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P & L LIVESTOCK LIMITED

4480 Paletta Court
Burlington, Ontario
L7L 5R2

November 30, 2015

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

Dear Members of the Planning Committee:

Re: 2015 Co-ordinated Land Use Planning Review – Greenbelt Plan

Further to our letter of May 26, 2015 to the Ministry of Municipal Affairs and Housing, and after reviewing the City of Hamilton's Staff Report (PED15078(a)), please accept our comments for your consideration at the December 3rd Planning Committee Meeting.

Referencing Figure 9 "Options for Greenbelt Boundary Refinement" contained within Dillon Consulting's report (Appendix "B" to Report PED15078(a)), we are generally in agreement with Areas A1 and A2, which you've proposed to add to the Greenbelt Plan area. Similarly, we are in agreement with Areas R2b, R2c, R4 (subject to modifications we will identify in this letter), and R5 which you are proposing be removed from the Greenbelt Plan area.

Area R3 proposes to increase the future Elfrida Growth District further to the east, which is still under review for urban expansion. We are very supportive of the Elfrida Growth District, make no mistake, however feel that rather than using this Provincial Greenbelt Plan Review to seek even further future expansion to the east, this may be a more appropriate time to try and connect Binbrook to the greater Hamilton urban boundary.

Attached to this letter is a plan which identifies what we feel would be a good use of this opportunity to amend the Greenbelt Plan boundary. As you'll see, we've removed Area R3 entirely, and instead routed the expansion south to connect to Binbrook. Eliminating Areas R2a, R3, and a portion of R4, and modifying the proposed changes as shown may even result in less land being removed from the Greenbelt, and perhaps make this option more desirable to the Province. We understand that as with most things, there is a balance that must be achieved. We feel this option provides the best opportunity to balance the needs of the Province, the City of Hamilton and its residents, and the supporters of the Greenbelt Plan.

The City of Hamilton has spent a great deal of time and money to run urban services to Binbrook where recent development activity has grown Binbrook considerably, yet it remains a solitary commuter community, an urban island in an otherwise rural landscape. Connecting Binbrook would serve both Hamilton and the community well by allowing the best use of infrastructure as

encouraged by the Provincial Policy Statement, and creating opportunities for improved transit, municipal services, and an appropriate mix of supporting land uses.


Also worthy of consideration are the thousands of different landowners involved in Area R3, which will make land assembly extremely difficult, costly, and time consuming. By expanding the boundary to Binbrook as we've proposed on the attached plan, the number of landowners impacted drops significantly (probably less than 50 total), which will limit the need for land assembly, and assist the City in meeting its growth targets in a far more efficient manner.

One final comment is with respect to the Waterdown Area. As stated earlier, we are in agreement with Area R5, as it supports the future East-West Corridor highway construction, and makes best use of the land south of highway. Similarly, we feel that the area beyond the west end of the Waterdown North Secondary Plan, as shown on the attached plan, would make a good candidate for removal from the Greenbelt Plan.

With the East-West Corridor planned to run through this area, it only makes sense using the same rationale that was used for Area R5, to also include this area for future urban expansion. Not including this area will result in the eventual construction of an urban highway with urban traffic driving through rural farmland. As such, we request that the area north of Parkside Drive, south of the future East-West Corridor, in between the existing North Waterdown Secondary Plan and Highway 6, also be considered for removal from the Greenbelt Plan.

