

BOOK ROAD WEST LANDOWNERS GROUP

City of Hamilton – Planning Committee

August 9th, 2016 – 9:30AM

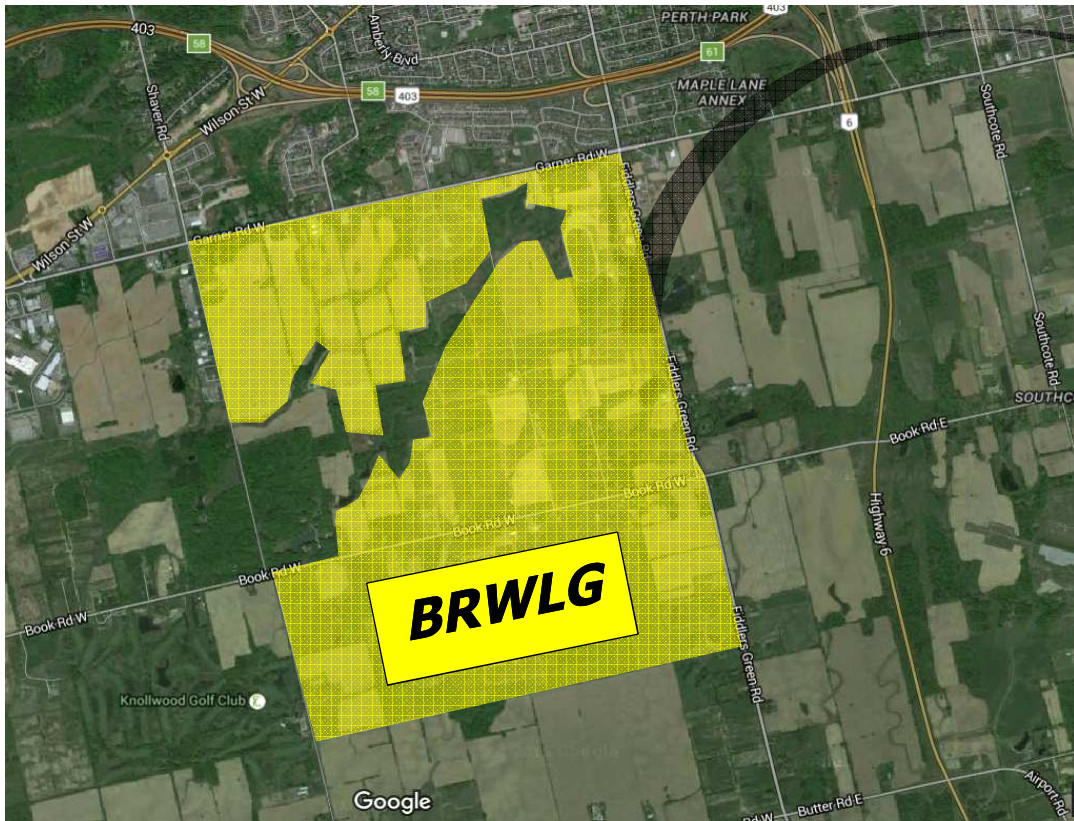
Council Chambers, Hamilton City Hall

GOAL OF TODAY'S DELEGATION

- § To introduce the Book Road West Landowner's Group
In existence for approximately 10 years to participate in land use planning activities effecting their lands

- § To highlight an error made by the Province of Ontario in proposing the inclusion of these lands into the DRAFT Greenbelt Plan.

BRWLG – Land Area



BOOK ROAD WEST LANDOWNER'S GROUP

Over **1,400 Gross Acres**
Participating Landowners
comprise **70%** in land area

BRWLG – Governance

Book Road West Landowner's Group (BRWLG)
120 Landowners

BRWLG Executive

Paul Parente
Dave Braun
Jeff Powell

Mike Corrado
Ron Hewitt
Bruce Stam

Corbett Land Strategies

Sub-consultants

- Beacon Environmental
- Colville Consulting Inc.
- HGC Engineering

INTRODUCTION – Corbett Land Strategies



Corbett Land Strategies brings a wide range of residential, industrial, and commercial land use planning expertise. We specialize in providing private and public sector clients with community planning, strategic development and land use approvals advice.

John B. Corbett, M.C.I.P., R.P.P.

President

Matthew Palladina, B.Sc.

Senior Associate

MISTAKE MADE – The Book Road West Lands were not identified as Greenbelt and should not be in the Greenbelt.

- It is a **rare** situation.
- These lands were **not previously included in the Greenbelt** and they were not recommended to be in the Greenbelt by either City staff or Council.
- There was **no technical process** or due process indicating that the lands were being considered for inclusion, and **no apparent reason** for the lands to be included.
- However the lands were “penciled in” as part of the latest Greenbelt Plan issued in May, 2016 by the Province.

CLEAR DIRECTION was given by STAFF and COUNCIL after fulsome study, reports and discussion.

- City staff and Council conducted and reviewed thorough studies, completed in depth reports, and held fulsome discussions at committee about what to include in the Greenbelt and what not to include.
- These lands were **not proposed to be included in the Greenbelt**. That was **decided on December 3rd** at Planning Committee and **approved by Council on December 9th**. The decision is clearly reflected in staff reports and the minutes of the meetings. In May, with no reason and no warning, the Greenbelt Plan map included these lands.
- The Dillon Consulting report included Book Road as an option for inclusion in the Greenbelt but did not recommend it. The Dillon Report was submitted simply as part of a package of information to demonstrate the thoroughness with which the City of Hamilton considered various options.

CORRECTION NEEDED – If not corrected, this error will lead to major consequences for landowners

- 120 landowners will, without warning, have their land use virtually frozen
- Property values will be severely impacted
- Tax revenue will be severely impacted
- Normal land use activities will be taken away and severances will be restricted

SUMMARY

1. A mistake was made – The Book Road Lands were not identified as Greenbelt and should not be in the Greenbelt.
2. A clear decision was made by Staff and Council - after fulsome study, reports and discussion.
3. These lands are needed to meet growth targets and to support the economy
4. If not corrected, this error will lead to major consequences for 120 landowners and the broader economic community.

BOOK ROAD WEST LANDOWNERS GROUP

THANK YOU