



City of Hamilton

Greenbelt Boundary Review

Consultation Report

Table of Contents

Executive Summary	i
1.0 Introduction	1
2.0 Consultation Activities	2
2.1 Stakeholder Workshop	2
2.2 Open House Events	2
2.3 The Website	4
3.0 Summary of Input Received	5
4.0 Comments on Criteria	7
4.1.1 Comments from the Stakeholder Workshop	7
4.1.2 Comments from Open House Participants	8
5.0 Comments on the Addition or Removal of Land from the Greenbelt	9
5.1 Adding Land to the Greenbelt	9
5.1.1 What was said about Area 1: Book Road (A, B and C)	10
5.1.2 What was said about Area 2: Nebo Road	12
5.1.3 What was said about Red Hill Urban River Valley	13
5.2 Removing Land from the Greenbelt	14
5.2.1 What was said about Area 1: Lower Stoney Creek	15
5.2.2 What was said about Area 2: Upper Stoney Creek	16
5.2.3 What was said about Area 3: Stoneybrook	17
5.2.4 What was said about Area 4: North Twenty Mile Creek	18
5.3 Specific Locations Identified	19
6.0 General Comments on the Project	26

Tables

Table 1. summary of individual comments received	5
Table 2. Summary of comments on specific locations for addition to or removal from the greenbelt	20

Appendices

- A Stakeholder Workshop Attendees
- B Stakeholder Workshop Presentation
- C Open House Display Panels and Workbook
- D Open House Post-it Notes
- E Workbooks

Executive Summary

As part of the City's Greenbelt boundary review project, members of the community were invited to attend 4 open houses and submit comments through an online workbook. Participants put in significant effort to respond to the City's request for input on the Greenbelt boundary through their attendance at one or multiple meetings and through their effort to provide thorough and well thought out comments. There were over 400 attendees at the Open Houses and over 500 comment documents were received.

This report documents the key themes that were raised during the consultation related to criteria, lands for potential addition or removal from the Greenbelt and general commentary. All comments received are included in the report appendices.

There was a relatively equal distribution of comment documents related to removing lands and adding lands to the Greenbelt. The following key themes percolated through all meetings and input:

- Regarding the addition of lands to the Greenbelt, comments in support referenced the importance of protecting farmland and natural areas; comments against referenced the proximity of lands, particularly Area 1 – Book Road, to key transportation corridors and existing development suggesting a logical extension of the urban boundary.
- Regarding the removal of lands from the Greenbelt, comments in support referenced that the fact that farming in proximity to urban areas is challenging and the areas represent logical extensions of the urban area; comments against referenced the importance of protecting our agricultural land for farming, support for wildlife and to help manage flooding and climate change.
- Comments provided on the idea of adding the Red Hill urban river valley to the Greenbelt were generally in support of this concept and other valleys to consider were suggested.
- Participants questioned the need for changing the boundary and many suggested that it should remain as is.
- Generally agricultural land was recognized as an important resource worth protecting as it represents a local source of food.
- Generally, the Greenbelt is identified having an important function of protecting lands and containing urban sprawl; albeit concern was raised about restrictive Greenbelt policies.
- Fairness and equity are important and changing the Greenbelt boundary was not perceived as fair from the perspective of many landowners.

1.0 Introduction

The City of Hamilton is reviewing the Greenbelt boundary to determine whether there are any changes to the boundary that the City will recommend to the Province.

As part of the Greenbelt boundary review project, the City sought feedback from the community through:

- A stakeholder workshop;
- Four public consultation events; and
- The posting of information on the City website.

Input on the information presented was received at the events as well as through emails and letters. This report documents the consultation that took place and the input received during this consultation.

Consultation on the Greenbelt boundary was a continuation of earlier consultation events held by the City of Hamilton as part of the Provincial Plan Review Process. In the spring of 2015, the City held public consultation meetings to obtain input on the policies of the Greenbelt Plan, Niagara Escarpment Plan and the Growth Plan. The input received on these three plans was incorporated into the City's submission to the Province of Ontario for consideration in their ongoing review of these Provincial Plans.

2.0 Consultation Activities

Section 2 of this report outlines the consultation activities that took place during the Greenbelt Boundary Review Project. Information on what was heard during all of the activities is captured in later sections of this report.

2.1 Stakeholder Workshop

On July 28, 2015 at the Hamilton Convention Centre, the City held a stakeholder workshop to obtain input on the criteria to be used to assess possible changes to the Greenbelt boundary. Invitations were sent to participants representing a cross section of interests. The list of invitees to the workshop is included in *Appendix A*. Seven stakeholders attended the three hour workshop (from 1:00 to 4:00 PM).

The format of the workshop included a presentation and employed a workbook and roundtable discussion format. The presentation (found in *Appendix B*) provided context around: the Greenbelt Plan Review update; the Greenbelt Plan boundary review purpose; the importance of the Greenbelt; and the evaluation criteria development and objectives. The workbook included an overview of the project and presented the draft evaluation criteria for comments.

There were four activities at the session:

- Activity one was a discussion around the importance of the Greenbelt. This discussion helped frame the next two activities;
- Activity 2 and 3 involved a review and discussion on draft evaluation criteria for potential addition of lands to the Greenbelt and for potential removal of lands from the Greenbelt. This discussion was held in a round table format. A plenary discussion also took place where the results from each table were summarized and shared; and
- Activity 4 involved a "dot-mocracy" format where the draft evaluation criteria discussed were presented on a panel. Attendees were invited to place a dot on their first, second, and third priority criteria.

2.2 Open House Events

Four Open Houses were held across the City of Hamilton to obtain input on preliminary suggestions for changes to the Greenbelt boundary as follows:

- September 10, 2015 – Ancaster Fairground, Ancaster
- September 14, 2015 – Harry Howell Arena, Flamborough
- September 17, 2015 – Winona Vine Estates, Stoney Creek
- September 28, 2015 – City Hall, Hamilton

The public was notified about the Greenbelt Boundary Review Open Houses in September through newspaper advertisements in the Hamilton Spectator and the Hamilton Community Newspapers (i.e. Ancaster News, Glanbrook Gazette, Flamborough Review, etc.). In addition, property owners whose land was located in the areas identified for potential addition to the Greenbelt Plan were sent a letter in the mail, with a copy of the advertisement.

Each Open House ran from 6 p.m. to 8 p.m. (note: the September 28th Open House was held from 5:00 p.m. to 7:00 p.m.), beginning with a brief orientation by the consulting team to the materials presented on display panels. A series of twenty one panels presented general



information on the Greenbelt in Hamilton (Panels 1-6), information on the consideration of areas for potential addition to the Greenbelt (Panels 7-13), and information on the consideration of areas for potential removal from the Greenbelt (Panels 14-21). City and consulting team staff were available for the duration of each Open House to respond to questions. A copy of the display panels is included in *Appendix C*.

Participants were reminded of the following key points when they signed

in to the event and through the orientation:

- The purpose of the review is to develop a high-level understanding of opportunities to refine the Greenbelt boundary;
- The areas presented in the materials will not necessarily be added or removed from the Greenbelt;
- Any changes to the Greenbelt will be minor;
- The purpose of the event is to obtain input on Greenbelt boundary changes the City should recommend to the Province; and
- Final decision regarding the Greenbelt boundary rests with the Province.

Participants were asked to provide their feedback on the information they were reviewing by adding comments on to the panels themselves and/or submitting comments in their workbook. A copy of the workbook is included in *Appendix C*.

The Open House events were well attended:

- September 10, 2015 – 127 attendees signed in;
- September 14, 2015 – 105 attendees signed in;
- September 17, 2015 – 114 attendees signed in; and
- September 28, 2015 – 81 attendees signed in.

2.3 The Website

The Open House materials including the display panels and workbook were posted on the City website on September 10, 2015. Participants could download the workbook, type in their comments and email it to the City for consideration. Comments were due by September 30, 2015.

3.0 Summary of Input Received

Participants in the Open Houses for the Greenbelt boundary review, used post-it notes and workbooks to share important feedback. An extensive number of comments were also received subsequent to the events via email, letter and workbooks.

Table 1 shows the number of comment documents received. The number of comment documents is provided as a supplement to the number of attendees to give the reader an indication of the overall level of public interest in the Greenbelt boundary review. There was a similar volume of comment documents received on the information presented about potential additions to the Greenbelt and the information presented about potential removals from the Greenbelt.

In many instances, people attended more than one Open House and provided their comments in multiple ways. As such, this report does not tabulate the comments received but instead focuses on identifying the key themes that emerged across the consultation events and submitted comment documents.

TABLE 1. SUMMARY OF COMMENT DOCUMENTS RECEIVED

-Source	Open House 1	Open House 2	Open House 3	Open House 4	Total
Workbooks	9	11	29	24	73
Post-it Notes	108	89	96	115	408
Emails, Letters & Electronic Workbooks					95
Total					576

Participants put in significant effort to respond to the City's request for input on the Greenbelt boundary through their attendance at one or multiple meetings and through their effort to provide thorough and well thought out comments. The input received consisted of general commentary, rationale for adding or removing lands in certain areas, and property specific information and requests.

The following sections summarize the input received through all sources on the evaluation criteria (Section 4), lands proposed for addition or removal from the Greenbelt (Section 5), and general comments (Section 6). Input received via post-it notes on the Open House panels is included in *Appendix D*, input received through workbooks handed in at the Open Houses is included in *Appendix E*. Comments received through letters, emails and electronic workbooks submitted after the event have been reviewed and are included in the summary of comments

in this document. These documents are not included in the appendix as many of them include personal information.

It is noted that panels at each Open House encouraged participants to place a dotted sticker on a preferred area(s) that they wanted added and/or removed from the Greenbelt. The intention of this exercise was to obtain a visual representation of preferences from participants. During the event it was recognized that the instructions provided were not as clear as they needed to be and that the dots may not represent the preferences as intended. As such we have not included this exercise in this report. At the event participants were also encouraged to provide commentary on their preferences using post-it notes. These comments have been incorporated.

4.0 Comments on Criteria

The criteria used to assess areas for addition to, or removal from, the Greenbelt were developed iteratively. The first draft was created by the City for discussion at the stakeholder workshop. A second draft of the criteria was presented to the public at the four Open Houses. This section summarizes what was heard about the evaluation criteria at these sessions.

4.1.1 Comments from the Stakeholder Workshop

Discussion at the stakeholder workshop provided the team with both general messages and specific comments on the evaluation criteria for both the addition and removal of lands from the Greenbelt.

General, big picture messages heard include:

- Ensure that the big picture of the Greenbelt Plan is not lost (especially when looking at individual parcels of land);
- Define the Greenbelt and its vision – should not evaluate the Greenbelt by what it is not;
- Nothing should be removed from the Greenbelt;
- Greenbelt policy issues negatively impact the ability to uphold the vision and function of the Greenbelt;
- Evaluation criteria should not be used as a weighted criteria for scoring; and
- The criteria must be measurable but it is recognized that it is very challenging to make the criteria measurable, especially rural economy.

These considerations helped inform the general approach to consultation and some of the key messaging that was used at the Open Houses.

The results of the dot-mocracy activity that was used to help 'prioritize' the criteria is more or less reflective of the key messages noted above. In terms of assessing areas for addition to or removal from the Greenbelt, attendees identified those criteria under Protection of Agriculture to be very important from both perspectives. In assessing areas to add to the Greenbelt, attendees also identified considerations for rural character and economy as being a key consideration. The last key takeaway from the activity is that in the conversation about boundary refinement, consideration should be given to growth projections.

In terms of comments specific to the criteria, there were two key pieces of feedback that informed a second draft of the evaluation criteria. The first comment was that some of the terminology and implied definitions were not clear which could be confusing to the public. The

second item was that since the Greenbelt focuses on rural character and economy, that should be an additional "criteria group".

As a result of this feedback, the City revised the evaluation criteria. This included clarifying some of some of the terminology and language used and the addition of a sixth criteria group: Rural Economy & Character. The revised draft evaluation criteria were presented to the public at the four Open Houses to obtain their comments.

4.1.2 Comments from Open House Participants

Open House panels 9 and 16 presented the draft evaluation criteria. Input on these panels through the post-it notes, workbooks, letters and emails, was reviewed to identify comments related to the evaluation criteria. Most of the comments received were not specific to the criteria themselves and actually contribute to the themes documented in other sections of the report.

The comments heard about the criteria themselves may be summarized as:

- Consider watershed/headwater protection and floodplains;
- Consider impact to wildlife corridors;
- Consider impact to Species-at-Risk and Endangered Species habitat;
- Consider opportunities to expand and upgrade Conservation Areas;
- Consider the specific costs of infrastructure;
- Consider access in agricultural areas to recreational features;
- Concern about contradictory criteria between add/remove;
- Request to define " typical " as part of " typical agricultural practices " ; and
- Provincial criteria should drive the evaluation.

