this land for future generations to enjoy. Let's say no to sprawl and costly un-necessary infrastructure. Let's prevent further loss of our farmland and protect food production in Ontario. Let's focus on city densification within Hamilton's urban boundary and not in lands removed from the Greenbelt with no due process; no consultation with Indigenous leaders; no consultation with farmers or the citizens of Hamilton. Let's do what we can to mitigate climate change, protect wildlife, wetlands and farmlands.

I plead with City Council to immediately seek a judicial review of Ford's Greenbelt land removal or at the very least, await results of RCMP's investigation before proceeding with any development in these lands.

Respectfully Submitted,
Yvonne Sutherland-Case
Sent from my iPhone

From: H Millar
Sent: September 13, 2023 12:01 PM
To: clerk@hamilton.ca
Subject: written submission for Greenbelt meeting

To City Clerk of Hamilton

Please accept my written input into the Sept 14, 2023 City of Hamilton Planning Meeting regarding the removal of lands from the Greenbelt.

In light of current reports from the Auditor General and the Integrity Commissioner, it is of the utmost importance that the City of Hamilton use every tool in their toolkit to stop the Ford government from this unscrupulous scheme.

Hamilton citizens have already spoken loudly and clearly that they want the Greenbelt lands to retain their protected status. There is already more than enough vacant land throughout Ontario to achieve sufficient housing development. The Auditor General says so, the Integrity Commissioner says so, and The Ford government's own housing strategy planning group says so. So why are Greenbelt lands being sold off for the sole purpose of financially benefiting a few select developers???

This Greenbelt land swap scheme should be reversed and the Greenbelt lands should be returned to their designated status. As a Hamilton resident I wish to express to the city council that it is my hope that they will do everything in their power to stop this development.

Thank you for this opportunity to express my concerns about this very serious matter.

Sincerely,

Douglas Millar
Ward 2 resident

From: rand robichaud
Sent: September 13, 2023 12:53 PM
To: clerk@hamilton.ca
Subject: Protect the Green Belt

Protecting the Green Belt and reserving it as an environmental buffer and for farming means our cities will have an option for a more sustainable food supply. Looking forward we see a world we can no longer depend on for food and energy as we for instance move toward renewables and less carbon emissions. Supply chains are important but may prove unreliable and or more expensive in time of crisis.

It appears the financial and building industry are poised to benefit from building houses on farm land. In the short term it may boost the economy but building on farmland is not the only answer. Please consider other options. Let's further define the problem and consider everything we already have in place in providing a solution.

From: Claim Your Voice Studios
Sent: September 13, 2023 2:17 PM
To: clerk@hamilton.ca
Subject: NO to expansion into Greenbelt

To whom it may concern,

Am lending my voice to once again say "no" to building over the Greenbelt.

I continue to be mystified by the Provincial government's inability to see that this does not address the affordable housing crisis, that our city planners have discerned that we currently have enough land available within current urban boundaries (with infrastructure already in place), the lack of foresight about where our food will come from if we pave over our farmland, AND the long term health impact if we destroy the biodiversity that surrounds us.

Have courage and vision to do what is right, and re-think what "profit" is to be gained here....wealth in the hands of a few, or the well-being of a whole community!

Sincerely,
Susan Crowe Connolly

From: Catherine Weir

Sent: September 13, 2023 3:45 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: September 14th planning committee

To our councillors and planning committee,

We, as Hamilton citizens are asking that you, as a city council and as planners, **REFUSE TO NEGOTIATE WITH THE PROVINCIAL FACILITATOR** on the issue of the greenbelt land development. The integrity commissioner has proven that the underhanded approach the government has taken has not followed due process and we need to push back on this lack of a democratic process.

It has been proven that the city has enough existing space to meet the requirements for housing that the province has stipulated for our area. It is unnecessary to build on these greenbelt lands that have been taken. We are asking that you fight on behalf of the citizens of Hamilton to demand Premier Ford do the right thing and give back the greenbelt land!

Sincerely,
Catherine and David Weir

From: Mark Forler

Sent: September 13, 2023 4:37 PM

To: clerk@hamilton.ca

Cc: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Sept 14 Planning Committee

Regarding the upcoming "consultation" on Greenbelt land development:

Given the damning report on the provincial government's unethical manner of unlocking greenbelt lands, the resignation of two government officials, and the ongoing RCMP investigation into possible criminal charges, it would be wrong for the city of Hamilton to cooperate with provincial counterparts in any way that would effect these lands or their development. It would be unethical to be complicit with the provincial proceedings given the backdrop of corruption.

It is clear that the people of Hamilton disagree with this attack on rural/greenbelt lands. We should use every effort and action to prevent this unethical development, and save our lands.

Thank you.

Mark Forler
Dundas

-----Original Message-----

From: John Roy Lawrence John Roy

Sent: September 13, 2023 4:53 PM

To: clerk@hamilton.ca

Subject: Comments re Green Belt Additions

1. The city should freeze all negotiations about this area as it is deeply involved in a corrupt process.
2. These area needs to be returned to the Green Belt.
3. HOWEVER: In the event the present government lasts long enough to force the development of these lands here are the conditions and benefits I want to see.

- a. Not a single tree with a trunk over over 10 cm. diameter removeds. Even smaller trunk size can be designated for rare species of shrubs etc.
- b. Absolutely to paving over, burying, culverting or channelling of any existing stream beds including ones that just flow seasonally. All streambeds must be kept in their natural state as far back from the actual watercourse as necessary.
- c. No filling in or “relocation” (i.e. destruction) of any wetland areas.
- d. This land must be reserved for true affordable housing including City Housing Geared- to-income rental properties and housing units that a family with less than \$50,000 gross income can afford. to either rent or buy on favourable terms.

This is the only criteria for affordability and will meet the needs of the people being priced out of the market by the developers who want to profit from this land.

The whole focus should be on the bottom 25% of the income distribution. If the developers can't do this the land should be given back.

I am pretty sure if the City insists on all these conditions it can stall negotiation long enough to wait out the current government and can at the very least shame them into protecting as much of these lands as possible.

One additional piece of information that might be useful to the Ontario government and the developers: Given the strong opposition to removal of the land from the Greenbelt are they prepared to go ahead in

the face of a strong campaign of civil disobedience which will make the BC rainforest protests look like a school picnic? I don't live near the land in question but I would certainly look forward to being arrested in their defence.

Best Regards

John Roy

Hamilton Ontario

From: Harrison Ioannou

Sent: September 13, 2023 5:00 PM

To: clerk@hamilton.ca; Toman, Charlie <Charlie.Toman@hamilton.ca>

Cc: Allan Scully

Subject: Comment Letter Regarding - Provincial Amendments to the Greenbelt Plan – Book Road Lands

Good afternoon,

In advance of the Special Meeting of Planning Committee, kindly find attached comment letter regarding the Provincial Amendments to the Greenbelt Plan (Book Road Lands).

We appreciate your consideration of these comments.

Best regards,
Harrison

HARRISON IOANNOU, MREI, Senior Development Manager



September 12, 2023

City of Hamilton Planning Committee
c/o Legislative Coordinator, Planning Committee
City of Hamilton
71 Main Street West, 1st Floor,
Hamilton, Ontario,
L8P 4Y5

Re: Provincial Amendments to the Greenbelt Plan – Book Road Lands

I am submitting this letter on behalf of Calloway Real Estate Investment Trust Inc. (“SmartCentres”) who is the owner of the property known municipally as 1051 Garner Road West, Ancaster (“**SmartCentres Ancaster**”). This is in response to the request for public input on development objectives and community benefits related to Provincial Amendments to the Book Road Lands, in advance of the Special Meeting of Planning Committee on September 14, 2023.

SmartCentres has been a long standing corporate member of the Hamilton community dating back over 25 years. Over these years, SmartCentres has built approximately 1.75M square feet of commercial space in Hamilton, representing an investment on our part of over \$600M to-date.

SmartCentres Ancaster (1051 Garner Road West) is a retail shopping centre located near the Book Road Lands, at the intersection of Garner Road and Shaver Road. The shopping centre includes approximately 300,000 square feet of retail space including grocery, shopping, restaurant, and personal service uses. The shopping centre is an essential amenity critical to the nearby community.

It is understood that the Province’s intent for the Book Road Lands is that they be developed into predominately residential uses.

The area is currently over-served by retail commercial. Any additional retail commercial uses in the area would be detrimental to the existing retail within the neighborhood, including the shopping

centre at 1051 Garner Road West. In order to minimize any impact on the competitive balance of the existing retail and commercial uses serving the community, we encourage the City and Province to limit the size and scale of any new retail and commercial uses within the Book Road Lands to small neighbourhood serving convenience retail and commercial uses, should development of the Book Road Lands proceed.

We appreciate your consideration of these comments.

Respectfully submitted,

Harrison Ioannou

From: Jan Barton

Sent: September 13, 2023 6:13 PM

To: clerk@hamilton.ca

Cc: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; sshaw-QP@ndp.on.ca; donna.skelly@pc.ola.org; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Thorne, Jason <Jason.Thorne@hamilton.ca>; Allen, Jennifer <Jennifer.Allen@hamilton.ca>; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

Subject: Maple Tree Farm Perspective on the Greenbelt Issue

Importance: High

Dear Hamilton Council,

We attended the Public Open House at the Ancaster Memorial Arts Centre, which as you know was very well attended with line-ups at both mics to speak. We were unable to provide our input on the community benefits we would like to see on our lands and, unfortunately, we are now unable to attend the Planning Committee meeting tomorrow. Following is our input for your consideration as you deliberate.

We grew up in this area, my small family home was on Twenty Road East, seven houses in from Hwy 6, and directly in the flight path to Hamilton airport. After 43 years in our family home, my parents moved to Twenty Place, on Twenty Road West, a wonderful retirement village built on a farmland developed by Spallacci Homes. We bought Maple Tree Farm on Book Road West over 12 years ago, thankful that we were able to be the next owners and stewards of this beautiful 105 acres of mostly Carolinian Forest, so close to our family roots. We have learned to produce maple syrup here, our maple syrup has been shipped to over 50 countries in the world. We contracted Trees Unlimited to evaluate our forest and develop a 'Managed Forest Plan' to care for it and ensure its ongoing health.

So, with a combination of our intimate knowledge of this area, living in and loving the 'country' and nature, directly experiencing the benefits of farmland development through my parents' close move, and appreciating the proximity to the expanding airport, we knew the possibility of development loomed for this farm. However, five years after our purchase, in 2016, we were surprised when our lands *were put into the greenbelt with no consultation*. We attended public meetings to learn more, disheartened to learn that with our agricultural and greenbelt designations the physical footprint was locked down. Not that we intended to grow as a farm at the time, but we would not be able to grow if we wanted to. Nor could we benefit more from our back 20+ acres that are farmed by a local farmer for a mere \$1,000 a year (not even \$50/acre – not what we would call prime farmland!).

When the announcement was made by Doug Ford last October that our lands would now be removed from the greenbelt, we were not surprised but sad because we have created a very special community-gathering place for family and friends here on this farm. But we understand the logic. Once we settled with the reality of development all around us, we thought the best thing for us now is to contribute to building a **VISION** for a beautiful community development on this land that we love.

We partnered with our neighbour to the east of us to engage an expert community planner with Better Neighbourhoods Development Consultants. Attached please find a report that aims to detail the possibilities for development on our lands, including community benefits; the report was informed and qualified by Paul Robertson from Trees Unlimited and Barry Myler, an Ecological Consultant.

Our request is simple, this is a unique parcel of land that is not prime farmland and is situated with development all around us, let's make this a model community development that Hamiltonians can benefit from and cherish for years to come. A favourite quote of ours summarizes our input to you by Eleanor Roosevelt, *"the future belongs to those who believe in the beauty of their dreams."*

All the best with your meeting and thank you in advance for considering our input for this precious land.

Warmly,
Jan

Jan Barton
Maple Tree Farm

Jim and Jan Barton
579 Book Road West Hamilton,
ON

April 11, 2023

Dear Jim and Jan Barton,

I am writing to provide you with information about the developable acreage on lots 539 and 579 Book Road West in Hamilton, ON. The subject properties offer a unique opportunity for land development because of their proximity to the urban boundary and servicing, as well as their recent removal from the Greenbelt Plan. The developable acreage of these properties also presents a promising opportunity to address the pressing need for housing in Ontario.

The subject properties consist of approximately 60 hectares, or 130 acres of land, and contain two single-detached dwellings and several accessory buildings associated with agricultural use. The western lot features a maple tree farm, while both sites contain a watercourse with wetland features, and both sites contain active agricultural lands.



Figure 1: Subject Lands – 2020 Aerial Imagery

According to the Hamilton Rural Official Plan, the lands in question have been designated as Agriculture and Natural Heritage System. In accordance with Hamilton's zoning by-law, the lands have been zoned as Agriculture (A1) and Conservation/Hazard Land Rural (P7).

