



**WESTON
CONSULTING**

planning + urban design

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

December 2, 2015
File 7419-1

Attn: Chair and Members of Planning Committee

**RE: City of Hamilton Greenbelt Boundary Review – Landowner Response
Owner: 451 Carlisle Road, Hamilton, Ontario**

Weston Consulting is the planning consultant for the owner of the property municipally known as 451 Carlisle Road in the former Township of East Flamborough, now the City of Hamilton (herein referred to as the "subject lands"). As part of this process, our client would like to request that their lands be included within the boundary of the adjacent Carlisle Rural Settlement Area at the time of a Municipal Comprehensive Review. We had previously provided correspondence to City Staff on September 28, 2015 requesting the above modification (see attached letter).

The subject lands are approximately 31.57 ha (78 acres) in area and are located on the north side of Carlisle Road, immediately east of the Carlisle Rural Settlement Area and directly adjacent west of the Carlisle Golf and Country Club as shown on the attached aerial photograph. Currently, the site is occupied by a single detached dwelling and shed with a woodlot located along the northern portion of the site. As well, an active rail line is situated along the eastern boundary of the subject lands. These lands are designated "Protected Countryside" in the Greenbelt Plan and are located entirely within this classification. A Natural Heritage System overlay is also applicable to these lands. Under the Rural Hamilton Official Plan (2012), the subject lands are designated as "Protected Countryside" as well as "Local Natural Area Environmental Significant Area" as per Schedule B6 of the Rural Hamilton Official Plan.

We have reviewed the Staff Report titled Co-ordinated Provincial Review (Greenbelt Plan and Niagara Escarpment Plan Boundary Review) - City of Hamilton Comments (PED 15078 (a)) (City Wide) and we are in general agreement with the recommendations made by Staff including the following:

b)

- i. *To revise the applicable Greenbelt Plan policies in order to allow municipalities to request changes to Greenbelt Plan designations and boundaries at the conclusion of a municipal comprehensive review, provided the review is completed in accordance with the Provincial Policy Statement (2014), the Growth Plan for the*

Greater Golden Horseshoe (2006), and meets the goals and objectives of the Provincial Policy Statement and other applicable Provincial Plans.

- ii. *To defer any decisions on potential changes to the Greenbelt Plan boundaries in the City of Hamilton to allow the City to complete a Municipal Comprehensive Review which will include a full assessment of the opportunities and constraints:*
 - 1.) *To determine the amount and location of land (both non-employment and employment) required to meet the 2031 and 2041 Growth Plan forecasts;*
 - 2.) *To identify appropriate lands to add to the Whitebelt area, in the event that additional lands is required for an urban boundary expansion to meet targets and based on the principles of cost-effective, complete and healthy communities; and,*
 - 3.) *To identify appropriate lands to be added to the Greenbelt Plan area;*
- c) *That upon completion of the Municipal Comprehensive Review, City Council request the Province to revise the Greenbelt Plan boundaries prior to the City adopting the Official Plan Amendment relating to the Growth Plan conformity and implementation of the Municipal Comprehensive Review.*
- e) *That City Council reconfirms Recommendation 22 from Report PED 15078 Item 8 of Planning Committee Report 15-010 approved by Council on June 23, 2015, that requests the Province to work with Hamilton Staff to further revise the Natural Heritage System map to reflect the core areas and natural heritage system of the City.*

In addition to reviewing the Staff Report, we have also reviewed the Greenbelt Boundary Review Report prepared by Dillon Consulting, dated November 2015 and we are in agreement with Staff's recommendation to proceed with a combination of Options 2 and 4; that the City request some minor modifications to the Greenbelt boundaries now (Option 2); and, that any further potential revisions be deferred until the completion of a Municipal Comprehensive Review (Option 4).

Further to the above, we have reviewed Appendix G of the Staff Report and we recognize that Settlement Area Boundary Adjustments are still subject to the policies of the Greenbelt Plan (2006) and that Settlement Area adjustments can only be done at the time of a Municipal Comprehensive Review. A minor rounding out of the Carlisle Rural Settlement Area to include the subject lands would be consistent with the policies of the Greenbelt Plan (2006) as Section 3.4.3 (2) allows for the minor rounding out of Hamlet boundaries at the time of municipal conformity subject to the infrastructure policies of Section 4.2 of the Greenbelt Plan.

Based on the above, we are of the opinion that the subject lands would be an obvious choice to include with the Carlisle Rural Settlement Area through the Municipal Conformity Review exercise as the lands are not being actively farmed and are surrounded by non-agricultural uses including the existing residential subdivision (Palomino Ranch Estates Subdivision) located to the immediate

west of subject lands and the Kaneff Carlie Golf and Country Club located to the immediate east of the subject lands. In fact, the existing road network within the Palomino Ranch Estates Subdivision allows for a potential extension of the roads to the east onto the subject lands.