5.0

Comments on the Addition or Removal of Land from the Greenbelt

Post-it notes, workbooks and letters/emails were used by participants to provide comments on the proposed areas that the City of Hamilton is considering for addition and removal from the Greenbelt. All comments were reviewed and grouped into themes. Comments related to adding and removing lands from the Greenbelt are captured in section 5.1 and 5.2. Specific locations of interest are captured in section 5.3.

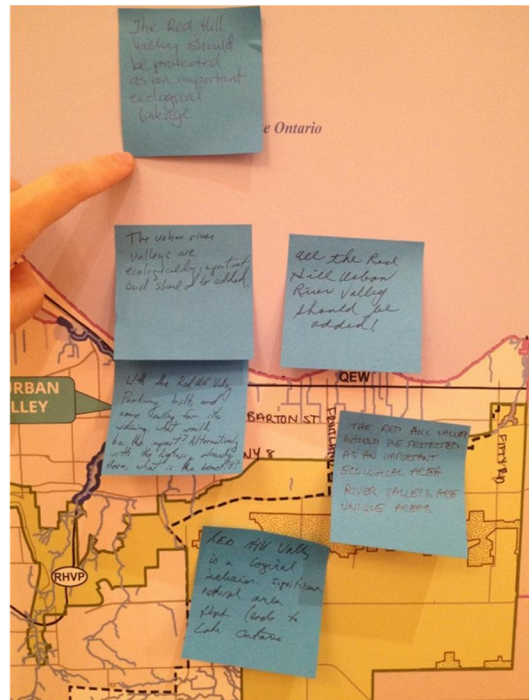
5.1

Adding Land to the Greenbelt

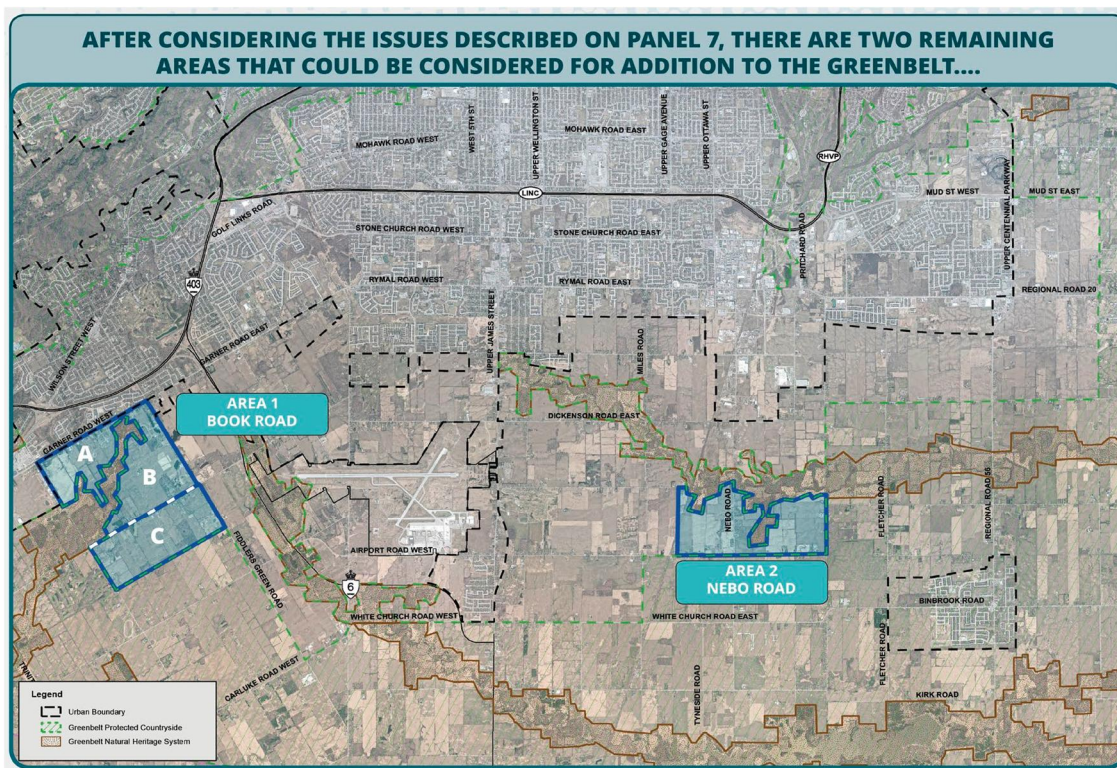
The City of Hamilton sought feedback on the possibility of adding three areas to the Greenbelt Plan:

- Area 1 – Book Road
- Area 2 - Nebo Road
- Red Hill Urban River Valley

Participants were asked to comment on the above noted areas and to outline any additional areas that should be considered for addition into the Greenbelt.



Comments both in support of and against adding lands to the Greenbelt were received. Comments in support identified the importance of preserving environmental features, protecting farmland, controlling growth, and managing climate change. In particular, general support was received related to the inclusion of river valleys into the Greenbelt. Comments against adding lands to the Greenbelt reflected on the fact that these lands are in proximity to amenities and features supportive of future development. It was also noted that the proposed changes impact the livelihood and financial future of the landowners and remove prime development lands to support the City into the future.



The following subsections provide a summary of comments related to lands proposed for addition to the Greenbelt. The key themes are highlighted in bold, additional commentary is provided to explain participant perspectives.

5.1.1 What was said about Area 1: Book Road (A, B and C)

Key themes raised by participants who do not agree that Area 1 is a suitable location for the Greenbelt.

Area 1 lands can be used for future residential development and employment. It was suggested that Area 1 is a location where mixed use development can thrive in the future. Participants commented that they area should not be added to the Greenbelt because it is well serviced, close to the City, and is better utilized as developed land instead of farming. Suburban development along Garner Road, proximity of retail stores and the adjacency to the future employment land and an existing industrial park were raised in support of this land as a logical extension of the City's developed area. It was suggested that housing and supportive retail in Area 1 are needed to serve surrounding employment areas.

The area is well served by transportation which makes it a good idea for development. Participants stated that the close proximity to Toronto, Highway 403, 52 and Highway 6 make the land useful for development.

Noise contours are not considered to be reflective of the future plans for the airport. A number of questions were raised about the validity of the airport noise contour information suggesting that the contours are outdated and not based on the quieter aircraft planned for the future. Comments were also received that cargo flights and airport noise will make the area undevelopable for residential land use.

Changing the "rules" by adjusting the Greenbelt boundary is not fair to landowners. Landowners expressed that they have managed their land holdings in the "whitebelt" and feel that it is unfair to change the boundary of the Greenbelt. Some participants noted that their retirement income is based on the value of their lands and this move will significantly reduce their property value. Several participants requested that the City provide compensation to farmers for lands being added to the Greenbelt. Others suggested that the lands be purchased by conservation authorities or the City for equal market value.

The issue of fairness to future residents was also raised. It was commented that there is limited area for new housing in Ancaster and adding these lands to the Greenbelt reduces location choices for future residential areas and that if the City wishes to remove lands from the Greenbelt in the Stoney Creek area they should look for replacement lands in that same area.

The information presented for Area 1 is not accurate. Comments identified a number of things participants expressed were missing or inaccurately presented in the application of the criteria to Area 1 including:

- The farmer's market on Fiddlers Green Road is not operational and is for sale;
- No farmer in Area 1 has plans to open a bed and breakfast;
- There are existing watermains that residents were told could be extended and have capacity for future development in the area; and
- The bike routes identified on Fiddlers Green Road and Book Road are not really routes and not safe given the busy roads.

Although participants indicated that farmland protection is needed in Hamilton, participants also commented that adding this land to the Greenbelt would not improve farming. Participants felt that this area is not suitable for addition into the Greenbelt because current farming practices that require large machinery are not suitable in this area. Others indicated that the only farming method that can be used on this land is cash crop farming. Participants also suggested that there are already sufficient rules in place to protect rural lands from development and that adding the lands into the Greenbelt for the purpose of protecting farming is unnecessary.

Participants indicated that there are limited natural heritage features in the area and that the presence of natural features cannot be the only reason to add land to the Greenbelt.

Key themes raised by participants in favour of protecting lands by adding Area 1 to the Greenbelt.

Additions to the Greenbelt protect the natural environment and prevent sprawl including Area 1. It was suggested that adding land is important because natural features are important buffer areas for the City's urban development and are also needed to manage flooding events.

Adding Area 1 to the Greenbelt will prevent big box development and protect lands and recreational trails. Participants expressed concern about sprawl and unwanted development patterns in Hamilton, and the desire to see agricultural land protected. Site specific areas were marked for protection, including specific bike trails along Book Road.

The land is arable and suitable for cash crops which make it an ideal area for adding to the Greenbelt. Participants commented on Book Road as a suitable area for farming. It was noted that Book Road has a lot of cash crops and vegetables and that lands near Fiddlers Green Road have high quality soil.

Area 1 contains important water features that should be added to the Greenbelt for protection and to balance the runoff from nearby developed areas. It was indicated that the area is a groundwater recharge area and that it should be maintained in order to balance the runoff associated with paved surfaces of the nearby airport lands. Water quality, quantity and community benefits were acknowledged as reasons for adding Area 1 to the Greenbelt.

5.1.2 What was said about Area 2: Nebo Road

Comments raised related to Area 2 were similar to Area 1. Additional comments raised specific to Area 2 are noted below.

Key themes raised by participants who do not agree that Area 2 is a suitable location for the Greenbelt

Participants suggested that noise contour maps need to be updated, it was indicated that the contours shown at the Open House are from 2006 and do not reflect the newer and quieter aircraft.

It was expressed that the Greenbelt designation is a hurdle for landowners and farmers and impacts the property rights of individuals who rely on this property for retirement.

Concern was raised that the use of a "scrapyard" was permitted in the Greenbelt. The idea that a scrapyard could be a possible use in the Greenbelt discouraged participants from

wanting to add lands in Area 2 to the Greenbelt. Others were concerned that a scrapyards contains scrap and pollutants that can leach into the groundwater.

Key themes raised by participants in favour of protecting lands by adding Area 2 to the Greenbelt.

Participants are in favour of protecting the natural watershed and recreational trails and expressed general support for adding Area 2 to the Greenbelt. Comments included: a request for more lands to be added in Area 2, particularly an area that extends north of Twenty Mile Creek to Dickenson to act as a buffer for residential areas; that Area 2 is needed to tackle a significant loss in farmland from 2001 – 2006; and that the addition of these lands will help protect the Twenty Mile Creek flood plain and watershed.

Less desirable for development means possibility as Greenbelt. Comment was received that these lands are distant from existing urban development and separated from the urban area of Hamilton as a result of the Greenbelt. It was expressed that this perhaps made Area 2 slightly less likely as an area future development and a possible extension of the Greenbelt.

5.1.3 What was said about Red Hill Urban River Valley

Comments received generally supported the potential of adding urban river valleys including the Red Hill urban river valley to the Greenbelt.

Key themes raised by participants in favour of adding urban river valleys to the Greenbelt.

Those in favour of adding Red Hill urban river valley to the Greenbelt suggested that the area can be used as a buffer from development, create needed green space, support the protection of natural features and prevent flooding. It was stated that these features serve important ecological linkage and that streams are the headwaters for significant water resources. Urban river valleys were noted as unique and important to manage flooding events associated with climate change. It was stated that environmental groups are largely in favour of this idea.

Participants felt that the Red Hill urban river valley can protect wildlife, endangered species and connect to the escarpment. Comment was made that the Red Hill urban river valley is degraded and needs protection. The valley lands may also contain endangered species that require more protection. Adding river valleys to the Greenbelt was identified as an opportunity for a wildlife corridor that can extend to the escarpment.

Suggestions on other river valleys and water features that could be added to the Greenbelt, included:

- Twenty Mile Creek;
- Lower Spencer/Spencer Gorge;

- Ancaster Crescent Valley;
- Chedoke Valley;
- Tributaries through Dundas and Ancaster; and
- Grindstone Creek Valley.

Key themes raised by participants not in favour of adding urban river valleys to the Greenbelt.

The viability of adding the Red Hill urban river valley was raised given that it has a highway running through it. Participants expressed that the City should focus on microclimates instead of river valleys. Comment was also made that the City should not use non-agricultural lands as a trade-off for removing arable land from the Greenbelt, suggesting that land of equal or better value should be added to the Greenbelt if agricultural lands will be impacted.