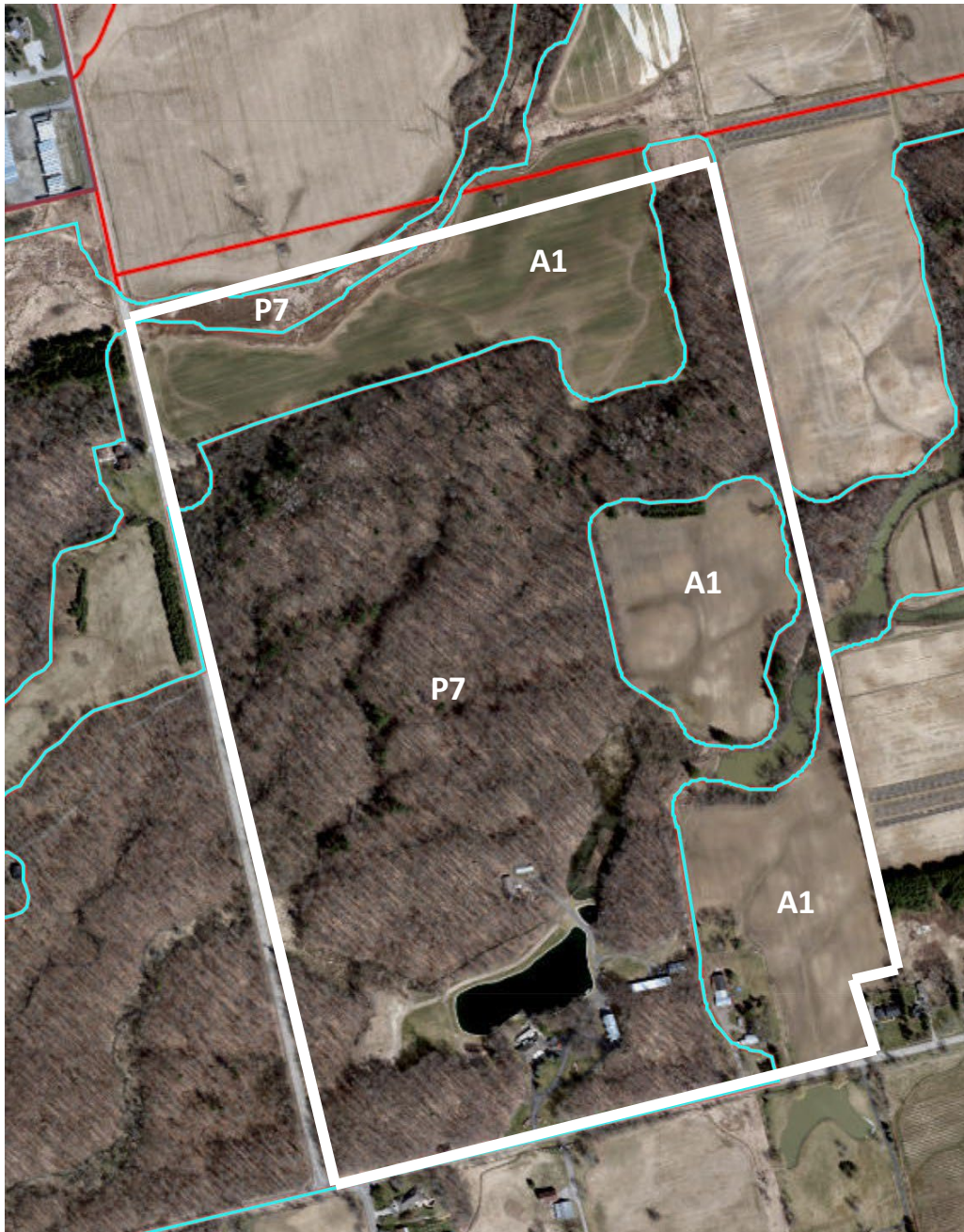


Figure 2: Subject Lands – Zoning By-law

To enable the construction of residential properties on the land through a plan of subdivision or vacant land condominium, it is necessary to amend both the Official Plan and Zoning designations of the subject lands, ensuring that their development potential is properly recognized, while at the same time more accurately representing and thereby preserving the natural heritage features of the site. As will be shown below, given the site's constraints, there are approximately 68.4 developable acres in total (see Appendix A).

539 and 579 Book Road West

As discussed above, one benefit of 539 and 579 Book Road West is their proximity to Hamilton's urban boundary and municipal services along Shaver Road, which includes water and wastewater services that terminate approximately 188 meters north of the site (see Appendix B). This presents an opportunity for reducing servicing costs in an otherwise rural, un-serviced area. Additionally, the other lands east of the subject sites that have been removed from the Greenbelt Plan could also have as their closest municipal service tie-in through 539 & 537 Book Road West, further enhancing the value of 539 and 579 Book Road West for residential development.

As well, the potential development lots are located approximately 1km from commercial amenities along Garner Road. This allows ease of access to businesses along Garner and Shaver Road and can stimulate economic activity, as well as more active lifestyles such as walking or cycling to commercial amenities rather than driving.

In addition to the advantage of proximity to urban service levels, the two lots joined as one development parcel would provide an even greater opportunity for development. By combining the two lots into one developable area, there would be a larger area to work with, which would allow for more flexibility in the type and scale of development. It would also be possible to design a more efficient and cost-effective servicing system that could accommodate the needs of the entire development. This could include shared infrastructure such as water, sewage, and stormwater management systems.

In addition, by combining the two lots, it would also be possible to create a more efficient and effective garbage collection system, which could result in cost savings and reduce the environmental impact of the development.

Finally, from a site circulation perspective, joining the two lots could also result in greater flexibility in terms of designing internal roadways and access points, which can improve the flow of traffic and reduce congestion within the development.

Overall, combining the two rural lots into one development parcel has the potential to result in a more efficient, cost-effective, and sustainable development, which can benefit both the developer and the surrounding community.

Environmental Constraints

The site is impacted by lands the municipality has designated with conservation protections. These natural features include one or more watercourses with wetland features, floodplain associated with the watercourse, a maple tree farm, and an abandoned orchard.

The forested area under conservation protection that bisects the two lots at the north-east corner should not be subject to natural heritage protections.



Figure 2: Subject Lands – Abandoned orchard (green), Watercourse (blue)

Although protecting and preserving natural heritage features is crucial, it's equally essential to ensure that these protections are based on accurate and current information about the ecological value of the area in question. The green forested area is not ecologically valuable but rather an abandoned fruit orchard that has been overtaken by invasive species. Therefore, pending verification through an Environmental Impact Study, it would be appropriate to lift the natural heritage protections on this area and instead establish a native vegetation protection zone around the other natural heritage features. This would enable the development of the site to make the best use of the land and maximize its potential, while also safeguarding any significant natural heritage features.

Furthermore, the watercourse and its associated floodplain pose a minor challenge for development but can be easily resolved through engineering solutions and proper setbacks. Services can be extended through directional drilling with minimal impact to the feature, while a sensitively designed crossing could be easily developed as part of site design.

Additionally, the presence of the maple tree woodland and watercourse can be a significant selling point for a residential development. The natural beauty of the surroundings would be amplified, contributing to the development's aesthetic appeal. The woodland and watercourse would serve as habitats for various wildlife species and enhance the ecological health of the area, fostering a sense of community and shared environmental responsibility. Overall, these features provide an attractive and desirable living environment.

In addition, residential development would be a better use abutting the remaining natural heritage areas than would active agricultural lands for several reasons. First, the areas at the woodland edge are exposed to active agriculture operations and can be prone to invasives, degradation and fragmentation. It would be more practical to create a native species buffer at the edge of the forested area. As well, the residential development can be designed to incorporate green spaces and natural features, such as the forested area, into the development and ensure appropriate protections in a subdivision or condominium agreement. This can provide residents with access to natural amenities and recreational opportunities while also preserving the forested area, while also helping to reduce the fragmentation of the forested area by creating a buffer between the forest and other land uses. This can help to maintain the ecological integrity of the forest and reduce the negative impacts of adjacent land uses.

It is recommended that the potential development plan also would include several measures to minimize the impact of development on the environment, including:

- Completion of an Environmental Impact Study to accurately classify the quality and function of areas that have been zoned with restrictive protections;
- Preservation of existing natural heritage features through the establishment of appropriate setbacks and buffers;
- Implementation of best management practices for stormwater management and erosion and sediment control;
- Preservation of wildlife habitat through the implementation of appropriate measures such as restoration of woodland edge;
- Development of a trail network that promotes active transportation, community engagement with the forest's preservation, and outdoor recreation.

Community Benefits

The development at these two sites would have community benefits. At Better Neighbourhoods, we specialize in New Urbanist-inspired land use development. A development that uses New Urbanist principles can have several community benefits, including:

- **Integrated Land Uses:** New Urbanist developments prioritize mixed-use development, which integrates residential, commercial, and public spaces. This can encourage more walking, biking, and transit use, reducing car dependency, and promoting a sense of community among residents.
- **Diverse Housing Typologies:** New Urbanist developments typically include a variety of housing types, from single-family homes to townhouses and apartments. This can help to create a more diverse and inclusive community, with residents from a range of socioeconomic backgrounds.
- **Complete Community:** By prioritizing pedestrian-friendly streets, public spaces, and community amenities like parks and gathering spaces, New Urbanist developments can create a more vibrant and connected community. This can foster a sense of belonging and help to build social capital, leading to stronger community engagement and more opportunities for collaboration.
- **Sustainable Development:** New Urbanist developments are often designed to be environmentally sustainable, with features like green roofs, rain gardens, and energy-efficient buildings. This can help to reduce the development's environmental impact and make it a more desirable place to live.

In addition to providing needed housing, the development's proximity to a mature maple tree farm can offer ecological and economic benefits to the community. The maple tree farm can serve as a natural area for residents to enjoy and appreciate, while also providing potential opportunities for agricultural or tourism activities that can generate local revenue and support local businesses.

The development's proximity to recreational opportunities, such as the nearby golf club with pickleball and clubhouse services, can also offer significant benefits to the community. Access to recreational opportunities can promote physical activity, social engagement, and overall well-being among residents, while also providing a gathering place for community members to come together and connect.


Conclusion

It is recommended that the Official Plan and Zoning designations be amended to enable construction of residential development at 539 & 579 Book Road West.

- Factoring in environmental setbacks and natural heritage areas, lots 539 and 579 Book Road West in Hamilton, ON, have an approximate developable acreage of 68.4 acres or 27.72097 hectares.
- The properties were recently removed from the Greenbelt Plan and are close to the urban boundary, making them ideal for land development.
- Combining the two lots into one developable area would provide greater flexibility in the type and scale of development and enable a more efficient and cost-effective servicing system.
- The site's are approximately 1km from commercial amenities along Garner and Shaver Road.
- The forested area that bisects the two lots is currently overrun with invasive plant species and should not be subject to natural heritage protections.
- The potential plan would include measures to minimize the impact of development on the environment, preserve existing natural heritage features, and promote active transportation and outdoor recreation.
- The development's proximity to recreational opportunities and a maple tree farm can offer significant benefits to the community.
- With proper zoning and accessibility, the developable acreage of the properties presents a promising opportunity to address the pressing need for housing in Ontario.

I trust that the information provided above is to your satisfaction, and should you have any further inquiries or concerns, please do not hesitate to reach out to me for assistance.

Prepared by

A handwritten signature in black ink, appearing to read 'Nick Godfrey', written in a cursive style.

Nicholas Godfrey, MA, MCIP, RPP

From: Kathleen Livingston

Sent: September 13, 2023 7:52 PM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Provincial Facilitator

Good Day,

I will be delegating in person at Thursday's Planning Dept. meeting and would like to offer you a preview of why I have decided to do so.

Planning Department's negotiations with the land developers and the Provincial Facilitator fly in the face of the democratic will of the majority of Hamiltonians. This has been demonstrated by surveys as well as by the massive turnout at the Information Session last week.

Equally importantly, the Department's participation in this blackmail scheme by the Ford government plays into the hands of an administration that has proven itself repeatedly and on many fronts to be untrustworthy and undemocratic.

Hamilton needs to hold the line, and that will be my request in my delegation to Planning tomorrow. I sincerely hope for your support as a Councillor.

Kathleen Livingston

Ward IV

Hamilton

“Nothing in the world can take the place of persistence. Talent will not; nothing is more common than unsuccessful men with talent. Genius will not; unrewarded genius is almost a proverb. Education will not; the world is full of educated derelicts. Persistence and determination alone are omnipotent...” – Calvin Coolidge

From: Jan Whitelaw

Sent: September 13, 2023 8:24 PM

To: clerk@hamilton.ca

Cc: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Former Greenbelt Lands - Special Meeting of Planning Committee Thursday September 14, 2023

I am writing to submit my comments as part of the current City of Hamilton consultations.

I remain opposed to opening the Greenbelt lands for development as planned by the Province of Ontario. I have previously submitted my rationale on the import of a permanent Greenbelt with ecological integrity, the reality that available land does not constitute the crux of the housing affordability crisis, and the poor governance and consultation processes involved to the Mayor and our local councillor, along with my position on maintaining Council's decision regarding the urban boundary. I speak from a position of some knowledge as a former Chair of the Greenbelt Foundation and Greenbelt Fund. The recent Provincial Auditor General and Integrity Commissioner reports re-enforce my concerns substantively and in terms of process. These concerns exist as fundamental principles which become exacerbated by the site specific inappropriateness of proposals to develop within the NES noise sensitivity zones surrounding the Hamilton International airport and its 24/7 cargo operations.

Given the City's opposition to removal of the Greenbelt lands as confirmed by Council motion, I believe Council should reiterate its position considering these reports. Given the proposed Greenbelt Plan review, which also comes fraught with peril, Council should request the lands be returned to the Greenbelt as per the Auditor General's key and final recommendation, and Council should request deferral of the current provincial facilitator process at least until the reviewer and parameters of the broader review become known and publicly available. Council should be prepared with its community benefit positions but participation in 'rigged negotiations' should be on hold.

If, and when, the Province moves forward unilaterally, the City should, of course, be prepared with its input on community benefits derived from its recently conducted survey and these consultation meetings. These should include:

- demands regarding affordable homes (in terms of both price levels and percentage of developments) to counter the million dollar home development proposals,
- provincial funding of infrastructure (water, roads, sewers, transit, internet etc) and security related service (fire, police, etc) so that the City of Hamilton is not financially disadvantaged and to replace lost development levies
- 'complete' communities in terms of housing, employment, parks and greenspace, recreation, and culture
- Etc.

Council's role entails protecting the public interest in this City pertaining to the Greenbelt, even and especially if the Province will not. I encourage you to state the City's firm opposition to Greenbelt land development, to place any forced negotiations on hold, and to be prepared with the City's demands.

Thank you for your consideration,

Jan Whitelaw

From: Mark Rudolph

Sent: September 13, 2023 9:40 PM

To: clerk@hamilton.ca

Cc: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Re: Former Greenbelt Lands - Special Meeting of Planning Committee Thursday September 14, 2023

To All:

I am writing to submit my comments as part of the current City of Hamilton consultations.

I am and will continue to remain opposed to opening the Greenbelt lands for development as planned by the Province of Ontario.

I have previously submitted my rationale on the import of a permanent Greenbelt with ecological integrity, the reality that available land does not constitute the crux of the housing affordability crisis, and the poor governance and consultation processes involved to the Mayor and our local councillor, along with my position on maintaining Council's decision regarding the urban boundary.

The recent Provincial Auditor General and Integrity Commissioner reports re-enforce my concerns substantively and in terms of process. These concerns exist as fundamental principles which become exacerbated by the site specific inappropriateness of proposals to develop within the NES noise sensitivity zones surrounding the Hamilton International airport and its 24/7 cargo operations.

Given the City's opposition to removal of the Greenbelt lands as confirmed by Council motion, I believe Council should reiterate its position considering these reports. Given the proposed Greenbelt Plan review, which also comes fraught with peril, Council should request the lands be returned to the Greenbelt as per the Auditor General's key and final recommendation. Council should also request deferral of the current provincial facilitator process at least until the reviewer and parameters of the broader review become known and publicly available. Council should be prepared with its community benefit positions but participation in 'rigged negotiations' should be on hold.

