

**From:** Sherry Hayes

**Sent:** Sunday, September 19, 2021 2:32 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Please add my letter to the Agenda RE: Notice of Public Meeting of the Planning Committee of September 21, 2021 - FOR: Modifications and Updates to the Urban and Rural Hamilton Official Plans and the City of Hamilton and Stoney Creek Zoning By-laws

TO: City Clerk: As indicated in the public notice and as per the Collection of Information of submitted comments and/or opinions to the city, I request that the city please remove my address and contact information from public record

RE: Notice of Public Meeting of the Planning Committee of September 21, 2021 - Modifications and Updates to the Urban and Rural Hamilton Official Plans and the City of Hamilton and Stoney Creek Zoning By-laws

**Please include my letter below in the agenda of this meeting**

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TO: Planning Committee, all Councillors and the Mayor's office

RE: Notice of Public Meeting of the Planning Committee of September 21, 2021  
FOR: Modifications and Updates to the Urban and Rural Hamilton Official Plans and the City of Hamilton and Stoney Creek Zoning By-laws

Good Day,

Regarding this meeting of the Planning Committee to discuss Modifications and Updates as mentioned above, it appears that there may be many concerns regarding the proposed updates and modifications that could ultimately affect the residents of Hamilton, including Stoney Creek and other regions of the city. While there are a multitude of areas that raise alarm bells, please note the following three that we find are of great concern:

**Under Section One:**

**The Updates and Modifications to the UHOP and RHOP – in particular:**

**Item # 3: To add a policy to acknowledge Provincial legislation (Minister's Zoning Orders)**

This particular acknowledgement could open up the potential for extreme development and over-intensification which could ultimately create dangerous issues in vulnerable areas. This could easily happen all with a simple stroke of a pen by one person. To that, the following alarming information has been reported:

MZOs are a tool that the Government of Ontario is using with unprecedented frequency to fast-track development. MZO's sidestep community consultation and local planning processes. This keeps Ontarians in the dark and does not serve public interest.

Schedule 3 of Bill 257 would amend the Planning Act so that both existing and future MZOs would no longer have to be consistent with the Provincial Policy Statement (PPS). Therefore lands currently protected under PPS become vulnerable to residential, commercial and industrial development of the Minister of Municipal Affairs and Housing, without public consultation or opportunity for appeal or recourse.

#### **Under Section Two:**

##### **The Updates and Modifications to Zoning By-law 05-220 – in particular:**

**Item # 3: To add missing wording, correct numbering, change certain terminology, amend setbacks and / or clarify regulations in the Parks and Open Space Zones, Institutional Zones, Commercial and Mixed Use Zones, Transit Oriented Corridor Zones, and Waterfront Zones**

This particular item does not provide specific details within the notice, which leads to any number of interpretations by the general public. Without full knowledge and understanding of items such as a: amend setbacks or b: clarify regulations. Which area(s) will be updated or modified, such as: Parks and Open Space Zones or Waterfront Zones? Or does this become a blanket modification throughout the city? The general public may be left in the dark or without recourse regarding changes made within their own neighbourhood.

#### **Under Section Three:**

##### **The Updates and Modifications to Former Municipality Zoning By-laws**

**Item #4: (Re: Stoney Creek) To amend the administration section so that the Zoning By-law is administered by the City's Chief Planner**

As there has been a serious concern and substantial community opposition regarding the approval of various development proposals throughout Stoney Creek and particularly, the lake area community between Grays Road and Fruitland Road, we wonder if this particular amendment will then afford sole discretion of approvals to a single person and therefore, allow little to no additional input from other staff, elected city officials and/or the general public. This could create a significant negative impact on the above mentioned area now and going forward should approvals be granted for overly intensified development proposals and unlimited potential for height, footprint and density.

#### **In Summary:**

These three modifications and amendments alone are of deep concern and should have additional study and input by the public before any changes are implemented through this committee and at this meeting. It seems appropriate

that the public be provided with in-depth details on each of the modifications and amendments, the potential for changes on the processes on any current and future development proposals that could greatly affect zoning and by-law changes to the betterment of developers and the city while potentially providing less information, notifications or access for the general public, leading to negative impacts throughout neighbourhoods and vulnerable areas.

Given the above mentioned points, 'Forward thinking' decisions, amendments and modifications regarding excessive urban sprawl and high-density population growth in clearly targeted areas such as the Stoney Creek lake area, and that is being forced upon the of citizens of this city - surely there should be far more involvement and discussions with the general public before any of these items are changed and permanently passed into record. I therefore submit to the planning committee that substantially more details are provided on each point noted on the public meeting notice to allow more time for the general public to study, understand or question these updates and modifications before any changes take place.

Thank you,  
Sherry Hayes