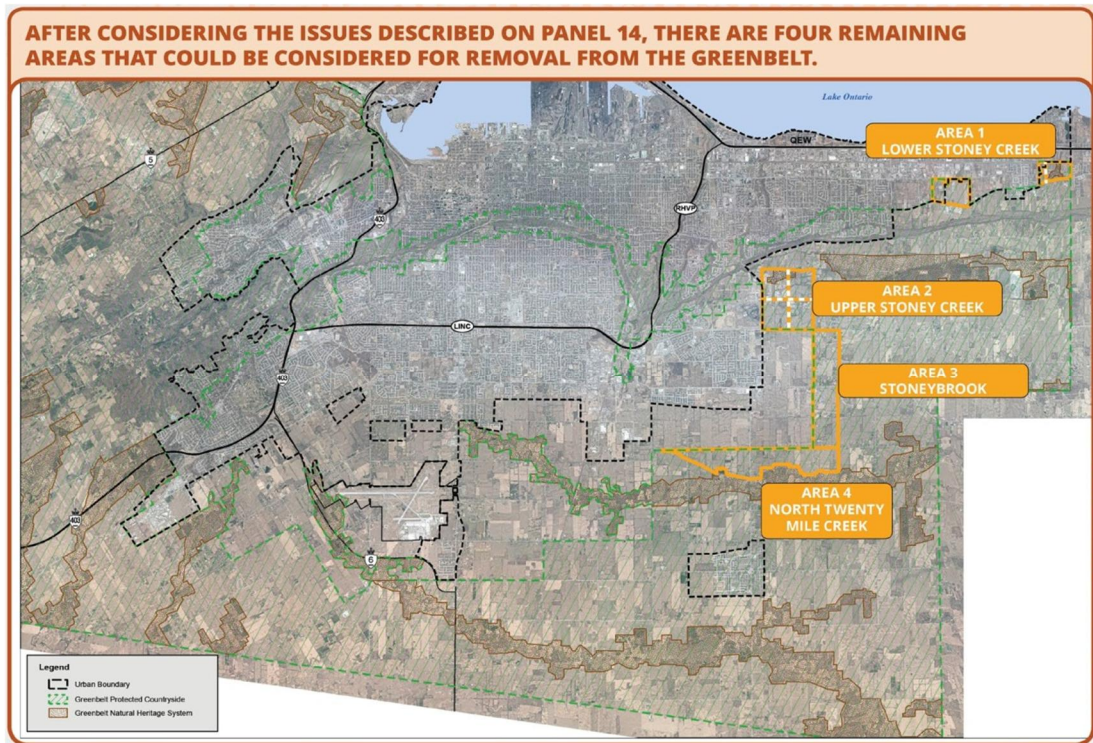
5.2 Removing Land from the Greenbelt

Members of the public who participated in the consultation activities provided comments on four areas that are being considered for removal from the Greenbelt. The four areas are:

- Area 1 – Lower Stoney Creek
- Area 2 – Upper Stoney Creek
- Area 3 – Stoneybrook
- Area 4 – North Twenty Mile Creek

Participants were asked to comment on the above noted areas and to outline any additional areas that should be considered for removal from the Greenbelt.

Participants expressed comments in both in favour and against the removal of lands from the Greenbelt. The following subsections provide a summary of the comments related to lands proposed for removal from the Greenbelt. The key themes are highlighted in bold, additional commentary is provided to explain participant perspectives.



5.2.1 What was said about Area 1: Lower Stoney Creek

Key themes raised by participants who agree that Area 1 should be removed from the Greenbelt.

Logical development can occur in the Area 1 supporting removal of this land from the Greenbelt. It was stated that Area 1 (an in particular Area 1A) is best suited to take account of and make use of existing and planned infrastructure and is a logical urban expansion. It was suggested however, that the City take time to reflect more on the process stating that there is no need to rush approval for development.

Support removal of Area 1 under the condition that development controls are strict. Expressed support for development in Area 1 was noted as contingent on the use of sustainable building practices and sufficient density to allow for proper servicing. It was suggested that single story housing may not be appropriate for the area.

Farming is no longer viable for the area and cannot be supported. Participants expressed challenges associated with farming so close to the urban area such as nutrient depleted soil, difficulty of finding workforce, etc.

Protection of the land is still important. Participants cautioned that support for removal of Area 1 came with conditions including the conservation of lands through other means like a

park or conservation designation, the protection of important cultural heritage features, and encouragement of the development of trails, parks, community gardens.

Key themes raised by participants who did not agree that Area 1 should be removed from the Greenbelt.

Natural features and farmland are important and reasons to keep the area in the Greenbelt. Features such as wetlands, flood plain areas, green spaces and farmland, including the tender fruit and grape lands and specialty crop areas were noted as in Area 1. These areas were identified by participants as part of a micro-climate which is conducive to growing fruit and despite the fact that participants acknowledge our fruit comes from other countries, they still expressed that these areas need protection. Comment was made that removing the tender fruit lands contradicts the criteria presented and that Class 1 lands are particularly important for farming. It was expressed that the stream valleys in Area 1 should be afforded additional protection not less as water quality is a public health issue and these areas are critical to protect water quality. It was noted that environmental protection is important because once these unprotected areas are damaged they are difficult and unlikely to be restored.

Climate change and flooding are important reasons to prevent the removal of Area 1 from the Greenbelt. The importance of maintaining Greenbelt areas to help manage flooding and climate change was raised. It was noted that the Lower Stoney Creek area has experienced major flooding issues and that no action should be taken by the City until proper studies have been done related to flooding.

Removal of Area 1 from the Greenbelt supports urban sprawl and appears to favour the development over the protection of the environment. It was commented that by removing areas from the Greenbelt that are part of, or nearby existing urban areas, we are contributing to urban sprawl. It was suggested that developers should be required to first explore the possibility of using existing industrial lands rather than converting green or undeveloped/protected land. It was indicated that people should be encouraged to upgrade and use existing buildings instead of just moving to something new.

5.2.2 What was said about Area 2: Upper Stoney Creek

Generally comments on this area were similar to those provided for Area 1. Additional comments raised specific to Area 2 are noted below.

Key themes raised by participants who agree that Area 2 should be removed from the Greenbelt.

Removal of lands will allow for logical development and transportation needs. Participants noted that settlement and traffic in this area makes these lands suitable for removal from the Greenbelt. It was noted that the roads here are already extremely busy in the area (e.g., First

Road, Second Road East, Green Mountain Road) and that it is not really rural community anymore. Comment was also made that there is a rapid transit plan for the area. It was suggested that it made sense to remove the portion of land along Upper Centennial Parkway.

Soil quality in Area 2 is poor and not conducive to farming. There were a handful of post-it note comments directed at Area 2 related to soil quality. A large majority of the notes indicated that the soil is nutrient depleted and that it is in poor condition for farming. Other comments indicated that farmland is no longer viable and that specialty crop areas are not being used as they were intended. One participant indicated that the land has marginal crop value and that it is difficult finding farmers to work the land.

Key themes raised by participants who did not agree that Area 2 should be removed from the Greenbelt.

There is a general concern over sprawl and unwanted development. Comments showed a concern over the impact development may have on the livelihood of farmers. The livelihood of farmers is impacted by future development plans and this poses a concern to several participants. Participants were concerned over Area 2 and 3 with respect to the lack of balance among land uses needed for development and agriculture.

Lands are sensitive and need to be protected for their agricultural and natural value. Participants expressed concern about removing Area 2 lands as the area is designated as tender fruit and grape specialty crop land. It was also stated that these lands are needed to support wildlife (e.g. bird migration area for Canadian Geese and Hawks) and that Area 2 is too close to Niagara Escarpment. Bird migration, public access to trails and waterfowl in areas called "the punch bowl waterfall" were mentioned for their significance.

Greenbelt areas help enhance the environmental attractiveness of Hamilton's relatively neglected eastern end. Comment was made that there is a long term need to enhance the environmental attractiveness of the east end and that the Greenbelt helps this. It was suggested that energy should be re-focused to re-development of industrial or neglected areas of Hamilton rather than the areas proposed for removal from the Greenbelt.

5.2.3 What was said about Area 3: Stoneybrook

Generally comments on this area were similar to those provided for Area 1 and 2. Comments below were written about Area 3.

Key themes raised by participants who agree that Area 3 should be removed from the Greenbelt.

Participants noted the following in support of the removal of Area 3: it contains the least number of sensitive land features, removal of the Greenbelt along all major transit corridors is needed, and a majority of the area is rural and not used for farming.

Key themes raised by participants who did not agree that Area 3 should be removed from the Greenbelt.

There is a general concern over sprawl and unwanted development. Participants prefer that the future of development focuses on intensification. Questions were raised on why lands need to be removed from the Greenbelt at all when *Places to Grow* (Growth Plan for the Greater Golden Horseshoe) suggests there is room within the "whitebelt" for future development up to 2050.

Tender fruit and grape lands exist in the area and these and other farmlands need to be protected. Participants expressed that farming lands should be protected.

Flooding of as a result of removing these lands from the Greenbelt is not supported. Water features and natural areas are reasons expressed by participants as to why they do not want to remove this area from the Greenbelt.

5.2.4 What was said about Area 4: North Twenty Mile Creek

Commentary provided by participants on Area 4 is similar to the comments made for Area 1, 2 and 3.

Key themes raised by participants who agree that Area 4 should be removed from the Greenbelt.

Area 4 is suitable for residential development and has access to services. The reasons participants expressed in support of removing Area 4 from the Greenbelt included its access to services and suitability for residential development. It was also indicated that the proximity of Twenty Mile Creek acts as a buffer for residential development and is a positive feature supporting community recreational areas and parkland as part of future development.

Key themes raised by participants who did not agree that Area 3 should be removed from the Greenbelt.

The area is too close to the Niagara Escarpment and should not be used for development. It was suggested that the area is needed for providing the City with a source of food and that the lands can serve as a buffer to protect water resources in the area.

The rationale for needing this additional land is unclear. It was questioned whether growth projections were used to justify the selection of parcels in Area 4. Question and concerns were also raised over why individual parcels were selected over others. It was commented that past reports City planning reports do not seem to support removal of Greenbelt lands.

5.3 Specific Locations Identified

A number of participants provided commentary on specific locations that they would like to see considered for addition to or removed from the Greenbelt.

Participants put significant effort into coming to the Open Houses and preparing submissions to the City on the lands that are important to them. Table 2 is a summary of the specific locations raised and a general comment summary on why the location is important to participants and any request they wish the City to consider. It is noted that this table is not intended to be an exhaustive table of comments but rather a list of comments received that referenced specific addresses/location and lands that were discussed outside of the areas presented in the Open House materials.

TABLE 2. SUMMARY OF COMMENTS ON SPECIFIC LOCATIONS FOR ADDITION TO OR REMOVAL FROM THE GREENBELT

Location Identified through Email, Letter or Post-it Note	Request for Consideration	Comment Summary
Lot 35, Con 4 Ancaster 1166 Garner Rd. West	Consider for addition to the Greenbelt	<ul style="list-style-type: none"> - Approximately 95 acres of farmland adjoining a hydro line. - There is a river valley near this location and serves as an important wildlife connection between Lake Ontario and the Niagara Escarpment.
442 Book Road West	Consider for addition to the Greenbelt	<ul style="list-style-type: none"> - This area is flagged for having arable soil suitable for growing crops.
<p>Waterdown (general)</p> <p>Waterdown</p> <ul style="list-style-type: none"> • Lot 13, Lot 12, • 626 Highway 6 and 654 Highway 6 North • Parkside Drive • 1055 Highway 6 North • 2050 Centre Rd. 	<p>Consider for addition to the Greenbelt</p> <p>Consider for removal from the Greenbelt</p>	<ul style="list-style-type: none"> - The fringe of Waterdown needs to be protected from sprawl and unwanted development. • Remove Lot 13 from the Greenbelt. Only 10 acres of land is farmable. Remainder not suitable since top soil has been stripped. • Remove Lot 12 from Greenbelt. Participant supports the inclusion of this area for inclusion in the Urban Area. • Request to remove 626 Hwy6 N & 654 Hwy 6N because there is no significant agricultural impact suggested. Previous mushroom operation is no longer viable according to participant. • Remove Parkside Drive because this area will be affected by new east-to-west corridor. - Lands at 1055 Hwy 6 North are no longer suitable for growing crops, farm animals and issues related to septic system. - Good land stewards and may feel hindered by the

Location Identified through Email, Letter or Post-it Note	Request for Consideration	Comment Summary
		Greenbelt policies.
Elfrida Lands	Consider for addition to the Greenbelt	- Elfrida lands should be protected because they are close to the Niagara Escarpment.
Land between Area 2 and Upper James	Consider for addition to the Greenbelt	- Lands being added need to be comprehensively planned. Consideration of this area is therefore important.
Barton + Hwy 8 and bounded by Lewis Rd and Glover Rd	Consider for addition to the Greenbelt	- These lands should be protected because the area has already lost too much.
558 Fiddlers Green Road	Do not consider for the Greenbelt	- Request that this site is not included in the Greenbelt.
Bayshore and Marsh	Consider for addition to the Greenbelt	- Landowner has been an environmental steward for years and would like to see this location added to the Greenbelt.
Yellow Block Group of landowners including:		- "The Yellow Block Group" of landowners have been working with the City for several years on the future development of this area. Concern was expressed that previous communications with the City indicated that this area was proposed for future development. Several emails, letters and planning justification reports were submitted.
<ul style="list-style-type: none"> • 60 Book Road • Lot 39 Book Road West • 500 Garner Road West • 162 Book Road West 	Do not consider for the Greenbelt	
1166 Garner Road West, Ancaster	Consider for addition to the Greenbelt	- Request that historical homestead be incorporated into the Greenbelt for preservation.
2160 Trinity Church Road	Do not consider for the Greenbelt	- Investment in property has been made. The land includes a future Road allowance and is adjacent to institutional uses.