If, and when, the Province moves forward unilaterally, the City should, of course, be prepared with its input on community benefits derived from its recently conducted survey and these consultation meetings. These should include:

- demands regarding affordable homes (in terms of both price levels and percentage of developments) to counter the million dollar home development proposals,
- provincial funding of infrastructure (water, roads, sewers, transit, internet etc) and security related service (fire, police, etc) so that the City of Hamilton is not financially disadvantaged and to replace lost development levies

- 'complete' communities in terms of housing, employment, parks and greenspace, recreation, and culture
- Etc.

Council's role entails protecting the public interest in this City pertaining to the Greenbelt, even and especially if the Province will not. I encourage you to state the City's firm opposition to Greenbelt land development, to place any forced negotiations on hold, and to be prepared with the City's demands.

Thank you for your consideration.

Mark S. Rudolph
President & CEO

"There are no sides... Only solutions."

From: Kathleen Kennedy
Sent: September 14, 2023 9:43 AM
To: clerk@hamilton.ca; Toman, Charlie <Charlie.Toman@hamilton.ca>
Subject: Greenbelt Land Development - ****Under Protest****

I have a couple of suggestions to add to the Planning Meeting for tonight:

It is not clear to me at this time who is required to pay for the infrastructure to develop these lands, but I would suggest that the City of Hamilton require the developer(s) to pay for said infrastructure.

In my previous submission I suggested that the City negotiate greenspace, but I would like to elaborate and suggest that the developer keep as much of the natural heritage as possible and include hiking trails.

Also, I don't know the timing of the proposed meeting with the Provincial Facilitator, but I would suggest delaying the meeting as long as possible since the legislature is returning next week and there could potentially be new developments on the Greenbelt land swap, and we don't yet know what is happening with a potential RCMP investigation.

[Kathleen Kennedy, M.Ed.](#)

[Certified Breakthrough Coach](#)

Owner,
Kathleen Kennedy Consulting

From: John Corbett
Sent: September 14, 2023 10:09 AM
To: clerk@hamilton.ca
Subject: Special Planning Committee Submission

Please find attached correspondence. Thank you

From: bill.pearce bill.pearce

Sent: September 14, 2023 11:02 AM

To: Thorne, Jason <Jason.Thorne@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; steve.clark@pc.ola.org; neil.lumsden@pc.ola.org; donna.skelly@pc.ola.org

Subject: Greenbelt and Airport Issues

Councillor Cassar's office recommended I send this email (which I sent to Councillor Cassar on September 2nd), to all city councillors and appropriate staff.

Councillor Cassar: I read with great interest the Sep. 2nd Spectator Article about removing Greenbelt lands and airport noise restrictions. A bit of history is needed here. In the 1990s I was director of Strategic Planning, part of the Environment Department of the Region of Hamilton-Wentworth (C.V. attached). My division was responsible for the preparation of the 1995 Regional Official Plan. One of it's provisions was a land use designation called "Airport Influence Area" (AIA) which identified an area where land uses that could conflict with airport operations were prohibited. It was based in part on noise complaint information that we were aware of since Planning had been for a short time responsible for Hamilton Airport operations.

We had very little faith in the NEF contours as they existed at that time since they seemed to bear little relevance to noise complaint information. How noise affects humans is very subjective. Some people are more sensitive to noise than others. Winds, air density and vegetation are factors that affect noise. As an example, we were getting noise complaints from areas near Brantford which resulted in a change to flight departure patterns. On a personal note, I live in the Garner/Kitty Murray Lane area and can hear planes taking off from and landing at the airport (as I write this email, I've heard at least three planes take off or fly near/over my home).

Since I left the employ of the Region in late 2000, shortly before amalgamation, I don't know how the AIA was treated in subsequent iterations of the official plan which eventually morphed into the City of Hamilton Official Plan. I was pleased to note that the Spectator article recognized the need to protect airport operations. The airport is of significant economic importance and anything that could jeopardize it's operation, including potential land use conflicts, must be avoided.

Residential developers will try to marginalize any protection policies by trying to minimize the impact of noise through their own consultant studies and support of mitigation actions such as construction sound proofing, and warnings on title (if that's still allowed). However, that won't stop future home owners from complaining to the airport operator and local councillor about airport noise and subsequent pressure to alter airport operations (e.g. banning night flights). The best way to protect the airport operations is to simply not allow these types of land use conflicts - no compromise.

Regards - Bill Pearce

Mary Allen
September 14, 2023

To the Clerk City of Hamilton,

I'm writing today to add my voice to that of many Hamiltonians who wish to comment at the City of Hamilton Planning Meeting on September 14th, regarding removal of lands from the Greenbelt.

The recent reports from the Auditor General and the Integrity Commissioner make public what a lot of Hamiltonians have known all along – that the provincial government is not acting to support local communities, but rather a group of developers who stand to make billions of dollars from this action and have/will add to Tory coffers in return. This level of corruption won't be overlooked by Hamiltonians, despite the Ford government's insistence it is only focused on providing housing. Housing for who, and what kind of housing is a key issue that has been neglected in this "discussion" – Hamilton needs affordable housing for people in the inner city, not mega mansions that seem to be the development norm in the GTA.

I have no faith that the provincial government is open to fair public consultation on housing issues, rather they have already taken action behind closed doors that will have significant impact on our local environment and Ontario as a whole for years to come. I would urge City Council to discontinue futile discussions with the provincial government on removal of lands from the Greenbelt. Hamilton has demonstrated that it can build its provincially mandated budget of new units through densification and other strategies. The Greenbelt Grab is undemocratic, unproductive, and illegal; it's time to say Hamilton will not play at begging for favours when the real game is returning all lands removed from the Greenbelt back into protection.

Mary Allen
Ward 1 resident



September 13, 2023

Chair and Members of Planning Committee
The Corporation of the City of Hamilton
71 Main Street South
Hamilton, Ontario

**RE: SPECIAL PLANNING COMMITTEE MEETING OF DECEMBER 14, 2023
PROVINCIAL AMENDMENTS TO THE GREENBELT PLAN
BOOK ROAD RESIDENTS ASSOCIATION**

Corbett Land Strategies (CLS) represents the generational landowners in the Book Road community and has done so since 2015. Prior to that date, the Book Road landowners actively participated in the City's various official plan and municipal comprehensive review processes to properly plan for their community and were participants in associated Ontario Municipal Board proceedings. They are not a group of land development companies or home builders but are a group of private citizens that wish to actively protect their family interests in the City's planning process and engage with the City in this important community building opportunity. This group remains active today.

The group wishes to draw Committee's attention to the correspondence prepared by their then legal counsel to the Honorable Bill Mauro, Minister of Municipal Affairs and Housing (dated October 31 2016), as attached to this correspondence. This letter provides a comprehensive chronology of events that led to the inappropriate and unjustified inclusion of the Book Road area into the Greenbelt Plan in 2016. In fact, the residents commissioned environmental, agricultural and airport noise reports to confirm that the lands should remain outside the Greenbelt and be considered for urban development purposes to meet long term growth needs of the municipality.

Despite these efforts, the letter from legal counsel identifies specific elements of procedural unfairness, prematurity of decision making and legitimate expectation that due process would be followed to establish proper planning and scientific rationale for inclusion of these lands in the Greenbelt Plan. The Book Road residents were never afforded any response to these issues and their collective future continues to be significantly compromised.

The recent actions by the current Provincial government to remove these lands from the Greenbelt offers an opportunity to remedy the procedural unfairness of the 2016 decision and

re-introduce these lands as a meaningful community building solution to the housing crisis that now confronts the City of Hamilton.

I would urge Planning Committee and City Council to support discussions with the office of the Provincial Facilitator to maximize the community development potential of this area.

Respectfully submitted,

John B. Corbett

John B. Corbett, MCIP, RPP
President, Corbett Land Strategies.



MUNICIPAL, PLANNING & DEVELOPMENT LAW

31 October 2016

Sent by Delivery and E-mail

The Honourable Bill Mauro
Land Use Planning Review
Ministry of Municipal Affairs
Ontario Growth Secretariat
777 Bay Street, Suite 425 (4th Floor)
Toronto, Ontario M5G 2E5

Attention: Cindy Tan, Manager

Dear Minister Mauro:

**Re: Co-ordinated Land Use Planning Review:
Proposed Amendment to Greenbelt Area Boundary Regulation
(EBR Registry Number 012-7198)
Proposed Greenbelt Plan (2016) (EBR Registry Number 012-7195)
Comments by the Book Road West Landowners Group**

We are counsel to the Book Road West Landowners Group (the "BRWLG") in connection with the Co-ordinated Land Use Planning Review (the "Co-ordinated Review"), including the proposed amendments to the Greenbelt Area boundary regulation (Ontario Regulation 59/05) (the "Proposed Greenbelt Area") and the proposed amendments to the Greenbelt Plan 2005 (the "Proposed Greenbelt Plan") (jointly referred to as the "Proposals").

The BRWLG is a group of over 120 landowners, with land holdings of approximately 1400 acres located in south-central Hamilton. The majority of these owners are generational landowners who utilize their lands for the operation of farms and other small businesses. The BRWLG land holdings are generally bounded by Garner Road West to the north, Concession 1 south of Book Road West to the south, Fiddlers Green Road to the east and Shaver Road to the West (the "Book Road West Lands"). The Book Road West Lands presently form part of the area known as the "Whitebelt" in the City of Hamilton (the "City").

The Minister of Municipal Affairs (the "Minister") is proposing to designate the Book Road West Lands as Protected Countryside within the Greenbelt Plan (Site 4), and to amend the Greenbelt Area boundary regulation to facilitate the proposed revisions to the Greenbelt Plan boundary. Our client has serious concerns about the appropriateness of the Proposals for two central reasons:



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1. **Lack of Procedural Fairness.** The duty of fairness requires that the Book Road West Lands not be added to the Greenbelt Plan or the Greenbelt Area until such time, and unless, the technical/scientific and planning merits for the addition are fully examined and established. Such merits have not been established to date, therefore the proposals are arbitrary. There is no urgency to adding the Book Road West Lands to the Greenbelt Plan and Greenbelt Area, since the City may request the Minister to make such addition in the future, outside of the 10-year review. On the other hand, the BRWLG has no right to appeal a decision of the Lieutenant Governor in Council that would have the effect of adding the Book Road West Lands to the Greenbelt Plan or the Greenbelt Area. The addition of the Book Road West Lands to the Greenbelt Plan will significantly impact the interests of the BRWLG.
2. **Prematurity.** Adding the Book Road West Lands to the Greenbelt Plan and the Greenbelt Area at this time may prejudice the City's ability to achieve the growth objectives of the proposed *Growth Plan for the Greater Golden Horseshoe, 2016* (the "Proposed Growth Plan").

For the foregoing reasons, our client hereby requests that the Minister recommend to the Lieutenant Governor in Council a Proposed Greenbelt Plan and a Proposed Greenbelt Area that does not include the Book Road West Lands.

Alternatively, our client hereby requests that the Minister provide it with the reasons for the Proposals, as they apply to the Book Road West Lands, and appoint a hearing officer to conduct a hearing with respect to the Proposed Greenbelt Plan and Proposed Greenbelt Area in that regard.

It is acknowledged at the outset that several of the members of the BRWLG have made comments to the Minister on the Proposals, in their capacity as individual landowners. It is not the intention of the within comments to supercede or derogate in any manner from any one of those individual's comments. The within comments are intended in all cases to be read as being in addition to, and complimentary to, the individual's comments.

Background

The Co-ordinated Land Use Planning Review and the Proposed Greenbelt Plan

1. The Advisory Panel for the Co-ordinated Review addresses the matter of "Growing the Greenbelt" in Section 9.1.1 of its recommendations report titled *Planning For Health, Prosperity and Growth in the Greater Golden Horseshoe: 2015-2014* (the "Provincial Recommendations Report"). The panel notes that it is considering two policy approaches to the expansion of the Greenbelt - (1) extending the Protected Countryside to protect areas of critical ecological and hydrological significance, and (2) including major urban river valleys ... (emphasis added) (page 148)



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2. As to the Protected Countryside designation, the Advisory Panel specifically contemplates that developing a rationale for expansions of the Greenbelt Plan may require that a longer term exercise or investigation occur:

The panel recognizes that examining potential areas and providing the rationale to support Greenbelt expansions may be a longer-term exercise in some cases. However, based on information from stakeholders, background research, data from related initiatives (e.g., source protection plans) and recommendations from the Niagara Escarpment Commission, we believe there are some significant areas, particularly with respect to water (e.g. significant recharge areas) that could be added during the Co-ordinated Review. (emphasis added) (page 150)

3. With respect to **Provincially-led processes** to identify possible boundary expansions, the Advisory Panel made the following recommendation (Recommendation 71), which sets out the many technical, scientific, and planning matters that such a process should investigate:

Establish a Provincially led process, in consultation with the Niagara Escarpment Commission, municipalities, conservation authorities, stakeholders and the public, to grow the Greenbelt (including the Oak Ridges Moraine Conservation and Niagara Escarpment Plan areas) beyond its current boundary using a systems approach, based on areas of ecological and hydrological significance where urbanization should not occur, with consideration for:

- *Protection of areas that sequester and store carbon or protect and improve resilience to climate change*
- *Rural source water protection priorities (i.e. not in settlement areas)*
- *Protection of adjoining areas of critical hydrological significance, such as important surface water areas, key headwaters, moraines, groundwater recharge areas, highly vulnerable aquifers and areas where stress on groundwater quantity may require further study*
- *Natural heritage systems as defined by municipalities and conservation authorities, with support for further studies and mapping where required*
- *Publically owned lands (municipal, conservation authority, provincial, federal) that meet natural resource criteria for growing the Greenbelt ...*
- *Minimizing negative impacts on agricultural viability ... (emphasis added) (page 150)*

4. The Proposed Greenbelt Plan includes a policy that reflects the above recommendation (Policy 5.7.1.2) in the section titled Growing the Greenbelt, which is divided into sections for Protected Countryside, Urban River Valleys, and Municipal Requests. Policy 5.7.1.2 relates to the Protected Countryside specifically with respect to Provincially-led amendments to add lands:



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The Province shall lead a process to identify potential areas to be added to the Protected Countryside of the Greenbelt, working with municipalities, conservation authorities and other key stakeholders. This identification shall build upon the systems approach of the Greenbelt Plan and consider the connections with the Agricultural, Natural Heritage and Water Resource Systems of the Plan. A focus shall be on areas of ecological and hydrological significance where urbanization should not occur.