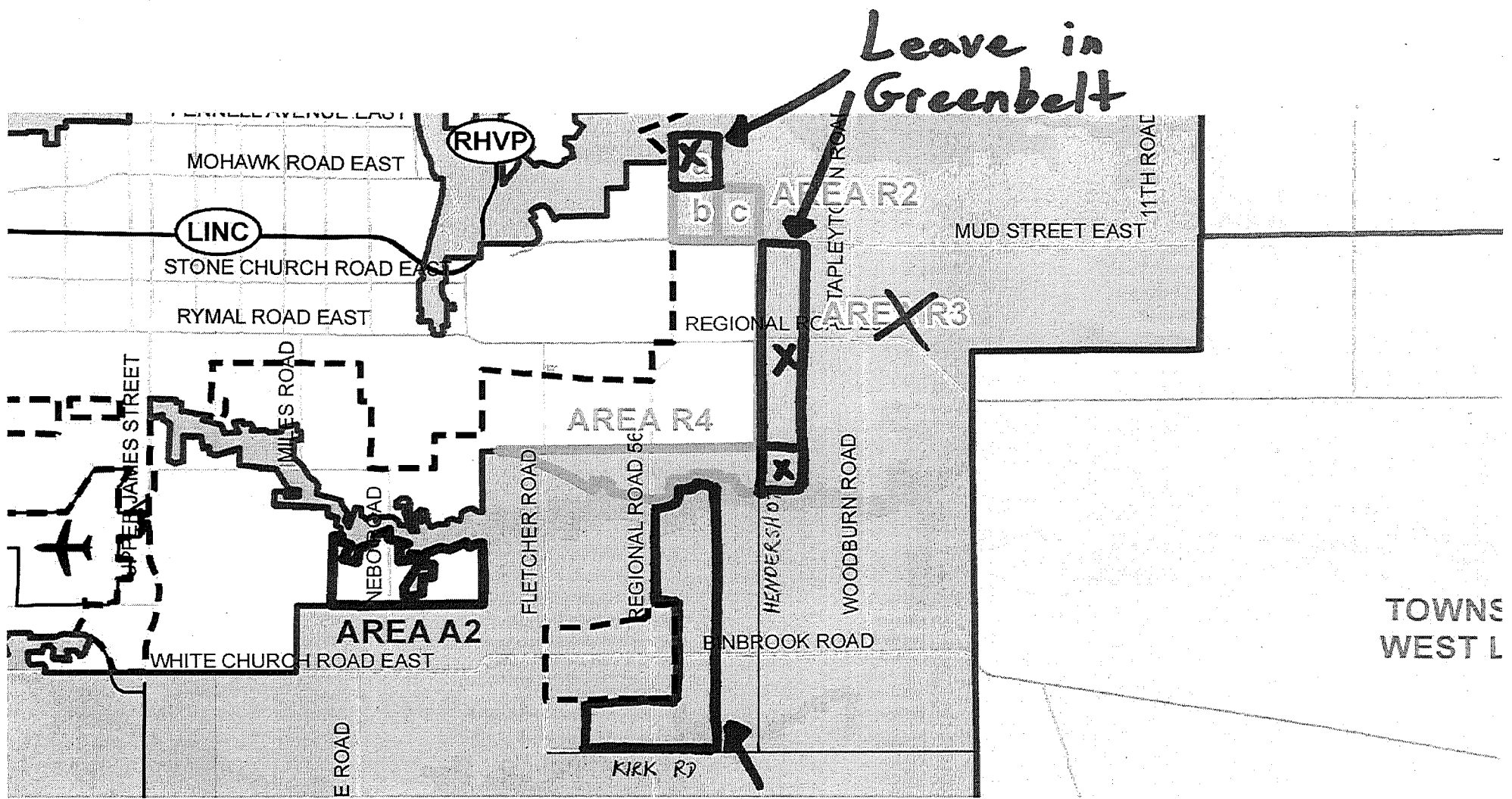
Thanking you in advance for your consideration.