Location Identified through Email, Letter or Post-it Note	Request for Consideration	Comment Summary
The Airport Employment Growth District	Consider for addition to the Greenbelt	- Reduce this area to protect agriculture.
Westfield Heritage Village – 18 Kirkwall Rd	Consider removal from the Greenbelt	- Farmland has been rezoned. Participant indicated that the farm is in jeopardy and that flexible uses and buildings should be permitted.
Safari and Kirkwall Rd.	Consider removal from the Greenbelt	- Zoning classifications are unfair and tree farms should be allowed to cut their own crops and build farm house.
Dundas expansion and East-West Road expansion	Do not consider removal from the Greenbelt	- Traffic in this area is terrible. Any removal of land from the Greenbelt will make this area more congested.
York Road, Dundas	Consider removal from the Greenbelt	- Remove lands along York Road from the Greenbelt. Widen York Road to accommodate current and future traffic needs.
Remove 925 Hwy 97 from Greenbelt. Adjacent to former Town of Freelon.	Consider removal from the Greenbelt	- These lands are adjacent to the former Town of Freelon and should be removed from the Greenbelt.
63 Parkside Drive, Lot 12, Waterdown	Consider removal from the Greenbelt	- Lands will support local business needs for Waterdown.
386 Progreston Road	Consider removal from the Greenbelt	- The Greenbelt boundary cuts through urban lots on the south side of Progreston Road and bisects the property making it difficult to use.
15 acres within the Area 1C, Fifty Road South	Consider removal from the Greenbelt	- Specialty crops have not been grown for 5 years. Other uses of lands are possible (e.g. church to service the community of Winona and Stoney Creek).

Location Identified through Email, Letter or Post-it Note	Request for Consideration	Comment Summary
Area 3, East of Hendershot Road, South of Regional Road 20; 451 Hendershot Road	Consider removal from the Greenbelt	<ul style="list-style-type: none"> - Lands are not compatible with the Greenbelt. Lands fronting Regional Road 20 and Hendershot Road currently are mixed use commercial and unused agricultural land. Land is used for sod only once every three years which gives an indication as to the poor soil quality. Sections of Area 3 have not been farmed in over 40 years.
316 and 322 Fifty Road	Consider removal from the Greenbelt	<ul style="list-style-type: none"> - Fifty Road is the gateway to Hamilton from Niagara; only properties fronting on both sides of Fifty Road should be considered for removal.
Wilson Street to Highway 52	Consider removal from the Greenbelt	<ul style="list-style-type: none"> - Participant requested that the area from the existing boundary on Wilson St. (north side) be taken out of the Greenbelt as far as Highway #52 and included in the urban boundary. Lands have good access to existing business park and more industrial lands will be needed in the future.
1165 Trinity Church Road & 4109 Binbrook Road	Consider removal from the Greenbelt	<ul style="list-style-type: none"> - Remove these lands from the Greenbelt. These sites are consistent with and satisfy the criteria for exclusion.
495 Orfield Rd North	Consider removal from the Greenbelt	<ul style="list-style-type: none"> - The area is zoned highway commercial, has gravel parking lot, includes a garden center and is located directly across an industrial center.
3727 Highway Six Inc. & 1906342 Ontario Inc.	Consider removal from the Greenbelt	<ul style="list-style-type: none"> - Property has irregular depth, is zoned for rural commercial use and agricultural use.
398 Upper Centennial Parkway	Consider removal from the Greenbelt	<ul style="list-style-type: none"> - Located in Area 2, soil is no longer nutrient rich

Location Identified through Email, Letter or Post-it Note	Request for Consideration	Comment Summary
		and development is suitable.
779493 Ontario Limited (Planning justification Report provided on behalf of landowners)	Consider removal from the Greenbelt	<ul style="list-style-type: none"> - Should be removed from the Greenbelt because of several land use planning provisions, including but not limited to compatibility with surrounding built form and development.
451 Carlisle Road former Township of East Flamborough (Planning Report from Weston Consulting)	Consider removal from the Greenbelt	<ul style="list-style-type: none"> - Lands should be included within the Settlement Area known as Carlisle Rural Settlement Area and removed from the Greenbelt.
Waterdown, 188 Grosvenor Avenue South Cherry Woods Survey Lands Lands bounded by Regional Road 8, McNeely - Glover and Barton	Consider removal from the Greenbelt	<ul style="list-style-type: none"> - Residential use of land would be more of a benefit to the community. - There are economic limitations for viable specialty crop production and lands are not being used for tender fruit. - Lands are free of significant natural heritage. - Surrounded on three sides by development.
26 Fourseasons Drive	Consider removal from the Greenbelt	<ul style="list-style-type: none"> - Property is serviced, its surrounded by residential development, there is proposed GO Train service in proximity, and soil conditions are unsuitable for agriculture.
Area 2 – Upper Stoney Creek family farm	Do not consider removal from the Greenbelt	<ul style="list-style-type: none"> - Any development in this area will severely compromise the land and take away from the farm heritage of the area.
619 Centre Road, Parkside Hills	Consider removal from the Greenbelt	<ul style="list-style-type: none"> - Remove lands from the Greenbelt to allow cost effective development.
ED Smith lands	Do not consider removal from the Greenbelt	<ul style="list-style-type: none"> - Prime farmland; in proximity to the Niagara

Location Identified through Email, Letter or Post-it Note	Request for Consideration	Comment Summary
		Escarpment. There are a lot of questions that still exist before a decision can be made on the ED Smith lands.
South side of Golf Club Road, east and west of Fletcher Road	Consider removal from the Greenbelt	- Area 4 is defined in part by airport noise contours. The noise contours should be reviewed relative to this property.
Trinity Church, south of Golf Club Road	Consider removal from the Greenbelt	- Expand Area 4 to include entire area south of Golf Club Road, east of Trinity Church and north of Twenty Mile Creek as these lands meet the criteria.
Dickenson Road property Kaneff Properties, Butter Road	Consider removal from the Greenbelt Do not consider as addition to the Greenbelt	- Property is incorrectly in the Greenbelt. - Opportunity for additional employment lands.
Centre Road, Waterdown	Consider removal from the Greenbelt	- Whole road should be removed from the Greenbelt.
563 Shaver Road	Do not consider as addition to the Greenbelt	- Against any change to the Greenbelt.
623 Shaver Road	Do not consider as addition to the Greenbelt	- Within Area 1; should not be considered for addition to Greenbelt as it restricts options for property.
Northwest corner of Barton and Fifty Road	Consider removal from the Greenbelt	- Request removal from Greenbelt and inclusion in urban boundary.
658 Highway 8, Stoney Creek	Consider removal from the Greenbelt	- Request removal from Greenbelt and inclusion in urban boundary.

6.0 General Comments on the Project

The following comments were raised that do not apply specifically to a location.

Clarity of process and information is needed. It was suggested that future consultation events should provide better context for the area, and better mapping to indicate the technical information in the areas the City is proposing to change (e.g. land use, soil quality, tender fruit and grape crops). Request for clarification on how areas presented were identified was also raised. It was asked how such specific parcels of land were identified when typically there is no reason why they are more or less sensitive than the property across the street.

The overall consultation process was not clear to some participants and in some cases landowners requested one-on-one meetings with City staff about their individual properties. Comment was made that decisions should be resident driven by those who live and/or work on or near areas being changed.

Uncertainty of the need for change. Participants questioned the need for changing the boundary and many suggested that it should remain as is.

Greenbelt policies in general are not supporting the economic and successional needs of the farming industry. Generally agricultural land was recognized as an important resource worth protecting as it represents a local source of food. Comments were raised however about how the Greenbelt Plan is not supporting the agricultural industry. Participants requested that the City re-visit land uses permitted in the Greenbelt in order for one generation of farmers to sever land for a second housing unit for future workers or grandchildren. It was indicated that economically, farming is difficult and the workforce is limited. In the Hamilton/Halton area it was noted that "land is too expensive for farmers to give the farm to their children and then build a home somewhere else. Where do you think new farmers will come from? Allow retirement lots to encourage continued family farming." Despite the issues associated with farming, the importance of protecting land for agriculture in order to ensure future sustainability and local food production was raised.

The City should focus on intensification of existing urban areas first before any changes to Greenbelt lands.

Protected natural areas by designating them as parks and conservation areas should be considered. It was suggested that designating areas as parks or as conservation areas better protects natural features.

Remove Greenbelt along all major transit corridors.

Fairness and equity. Participants raised the concerns about a lack of fairness and equity in a couple of ways. It was commented that unexpected changes to the Greenbelt boundary were not perceived as fair from the perspective of many landowners. Many landowners expressed that they had based long term decisions on the value of their lands and this Greenbelt boundary review process was having a significant effect. Fairness was also raised in the context of living/lifestyle opportunities with comments raised about the process reducing the housing opportunities in Ancaster based on a desire to develop lands in Stoney Creek.

Stakeholder Workshop Attendees

The following organizations were invited to attend the Stakeholder Workshop to discuss Evaluation Criteria for the Greenbelt Boundary Review:

- Hamilton Conservation Authority
- Conservation Halton
- Grand River Conservation Authority
- Niagara Peninsula Conservation Authority
- Hamilton-Halton Home Builders Association
- Hamilton/Burlington Society of Architects
- Hamilton Chamber of Commerce
- Stoney Creek Chamber of Commerce
- Flamborough Chamber of Commerce
- Environment Hamilton
- Hamilton Naturalist's Club
- Ontario Greenbelt Alliance
- Friends of the Eramosa Karst
- Hamilton Wentworth Federation of Agriculture
- Ontario Federation of Agriculture

Stakeholder Workshop Presentation

*Open House Display Panels and
Workbook*



WELCOME TO THE GREENBELT BOUNDARY REVIEW OPEN HOUSE



**ORIENTATION SESSION
OPEN HOUSE**

6:00 PM

6:00 PM to 8:00 PM

TODAY'S OBJECTIVES

Give you information on the Greenbelt and the City of Hamilton.

Get your feedback on areas that could be considered for addition to the Greenbelt.

Get your feedback on areas that could be considered for removal from the Greenbelt.

The purpose of this open house is to get your input on what Greenbelt boundary changes the City should recommend to the Province. The final decision around any changes rests with the Province of Ontario.

IMPORTANT NOTES ABOUT TODAY'S OBJECTIVES

The purpose of this review is to develop a high-level understanding of opportunities to refine the Greenbelt boundary. Areas discussed will not necessarily be added to or removed from the Greenbelt. Any changes made to the Greenbelt will be minor.

The final decision on changes to the boundary rests with the Province of Ontario.

This review is not about the policies in the Greenbelt Plan.



OPEN HOUSE FORMAT

HOW CAN I PARTICIPATE?

Take part in an orientation with staff or use the workbook to guide yourself.

Provide your feedback on the panels or workbook as requested.

As always, staff are here to answer any questions you may have.

WHERE CAN I GET BACKGROUND INFORMATION?

Visit the green-themed panels to get an overview of the Greenbelt and the City of Hamilton. Here you will learn why the City is doing this Greenbelt boundary review.

HOW DO I GIVE MY FEEDBACK?

Visit the blue-themed panels to give your feedback on areas considered for addition to the Greenbelt.

Visit the orange-themed panels to give your feedback on areas considered for removal from the Greenbelt.

Place a sticky note on the panel

Use your workbook

Place a dot sticker on the panel

FEEDBACK METHODS / OVERVIEW OF ICONS

These icons will tell you how you can participate - with sticky notes on panels, by using your workbook, or with a dot on a panel.



