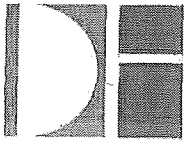


4.1(iv)



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November 30, 2015

By E-Mail Only

Planning Committee
City Of Hamilton
Hamilton City Hall
71 Main Street West
Hamilton, Ontario
L8P 4Y5

Attention: Ida Bedioui, Legislative Coordinator

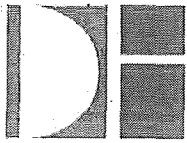
Dear Members of Committee:

**Re: December 3, 2015 Planning Committee Item 4.1
Staff Report - Coordinated Provincial Plan Review
(Greenbelt Plan And Niagara Escarpment Plan Boundary Review)
City Of Hamilton Comments (Ped15078(A))
Comments On Behalf Of Twenty Road East Landowners Group**

We are writing on behalf of our clients, Carmen Chiaravalle, 1694408 Ontario Inc., Demik Brothers Hamilton Ltd., John Edward Demik, Peter Demik and Elaine Vyn (collectively known as the "Twenty Road East Landowners Group") with respect to the above-noted Planning and Economic Development Report regarding the City's submissions to the Province in response to the Coordinated Provincial Plan Review.

We support the staff's recommendations contained in paragraphs (b) and (c) that any warranted changes to the Greenbelt Boundary be deferred until such time as the City completes its the municipal comprehensive review and next growth plan conformity official plan exercise.

We further support the City's recognition in recommendation (b) that any municipal comprehensive review upon which a boundary change is to be based must conform with the Growth Plan and be consistent with the Provincial Policy



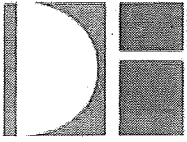
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Statement. These policy documents require consideration and assessment of all alternative future growth options in the City on a city-wide and overall geographic base, not focussed on one particular area or another. This must include not just the Elfrida area, but also our clients' lands. To fail to study all alternative areas, including our client's lands, flies in the face of provincial policy.

Without the benefit of a full municipal comprehensive review it is premature to determine what, if any, areas should be removed from the Greenbelt Plan area. As such, Recommendation (d) in the Report for the removal of lands from the Greenbelt Plan is premature and should await completion of the municipal comprehensive review and official plan review. There is insufficient justification for an exception to the City's recommendations in (b) and (c) allowing accelerated Greenbelt boundary changes and we object to any such recommendations.

Further, we wish to respond to several assumptions, statements and positions taken in the Staff Report and its Appendices. Various references are made throughout the material to the Elfrida area as specifically being the area that has been identified to accommodate residential growth to the year 2031. We wish to remind the Planning Committee that the question of which area of the City, if any, is to accommodate growth to 2031 through an urban boundary expansion has not been determined. This question will be determined by the Ontario Municipal Board pursuant to appeals by our clients, Elfrida landowners and others. It is therefore inaccurate to base any conclusions in this Staff Report on the identification of the Elfrida area as the land area in the Whitebelt that is the specific location for residential growth to 2031. This has simply not been determined and awaits the outcome of a pending Ontario Municipal Board hearing. Furthermore, the hierarchy of growth outlined in the report, suggesting that Elfrida and potential surrounding areas are the first tier of growth between now and 2041, with other areas like my clients' lands being considered next, inappropriately predetermines future growth without completing a proper municipal comprehensive review in accordance with the Growth Plan and Provincial Policy Statement. Any statements, assumptions or suggestions about the growth in the Whitebelt lands should be deleted to ensure respect for the Municipal Board and for the processes dictated by the Provincial policy.

We trust these comments will be considered in the Committee's deliberation of the above-noted Staff Report and request that the Committee delete Recommendation (d) until the boundary adjustment is determined warranted following the completion of the City's Municipal Comprehensive Review and next growth plan



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conformity exercise. Thank you for the opportunity to provide the City with our comments.

Yours sincerely,
DAVIES HOWE PARTNERS LLP

per: Susan Rosenthal
Professional Corporation

copy: Clients
M. Gatzios
MMAH Land Use Planning Review (landuseplanningreview@ontario.ca)
City Clerk (clerk@hamilton.ca)