

5.9(b)

Pilon, Janet

Subject: FW: Mountsberg Solar Farm (Industrial site)

From: mjbrazeau
Sent: July-09-15 10:47 PM
Subject: Mountsberg Solar Farm (Industrial site)

To the members of the City of Hamilton Planning Committee, regarding your decision to support or not support the Samsung Application for a Solar Energy Production facility in Mountsberg.

Please consider the following comments. I live south of the proposed area and would not be directly affected, but feel the importance of maintaining viable farmland significant enough to take the time to offer these comments.

We attended the PIC held by Samsung at the Carlisle Memorial Hall on Tuesday, July 7. With the exception of the mapping material presented by AECOM and their representative, there was little to illustrate what the solar farms would entail. Since the PIC, I have learned that Samsung is offering in the order of \$800 per acre per year to the land owners who win the lottery. This is many orders of magnitude beyond what any landowner would receive from a farmer growing crops and is outright bribery. All this being done with taxpayers money essentially since we end up paying increased energy prices for so called Green Energy! I am sure Councillor Robert Pasuda can provide current nominal rental rates for farm production. As a person of science, I firmly believe in the benefits of solar energy production, but as a business person I also believe in good fiscal management and this whole program lacks that severely.

Since the land is being transformed into an industrial site, presumably the landowner loses the right to agricultural land taxation rates?

The idea of long term leases that can possibly greatly exceed the lifetime of the individual lessor, seems to place an unfair burden on family holdings and ability to deal with the long term asset. The long term future of the property is locked in and stigmatized and quite possibly adjoining properties as well. That is the opinion of my wife Virginia, a successful Top 1% Royal LePage Realtor in rural real estate of Halton and Flamborough for the past 25 years. In my opinion Samsung should be purchasing property in a properly zoned industrial area. I suggest they look at the stagnant brown fields along Hamilton Harbour. If they can pay \$800 an acre in annual rent or \$20,000 over the 25 year lease term, they can convert that space into this function.

As is the case with many issues the City of Hamilton has to deal with in respect to the rural areas, there seems to be a general lack of understanding of why residents who have chosen a country life, fight for the status quo. Country living comes with all kinds of increased burdens, some financial like higher taxes due to higher assessments, many time related ferrying kids around, increased commutes, grocery shopping and property management. The bonus that offsets those issues is the relationship with nature that exists and the due enjoyment of the property the individuals cherish, as well as the neighbouring properties around them. Having a Solar Industrial Site as your neighbour inhibits that enjoyment and quite possibly the future value and saleability of one's property.

These are just some thoughts I think you should ponder in arriving at your decision.

Sincerely,
Michael Brazeau