2015 PROVINCIAL PLAN REVIEW: PAST, PRESENT AND FUTURE

FEBRUARY 2015

Province announces 2015 Coordinated Provincial Plan Review (plans in **bold** apply to the City of Hamilton)

Greenbelt Plan

Growth Plan for the Greater Golden Horseshoe

Niagara Escarpment Plan

- Oak Ridges Moraine Plan

APRIL 16, 2015

Province hosts Regional Town Hall Meeting to obtain input on the Plans

JULY 28, 2015

City of Hamilton hosts a Stakeholder Session regarding the Greenbelt Boundary Review draft criteria

OCTOBER 2015

Staff report to be presented to Planning Committee and Council. Staff report, including revisions from Committee/Council, to be forwarded to the Province for consideration in the 2015 Coordinated Provincial Plan Review

APRIL 7, 8, 9, 2015

City of Hamilton hosts three consultation sessions to obtain input on the Plans that impact Hamilton

MAY 28, 2015 & JUNE 24, 2015

City of Hamilton provides preliminary (May) and Council endorsed comments to the Province (June)

SEPTEMBER 10, 14, 17, 2015

City of Hamilton hosts three open house sessions to obtain comment on potential revisions to the Greenbelt Plan boundary. Information gathered at the sessions will be analyzed to inform a staff report that will recommend locations for Greenbelt Boundary revisions.



GREENBELT PLAN

4

GREENBELT PLAN VISION

The Greenbelt is an area of land in Ontario which:

- Protects the agricultural land base;
- Protects the natural heritage and water resource systems;
- Supports rural communities and agriculture, tourism, recreation, and resource uses.

GREENBELT FACTS

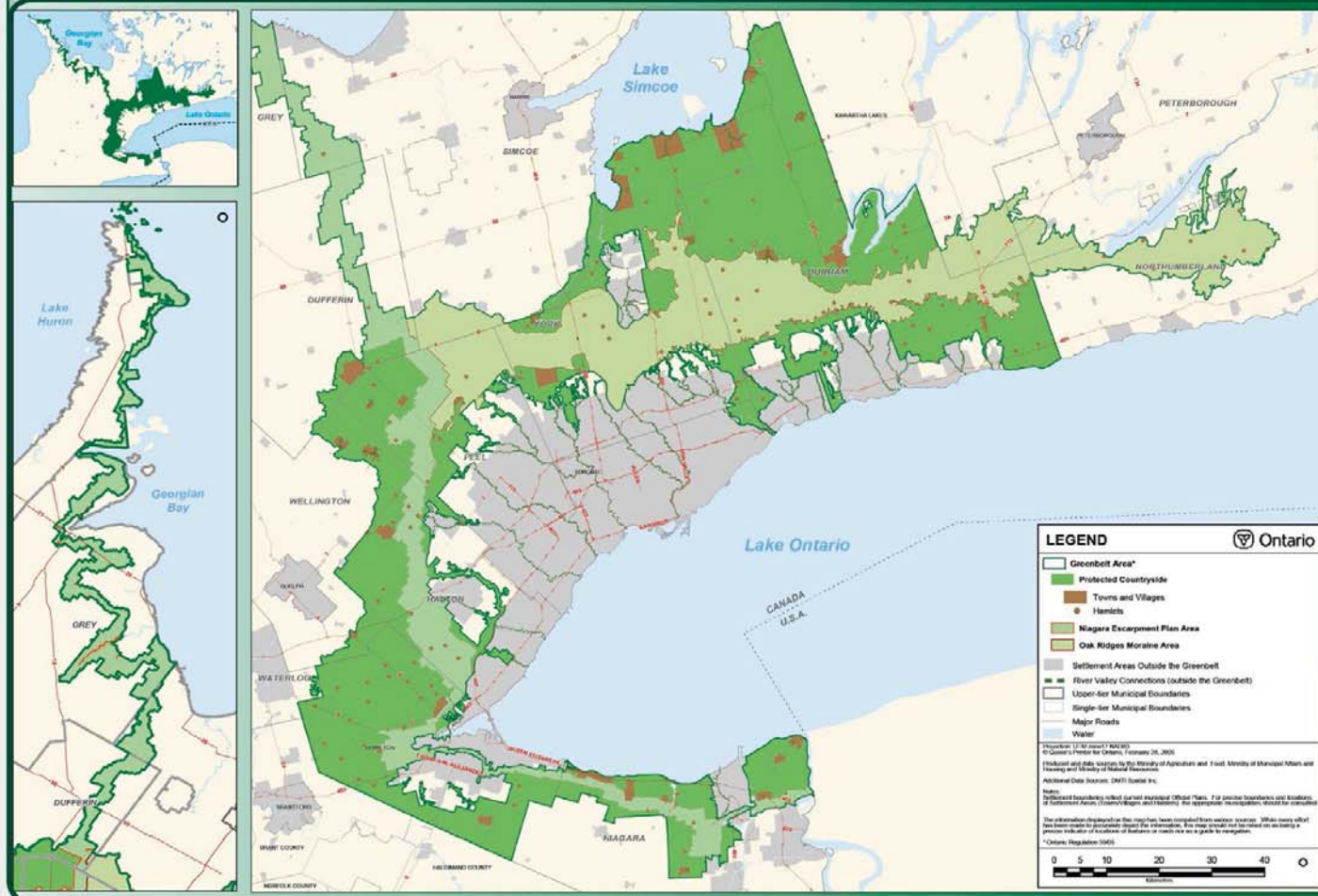
The Greenbelt protects 1.8 million acres of land across Ontario including:

- 535,000 acres of natural heritage system, and
- 100,000 acres of tender fruit and grape specialty crop areas.

The Greenbelt Plan includes the:

- Niagara Escarpment Plan;
- Oak Ridges Moraine Plan; and
- Parkway Belt West Plan.

ONTARIO'S GREENBELT



Schedule 1:
Greenbelt Plan Area
PLAN 2005



CITY OF HAMILTON & THE GREENBELT

GREENBELT PLAN & GROWTH PLAN IN HAMILTON

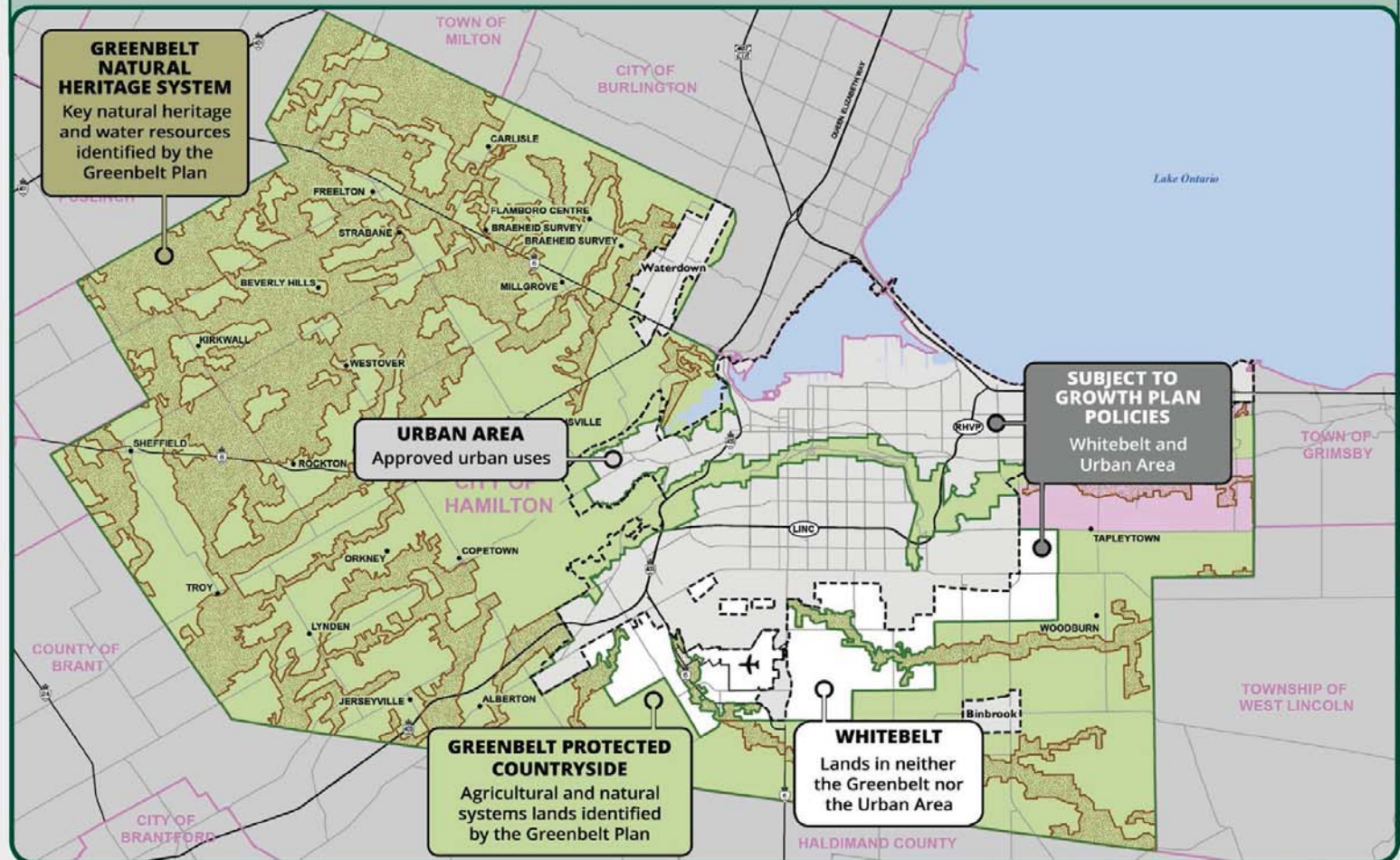
The Greenbelt Plan and Growth Plan are Provincial Plans. The Growth Plan tells municipalities how much residential and employment growth they should plan for.

The City of Hamilton must implement both the Greenbelt Plan and the Growth Plan. When thinking of the future, the City must consider what both of these plans mean for Hamilton.

QUICK FACTS

- 78% of the entire City is protected by the Greenbelt.
- The City has worked with the Greenbelt Plan for 10 years.
- The policies of Greenbelt Plan and Growth Plan are reflected in the Urban Hamilton Official Plan and the Rural Hamilton Official Plan.
- Both Official Plans direct the future of the City.

LANDS IN THE CITY OF HAMILTON CAN BE DESCRIBED AS...





WHY ARE WE REVIEWING THE GREENBELT BOUNDARY?

6

WHY DO THIS REVIEW?

1. Provincial Plan Review

The Ministry of Municipal Affairs and Housing initiated a Provincial Plan review in February 2015. The province has asked all municipalities to provide their recommendations for Greenbelt boundary changes. This is the City's opportunity to provide comment to the Province on how Hamilton can better meet the objectives of the Greenbelt Plan.

2. Refine the Greenbelt

Over 10 years of working with the Greenbelt, the City has identified opportunities to refine it. There are areas that may be more appropriate to be included in the Greenbelt. Others areas may be more appropriate for removal from the Greenbelt.

3. Plan for Growth

The City must think about where to direct future growth. A lot of growth will occur in the existing Urban Area, some as intensification. Some growth will take place in the Whitebelt. However, not all lands in the Whitebelt are suitable or available for growth.

4. Uphold the Greenbelt Vision and Function

The Greenbelt is important to the City of Hamilton. If lands are removed from the Greenbelt, other lands of equal or greater area and value will be added to the Greenbelt.

WHO DECIDES?

Based on your feedback today, a report will be developed and provided to City Council and the Province. Ultimately, the decision to modify the Greenbelt boundary rests with the Province.

