

*Ida Bedonci*

July 7, 2015 Delegation to Planning Committee

Proposed Official Plan Amendment (OPA) and Draft Rural Zoning By-law (PED13167(c))

Re: Rural Zoning - 1375 and 1381 Highway 8, Winona

Madam Chair and Committee Members.

I appreciate the opportunity to discuss new information with the Committee this morning.

Our family has been involved in the Rural and Agricultural Zoning process since at least 2009. Throughout this time, we have been following what we perceived to be the correct process. We even accepted an agreement from City of Hamilton staff regarding the zoning for our property in June 2010, which we are seeking to maintain.

Imagine my surprise when I picked up the July 2, 2015 Stoney Creek News to read that members of this "Planning Committee had agreed to allow a 9.9 acre site located between Fifty Road to the east and Barton Street to the south in Winona to be designated out of the Greenbelt" on June 16. We have been working within the perceived Planning process, using the only resources that we have, to protect the land that has been in our family for four generations only to learn that a developer who has never lived on the subject lands described above, who has far more resources than we will ever have with fulltime staff to work on these types of files, has used another process to put pressure on this committee to remove his lands from the Greenbelt. There was no notice of this application to abutting land owners. Not only has this developer circumvented the Greenbelt process but also by supporting his request, this decision has virtually decided what Planning will do with our parcels of land located south of the subject lands....undo pressure to take our lands out of the Greenbelt.

Thus..... a decision on our request has been unduly biased.

How can landowners such as ourselves with very limited resources who have been working with staff, in order to protect our Highway Commercial Zoning uses, receive fair and equitable treatment?

Given the limited amount of time available to review this report, we have sought to find where our concerns as recorded at the March 31, 2015 Public Meeting have been stated. On what page of this report are they addressed?

Are we included on Page 1 of 20 in the Executive Summary in Motion 3 (d) where the report notes that staff will be looking to expand the list of additional uses? If we are part of this general review, why is it that Appendix B has so very many specific site locations and maps noted but we can not seem to find ours?

Is it correct that the City of Hamilton proposes to request that large portions of land be added into the Greenbelt? Then the City would be removing other lands from the Greenbelt, a land swap as it were. If so, am I correct that lands such as ours, if taken from the Greenbelt and urbanized, will help to compensate for lands to be included in the Greenbelt elsewhere?

As noted, Appendix B has many, many properties listed with what appears to be specific exceptions for those sites. Have all those property owners been made aware of these site specific recommendations? If so, this would imply a series of negotiations. What are the next steps for further discussions of our concerns?

Since I may have to leave to set up at the Winona Farmers Market this afternoon before this discussion item, how will I receive answers to these my questions?