Where determined these identified areas would benefit from Greenbelt protection, the Minister of Municipal Affairs and Housing may initiate amendments to the Greenbelt boundary regulation and Greenbelt Plan to grow the Greenbelt for these lands. (emphasis added)

5. Like Recommendation 71, Policy 5.7.1.2 requires an investigation of technical and scientific matters (it must be demonstrated that the area under consideration has “ecological and hydrological significance”), as well as an investigation of planning matters (it must be demonstrated that the area under consideration is one where “urbanization should not occur”). The latter investigation would include demonstrating that the area under consideration was not required to meet other Provincial planning imperatives, such as those contained in the Growth Plan.
6. Section 9.1.2 of the Provincial Recommendations Report speaks to the Province’s experience with **municipal (and individual) requests** to amend the existing Greenbelt Plan since its approval in 2005. In this regard, the Advisory Panel specifically recommends that municipalities undertake comprehensive reviews to provide the context for assessing possible boundary adjustments:

Since the approval of the Greenbelt Plan in 2005, the Ministry of Municipal Affairs and Housing has received many inquiries and requests to revise policies, change designations, remove lands from the Greenbelt and adjust its boundaries. ...

A number of municipalities and landowners have asked to have their lands removed from the Greenbelt or to re-designate lands adjacent to Highways 400, 404 and the QEW corridor for strategic employment land purposes ...

Other landowners have requested that their lands be removed from the Greenbelt to provide for settlement area expansion. However, these requests are generally not supported by municipalities, most likely because of servicing constraints, growth forecasts not demonstrating a need, or the lack of comprehensive work to assess future development needs. As discussed in Section 4.1.7, we believe that municipalities should undertake a broad, comprehensive review of their growth needs for the entire municipality over the long term. This will provide a context for assessing specific boundary adjustment requests. ...



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Although the Advisory Panel mandate does not include site-specific matters, we have carefully considered the types of requests that have been made to the Ministry. A number of the concerns that prompted people to request changes to boundaries and designations in the Greenbelt intersect with the major themes of this report, and we have used them to inform our recommendations. We believe this review provides an opportunity to address many of the concerns through policy revisions based on our recommendations. ...

We expect that the more robust policy framework proposed in this report will enable the Province to respond to requested changes to Greenbelt policies, designations and boundaries through the anticipated amendments to the four plans that will be made within the timeframe of this review (i.e. by June 2016). (emphasis added) (pages 152-154)

7. Indeed, the policy revisions to the Greenbelt Plan create a more robust framework for considering possible amendments to the Greenbelt Plan through a Provincially led process (where there can be no net reduction in the total land area within the Greenbelt Plan), and municipal requests to grow the Greenbelt. This framework is found in the new Section 5.7.1 of the Proposed Greenbelt Plan, titled "Growing the Greenbelt", which includes the following policies:
 - a. As noted above, the proposed new Policy 5.7.1.2 speaks to the process that will be undertaken when the Province examines possible Protected Countryside additions to the Greenbelt Plan, which process specifically requires a balanced investigation of the "ecological and hydrological significance" of the area under consideration, as well as whether the area is one where "urbanization should not occur".
 - b. The Proposed Greenbelt Plan also includes new Policy 5.7.1.4 respecting municipal requests to add lands to the Greenbelt Plan. This policy incorporates criteria that the Province developed in 2008, which were published in a document titled *Growing the Greenbelt*. One such criteria in Policy 5.7.1.4 is "demonstrating that a proposal would complement the Growth Plan and support other related provincial initiatives such as the *Great Lakes Strategy and Climate Change Strategy and Action Plan*".
8. In either scenario - a Provincially led review, or a municipal request (outside of the 10-year review) - it is clear that when considering possible expansions to the Greenbelt, there is a requirement to both demonstrate the technical and scientific merits of the proposed expansion area, and demonstrate that the expansion will be complimentary to the Growth Plan.



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City of Hamilton Participation in the Co-ordinated Land Use Planning Review

9. The City has been actively engaged in the Co-ordinated Review, including the review of the Greenbelt Plan, since its commencement in February 2015. Details of the City's engagement in the Greenbelt Review process, particularly as it applied to the Book Road West Lands, are set out in the attached Planning Analysis prepared by Corbett Land Strategies (CLS) dated 31 October 2016 (the "CLS Report").
10. From the outset, the City's objective in respect of the Greenbelt boundaries was to identify changes to the boundaries that "are necessary to ensure Hamilton has sufficient land to accommodate future growth" (recommended by City staff in Report PED15078, and ratified by Planning Committee and Council in June 2015). Indeed, Dillon Consulting Inc. ("Dillon") set out at the beginning of its report on this topic (the "Dillon Report") that "*the City explored areas where Greenbelt boundary refinement opportunities may be situated within the municipality should a future comprehensive review confirm that additional lands are needed outside of the Whitebelt to accommodate growth to 2041*" (page vi).
11. Notably, staff viewed this objective in the context of "*ensuring there is no net decrease in the size of the Greenbelt in Hamilton ...*" (Report PED15078, page 2) notwithstanding that the *Greenbelt Act, 2005* requires that proposed amendments to the plan do not have the effect of reducing the "total land area within the Greenbelt Plan", with no reference to a reduction on a municipality by municipality basis. This is presumably the reason why the Dillon Report states that, "... *if lands are considered for removal from the Greenbelt in order to refine and add land to the Whitebelt, a similar area of land would also need to move from the current Whitebelt into the Greenbelt*" (page vi). Each of the Options that Dillon identifies are framed accordingly - where Dillon identifies a possible area for "removal", it then identifies possible area "additions" which are specifically described in the Tables as "area for addition to be paired with removal" (pages 52, 54).
12. The Dillon Report ultimately identified five (5) possible Options for the City to consider, and the potential strengths and risks of each Option:

Option 1: No Changes to the Greenbelt Boundary. Risks identified with this Option included:

Potential risk of insufficient land supply for greenfield residential growth from 2031 to 2041 based on the assumptions in this report, including a maximum greenfield growth scenario. An insufficient land supply could have several impacts including:

- Potential inability to accommodate Growth Plan projections to 2041; ...



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- Limits the scope of comprehensive planning through a Municipal Comprehensive Review. It is at this stage that a detailed analysis would take place, and those lands needed and more suitable for contribution to the UHOP would be selected.

Option 2: Minor Area Changes. For this Option, Dillon identified a removal at Waterdown & Lower Stoney Creek OR Upper Stoney Creek, “to be paired with” an addition at Nebo Road.

Option 3: Major Area Changes. For this Option, Dillon identified possible removals at Stoneybrook and North Twenty Mile Creek, “to be paired with” additions at Book Road West and Nebo Road. Risks identified with this Option included:

Addition to the Whitebelt based on the high-level analysis and assumptions in this report (as opposed to a more detailed assessment of land need and land supply).

Option 4: Deferral of Decision Until City Completes an MCR. Dillon described this Option as “the City would request of the Province that prior to Provincial finalization of the Coordinated Provincial Plan Review applicable to the City of Hamilton, the Province defer any decisions until the City has completed the municipal comprehensive review.” Dillon identified the following strengths of this option:

An MCR would allow for a full assessment of the opportunities and constraints to determine the amount of land (both employment and non-employment) required to meet the 2031 to 2041 forecasts.

An MCR would identify the appropriate lands to add to the Whitebelt area, in the event that additional lands is required for an urban boundary expansion on the basis of meeting the planning objectives at a cost effective, complete and healthy community.

Allowing the city to recommend Greenbelt boundary changes, if necessary, based on a detailed assessment.

Option 5: Growing the Greenbelt. For this Option, Dillon identified the addition of the Book Road West Lands, Nebo Road and Red Hill Urban River Valley. The risks are identified as being the same as Option 1 above, which were the potential inability to accommodate Growth Plan projections to 2041, and limiting the scope of a municipal comprehensive review.

13. In Section 5.1 of its report, Dillon acknowledged that the Options were developed within a particular context, which requires more work in respect of:

Land Need. *Additional work is needed to test the assumptions considered in this report, including exploring land need, supply, and constraints in much greater detail.*



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Logical Expansion of Lands. ...*The next priorities for employment and residential growth will be established through a future MCR.*

14. As noted in the CLS Report, City staff ultimately recommended a combination of Option 2 and Option 4 (Report PED15078(a), December 2015). Neither of those options included adding the Book Road West Land to the Greenbelt Plan or the Greenbelt Area. Planning Committee and Council both approved the staff recommendation in this regard, which recommendation formed part of the City's formal comments to the Province on the Co-ordinated Review.
15. Notwithstanding the City's formal comments to the Province, (1) identifying its general objective to maintain sufficient lands to accommodate future growth (PED15078, June 2015), (2) recommending an approach that ensured the City would have sufficient opportunity to properly study and assess future land needs to meet the objectives of the Proposed Growth Plan (PED15078(a), December 2015), and (3) rejecting an option to include the Book Road West Lands in the Greenbelt Plan, which option would potentially risk the City's ability to achieve Growth Plan targets (PED15078(a), December 2015), the Proposed Greenbelt Plan issued in May 2016 included the Book Road West Lands as Protected Countryside in the Greenbelt Plan.
16. Notably, a publication released by the Province titled *Shaping Land Use in the Greater Golden Horseshoe*, dated May 2016, erroneously implies that the City recommended the addition of the Book Road West Lands to the Greenbelt Plan:

If approved, new policies in the Greenbelt Plan would describe ways the Greenbelt could be grown. Specifically, 21 major river valleys and seven associated coastal wetlands would be added to the Greenbelt Plan's "Urban River Valley" designation. In addition, four parcels of land identified by the City of Hamilton and the Region of Niagara would be added to the Greenbelt Plan's "Protected Countryside" designation. (emphasis added) (page 13)

17. Notwithstanding:
 - a. the City's recommendations to the Province to defer the matter of Greenbelt boundary changes in Hamilton until such time that the City completed its municipal comprehensive review (subject to some minor boundary adjustments only), which did not include adding the Book Road West Lands to the Greenbelt Plan, and
 - b. our client's efforts (at both the City and Provincial level) to address the apparent error of including these lands as Protected Countryside in the Proposed Greenbelt Plan (Council Minutes 14 Sept 2016),



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City Council adopted a Councillor's motion to support the Provincial proposal to add the Book Road West Lands to the Greenbelt Plan. The motion was not supported by any technical, scientific or planning justification.

Summary of Background Facts

- a. **Provincially-led Process to Grow the Greenbelt** - Additions to Greenbelt to be based upon areas of ecological and hydrological significance where urbanization should not occur. Examination may be a longer-term exercise.
- b. **Municipal Requests to Grow the Greenbelt** - Municipality must demonstrate that the proposal to add would complement the Growth Plan.
- c. **City of Hamilton Comments on Co-ordinated Review (December 2015)** - Dillon Report identifies risks associated with options which include the addition of the Book Road West Lands that the options may preclude the City from meeting Growth Plan objectives, and acknowledges more detailed assessment to be completed. City makes formal comments to Province to defer any decisions on changing the boundaries of the Greenbelt Plan (including changes to add the Book Road West Lands) until the City has completed its municipal comprehensive review.
- d. **Proposed Greenbelt Plan (May 2016)** - Includes the Book Road West Lands as Protected Countryside (apparently based upon a belief that the City had "identified" the Book Road West Lands for such designation).
- e. **City Council Resolution (September 2016)** - Without any technical, scientific or planning analysis (but simply a resolution of a councillor), Council supports the Provincial addition of the Book Road West Lands to the Greenbelt Plan.

Comments

(1) Lack of Procedural Fairness

18. For the reasons stated below, the duty of procedural fairness requires that the Book Road West Lands not be added to the Greenbelt Plan or the Greenbelt Area until such time that, and unless:
 - i. the technical and scientific merits of adding the Book Road West Lands has been examined, and established (to address Greenbelt Plan objectives); and
 - ii. it is established that urbanization should not occur on the Book Road West Lands, which would in part require the completion of the City's municipal



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comprehensive review, to determine whether the Book Road West Lands are required to meet the Proposed Growth Plan objectives (to address the broader, co-ordinated objectives of the Province).

Legitimate Expectation

19. In the circumstances, the BRWLG had a legitimate expectation that the Minister would not add the Book Road West Lands to the Greenbelt Plan and the Greenbelt Area prior to the City, (1) examining and establishing the ecological and hydrological significance of the Book Road West Lands as they relate to the existing Greenbelt, and (2) completing its municipal comprehensive review and determining that the Book Road West Lands are not needed in the context of achieving the objectives of the Proposed Growth Plan. The legitimate expectation was established by:
 20. **First**, Provincial direction and policy respecting Growing the Greenbelt uniformly provides that, in the context of boundary amendments that are not the result of municipal requests (as was originally the case here), the Province will lead a process that investigates technical and scientific matters that speak to the environmental importance of the area under consideration, as well as relevant planning issues regarding whether the area is appropriate for urbanization. Similar requirements are applied in the context of municipal request for additions to the Greenbelt Plan - certainly a municipality is required to demonstrate that the addition will compliment the Growth Plan. Furthermore, there is an express acknowledgement that this process may occur within a longer time frame than the time frame of the Co-ordinated Review. Indeed, the very nature or essence of the Co-ordinated Review exercise speaks to an express intention to integrate and balance the objectives of the various plans, including those of the Growth Plan.
 21. Viewed within this broad land use planning policy context, it is clear that the Province is promoting a co-ordinated and integrated approach to the implementation of the new plans, and given the complexity of managing the various overlapping planning objectives, the Province has fairly acknowledged that implementation of the plans may take time beyond the time frame of the Co-ordinated Review (for example, to allow municipalities to complete a municipal comprehensive review).
 22. **Second**, the only study prepared in connection with potential Greenbelt boundary adjustments in the City of Hamilton was the Dillon Report, which report expressly acknowledges, in respect of options that included the addition of the Book Road West Lands to the Greenbelt Plan, that these options risk the City's ability to accommodate the Growth Plan as follows:



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- a. For Option 5, Dillon specifically identifies a risk that the City would not be able to accommodate the Growth Plan projections to 2041, and that the scope of the City's municipal comprehensive review would be limited.
 - b. For Option 3, Dillon expressly acknowledges that the proposed removals/additions would be based on a "high-level analysis" and "assumptions in this report" as opposed to a more detailed assessment of land need and supply.
 - c. By contrast, Option 4 would allow for a full assessment of the opportunities and constraints to determine the amount of land required to meet the Growth Plan forecasts.
23. In the context of this point, it is also noteworthy that it appears that the City and by extension, Dillon, may have made the erroneous assumption that the *Greenbelt Act, 2005* requires that there is no net reduction in the Greenbelt Plan on a municipality by municipality basis. If the assumption is in error, then it is possible that the Options which identify the addition of the Book Road West Lands would not have been considered at all.
24. **Third**, at no time prior to September 2016 did the City recommend that the Book Road West Lands be added to the Greenbelt Plan (contrary to the apparent assertion in the Provincial publication dated May 2016).
25. **Fourth**, the Province did not provide any technical/planning reasons for the addition of the Book Road West Lands to the Greenbelt Plan and the Greenbelt Area in May 2016 (other than the advice in the May 2016 publication that the City had requested such addition). As such, the decision in May 2016 to add the Book Road West Lands to the Greenbelt Plan and the Greenbelt Area appeared to be arbitrary.
26. Notwithstanding our client's efforts, after the May 2016 release of the Proposed Greenbelt Plan, to obtain additional information about the circumstances surrounding the Provincial proposal to add the Book Road West Lands to the Greenbelt Plan, no rationale for the addition was forthcoming.
27. Furthermore, Council provided no reasons for its adoption of the Councillor motion in September 2016 to support the Province's proposal to add the Book Road West Lands to the Greenbelt Plan. As such, this decision continued the apparent arbitrariness of the Provincial proposal in May 2016.
28. For all of the reasons stated above, our client had a legitimate expectation that the Co-ordinated Review would be a fair, transparent, and reasoned process throughout. The arbitrary nature of the Provincial proposal in May 2016, and the City's motion in September 2016, undermines that



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expectation, and ultimately has the potential to undermine the public's confidence in the decisions and the decision-making bodies.