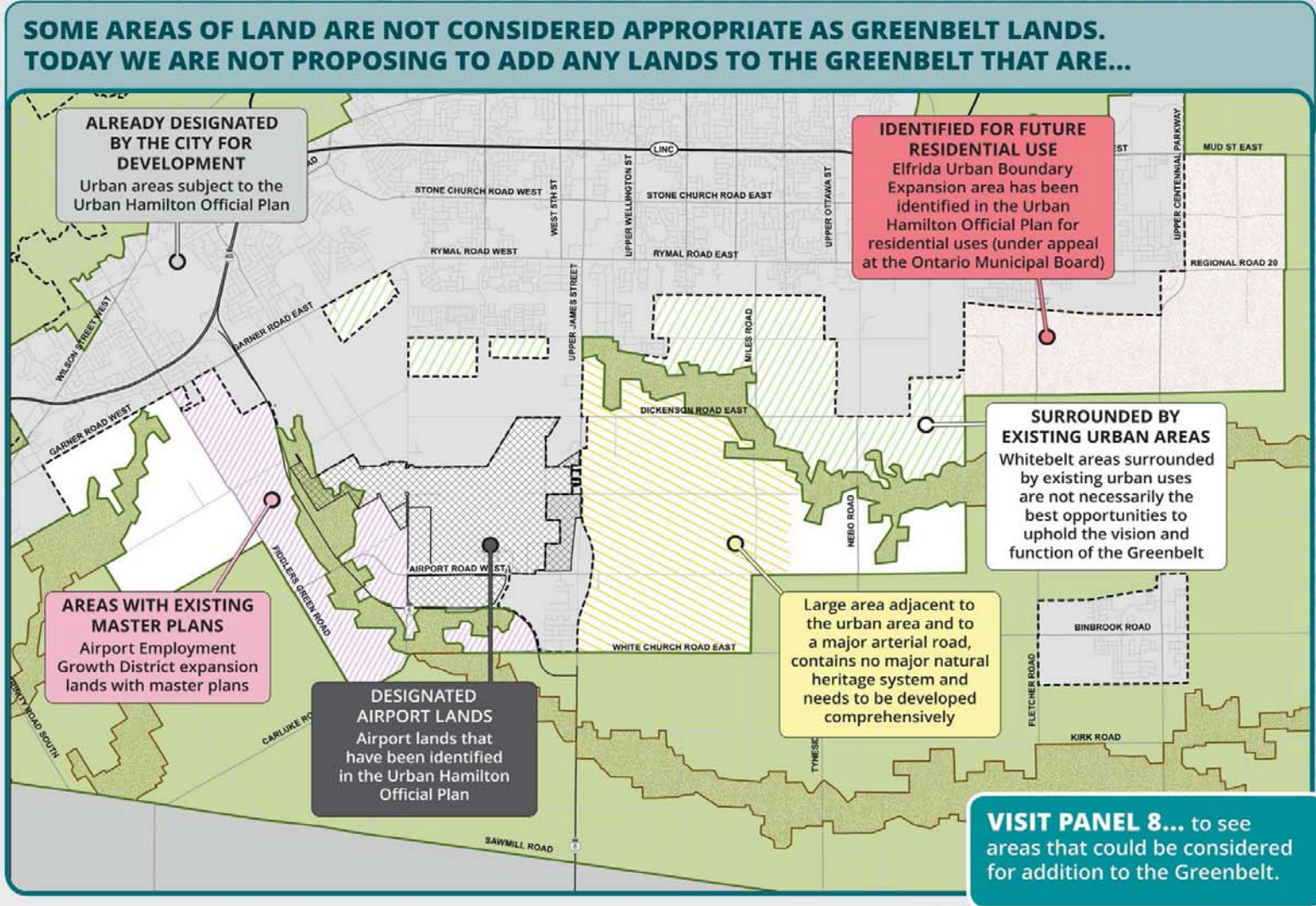
WHEN PLANNING FOR GROWTH IN THE WHITEBELT, WE NEED TO CONSIDER...





ISSUES TO CONSIDER

REMINDER
The purpose of this review is to develop a high-level understanding of opportunities to refine the Greenbelt boundary. Areas shown and discussed will not necessarily be added in whole or even in part. Any changes made will be minor.



VISIT PANEL 8... to see areas that could be considered for addition to the Greenbelt.



AREAS THAT COULD BE CONSIDERED FOR ADDITION TO THE GREENBELT



What do you think about the areas that could be considered for addition to the Greenbelt?

Should other areas be considered for addition?

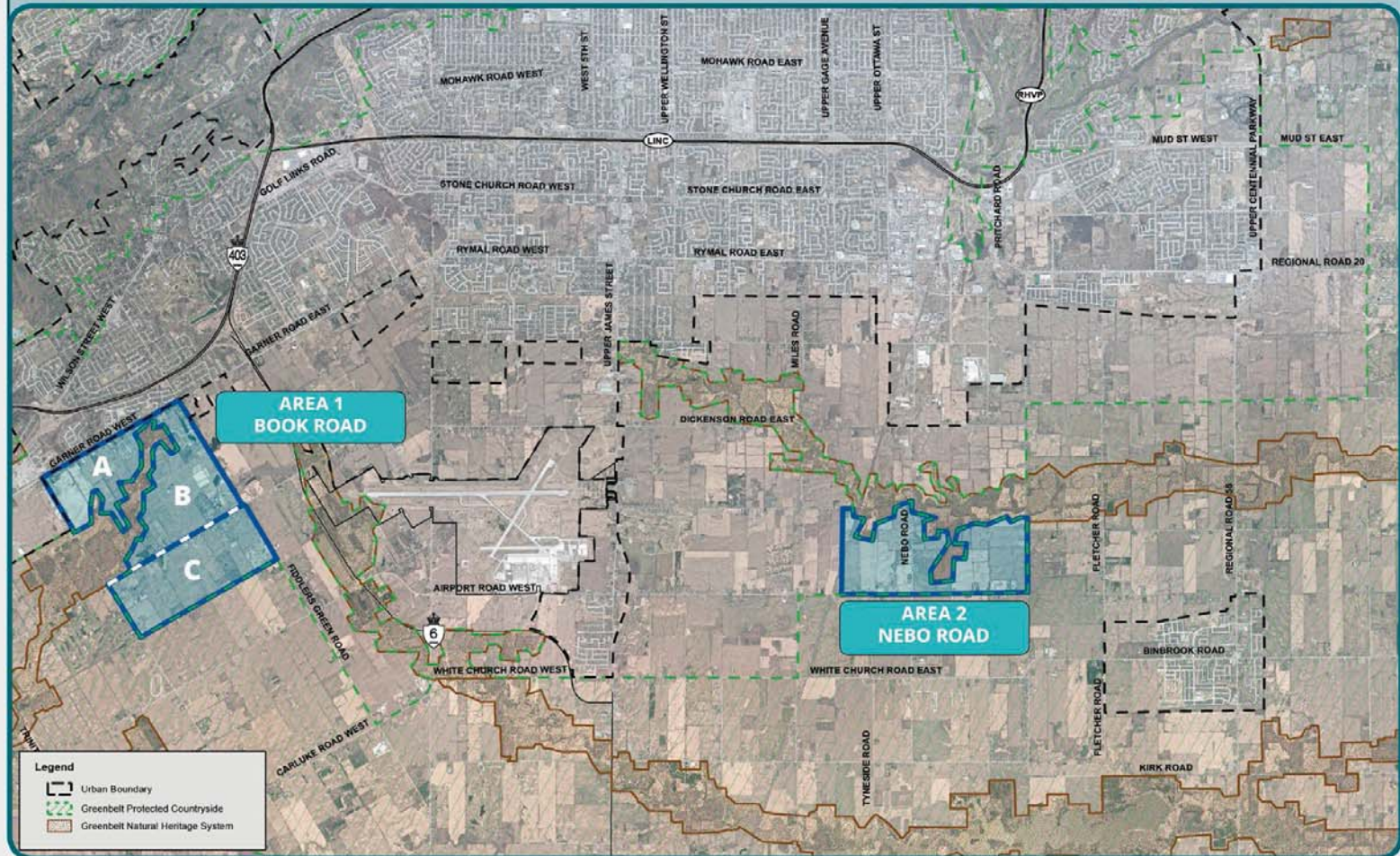
Your workbook includes a map of the areas that could be considered for addition.

Mark up the map and provide comments in your workbook. Include reasons why an area should or should not be considered for addition to the Greenbelt.

REMINDER

The purpose of this review is to develop a high-level understanding of opportunities to refine the Greenbelt boundary. Areas shown and discussed will not necessarily be added in whole or even in part. Any changes made will be minor.

AFTER CONSIDERING THE ISSUES DESCRIBED ON PANEL 7, THERE ARE TWO REMAINING AREAS THAT COULD BE CONSIDERED FOR ADDITION TO THE GREENBELT....





PROPOSED CRITERIA TO ASSESS AREAS THAT COULD BE CONSIDERED FOR ADDITION TO THE GREENBELT

To help consider the areas for potential addition to the Greenbelt, criteria were developed. The criteria were developed using strategic Provincial and City planning documents as well as feedback from a stakeholder workshop.

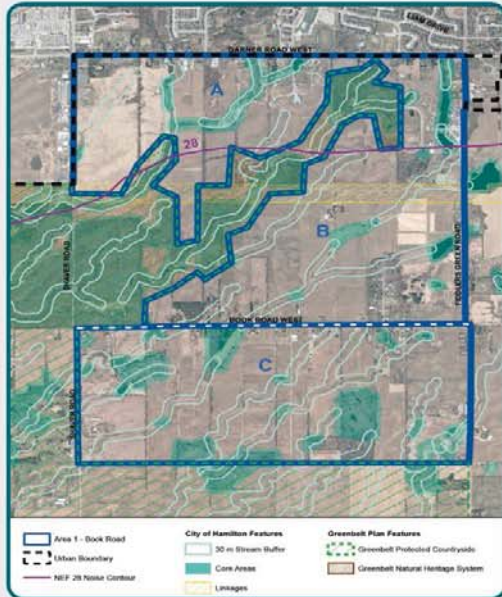
The table presents the proposed criteria to assess areas that could be considered for addition to the Greenbelt. The criteria are presented in no particular order.

Criteria Group	To be a good addition to the Greenbelt, the area should...
Protection of Agriculture	Contain Agricultural lands
	Contain Specialty Crop lands
	Be adjacent to established farms to protect the land in the long-term for agricultural use.
Rural Character & Economy	Contain agricultural-related uses (e.g. farm markets, farm implement dealers, etc.) or on-farm diversified uses (e.g. farmers markets)
	Support rural character, and leverage rural amenities
Environmental Protection	Contain portions of the City's Natural Heritage System, which could include portions of the existing ravine system) and protect core features and functions by connecting linkages
	Be an extension of the Greenbelt Natural Heritage System
	Be an extension of the Greenbelt Protected Countryside
Cultural Heritage	Provide opportunity for protection to known municipally identified trails, parks, conservation areas, or other cultural heritage (landscapes or buildings).
Settlement Area	Contain land that is constrained by the NEF 28 contour because it precludes residential and any other sensitive land use within the NEF contour
	Not contain land that is highly suitable for employment or residential uses (i.e., surrounded by existing or future employment / residential uses)
	Contain lands that are suitable for a limited amount of land uses (e.g., only employment)
Infrastructure and Natural Resources	Not contain existing or planned water/wastewater servicing and not provide opportunities for efficient servicing expansion.
	Not contain existing or planned connections to higher-order road networks (e.g., arterial roads).
	Not be in proximity to identified inter-regional transit corridors, mobility hubs, or other sustainable transportation networks.
	Contain aggregate mineral aggregate resources

What do you think about the criteria presented? Is there anything else we should consider when we assess areas for addition to the Greenbelt?
Add your comments to the table using the sticky notes



APPLYING PROPOSED CRITERIA TO AREA 1 – BOOK ROAD



Criteria Group	Draft Results
Protection of Agriculture	<ul style="list-style-type: none"> • Primary land use is Agriculture in and surrounding the area • Some areas of Open Space and Rural (north-east of area) land uses and Urban land uses to the north • No Specialty Crop lands
Rural Character & Economy	<ul style="list-style-type: none"> • Agriculture-related uses such as a farmer's market on Fiddlers Green Road • Potential on-farm diversified uses (i.e. bed and breakfast) which may be defined as a rural amenity that maintains rural character
Environmental Protection	<ul style="list-style-type: none"> • City Core Area and Existing Greenbelt Natural Heritage System features bisect the area • Opportunity to enhance protection of an existing east-west City Linkage • Opportunity to extend City Core Area south of Garner Road. • Greenbelt Protected Countryside borders the area to the west and the south.
Cultural Heritage	<ul style="list-style-type: none"> • Existing bike route on Book Road and Fiddlers Green • No identified cultural heritage resources, conservation areas, or City classified parks.
Settlement Area	<ul style="list-style-type: none"> • Major NEF 28 noise contour constraint on the area meaning sensitive land uses (i.e., residential and institutional uses) are not suitable • Bounded by residential uses to the north • Bounded by future employment to the east and partially to the west.
Infrastructure and Natural Resources	<ul style="list-style-type: none"> • No existing watermain servicing within or near the area • Some wastewater infrastructure to the north of the area • Potential Rapid Transit Line to run along Garner Road East • Current transportation infrastructure is a rural network • Potential to connect to infrastructure serving existing residential development north of the area • Contains a small area of mineral aggregate resources

What do you think about the Draft Results for Area 1? Have we missed anything? Do you have any changes?
Add your comments to the table using the sticky notes



