

To Mayor Bob Bratina and Hamilton City Councillors

July 21, 2011

Without Prejudice

Recently the Ontario Ministry of Finance released an updated population projection for the City of Hamilton. In their report the City of Hamilton is projected to grow only to 613,630 people by 2031. However, the City of Hamilton 's Grids Growth Study projected that the city would grow to 660,000 people by 2031. These latest figures indicates that Hamilton's Grids Growth Study overestimated the future population of Hamilton in 2031 by 46,340 people. This new information relates to more than an additional 10 years of available growth without changing Hamilton's Existing Urban Boundary. Previously Hamilton's Grids Study estimated that there were 59,400 available new units that could be built within the existing urban boundary. At an average of less than 2,000 new residential units per year, this translates into more than a thirty (30) year supply of available units within the existing Urban Boundary. Now with the updated information from the Ontario Ministry of Finance the need for an urban boundary expansion in Hamilton extends to beyond 40 years. However the Province of Ontario requires that municipalities submit only twenty (20) year urban official plans and consider an urban expansion only at the time of five (5) year comprehensive reviews. The P.P.S contemplates that Municipalities will then use the results of these comprehensive reviews to more accurately determine in what location and how much land is necessary to include in an urban boundary expansion.

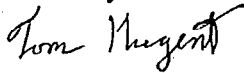
The City of Hamilton instead included in both its official Rural and Urban Plans, a Future Growth Designation designed exclusively for the Elfrida Area, in a Future Urban Boundary Expansion. This Designation was clearly against Provincial Policy. In fact the Province of Ontario has already deleted "Special Policy Area B" as it relates to Elfrida in Hamilton's Rural Plan. More recently the Province of Ontario following provincial policy and consistency deleted as well a Preferred Growth Status for the Elfrida Area within Hamilton's Urban Official Plan.

As a taxpayer and property owner in Hamilton I find it inconceivable that Hamilton City Council, went along with the Economic Development and Planning Department and appealed to the O.M.B this latest ruling by the Province. The decision of the Province of Ontario to delete a "Preferred Future Growth Status" was to preserve the validity of the five year (5) comprehensive review process and to assure that all areas would be treated fairly and equally. Also as a Hamilton taxpayer I am concerned that the City of Hamilton is willing to spend hundreds of thousands of tax dollars on expenses and on public employee wages to fight another level of Government on an issue that has little benefit to the taxpayers of Hamilton. Next as a Hamilton property owner, I feel that myself and others have not been treated fairly and equally the last 5 years during which time, Hamilton City Hall has shown bias towards the Elfrida Area, by promoting an unnecessary Future Urban Boundary Expansion. Now Hamilton's Planning Department and Hamilton City Council continue to promote their Elfrida Only Agenda at the OMB. Also residents of Hamilton should be made aware of the fact that future development in Elfrida will be taking place on prime agriculture designated land. As well, future

development in Elfrida will be seriously constrained by the Karst Topography and could have an adverse impact on the Feeder Lands of the Karst Topography.

At a time when the City of Hamilton is having difficulty delivering basic services such as garbage pickup and infrastructure repair, I feel that every Department at Hamilton City Hall has to practice fiscal responsibility. I feel that City Councillors should have never agreed with senior city planners to waste City of Hamilton resources and taxpayer dollars on a series of O.M.B hearings to support an unnecessary Future Urban Boundary Designation for the benefit of the Elfrida Area in the City Urban Plan. Also I feel that City Lawyer's time could be more productive to the City of Hamilton, than time spent prolonging expensive OMB Hearings. The City of Hamilton's decision to appeal to the O.M.B., the ruling by the Province to delete an unnecessary Future Urban Boundary Designation for Elfrida is an affront to the overburdened taxpayers of Hamilton. I believe that City Council should seriously consider withdrawing their appeal at the O.M.B. and put an end to this wasting of City of Hamilton resources and public funds.

Sincerely



Dr. Tom Nugent.

cc Hamilton's Integrity Commissioner, Steve Robichard, Tim MaCabe, Joanne Hickey-Evans, Bill Janssen, Al Fletcher, Michel Sergi, Cathy Plosz, Michael Kovacecic, Joanna Wice, Mike Minkowski, Chris Murray, Rose Catarini, Demetrius Trafaridis, Loius Bitonti, Mimi Singh, Larry Clay, Hon Rick Bartolucci, Marvin Ryder, Steve House, Laura Babcock, Bill Kelly Show, Hamilton-Halton Home Builders Association, The Hamilton Spectator, Hamilton Community News.