Statutory and Policy Regime

29. There does not appear to be any urgency to the addition of the Book Road West Lands to the Greenbelt Plan or the Greenbelt Area. The Province has expressly acknowledged that the implementation of the plans may take place over a longer time period. Furthermore, pursuant to the applicable statutory and policy regime, the City is entitled to request that the Minister add the lands to the Greenbelt Plan and Greenbelt Area, outside of the 10 year review.
30. On the other hand, the *Greenbelt Act, 2005* does not accord the landowners a right to appeal the Lieutenant Governor in Council's final decisions in respect of the Greenbelt Plan or Greenbelt Area, including any decision, if it materializes, to add the Book Road West Lands to the Greenbelt Plan or Greenbelt Area. Since the decision of the Lieutenant Governor in Council cannot be appealed, this forum for public comments represents the best opportunity for the BRWLG to seek a modification to the Proposed Greenbelt Plan and Proposed Greenbelt Area to remove the Book Road West Lands from the Greenbelt, or in the alternative, a hearing to more fully investigate the appropriateness of adding the Book Road West Lands to the Greenbelt Plan.
31. On balance, considering the statutory and policy regime, it would be unfair to add the Book Road West Lands to the Greenbelt Plan and the Greenbelt Area prior to the technical/scientific and planning issues identified above being resolved.

Importance of the Decision on the Landowners

32. As noted in the CLS Report, adding the Book Road West Lands to the Greenbelt Plan would have profound implications on existing generational landownership and viability of existing business and agricultural operations within and surrounding the Book Road West Lands.
33. The importance of this matter for the affected individuals mitigates in favour of withholding the addition of the Book Road West Lands to the Greenbelt Plan and the Greenbelt Area until such time that the technical/scientific and planning issues identified above are resolved.

(2) Prematurity

34. Our client respectfully submits that it is premature for the Minister to add the Book Road West Lands to the Greenbelt Plan and the Greenbelt Area, since (1) there is little technical or scientific study to support such an addition, and (2) insufficient analysis has been conducted to ensure that the addition of the Book Road West Lands will not prejudice the ability of the City to achieve its



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Growth Plan targets. The importance of these two matters are entrenched in the Greenbelt Plan, Provincial Recommendations Report, and Proposed Greenbelt Plan.

35. CLS has provided detailed planning reasons for why adding the Book Road West Lands to the Greenbelt Plan and Greenbelt Area at this time is not appropriate. In summary:
1. No technical or scientific reasons have been advanced for why the Book Road West Lands are proposed to be added to the Greenbelt Plan;
 2. Adding the Book Road West Lands to the Greenbelt Plan would have profound implications on existing generational landownership and viability of existing business and agricultural operations within and surrounding the Book Road West Lands;
 3. The Book Road West Lands have the requisite locational attributes to accommodate urban development, when required to meet the City of Hamilton's growth targets; and,
 4. A decision to add the Book Road West Lands in the Greenbelt Plan is premature pending the finalization of the City's municipal comprehensive review process.
36. In short, it appears that the proposal to add the Book Road West Lands the Greenbelt Plan is premature, at the least, and, likely, inappropriate insofar as it adds to the Greenbelt Plan without adequate justification and without giving adequate consideration to ensuring that the City of Hamilton has sufficient lands to accommodate future growth. In this respect, the proposal is in direct contradiction to both Provincial guidance and policy on this matter and the City's stated objective in this regard from the outset of the review process.

Request

37. Our client hereby requests that the Minister modify the Proposed Greenbelt Area and the Proposed Greenbelt Plan to remove the Book Road West Lands from both proposals on the grounds that there has been an apparent lack of procedural fairness, and that it is premature given the policy objectives of the Proposed Growth Plan and the lack of finalization of the Municipal Comprehensive Review. Thus, the Minister should recommend to the Lieutenant Governor in Council a Proposed Greenbelt Plan and a Proposed Greenbelt Area that does not include the Book Road West Lands.
38. Alternatively, if the Minister is not prepared to modify the Proposals at this time, our client requests that the Minister provide BRWLG with a copy of its written reasons for adding the Book Road West Lands into the Greenbelt Plan and the Greenbelt Area, and appoint a hearing officer in respect of the matter to allow an inquiry into and advice as to whether the Book Road West Lands ought to be added to the Greenbelt Plan and the Greenbelt Area.

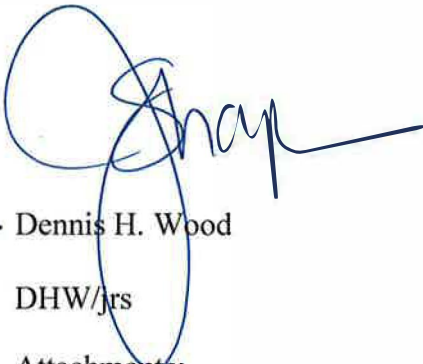


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39. In the event that the Minister elects to appoint a hearing officer to conduct a hearing with respect to the proposed amendments, our client hereby requests notice of such hearing. Notice should be provided to the **undersigned** and to **John Corbett, Corbett Land Use Strategies**.

Yours very truly,

Wood Bull LLP

A handwritten signature in blue ink, appearing to read "Dennis H. Wood", is written over the printed name. To the left of the signature, the word "for" is written in a cursive script.

for · Dennis H. Wood

DHW/jrs

Attachments:

Letter from Corbett Land Use Strategies, dated 31 October 2016



**BOOK ROAD WEST LANDOWNERS GROUP
PROVINCIAL GREENBELT SUBMISSION – OCTOBER 31, 2016
PLANNING POLICY ANALYSIS:**

INTRODUCTION:

Corbett Land Strategies (CLS) is providing this analysis in support of the submissions by the Book Road West Landowners Group (BRWLG) that the BOOK ROAD WEST LANDS (BRWL) should not be added to the Greenbelt Plan or Greenbelt Area.

The primary factors in support of this position are:

- There have been no technical or scientific arguments advanced to provide the justification for the enlargement of the Greenbelt Plan to include the Book Road West Lands;
- The impact of a Greenbelt designation would have profound implications on existing generational landownership and viability of existing business and agricultural operations within and surrounding the BRWL;
- The Book Road West Lands have the requisite locational attributes to accommodate urban development, when required; and
- A decision to include the BRWL in the Greenbelt Plan is premature pending the finalization of the City of Hamilton Municipal Comprehensive Review Process

CONTEXT:

In 2015 the City of Hamilton (the City) participated in the Province of Ontario's Provincial Policy Review including the review of the *Growth Plan for the Greater Golden Horsehoe, 2006* (the "Growth Plan") and the *Greenbelt Plan 2005* (the "Greenbelt Plan"). To form a proper planning background for this review, the City retained Dillon Consulting to prepare contextual population and employment forecasts and land needs analysis (the "Dillon Report").



Dillon also prepared area specific analysis of “whitebelt” areas in terms of their candidacy for inclusion in the Greenbelt Plan. The Dillon report indicated that the City is expected to grow significantly over the next 25 years and will require new development areas in the whitebelt for potential urban boundary expansion.

Projections	2031	2041(1)	31/41 Change	Growth %
Population	660,000	780,000	+120,000	18%
Employment	300,000	350,000	+50,000	17%

(1) Amendment 2 to the Growth Plan

These projections assume that the Elfrida area in East Hamilton will absorb required growth until 2031 under the Growth Plan. It is important to note that the City proposed to include the Elfrida area within its urban service area on two occasions through amendments to the Rural Official Plan and the Urban Official Plan. The Province did not approve either proposal, based on planning process and environmental issues. Consequently, this area is yet to be approved for urban boundary expansion (OMB hearing pending in 2017).

The Dillon Report concluded that given the current land budget situation in Hamilton, even including the Elfrida area, there is a land deficit to meet residential land development needs between 2031 and 2041 and there is a surplus of employment lands within the City.

THERE HAVE BEEN NO TECHNICAL OR SCIENTIFIC ARGUMENTS ADVANCED TO PROVIDE THE JUSTIFICATION FOR THE ENLARGEMENT OF THE GREENBELT PLAN TO INCLUDE THE BOOK ROAD WEST LANDS

In their release of the proposed Greenbelt Plan (May 2016) the Province of Ontario did not provide any supporting environmental or land use planning rationale to form the basis of the proposed “Protected Countryside” designation for the Book Road West Lands. Notably, in an associated background document entitled “*Shaping Land Use in the Greater Golden Horseshoe*” (May 2016) it was noted that “four parcels of lands identified by the City of Hamilton” (which presumably includes the Book Road West Lands) would be added to the Greenbelt Plan as Protected Countryside. The public record in Hamilton at that time did not support this statement.



The Dillon Report did evaluate the Book Road West Lands, together with 4 other areas, to be considered for potential inclusion in the Greenbelt Plan. In this regard, the report contained the following assessment of “Opportunities and Challenges” for the Book Road West Lands:

TABLE ONE:

OPPORTUNITIES	CHALLENGES
1. Small portion of Block A designated agricultural;	Perceived limited development potential due to natural heritage finger and cemetery;
2. Proximity to existing and future employment lands	Farming potential designated agricultural in RHOP;
3. Contiguous boundaries to existing Urban Areas;	Airport Noise Contours
4. Capacity to deliver communities with expansion of existing infrastructure and availability of community services; and,	
5. Potential Garner Rapid Transit Route	

Source: Dillon Consulting Ltd. Greenbelt Boundary Review City of Hamilton. November 2015

The Dillon Report did not recommend any specific course of action but instead listed 5 options for Council’s consideration:

1. No Change to Boundaries. The City can choose to not make any changes to the Greenbelt boundary;
2. Minor Area Changes. The City can choose to recommend minor area (~200 ha) addition and removal refinements to the Greenbelt boundary.
3. Major Area Changes. The City can choose to recommend major area (~700 ha) area addition and removal refinements to the Greenbelt boundary.
4. Defer Decision. The City can choose to recommend that the province defer any decisions around finalizing the Coordinated Provincial Plan Review (applicable to the City) until the City has completed the MCR.
5. Grow the Greenbelt. The City can choose to grow the Greenbelt by adding lands to the Greenbelt.



In December 2015, City planning staff presented a report to Planning Committee and subsequently City Council, based on the findings of the Dillon Report recommended deferral of major changes to the Greenbelt Boundary pending the finalization of the City's Municipal Comprehensive Review (MCR) (Option 4) process (with the exception of two minor adjustments not affecting the BRWL) (Option 2). This recommendation was approved by City Council.

To explore the “challenges” for urban growth as identified by Dillon (in Table One), the BRWLG commissioned 3 studies as follows:

- *Preliminary Environmental Constraints Analysis: Book Road West Lands; Hamilton Ontario. Beacon Environmental Inc. October 16, 2016;*
- *Agricultural Impact Assessment of the Book Road Lands in the City of Hamilton. Colville Consulting Inc. October 16, 2016;*
- *Acoustical Considerations: Development of the Book Road West Lands HGC Engineering, May 2016.*

In regard to “Challenge 1” as to the “perception” regarding the amount of developable area, *Beacon* determined through their opportunities and constraints analysis that over 67 percent (1,200 acres) of the land area within the Book Road West Lands is unconstrained for development by significant environmental features.

In regard to “Challenge 2” as to the farming potential in the Book Road West Lands, Colville concluded in their Agricultural Impact Assessment that:

“There may be some impacts to agricultural operations within the Study Area as a result of the inclusion of the Subject Lands within the future urban boundary, however this impact will be limited and can be mitigated to a large extent. Most farm operations are either relatively small or are well removed from the Subject Lands.”

Certainly, from a land use planning perspective the proposed Protected Countryside designation is not necessary to afford any specific or enhanced protection to agricultural operations within the Book Road West Lands, given existing land use designations. At a minimum the results of the *Colville* analysis should be used to inform the Municipal Comprehensive Review process wherein the appropriateness of preserving some or all of the lands for agricultural purposes would be weighed against the requirements for land for urban growth (residential and employment land requirements).



In regard to “Challenge 3” as to noise contours, HGC Engineering undertook a review of airport noise considerations on future residential development within the area.

The *HGC Engineering* analysis concluded that *“A good percentage of the land in the Book Road West Lands could be considered for residential uses provided a careful assessment of the noise impact be undertaken and noise mitigation and warning clauses prescribed”* In addition, HGC Engineering modeled aircraft noise forecasts based on recent information from the Hamilton Airport Master Plan and aircraft industry technology improvements and found that the majority of the BRWL would be outside restricted areas for residential development by the year 2025.

While further work will be required through the Municipal Comprehensive Review process, it appears that the Airport Noise Contour issue identified by the Dillon Report can be addressed. Of course, there would be no airport noise issues related to non-sensitive land uses (such as employment).