URBAN RIVER VALLEYS OPTION FOR ADDING TO THE GREENBELT



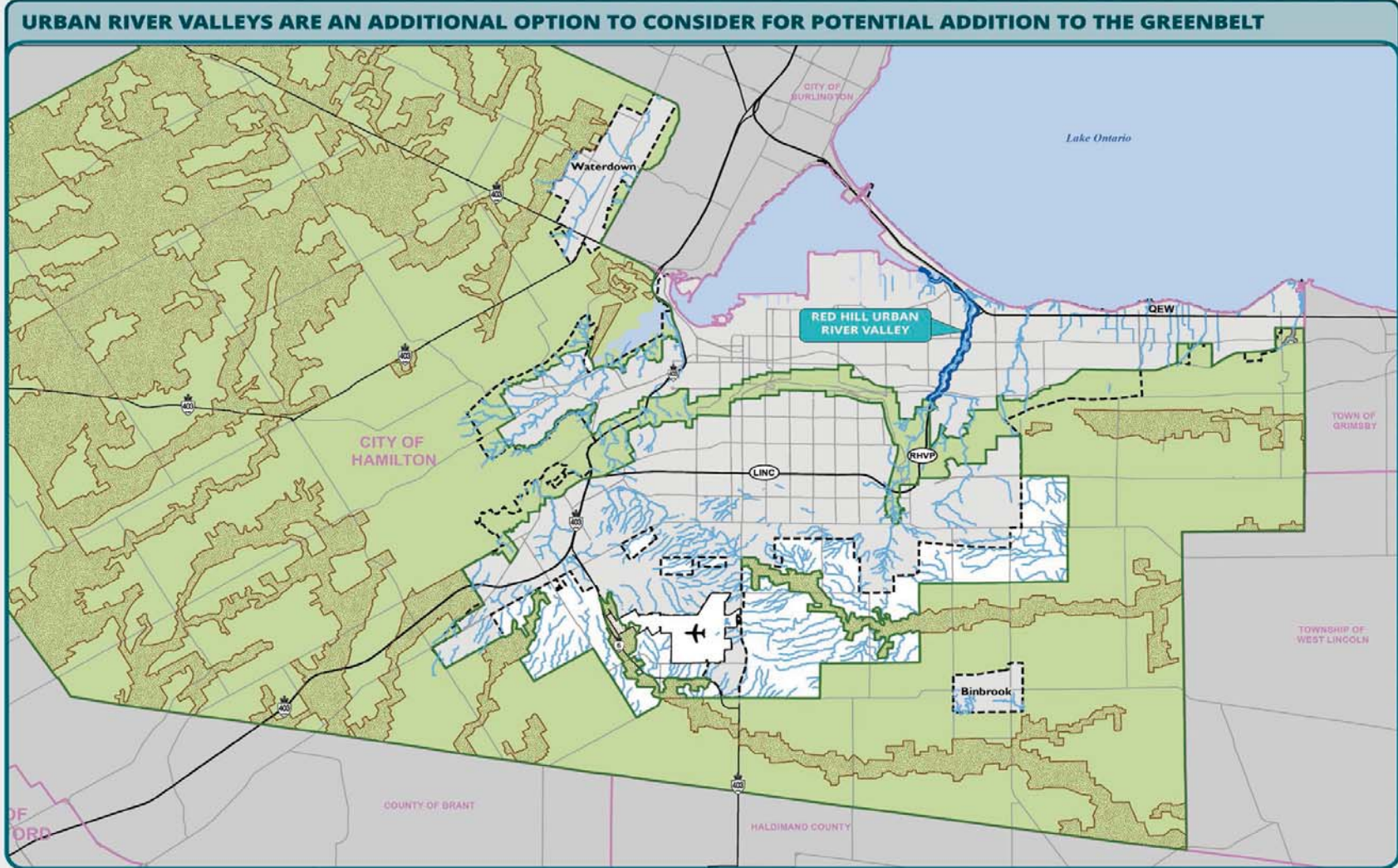
What are your thoughts on potentially adding the Red Hill urban river valley to the Greenbelt?

Provide your comments on the sticky notes and add them to the map



Should other urban river valleys be considered for potential addition to the Greenbelt?

Provide your comments on the sticky notes and add them to the map





SELECT YOUR PREFERRED AREA(S)



Place a green dot on the area you think would best help meet the vision of the Greenbelt Plan

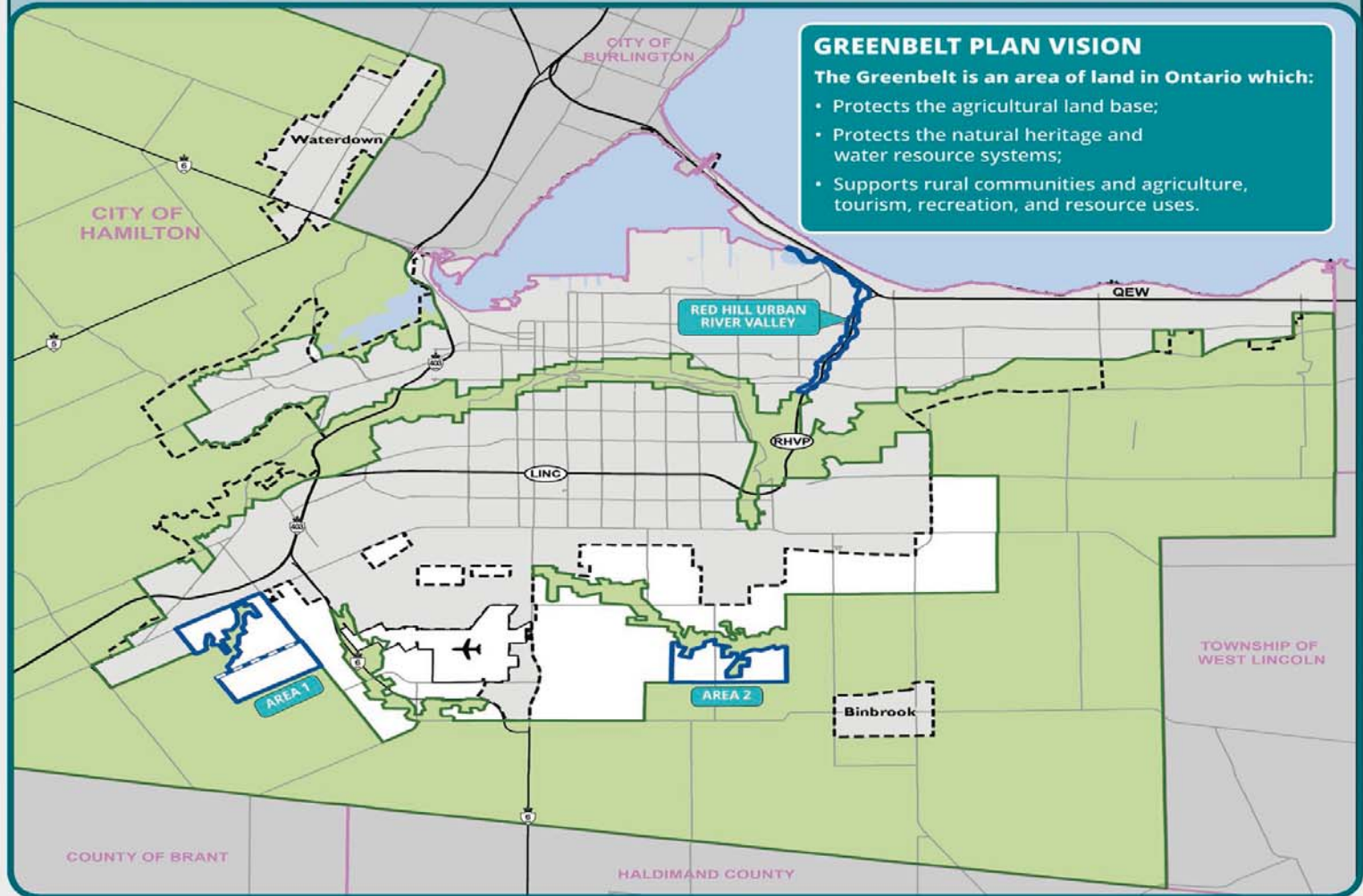


Place a yellow dot on the area you think would least help meet the vision of the Greenbelt Plan



If you have additional comments on the best opportunity to add to the Greenbelt, write them on the sticky notes provided and place on the map.

SELECT WHICH AREA(S) (INCLUDING ANY YOU MARKED IN YOUR BOOK) THAT YOU THINK WOULD BEST HELP MEET THE VISION OF THE GREENBELT PLAN AND THE GROWTH PLAN IF THEY WERE TO BE ADDED TO THE GREENBELT



GREENBELT PLAN VISION
The Greenbelt is an area of land in Ontario which:

- Protects the agricultural land base;
- Protects the natural heritage and water resource systems;
- Supports rural communities and agriculture, tourism, recreation, and resource uses.

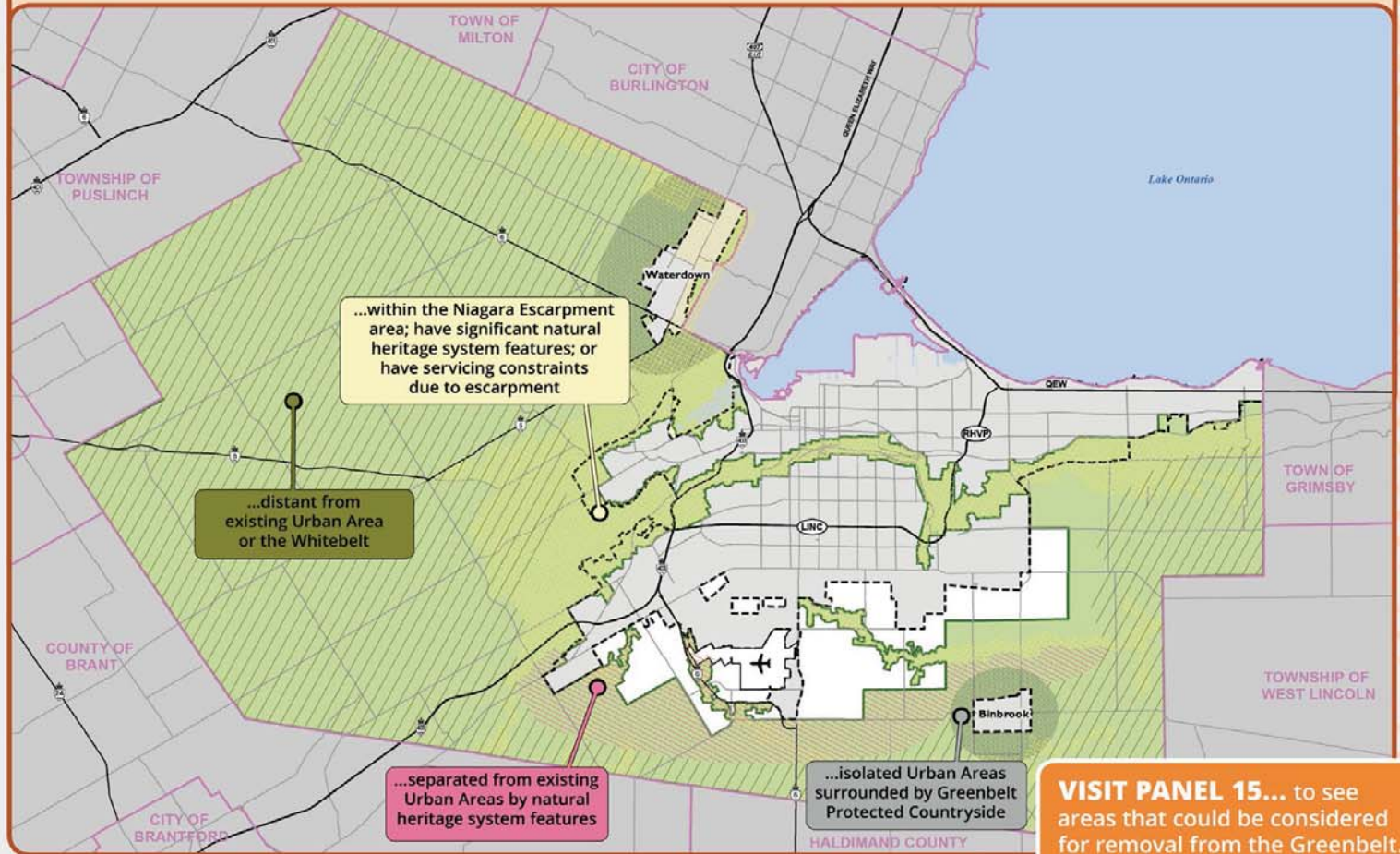


ISSUES TO CONSIDER

REMINDER

The purpose of this review is to develop a high-level understanding of opportunities to refine the Greenbelt boundary. Areas shown and discussed will not necessarily be removed in whole or even in part. Any changes made will be minor.

ONLY APPROPRIATE LANDS WILL BE CONSIDERED FOR REMOVAL FROM THE GREENBELT. TODAY WE ARE NOT PROPOSING TO REMOVE ANY LANDS FROM THE GREENBELT THAT ARE...



VISIT PANEL 15... to see areas that could be considered for removal from the Greenbelt.



AREAS THAT COULD BE CONSIDERED FOR REMOVAL FROM THE GREENBELT

15



What do you think about the areas that could be considered for removal from the Greenbelt?

Should other areas be considered for removal?

