

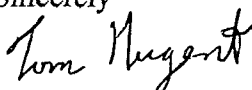
<b>OFFICE OF THE CITY CLERK</b>	
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FOR YOUR CONSIDERATION

April 11, 2011

Attached is a copy of a letter that I wrote to Mayor Bob Bratina and Hamilton City Councillors to express my concerns that the actions of the Ontario Liberal Government and Hamilton City Council are the main reasons why Hamilton does not have a proper Grids Plan after 8 years and millions of taxpayers dollars later. Their shabby treatment of landowners in both the Elfrida and the Twenty Road East Area of Hamilton is sadly a deterrent for anyone else considering investing in land for development in Hamilton.

Sincerely



Dr Tom Nugent ..

Without Prejudice

The Grids Plan and the resulting unusually large number of appeals to the OMB against it seemed to suggest that the Plan was less than perfect. Together the Grids Project and the OMB appeals have dragged on for over 8 years consuming many millions of taxpayers dollars in city planners, lawyers, clerical staff wages, as well as outside consultant fees.. The OMB hearings involving the Elfrida and Twenty Road Landowners have also resulted in a punishing amount of costs for the parties involved. During the last 3 years these hearings have also stalled plans and delayed investment that could have resulted in thousand of jobs for Hamilton in the future. To avoid further long term conflict and delay, Grids must include fair and equal treatment of the land owners in both Elfrida and the Twenty Road Area (Hole in the Donut). If logic had prevailed these two area should have been placed in Grids originally. Both these areas of land are no longer in a traditional sustainable farm area and should be designated for the needs of Hamilton to develop in the future. Unfortunately the Provincial Liberal Government did not provide enough development land allowance for Hamilton to place both Elfrida and the Twenty Road Area into the Grid Plan. Due to a relatively small shortfall, Hamilton's Director of Planning for Grids at that time had to discriminate against one area to chose the other.

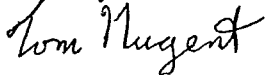
The Saga of the Elfrida and Twenty Road Lands is another example of how business has been conducted at Hamilton City Hall for approximately the last 25 years After the Pan Am Stadium embarrassment and with a new more open minded Mayor I thought common sense would prevail and councillors would unanimously vote to leave both Elfrida and the Twenty Road Lands either in or out of Grids. Apparently this is not the case , the discussion and vote of Hamilton Council on Tuesday April 5, 2011 resulted in more long, expensive OMB Appeal Hearing. This is in addition to the millions of dollars already spent by taxpayers and landowners on previous OMB Hearings. The Province of Ontario and the City of Hamilton who caused this conflict should think about the taxpayers and the landowners who have invested in Hamilton's future. The Province and Hamilton can do this by working closely together to designate both Elfrida and the Twenty Road Lands as being available to Hamilton for future use by an unbiased comprehensive 5 year review.

As a veterinarian I must rely on a reasonable, logical thought process and not let irrelevant technicalities delay or prevent a cure. I would also like to mention my association with ecology and farm land. As a resident of Glandbrook, I was an aggressive advocate against the location of the Glandbrook Landfill Site. The farmers across the road from the site are friends and my sister's farm is nearby. These farmers knew the lay of the land in that area and realized that it was not a safe place for a landfill site. After a hard fought battle for 7 years the politicians with flawed advice from their professional planners proceeded with the project. Later to control problems, millions of tax payer's dollars then had to be use to construct many miles of sewers from Hamilton to the Glandbrook Landfill Site. In order to save face and justify the sewers, the politicians then allowed development of the little farm town of Binbrook using up farm land in a

farm land in a traditional farm area. This is an good example of urban sprawl. Future development of the Twenty Road Lands "Hole in the Donut" should be considered infilling of a gap in the map of Hamilton instead of urban sprawl. My experience with farming and with farmland spans over 60 years. I still farm as well as assist a friend with his livestock business making hundreds of calls to other farms. This experience with farming and farmland has convinced me that Elfrida and the Twenty Road Area are no longer in a tradition farm area and are not sustainable. Both these areas already contain many city service paid for by the taxpayers and others can be easily supplied on a cost effective basis. The best and most logical use for these lands are for future development as required by Hamilton.

I feel that my time spent in the last 6 years concerning Grids and the discussions after has been the most frustrating and disappointing time that I have ever spent. There seems to be no improvement in the way business is conducted at Hamilton City Hall since I was trying to make politicians listen 25 years ago during the Glandbrook Landfill Site Process. In my opinion neither the original planner or his successor in charge of the Grids Plan created a level playing field for the Twenty Road Group of Landowners. I know from experience in the past that professional government planners on occasion have given poor advice with serious consequences for the taxpayers. What is also concerning is when elected politicians either lack enough experience or do not take enough interest to grill planners with the tough questions in order to prevent poor decisions from becoming part of a plan. It is much easier for some Councillors to just vote in a block or just be concerned with their own ward and not risk getting defeated in the next election. I also have comments for certain planners and councillors who use the terms urban sprawl or farmland loosely for effect or for political gain. They are a poor reflection on the other more open minded councillors and do not serve the needs of this community in a balanced manner. I feel that all councillors who are serious about improving how business is done at Hamilton City Hall should vote to send a committee to meet with their counterparts at the province to work out an arrangement that would include both Elfrida and the Twenty Road Lands in Grids Plan. Until this is achieved this flawed Grids Plan will remain on hold and more OMB appeals are likely to occur.

Sincerely



Dr Tom Nugent DVM

cc. Hon. Dalton McGuinty, Tim Hudak, MPP, Andrea Howarth, Hon. Rick Bartolucci, Tim McCabe, Steve Robichard, Joanne Hickey-Evans, Michelle Sergi, Bill Janssen, Cathy Plosz, Al Fletcher, Rose Catarini, Demetrius Trafaridis, Larry Clay, Louis Bitonti, Mimi Singh, Mike Kovacevic, Mike Miinkowski, The Hamilton Spectator, Hamilton-Halton Home Builders Association, Hamilton Community News.