Conclusion:

There has been no technical substantiation provided by the City or the Province to justify the proposed Protected Countryside designation. Further, the Dillon Report commissioned by the City to assist in the Co-ordinated Review identified five (5) specific opportunities that the Book Road West Lands offer in regard to future urban expansion. Perhaps more importantly, there is evidence that the three (3) challenges of urbanization identified by Dillon may be satisfactorily addressed.

THE IMPACT OF A GREENBELT DESIGNATION WOULD HAVE PROFOUND IMPLICATIONS ON EXISTING GENERATIONAL LANDOWNERSHIP AND VIABILITY OF EXISTING BUSINESS AND AGRICULTURAL OPERATIONS WITHIN AND SURROUNDING THE BRWL

The proposed Protected Countryside designation for the Book Road West Lands is an inappropriate land use planning instrument given that there are no significant environmental or agricultural features that could not otherwise be protected by municipal planning and growth management controls.

Further, the imposition of this designation may, in fact, be detrimental to the economic base of this area in terms of the preservation of current land value capture for the municipal tax base, and the on-going viability of commercial and agricultural related business enterprises within the area. There are several generational “agri-businesses” present within the subject lands that have been able to evolve or expand under prevailing land use controls. Future ability for expansion and business change would be constrained by the proposed addition to the Greenbelt Plan.



From a planning perspective there would be a distinct advantage to not interfering with the natural land use transition of this area, involving the continuance and evolution of rural, agricultural and agri-business activities which may be constrained under Greenbelt policy and regulations. If the subject lands are found to have merit for urban boundary expansion purposes under a Municipal Comprehensive Review process, protection for these uses and activities could be effectively achieved through transitional and growth management strategies derived at the municipal level.

THE BOOK ROAD WEST LANDS HAVE THE REQUISITE LOCATIONAL ATTRIBUTES TO ACCOMMODATE URBAN DEVELOPMENT, WHEN REQUIRED

From a land use planning perspective, the Book Road West Lands have distinct locational attributes that merit consideration for urban land use designation through a Municipal Comprehensive Review process, in particular:

- The area has significant land mass (over 1,400 gross acres) to deliver a complete community for a wide range of residential, employment, institutional and community uses.
- The Book Road West Lands would form a logical extension of the City's urban boundary on the west side of the City. The lands are contiguous to the existing Hamilton urban boundary on two sides, with frontage on Garner Road and Shaver Road, and are proximate to many community facilities including parks and open space, schools and major shopping facilities.
- The Book Road West Lands are in close proximity to major highway facilities with 3 interchanges along Highway 403 and direct connections to Highway 6.
- Garner Road, which forms the interface with the urban boundary along the northerly limits of the Book Road West Lands, is designated as a rapid transit route within the Urban Hamilton Official Plan.
- The Book Road West Lands can be serviced by logical extensions of major engineering services. The Book Road West Lands are now the preferred site for the installation of a water reservoir/tower to upgrade obsolete servicing in west Hamilton/Ancaster. Recently, Council for the City approved the extension of sanitary services through the Book Road precinct to serve an employment area to the south of Book Road.



A DECISION TO INCLUDE THE BOOK ROAD WEST LANDS IN THE GREENBELT PLAN IS PREMATURE PENDING THE FINALIZATION OF THE CITY OF HAMILTON MUNICIPAL COMPREHENSIVE REVIEW PROCESS

A chronological review of the City's Provincial Policy (Greenbelt) Review process reveals a consistent theme to defer major Greenbelt Boundary changes pending the completion of its Municipal Comprehensive Review process, and not to include the Book Road West Lands in the Protected Countryside designation. It was only at the final moment of a nine (9) month process that the local councillor caused a change in course, in direct contradiction to the City's previous recommendations to the Province, to support the Province's addition of the lands to the Greenbelt Plan:

- The City commissioned Dillon Consulting to provide the technical background for City Council's consideration of Greenbelt Plan related issues. During the public consultation period, the Book Road West Lands were considered an option for an addition to the Greenbelt Plan, as were other lands. One of the risks associated with the option that included the addition of the Book Road West Lands was "potential inability to accommodate Growth Plan projections to 2041", and for another option that included the addition, "addition to the Whitebelt based on the high-level analysis and assumptions in this report (as opposed to a more detailed assessment of land need and land supply).
- Dillon's review process was concluded in the fall of 2015 and City staff prepared a report (PED15078(a)) for a Special Planning Committee on December 3rd, 2015, in which staff did NOT recommend any option that included adding the Book Road West Lands to the Greenbelt Plan.
- Report PED15078(a) and the minutes from Planning Committee of December 3rd, 2015 were subsequently ratified and approved at the Council meeting of December 9th, 2015. At this meeting, there were several motions related to Greenbelt boundary changes that were voted on, one of which specifically considered all lands in question (including the Book Road West Lands) be included in the Greenbelt Plan. The motion was denied on a 2-6 vote by City Council.
- The main recommendation that City staff made (and City Council adopted) was to defer any decisions on Greenbelt Plan boundary changes until the City completed its Municipal Comprehensive Review process.



- On May 10th, 2016, the Province of Ontario, through its Ministry of Municipal Affairs and Housing, released a proposed Greenbelt Plan. The proposed Greenbelt Plan included a map that identified the addition of the Book Road West Lands to the Greenbelt Plan. The Province noted within its document entitled *'Shaping Land Use in the Greater Golden Horseshoe'* (slide 13) that ***"In addition, four parcels of land identified by the City of Hamilton and the Region of Niagara would be added to the Greenbelt Plan's "Protected Countryside" designation"***. It is important to note that based on the public record, the City did not make such a recommendation.
- On August 9th, 2016, Corbett Land Strategies (CLS) on behalf of the BRWLG made a presentation to Planning Committee to provide an overview of the process that unfolded, as noted above, and requested the City to re-enforce its original recommendation to the Province to allow the City to complete its Municipal Comprehensive Review.
- The City staff report that was submitted for approval at the Planning Committee meeting of September 6th clearly stated 'Planning staff met with representatives of the Book Road West Landowners Group. The Book Road Lands have been identified by the Province for inclusion in the Greenbelt Plan. ***"These lands were not recommended for inclusion by the City of Hamilton."*** (Page 14 of 45 of Planning Committee Report 16-015 – September 6th, 2016). The corresponding staff recommendation is provided below:

"That the City of Hamilton re-affirms its previous recommendations on revisions to the Greenbelt boundaries from the December, 2015 Staff Report (Report PED15078(a)), as follows:

(i) to revise the applicable Greenbelt Plan policies in order to allow municipalities to request changes to Greenbelt Plan designations and boundaries at the conclusion of a municipal comprehensive review, provided the review is completed in accordance with the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe and meets the goals and objectives of the Provincial Policy Statement and all other applicable Provincial Plans

(ii) to defer any decisions on potential changes to the Greenbelt Plan boundaries in the City of Hamilton to allow the City to complete municipal comprehensive review which will include a full assessment of the opportunities and constraints:



(1) to determine the amount and location of land (both non- employment and employment) required to meet the 2031 to 2041 Growth Plan forecasts;

(2) to identify appropriate lands to add to the Whitebelt area, in the event that additional land is required for an urban boundary expansion to meet targets and based on the principles of cost effective, complete and healthy communities;

(3) to identify appropriate lands to be added to the Greenbelt Plan area;

that upon completion of the municipal comprehensive review, City Council request the Province to revise the Greenbelt Plan boundaries prior to the City adopting the Official Plan Amendment relating to Growth Plan conformity and implementation of the Municipal Comprehensive Review..."

- On September 6th, 2016 at the City's Planning Committee meeting, the BRWLG was denied natural justice where by Councilor Ferguson (a non-member of Planning Committee) gave a presentation that included significant inaccuracies, which appears to have materially influenced the Planning Committee to pass a motion to support the Province's proposal to add the Book Road West Lands to the Greenbelt Plan (notwithstanding Council's position in December 2015 to not add the Book Road West Lands).
- Notwithstanding, the consistent municipal staff position that the Book Road West Lands not be added to the Greenbelt Plan and that the City's Municipal Comprehensive Review process should finalized prior to requesting major changes to the Greenbelt Plan boundaries in Hamilton, City Council , on September 14, 2016 precipitously resolved to recommend that the Book Road West Lands be included in the Protected Countryside designation. This position of City Council was clearly contrary to its original recommendation to the Province in December of 2015; as identified in the chronology set out in this report.

CONCLUSION AND RECOMMENDATION:

Based on the foregoing planning policy analysis and review of the decision making process conducted by the Province and Hamilton City Council, the enlargement of the Greenbelt Plan with the inclusion of the Book Road West Lands is without planning or scientific/technical merit.



The inclusion of the Book Road West Lands by City Council, at the eleventh hour, was sudden, arbitrary and contrary to the continuing public record with respect to this matter. A decision of this magnitude compromises the City's ability to comprehensively plan for its urban structure through a proper Municipal Comprehensive Process and is unfair to our client.

In this regard, the Dillon Report appropriately identified that the City (as one option) could request of the Province that to defer any decisions until the City has completed the municipal comprehensive review. This approach would:

- allow for a full assessment of the opportunities and constraints to determine the amount of land (both non-employment and employment) required to meet the 2031 to 2041 forecasts under the Provincial Growth Plan;
- identify the appropriate lands to add to the Whitebelt area, in the event that additional land is required for an urban boundary expansion on the basis of meeting the planning objectives at a cost effective, complete and healthy community. In this regard, it is important to note that the Book Road West Lands provide the single largest block of land available for potential urban development, and its premature exclusion from the Municipal Comprehensive Review process may compromise the City's ability to achieve the residential land supply requirements of the *Provincial Policy Statement* (section 1.4.1); and
- allow the City to recommend Greenbelt boundary changes, if necessary, based on a more detailed assessment.

It is therefore recommended that the Province not add the Book Road West Lands to the Greenbelt Plan at this time. This would allow the finalization of the Municipal Comprehensive Review being undertaken by the City of Hamilton in context of Provincial Policy.

Respectfully submitted;

JOHN B. CORBETT, MCIP, RPP



INFORMATION REPORT

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	September 14, 2023
SUBJECT/REPORT NO:	Provincial Amendments to the Greenbelt Plan – Results of Public Engagement on Community Benefits (PED23046(c)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Charlie Toman (905) 546-2424 Ext. 5863 Jennifer Allen (905) 546-2424 Ext. 4672
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

COUNCIL DIRECTION

That this report be included as an addendum to report PED23046(b).

INFORMATION

Prior to the special meeting of Planning Committee, staff utilized various platforms to obtain public input respecting the City's priorities and expectations for any private development proposals within the lands removed by the Province from the Greenbelt Plan Area. Staff held an in-person open house on September 6, 2023 and had an online survey available until September 8, 2023. The interim results of the public input have been summarized below for information purposes. The final engagement report will include a more detailed summary of the input received, including additional analysis from City staff.

1.0 In-person Open House

The in-person open house provided opportunities for the public to provide input respecting City priorities for the development of the lands removed from the Greenbelt Plan Area. Attendees were encouraged to participate in an activity to rank specified

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development objectives and community benefits using dot stickers or identifying additional development objectives and community benefits with sticky notes. There were also comment sheets available for additional comments or remarks.

1.1 Panel Activity

For each area removed from the Greenbelt Plan there were three panels forming part of an activity (see Appendix “A” attached to Report PED23046(c)). One panel contained a list of possible development objectives grouped into five categories: climate change, complete communities, housing, natural areas and transportation network. Another panel contained a list of possible community benefits grouped into five categories: climate change, community contributions, housing, natural areas and recreational amenities. Participants were directed to take five dot stickers for each panel for any or all of the three removal area(s) and place them beside their top priorities.

There was also a panel with blank space available to identify additional development objectives and community benefits that were not already listed using sticky notes.

1.1.1 Development Objective Results

Table 1 contains the results from the panel activity for the development objectives. The Natural Areas category received the highest number of dots for all the areas.

Table 1: Development Objective Results

All Areas	Book Road Lands	Whitechurch Lands	Fifty Road Lands
Natural Areas (106)	Natural Areas (60)	Natural Areas (46)	-
Housing (69)	Housing (58)	Transportation Network (17)	-
Transportation Network (35)	Climate Change (22)	Climate Change (11)	-
Climate Change (33)	Transportation Network (18)	Housing (11)	-
Complete Communities (21)	Complete Communities (13)	Complete Communities (8)	-

1.1.1.1 Book Road Lands

Natural Areas was the category with the most dots for development objectives for the Book Road lands. The examples of development objectives within this category are tree preservation (26), preservation of natural areas (developing outside woodlots) (26), and bird friendly design (8).

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Housing was the category with the second most dots for development objectives. The examples of development objectives within this category are long term care homes / supportive housing (28), different low rise housing types (e.g., townhouses, walk up apartments) (17) and medium and high rise housing types (e.g. apartment buildings) (13). It should be noted long term care homes / supportive housing was the individual example with the most dots.

Five sticky notes were left on the panel with additional feedback. Three were opposed to development of these lands and two did not have a clear position.

1.1.1.2 Whitechurch Lands

Natural Areas was the category with the most dots for priorities of development objectives for the Whitechurch lands. The examples of development objectives within this category are tree preservation (18), preservation of natural areas (developing outside woodlots) (19), and bird friendly design (9).

One sticky note was left on the panel identifying opposition for the development of these lands.

1.1.1.3 Fifty Road Lands

There was a printing error on the panel that was not identified until the day of the open house. As such, no data was collected for this panel as it was not displayed at the open house.

1.1.2 Community Benefits Results

Table 2 contains the results from the panel activity for the community benefits. The Housing category received the highest number of dots for all the areas.

Table 2: Community Benefits Results

All Lands	Book Road Lands	Whitechurch Lands	Fifty Road Lands
Housing (93)	Housing (47)	Natural Areas (16)	Housing (33)
Natural Areas (67)	Climate Change (29)	Housing (13)	Natural Areas (27)
Climate Change (50)	Natural Areas (24)	Community Contributions (8)	Climate Change (15)
Recreational Amenities (38)	Recreational Amenities (23)	Climate Change (6)	Community Contributions (11)
Community Contributions (37)	Community Contributions (18)	Recreational Amenities (6)	Recreational Amenities (9)

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1.1.2.1 Book Road Lands

Housing was the category with the most dots for community benefits. The examples of community benefits within this category are dedicated land to affordable housing providers (20), financial contribution to affordable housing providers (2) and incorporation of affordable housing in developments (25).

One sticky note was left with an additional comment without a clear position on the development of the lands.

1.1.2.2 Whitechurch Lands

Natural Areas was the top category for priorities of community benefits for the Whitechurch lands. The examples of community benefits within this category are establishment of an ecological preserve (10) and financial contributions to environmental stewardship organizations (6).

