

August 31, 2023

Re: Provincial Housing Plan Discussion

Mayor Horwath, City Councillors, Steve Robichard

Affordable housing is only possible if more land is made available to lower the high cost of it. Therefore members of council need the correct facts to make informed decisions. Therefore, I am sharing my 18 years of personal experience and knowledge of the GreenBelt Process. As a veterinarian and farmer, in 2005, I supported the idea of a GreenBelt which would protect the environment, wildlife and viable farm land. I also had a personal interest, as veterinarians could not incorporate in Canada, I would be paying double the amount of income tax in Ontario as other businesses did and also capital gains when I sold my practice. Therefore with no benefits or pension plan, I had invested in a piece of development property to use as a pension.

In 2005 at Public GreenBelt Meetings, I was given maps showing my property was in the area for future development and was assured by the MMAH, that it could not be put in without notification, but later it was. In order to grow the GreenBelt fast and large for political gain, the McGuinty Govt. used unreliable satellite images without anyone on the ground checking for mistakes. Therefore my property was put into the GreenBelt by mistake because of a creek on someone else's property. My local MPP (Jennifer Mossop) assured me, that this mistake would be quickly corrected, but the McGuinty Govt. used the 10 Year GreenBelt Moratorium to avoid correcting it. She was so furious by this 10 year obstruction of justice that she pressured the MMAH until they sent out a planner to confirm this blatant mistake, so my property would come out of the GreenBelt when the Moratorium ended. The Ombudsman had no power against this McGuinty abuse of power. Then in 2015, the Wynne Govt. refused to correct mistakes and instead conducted 28 Open Houses across Ont. promoting the Greenbelt, I attended all of them at my own expense to speak out and expose the cover up of mistakes in the Greenbelt. This Wynne Govt. ignored mistakes but removed 360 acres from the GreenBelt for their supporters.

On Oct 6, 2016, Ian Barrett of Colville Consulting and I met with the MMAH Planning Staff in Toronto. Our proposal for removal of my property from the GreenBelt was very well received, but we were told that decisions were controlled by politics. I was not surprised, that the Wynne Govt. was still controlling the GreenBelt Process for political gain. Now in 2023 the Ford Govt. needs to regain trust by correcting mistakes in the GreenBelt to help in the dire housing crisis. My property which I purchased 45 years ago is in the Twenty Rd East Area. It has Hamilton Water and Sewers with public transit and services such as schools, fire, police and Turner Park close by. It is bordered by houses and it has been declared not sustainable for farming. Attached is a survey of my property for review. For the last 18 years my property has been in the GreenBelt only because the dishonest McGuinty and Wynne Govts. refused to correct mistakes. Therefore I am asking Hamilton Council to ask the Ford Govt. to correct this mistake and return my property from the Greenbelt back into the Twenty Rd Area Development Lands where it belongs. If there is any concern with doing what is only right and just, I am also requesting to appear before council and the planning department to answer any questions.

Dedicated to Democracy

Dr. Tom Nugent (Veterinarian and Farmer)