

December 1, 2015

Chairman and Members of the Planning Committee  
City of Hamilton  
71 Main Street West  
Hamilton, Ontario, L8P 4Y5

Dear Committee Members:

**Re: Coordinated Provincial Plan Review  
Greenbelt Plan and Niagara Escarpment Plan Boundary Review  
Report PED15078(a)  
Special Planning Committee Meeting – December 3, 2015  
513, 531 and 545 Dundas Street East and 518 Parkside Drive  
Part of Lot 2, Concession 3, Geographic Township of East Flamborough  
now in the City of Hamilton**

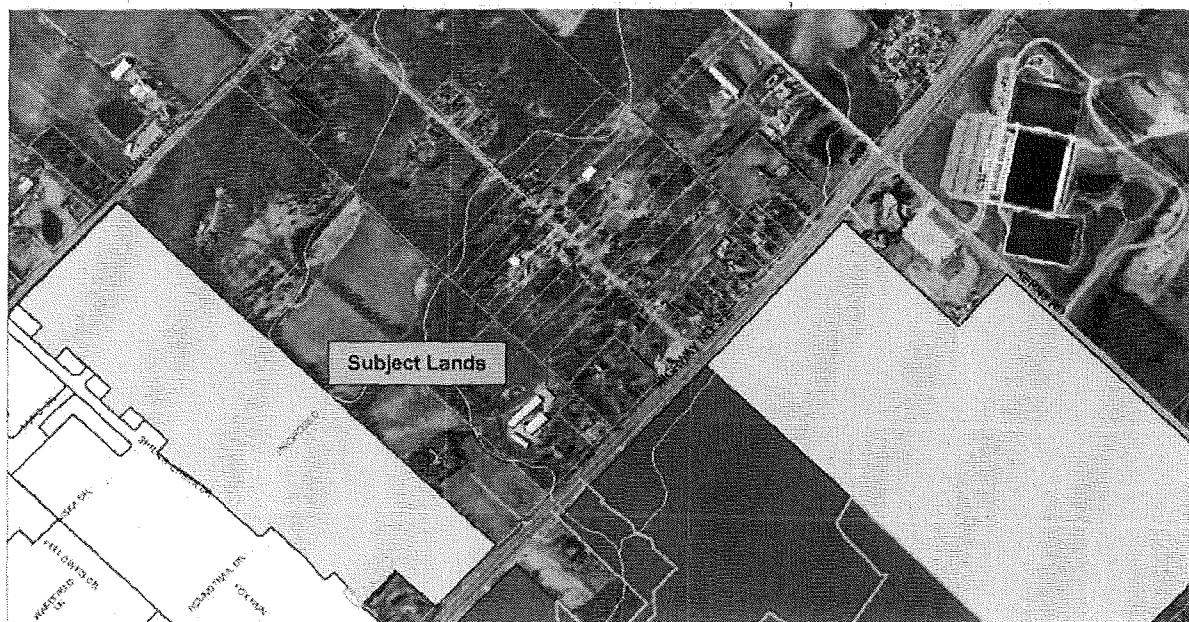
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The Ministry of Natural Resources and Forestry (MNRF), in consultation with the Niagara Escarpment Commission (NEC), accepted proposals for changes to urban boundaries within the Niagara Escarpment Plan (NEP) Area as part of the 2015 Co-ordinated Provincial Plan Review, as provided for under the Niagara Escarpment Planning and Development Act. The submission deadline for proposals was May 28, 2015. NEC staff identified ten (10) evaluation criteria for assessing proposed urban-related amendments to the NEP.

On May 28, 2015, on behalf of four (4) landowners, Wellings Planning Consultants Inc. submitted an application to amend the designation on the subject lands from Escarpment Rural Area to Escarpment Urban Area. The application was accompanied by the required Planning Justification Statement (PJS) which provides details on the current uses, surrounding land uses, and addresses each of the ten (10) evaluation criteria.