One sticky note was left on the panel identifying opposition for the development of these lands.

1.1.2.3 Fifty Road Lands

Housing was the category with the most dots for community benefits. The examples of community benefits within this category are dedicated land to affordable housing providers (13), financial contribution to affordable housing providers (7) and incorporation of affordable housing in developments (13).

Natural Areas was the category with the second most dots for development objectives. The examples of community benefits within this category are establishment of an ecological preserve (18) and financial contributions to environmental stewardship organizations (9). It should be noted that the establishment of an ecological preserve was the individual example with the most dots.

One sticky note was left on the panel identifying opposition for the development of these lands.

1.1.3 Additional Feedback on Panels

The panels with space to add sticky notes were intended to be used to identify additional development objectives and / or community benefits under the corresponding column that should be considered for each area and were not already listed on the other panels. The majority of the sticky notes placed on these panels were used to provide

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additional comments or remarks opposing any development of the lands and appeared to be placed randomly on the panel.

1.1.3.1 Book Road Lands

Thirty seven sticky notes opposed to the development of the greenbelt lands, of which, eight (8) identified they supported intensification within the urban boundary instead of sprawl and seven (7) opposed development due to concern about the loss of natural areas and farmland.

Examples of community benefits identified on sticky notes included tennis courts (2), pickleball courts (1), parks, schools and hospitals (1) and funding for affordable housing (1). These align with the community benefits identified as part of the dotmocracy activity and survey.

Examples of development objectives identified on sticky notes included long term care homes (2), medium and high density homes (2), single detached dwelling / low density residential homes (2) and bike lanes (1). These align with development objectives identified as part of the dotmocracy activity and survey.

1.1.3.2 Whitechurch Lands

Twenty two sticky notes opposed to the development of the greenbelt lands, of which, five (5) identified they supported intensification within the urban boundary instead against sprawl and five (5) were opposed to development due to concern about the loss of natural areas and farmland. Two sticky notes identified concern about the development of these lands for other reasons.

Examples of community benefits identified on sticky notes included affordable housing (1) and community gardens (1) which align with the community benefits identified as part of the dotmocracy activity and survey.

1.1.3.3 Fifty Road Lands

Twenty four sticky notes opposed to development of the greenbelt lands, of which three (3) identified they supported intensification within the urban boundary instead of sprawl and five (5) were opposed to development due to concern about the loss of natural areas and farmland. Three (3) sticky notes did not have a clear position on the development of the lands.

There were no sticky notes identifying community benefits or development objectives.

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1.2 Comment Sheets

A total of 48 comment sheets were received at the open house or by e-mail. The main themes of the comments provided were concern about lack of transparency and process for choosing the lands to be removed (20), concern about the loss of green space, farmland and natural features and environmental impact (26), and the position that sufficient growth can be accommodated within the urban boundary through intensification (18), utilizing existing services (7).

One comment sheet expressed support for the development of the lands removed from the Greenbelt.

2.0 Online Survey

The online survey mirrored the format of the panel activity at the open house. Respondents were able to select their top five (5) priorities of development objectives and community benefits for each of the three removal areas. The survey also included a section to provide additional feedback.

2.1.1 Development Objective Results

Table 3 contains the results from the panel activity for the development objectives. The Natural Areas category received the highest number of votes through the survey for all the removal areas.

Table 3: Development Objectives

All Lands	Book Road Lands	Whitechurch Lands	Fifty Road Lands
Natural Areas (2645)	Natural Areas (1019)	Natural Areas (820)	Natural Areas (806)
Climate Change (978)	Climate Change (380)	Climate Change (303)	Climate Change (295)
Housing (661)	Housing (328)	Transportation Network (191)	Transportation Network (191)
Transportation Network (651)	Transportation Network (269)	Housing (164)	Housing (169)
Complete Communities (508)	Complete Communities (264)	Complete Communities (124)	Complete Communities (120)

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2.1.1.1 Book Road Lands

Natural Areas was the top category for priorities of development objectives for the Book Road lands. The examples of development objectives within this category are tree preservation (369), preservation of natural areas (developing outside woodlots) (387), and bird friendly design (263).

2.1.1.2 Whitechurch Lands

Natural Areas was the top category for priorities of development objectives for the Whitechurch lands. The examples of development objectives within this category are tree preservation (295), preservation of natural areas (developing outside woodlots) (309), and bird friendly design (216).

2.1.1.3 Fifty Road Lands

Natural Areas was the top category for priorities of development objectives for the Fifty Road lands. The examples of development objectives within this category are tree preservation (289), preservation of natural areas (developing outside woodlots) (299), and bird friendly design (218).

2.1.2 Community Benefits Results

Table 4 contains the results from the panel activity for the community benefits. The Natural Areas category received the highest number of dots for all the areas.

Table 3: Community Benefits Results

All Lands	Book Road Lands	Whitechurch Lands	Fifty Road Lands
Natural Area (1586)	Natural Areas (603)	Natural Areas (496)	Natural Areas (487)
Housing (923)	Housing (401)	Housing (260)	Housing (262)
Climate Change (867)	Climate Change (367)	Climate Change (257)	Climate Change (243)
Recreational Amenities (808)	Recreational Amenities (363)	Recreational Amenities (226)	Recreational Amenities (219)
Community Contributions (770)	Community Contributions (334)	Community Contributions (218)	Community Contributions (218)

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2.1.2.1 Book Road Lands

Natural Areas was the top category for priorities of community benefits for the Book Road lands. The examples of community benefits within this category are establishment of an ecological preserve (387) and financial contributions to environmental stewardship (216).

2.1.2.2 Whitechurch Lands

Natural Areas was the top category for priorities of community benefits for the Whitechurch lands. The examples of community benefits within this category are establishment of an ecological preserve (308) and financial contributions to environmental stewardship (188).

2.1.2.3 Fifty Road Lands

Natural Areas was the top category for priorities of community benefits for the Fifty Road lands. The examples of community benefits within this category are establishment of an ecological preserve (299) and financial contributions to environmental stewardship (188).

2.1.3 Additional Comments

Similar to the open house panels, the survey allowed respondents to submit specific comments respecting development objectives and community benefits for each of the three greenbelt removal areas. A total of 213 comments were submitted on development objectives and 246 total submissions on community benefits. The majority of the comments submitted opposition and any urban development of the greenbelt removal lands. Staff will provide a more detailed breakdown and summary of these submissions in the final engagement report.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED23046(c) - Example of Panel Activity

Appendix “B” to Report PED23046(c) - Summary of Online Survey Results

Appendix “C” to Report PED23046(c) - Summary of Panel Activity Results

CM/JA:sd

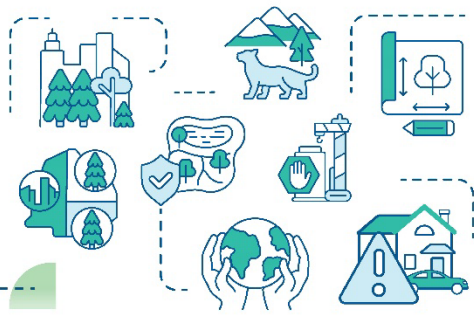
BOOK ROAD LANDS DEVELOPMENT OBJECTIVES



Please take a maximum of FIVE dots and place the dots beside your top priorities for Development Objectives for the Book Road lands.

CLIMATE CHANGE		
Green Infrastructure <i>(such as Greenroofs)</i>		
Incorporate existing buildings into development		
Low Impact Stormwater Infrastructure <i>(such as permeable pavers)</i>		
COMPLETE COMMUNITIES		
Inclusion of Employment uses		
Mixed Use Buildings <i>(buildings that include residential, commercial, etc. uses)</i>		
Inclusion of Institutional uses <i>(such as Places of Worship or Schools)</i>		
HOUSING		
Long term care homes/ supportive housing		
Different Low-Rise Housing Types <i>(e.g. Townhouses, Walk-up Apartments)</i>		
Medium and High-Rise Housing Types <i>(e.g. Apartment buildings)</i>		
NATURAL AREAS		
Tree Preservation		
Preservation of Natural Areas <i>(such as Woodlots)</i>		
Bird Friendly Design		
TRANSPORTATION NETWORK		
Bicycle Lanes		
Public Transit		
Barrier free pathways and trails		

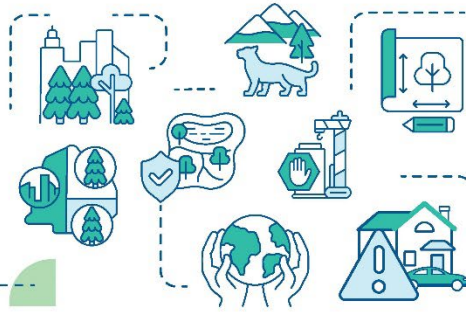
BOOK ROAD LANDS COMMUNITY BENEFITS



Please take a maximum of FIVE dots and place the dots beside your top priorities for Community Benefits for the Book Road lands.

CLIMATE CHANGE		
Enhanced energy efficiency building standards		
Incorporation of renewable energy technologies <i>(e.g. solar panels)</i>		
Ground source heat pumps		
COMMUNITY CONTRIBUTIONS		
Farmers market and local food market		
Dedicated land or financial contributions for community and/or cultural organizations		
Community gardens		
HOUSING		
Dedicated land to affordable housing providers		
Financial contribution to affordable housing providers		
Incorporation of affordable housing in developments <i>(e.g. Inclusionary Zoning)</i>		
NATURAL AREAS		
Establishment of an ecological preserve		
Financial contributions to environmental stewardship organizations		
RECREATIONAL AMENITIES		
Fund / construct new public facilities <i>(e.g. recreational centre, library, indoor swimming pool, splash pads)</i>		
Parkland creation above minimum requirements		

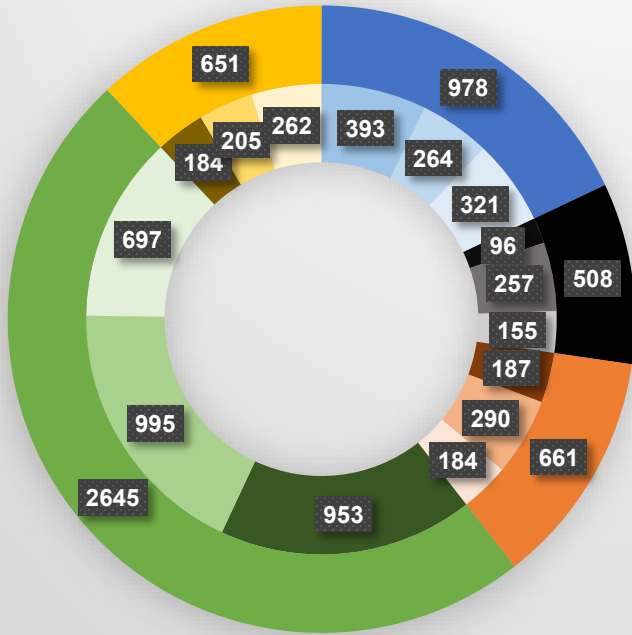
HAVE YOUR SAY BOOK ROAD LANDS



Using a Post-it note, add what other development objectives or community benefits should be prioritized for the lands removed from the Greenbelt.

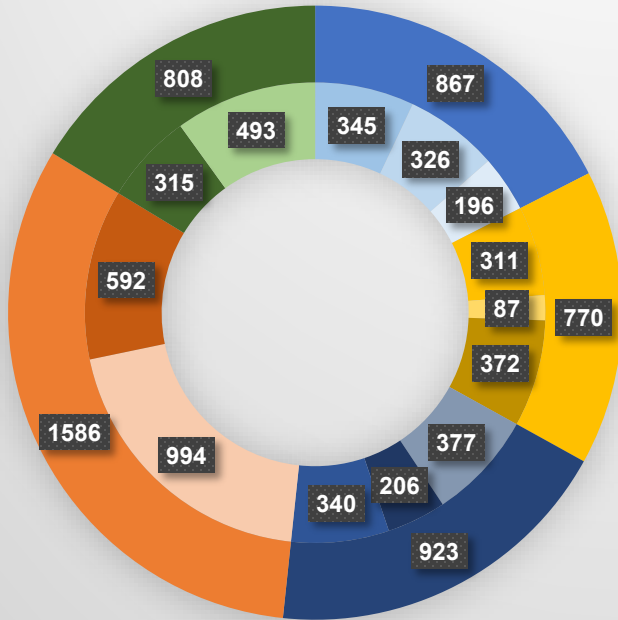
DEVELOPMENT OBJECTIVES	COMMUNITY BENEFITS

Online Survey - All Greenbelt Lands - Development Objectives



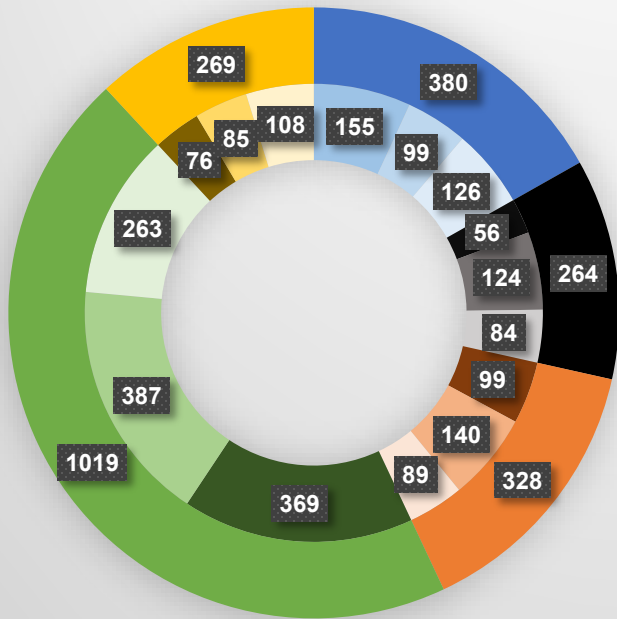
- Climate Change - Green Infrastructure (e.g. greenroofs)
- Climate Change - Incorporate existing buildings into development
- Climate Change - Low Impact Stormwater Infrastructure (e.g. permeable pavers)
- Complete Communities - Inclusion of Employment uses
- Complete Communities - Mixed Use Buildings (buildings that include residential, commercial, etc. uses)
- Complete Communities - Inclusion of Institutional uses (e.g. places of worship, schools)
- Housing - Long term care homes/supportive housing
- Housing - Different Low-Rise Housing Types (e.g. townhouses, walk-up apartments)
- Housing - Medium and High-Rise Housing Types (e.g. apartment buildings)
- Natural Areas - Tree Preservation
- Natural Areas - Preservation of Natural Areas (e.g. developing outside woodlots)
- Natural Areas - Bird Friendly Design
- Transportation Network - Bicycle Lanes
- Transportation Network - Public Transit
- Transportation Network - Barrier free pathways and trails