Further to the above including the subject lands within the Carlisle Rural Settlement Area would be consistent with the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2006) as it would create a complete community that makes use of the existing infrastructure and road network.

In summary, we are in agreement with Staff that any future potential revisions to the Greenbelt Plan be deferred until the completion of a Municipal Comprehensive Review. Further to the above, it is our opinion that the Carlisle Rural Settlement Area should be rounded out to include the subject lands at the time of a Municipal Comprehensive Review.

Thank you for your consideration and we would respectfully request that this correspondence be considered at the Planning Committee of December 3, 2015.

We kindly request that Weston Consulting be notified of any future reports and/or public meetings regarding the Provincial Co-ordinated Review (Greenbelt Plan and Niagara Escarpment Boundary Review) and ask that we receive notice of any decision (s) of Planning Committee and Council concerning this matter.

Thank you for the opportunity to provide these comments. Should you have any questions, please contact me at ext. 265.

Yours truly,

Weston Consulting

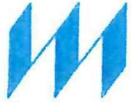
Per:



Toulia Nessinis, BA, BAA, MCIP, RPP
Senior Associate

Encl.

- c. Clients
Sarah Cellini, City of Hamilton
Steve Robichaud, City of Hamilton
Joanne Hickey-Evans, City of Hamilton
Ida Bedioui, City of Hamilton



**WESTON
CONSULTING**

planning + urban design

City of Hamilton
Policy Planning and Zoning By-law Reform
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5

September 28, 2015
File 7419

Attn: Sarah Cellini, Planner

Dear Madam,

**RE: City of Hamilton Greenbelt Boundary Review – Landowner Response
Owner: 451 Carlisle Road, Hamilton, Ontario**

Weston Consulting is the planning consultant for the owner of the property municipally known as 451 Carlisle Road in the former Township of East Flamborough, now the City of Hamilton (herein referred to as the “subject lands”). This letter is provided in response to the City of Hamilton’s request for public input on the Greenbelt Plan boundary changes that they should recommend to the Province of Ontario as part of their Provincial Coordinated Review of the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and the Niagara Escarpment Plan. As part of this process, our client would like to request that their lands be included within the boundary of the adjacent Carlisle Rural Settlement Area Plan.

The subject lands are approximately 31.57 ha (78 acres) in area and are located on the north side of Carlisle Road, immediately east of the Carlisle Rural Settlement Area and directly adjacent west of the Carlisle Golf and Country Club as shown on the attached aerial photograph. Currently, the site is occupied by a single detached dwelling and shed with a woodlot located along the northern portion of the site. An active rail line is situated along the eastern boundary of the subject lands. These lands are designated “Protected Countryside” in the Greenbelt Plan and are located entirely within this classification. A Natural Heritage System overlay is also applicable to these lands. Under the Rural Hamilton Official Plan (2012), the subject lands are designated as “Protected Countryside” as well as “Local Natural Area Environmental Significant Area” as per Schedule B6 of the Rural Hamilton Official Plan.

The City of Hamilton undertook public consultation and hosted three Open House Drop-In Sessions to review and identify potential areas for addition or removal of lands from the Greenbelt Plan. We were able to attend one of these sessions and speak to City staff. It is our understanding that the input provided as part of the public consultation process will be used by the City of Hamilton to prepare a formal response to the Province. For our input into this review, we would ask that a minor refinement be made to the Carlisle Rural Settlement Area Plan to include the subject lands and that this request be conveyed to the Province for their consideration.

Our client has owned the subject lands for a many years. While the lands were farmed in the past, the lands are now being used primarily as our client's residence. Given the change in their use of the land and the opportunity to further develop the lands for residential purposes, we would like to have them included in the Carlisle Rural Settlement Area Plan. We would ask that the City present our request to the Ministry of Municipal Affairs and Housing for their consideration as part of the 2015 Provincial Co-ordinated Review. An expansion of the Carlisle Rural Settlement Area Plan to include the subject lands is a natural extension of the existing stable residential area to the west and will enhance the community with additional single family dwellings. Our client's request is a modest rounding out and extension to the existing north-east boundary of the Carlisle Rural Settlement Area.

Further to the above, we recognize that Section 3.4.3 (2) of the Greenbelt Plan permits the minor rounding out of Hamlet boundaries at the time of municipal conformity subject to the infrastructure policies of Section 4.2 of the Greenbelt Plan. The subject lands would be an obvious and good land use planning choice to round out the existing boundary of the Carlisle Rural Settlement Area as the subject lands are not being actively farmed and are surrounded by non-agricultural uses including the existing residential subdivision located to the immediate west of the subject lands and the Carlisle Golf and Country Club located to the immediate east of the subject lands. The railway would create a hard edge to the eastern limits of the Carlisle Rural Settlement Area and revitalize underutilized lands within the City of Hamilton.