The subject lands are adjacent to the Waterdown Urban Area (easterly boundary) (see Figure 1 below). The lands directly to the south, on the south side of Dundas Street East, are also within the Urban Area and subject to the approved Waterdown South Secondary Plan. The Waterdown/Aldershot Transportation Management Plan recommended a north south arterial link between Dundas Street East and Parkside Drive with the location confirmed through a Class Environmental Assessment (EA). The new road will be located immediately to the west of the subject lands.

Recognizing that the NEP application also involved an expansion to the City of Hamilton Urban Area boundary, we requested that the submission be placed in the "Defer until after the Co-ordinated Review" category (one of the four recommendation options) to permit the City of Hamilton time to process the proposal as part of the Municipal Comprehensive Review (MCR).



**Figure 1 – Subject Lands – north of Dundas Street East (Highway No. 5) and south of Parkside Drive, immediately east of the Urban Area**

Appendix "C" to PED15078(a), Greenbelt Boundary Review Report prepared by Dillon Consulting (Dillon report) makes certain growth assumptions and includes an analysis of land available for future residential and employment uses (2031-2041). While the report states that further work is required, the Dillon report concludes that there may not be sufficient, suitable land in the Hamilton Whitebelt to accommodate projected Greenfield residential growth from 2031 to 2041. The Dillon report contains a high-level analysis of lands that could be removed from the Greenbelt Plan, to become Whitebelt, to possibly accommodate future residential development.

We wish to advise Planning Committee and Council that there is an application to bring the subject lands into the Niagara Escarpment Urban Area (similar to the balance of the urban lands in Waterdown). In our opinion, this application should be reviewed in association with any proposal to remove lands from the Greenbelt Plan to accommodate future residential growth.

The NEC report, "Evaluation of Urban Amendment Requests Submitted during Phase 1 of Consultation for the Co-ordinated Land Use Planning Review" was considered by the NEC on October 15, 2015. The NEC staff and the NEC itself did not support the proposal

as it does not, in their opinion, meet the evaluation criteria. The NEC staff report contains limited analysis of the PJS submitted on the landowners' behalf. The reasons cited for non-support are:

- Portions of the subject land are traversed by tributaries of Grindstone Creek, and contain unevaluated wetlands and floodplain associated with the creek. As a result, a large portion of the subject lands are regulated by the Conservation Authority;
- Significant woodland is present on one of the properties; and
- The Hamilton Rural Official Plan designates the lands as "Rural."

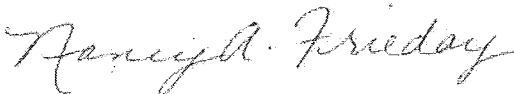
The PJS recognizes the natural features on the subject lands and, similar to other urban developments in the City, the natural features will be evaluated as part of a detailed Environmental Impact Study. The subject lands are designated "Rural" in the Rural Hamilton Official Plan because they are not currently in the Urban Area. The request is to consider and evaluate the subject lands and apply a Niagara Escarpment Urban Area designation. Development of the subject lands would meet the Nodes and Corridors Urban Structure in the City of Hamilton and contribute to providing for complete communities.

The Dillon report states: "the intention is to not expand on existing urban pockets of land – namely Waterdown and Binbrook." We would disagree that the Waterdown Urban Area is an urban pocket. The Dillon report did not consider the removal of Greenbelt lands surrounding these two communities. However, a formal application to amend the NEP to expand the Niagara Escarpment Urban Area has been submitted and a decision on its "future" has not yet been formally decided by the Province. The landowners and their solicitors will continue to correspond with the MNRF and MMAH. The goal is to have the proposal deferred such that it can be addressed as part of the City's 2016 MCR.

We would be pleased to address any questions or comments from Planning Committee, Council and staff.

Yours truly,

**WELLINGS PLANNING CONSULTANTS INC.**



Nancy A. Frieday, MCIP, RPP

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Basil and Diana Gillyatt, Peter Kritikos, Angelo and Sandra Notarianni and  
Robert and Dorothy Moggach