Online Survey - All Greenbelt Lands - Community Benefits



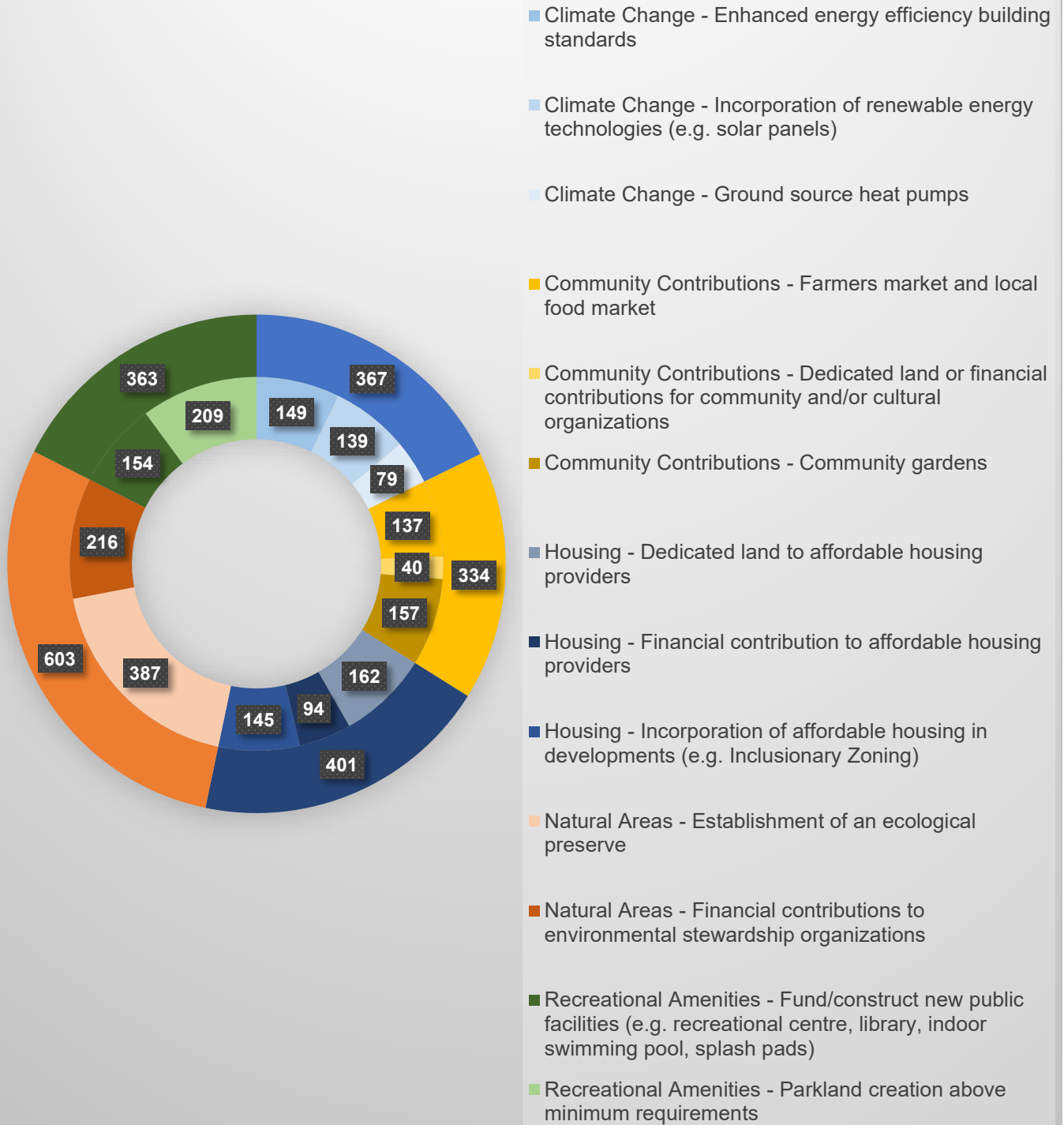
- Climate Change - Enhanced energy efficiency building standards
- Climate Change - Incorporation of renewable energy technologies (e.g. solar panels)
- Climate Change - Ground source heat pumps
- Community Contributions - Farmers market and local food market
- Community Contributions - Dedicated land or financial contributions for community and/or cultural organizations
- Community Contributions - Community gardens
- Housing - Dedicated land to affordable housing providers
- Housing - Financial contribution to affordable housing providers
- Housing - Incorporation of affordable housing in developments (e.g. Inclusionary Zoning)
- Natural Areas - Establishment of an ecological preserve
- Natural Areas - Financial contributions to environmental stewardship organizations
- Recreational Amenities - Fund/construct new public facilities (e.g. recreational centre, library, indoor swimming pool, splash pads)
- Recreational Amenities - Parkland creation above minimum requirements

Online Survey - Book Road Lands - Development Objectives

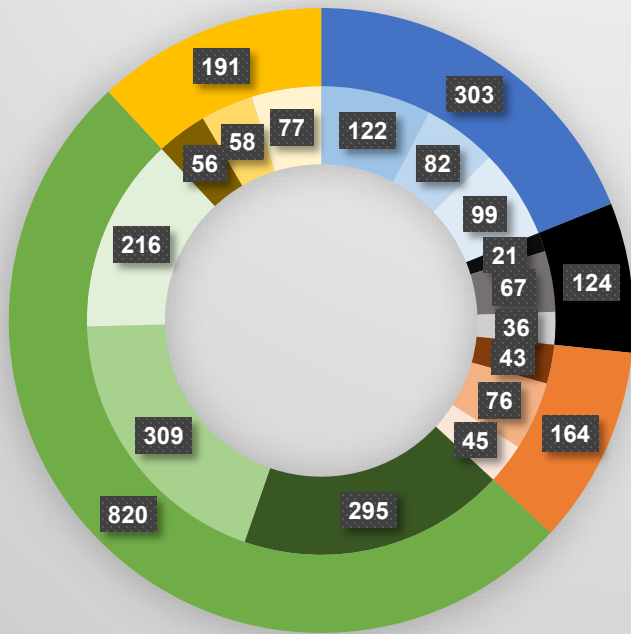


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Online Survey - Book Road Lands - Community Benefits

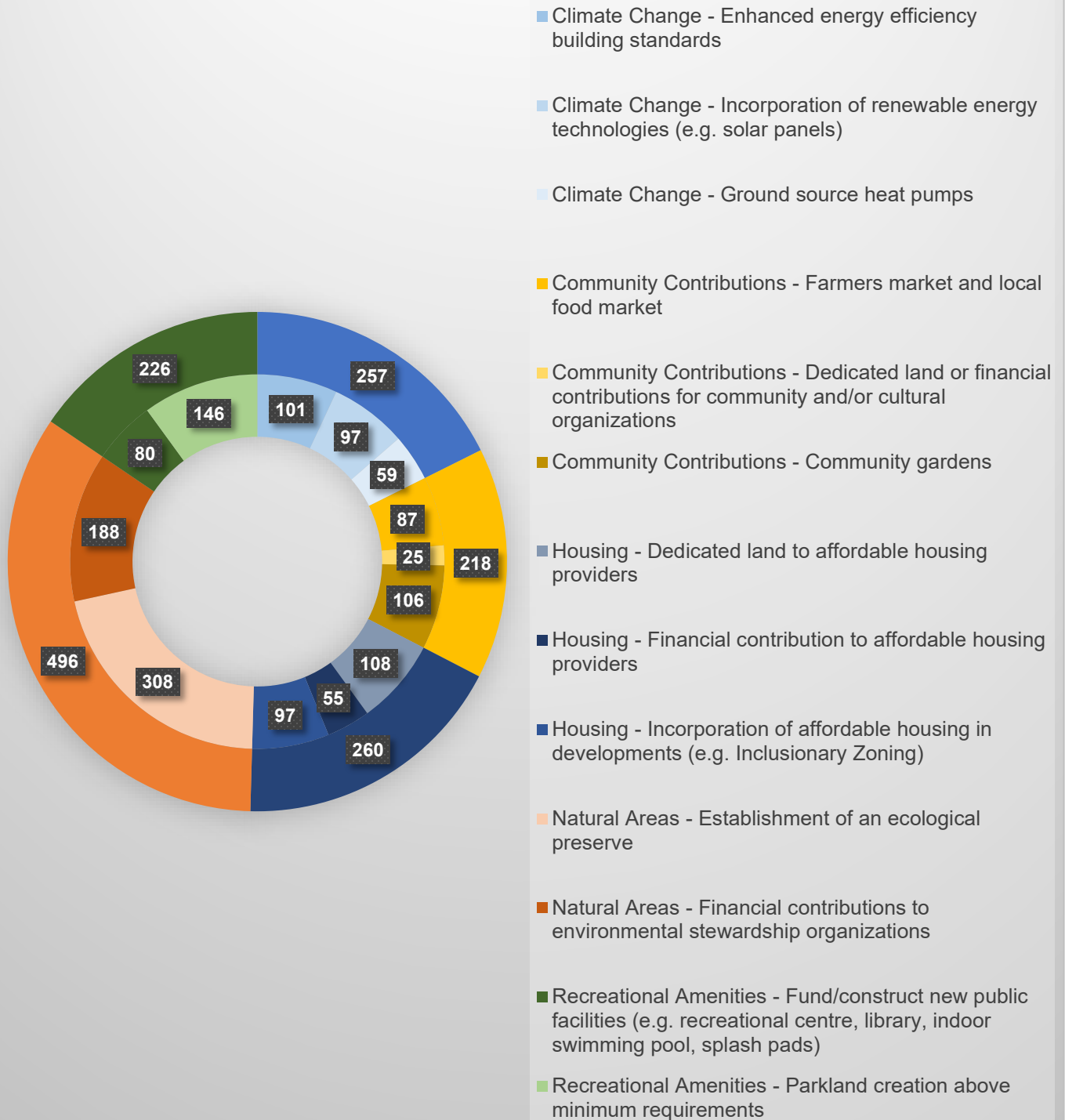


Online Survey - White Church Lands - Development Objectives

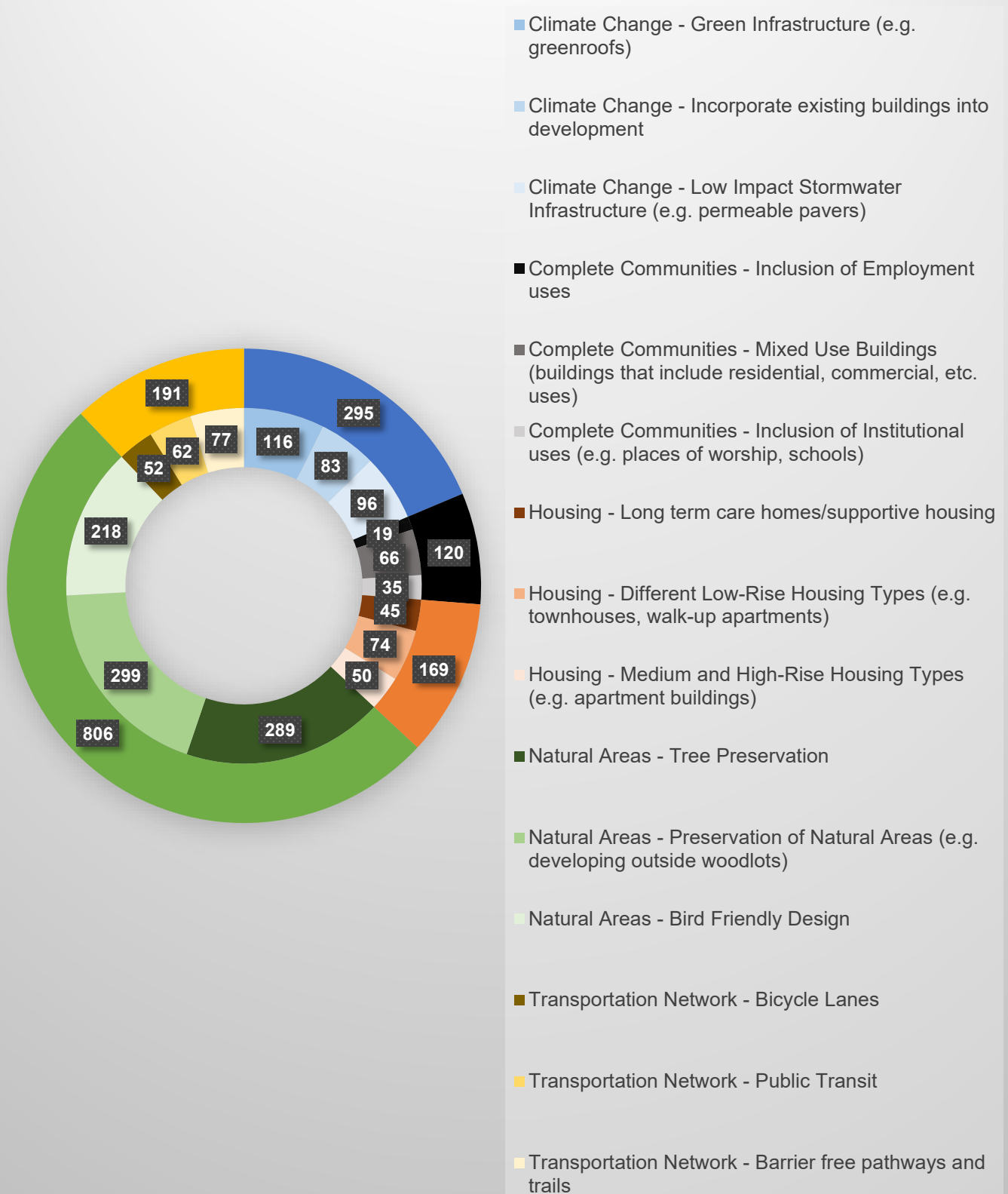


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- Natural Areas - Bird Friendly Design
- Transportation Network - Bicycle Lanes
- Transportation Network - Public Transit
- Transportation Network - Barrier free pathways and trails

Online Survey - White Church Lands - Community Benefits



Online Survey - Fifty Road Lands - Development Objectives



Online Survey - Fifty Road Lands - Community Benefits