We will continue to monitor the City of Hamilton Greenbelt Boundary Review and public consultation process, and reserve the right to make further submissions once any reports or correspondence have been issued for public comment. As part of our participation in this process, we kindly request notification of any future reports and/or public meetings regarding the City of Hamilton Greenbelt Boundary review and notice of any decision (s) the City may issue.

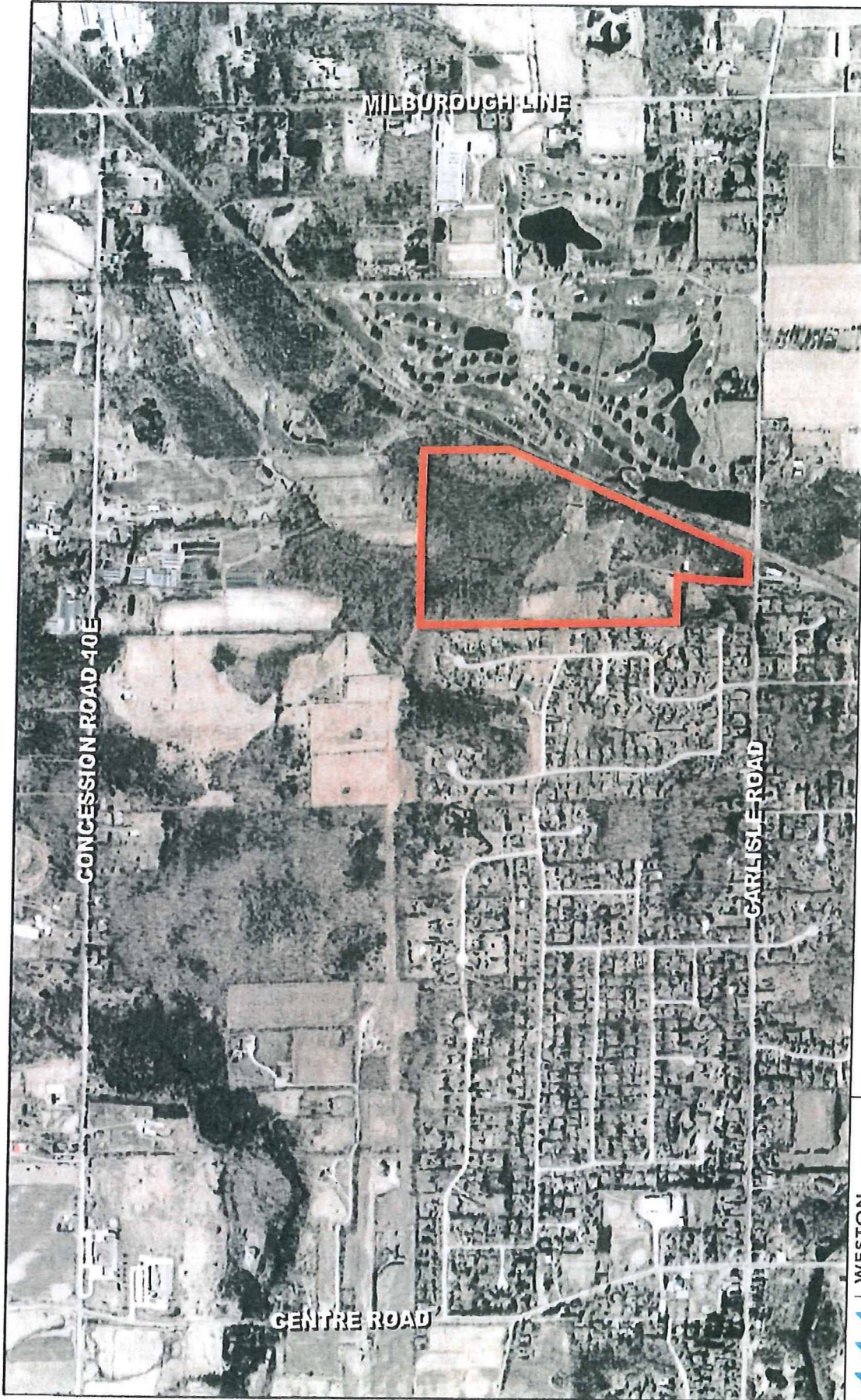
Thank you for the opportunity to provide these comments. Should you require further information, please contact me at ext. 265 or Josh Berry at ext. 310.

Yours truly,
Weston Consulting
Per:



Toulia Nessinis, BA, BAA, MCIP, RPP
Senior Associate

- c. Clients
Joanne Hickey-Evans, City of Hamilton
Barb Konyi, Ministry of Municipal Affairs and Housing
Richard Stromberg, Ministry of Municipal Affairs and Housing



AIR PHOTOGRAPH

451 CARLISLE ROAD
CITY OF HAMILTON



LEGEND
 SUBJECT LANDS

Air Photograph from First Base Solutions Inc.
Date of photography: 2014

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File Number: 7418
 Date Drawn: 23 SEP 15
 Drawn By: MH
 Planner: ME/TK
 Scale: see scale bar
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