Yours truly,
P & L LIVESTOCK LIMITED



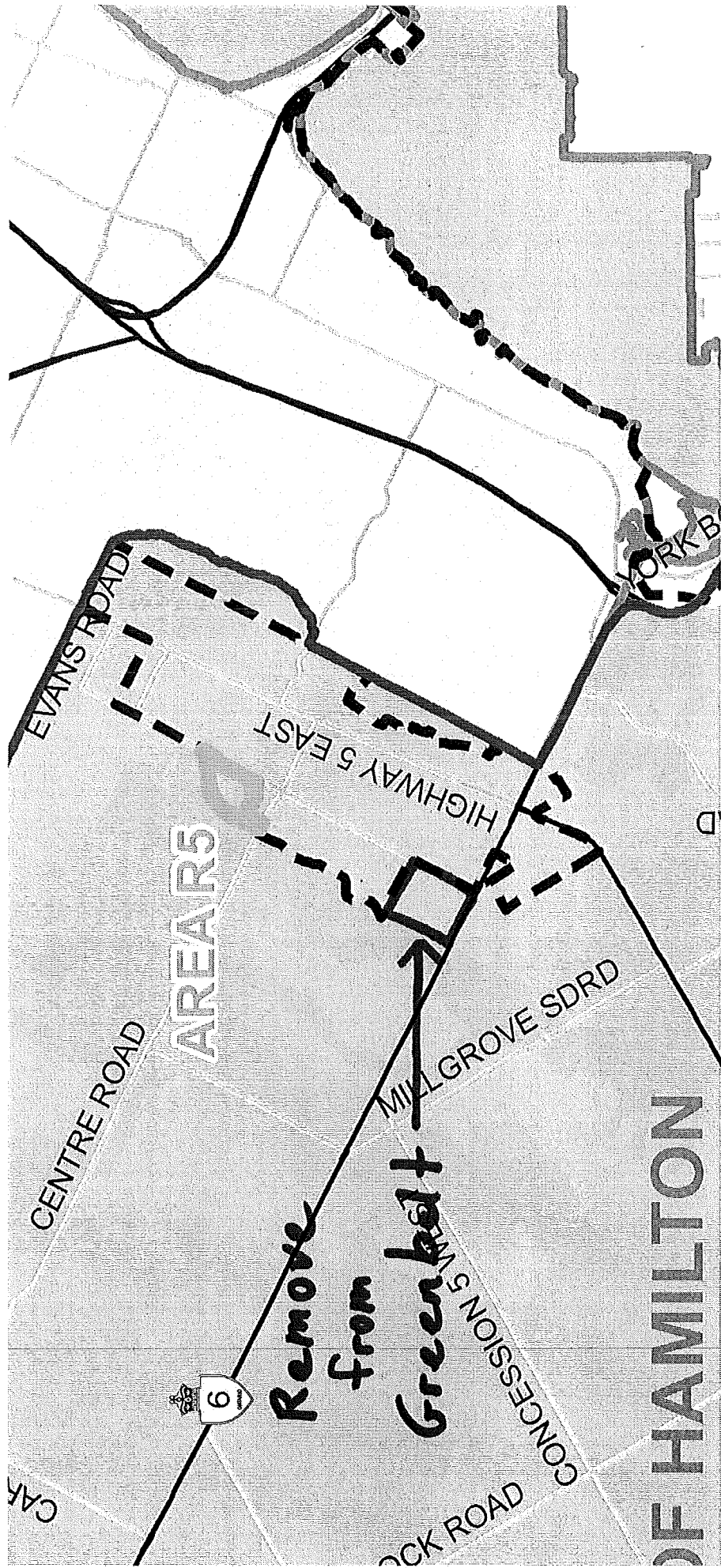
Dave Pitblado

Cc: Jason Thorne – General Manager, Planning & Economic Development Department
Steve Robichaud – Director of Planning and Chief Planner
Joanne Hickey-Evans – Manager, Policy Planning and Zoning By-law Reform



Leave in Greenbelt

Remove from Greenbelt



AREA R5

OF HAMILTON

Remove from Greenbelt

EVANS ROAD

CENTRE ROAD

HIGHWAY 5 EAST

MILLGROVE SDRD

CONCESSION 3 WEST

YORK BLVD



ROCK ROAD