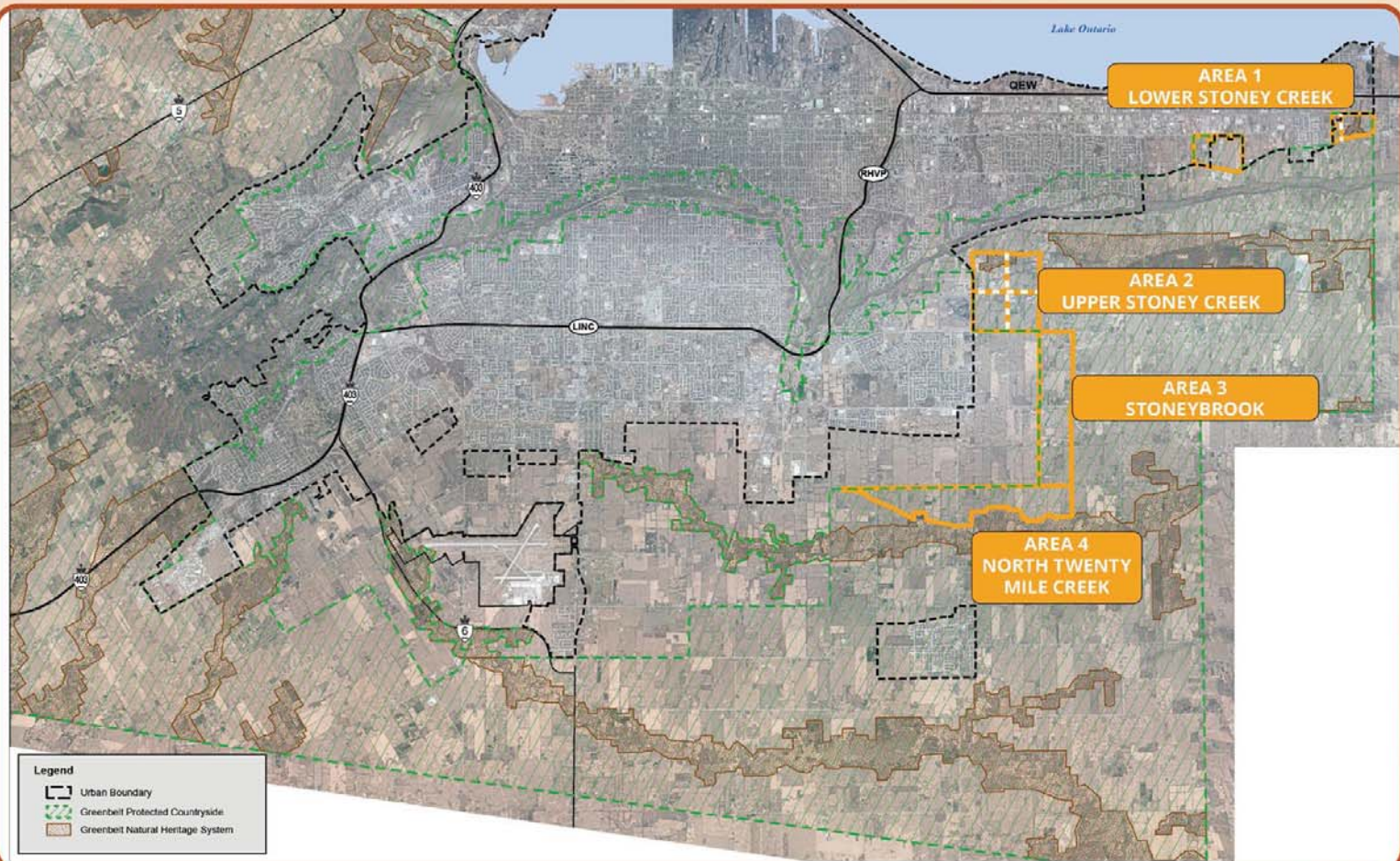
Your workbook includes a map of the areas that could be considered for removal.

Mark up the map and provide comments in your workbook. Include reasons why an area should or should not be considered for removal from the Greenbelt.

REMINDER

The purpose of this review is to develop a high-level understanding of opportunities to refine the Greenbelt boundary. Areas shown and discussed will not necessarily be removed in whole or even in part. Any changes made will be minor.

AFTER CONSIDERING THE ISSUES DESCRIBED ON PANEL 14, THERE ARE FOUR REMAINING AREAS THAT COULD BE CONSIDERED FOR REMOVAL FROM THE GREENBELT.





PROPOSED CRITERIA TO ASSESS AREAS THAT COULD BE CONSIDERED FOR REMOVAL FROM THE GREENBELT

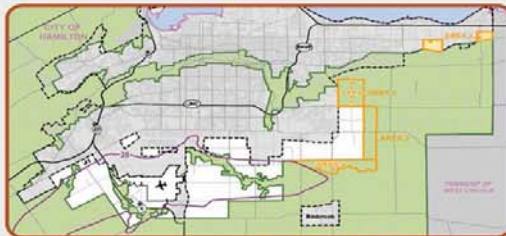
To help consider the areas for potential removal from the Greenbelt, criteria were developed. The criteria were developed using strategic Provincial and City planning documents as well as feedback from a stakeholder workshop.

The table presents the proposed criteria to assess areas that could be considered for removal from the Greenbelt. The criteria are presented in no particular order.

Criteria Group	To be suitable for removal from the Greenbelt, the area should....	What do you think about the criteria presented? Is there anything else we should consider when we assess areas for removal from the Greenbelt? Add your comments to the table using the sticky notes
Protection of Agriculture	Not contain Agricultural lands Not contain Specialty Crop lands Be surrounded by land uses that prohibit typical agricultural practices	
Rural Character and Economy	Not be supportive of rural character nor allow for rural amenities and assets	
Environmental Protection	Not contain portions of the City's Natural Heritage System (local features) Not contain portions Greenbelt Plan's Natural Heritage System	
Cultural Heritage	Not undermine known, municipally identified trails, parks, conservation areas, or other cultural heritage (buildings and landscapes).	
Existing Urban Area(s)	Contain land that is not constrained by the NEF 28 contour as those have greater flexibility for a range of land uses including residential and institutional uses Contain land that is clearly highly suitable for employment uses Be contiguous with existing urban land that would create a complete community or complete an existing community Have a configuration suitable for urban uses	
Infrastructure and Natural Resources	Be serviced or in an area where water/wastewater servicing is already planned or provide opportunities for efficient servicing expansion. Contain existing or planned connections to higher-order transportation networks (e.g, arterial roads). Be in proximity to identified inter-regional transit corridors, mobility hubs, or other sustainable transportation networks.	



APPLYING PROPOSED CRITERIA TO AREA 1 – LOWER STONEY CREEK



Criteria Group	Draft Results
Protection of Agriculture	<ul style="list-style-type: none"> Specialty Crop is the only land use in the area Surrounded by residential and employment uses to the west, north, and east
Rural Character and Economy	<ul style="list-style-type: none"> Allows for some rural amenities and assets (i.e., Winona Gardens and Imperial Precast Corp. by Fifty Road)
Environmental Protection	<ul style="list-style-type: none"> Most of the area does not contain City's Natural Heritage System features (Core Area nor Linkage) or Greenbelt Natural Heritage System
Cultural Heritage	<ul style="list-style-type: none"> Eastern part of the area contains a small Community Park and a small individually designated cultural heritage property No conservation areas or existing trails in the area
Existing Urban Area(s)	<ul style="list-style-type: none"> Area is not constrained by NEF 28 noise contour Opportunity to complete an existing community as area is virtually surrounded by employment or residential uses
Infrastructure and Natural Resources	<ul style="list-style-type: none"> In proximity to existing water and wastewater servicing (Barton Street, Fifty Road) Potential Rapid Transit Route along Barton Street Adjacent to Barton Street Pedestrian Promenade Near potential multi-modal hub Adjacent to Highway 8 potential transportation corridor expansion

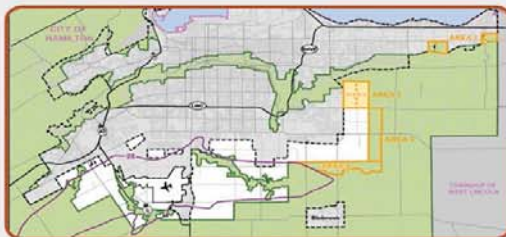


What do you think about the Draft Results for Area 1? Have we missed anything? Do you have any changes?

Add your comments to the table using the sticky notes



APPLYING PROPOSED CRITERIA TO AREA 2 – UPPER STONEY CREEK

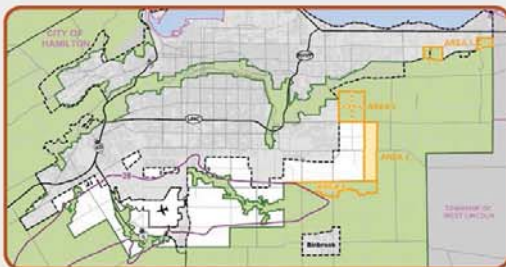


Criteria Group	Draft Results
Protection of Agriculture	<ul style="list-style-type: none"> • Specialty Crop is the only land use in the area • Urban Neighbourhood and Arterial Commercial uses to the west • Planned future residential uses to the south
Rural Character and Economy	<ul style="list-style-type: none"> • Allows for some rural amenities and assets (i.e., Drive-in theatre, container/trailer services, golf centre, Dofasco Park, and Green Mountain Gardens most found along Green Mountain Road
Environmental Protection	<ul style="list-style-type: none"> • Contains some City Natural Heritage System features (Core Area and Linkage) in the north of the area and south of Green Mountain Road • Contains some Greenbelt Natural Heritage System in the north
Cultural Heritage	<ul style="list-style-type: none"> • Individually designated cultural heritage property in north-west portion of the area • No conservation areas, existing trails, or City classified parks
Existing Urban Area(s)	<ul style="list-style-type: none"> • Area is not constrained by NEF 28 noise contour • Suitable for employment uses • Opportunity complete an existing community as area is adjacent to existing urban boundary and planned future residential uses to the east and south
Infrastructure and Natural Resources	<ul style="list-style-type: none"> • No existing water or wastewater servicing in or near the area • Some opportunity for water and wastewater servicing expansion from the west • Potential Rapid Transit Line along Upper Centennial Parkway • Adjacent to identified transportation corridor (Upper Centennial Parkway)


 What do you think about the Draft Results for Area 2?
 Have we missed anything? Do you have any changes?
Add your comments to the table using the sticky notes



APPLYING PROPOSED CRITERIA TO AREA 3 – STONEYBROOK

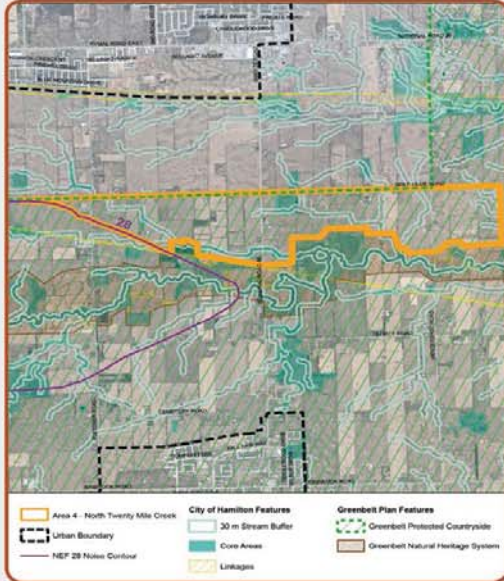


Criteria Group	Draft Results
Protection of Agriculture	<ul style="list-style-type: none"> Agriculture is primary land use, with Rural land use north of Highland Road Planned future residential uses to the west
Rural Character and Economy	<ul style="list-style-type: none"> Allows for some rural amenities and assets (i.e., B&G Multi Services on Highway 20)
Environmental Protection	<ul style="list-style-type: none"> Contains some City Natural Heritage System features (Core Area and Linkage) north of Highway 20 and between Highway 20 and Golf Club Road Does not contain Greenbelt Natural Heritage System
Cultural Heritage	<ul style="list-style-type: none"> No identified cultural heritage resources, existing trails, conservation areas, or City classified parks
Existing Urban Area(s)	<ul style="list-style-type: none"> Area is not constrained by NEF 28 noise contour Suitable for employment uses Opportunity complete an existing community as area is adjacent to planned future residential uses to the west
Infrastructure and Natural Resources	<ul style="list-style-type: none"> No existing water or wastewater servicing in or near the area No planned connections

What do you think about the Draft Results for Area 3? Have we missed anything? Do you have any changes?
Add your comments to the table using the sticky notes



APPLYING PROPOSED CRITERIA TO AREA 4 – NORTH TWENTY MILE CREEK



Criteria Group	Draft Results
Protection of Agriculture	<ul style="list-style-type: none"> Agriculture is the only land use in the area Planned future residential uses to the north
Rural Character and Economy	<ul style="list-style-type: none"> Allows for some rural amenities and assets (i.e., Fletcher Fruit Farms, and Slack Lumber & Supplied Limited on Highway 56)
Environmental Protection	<ul style="list-style-type: none"> Most of the area does not contain City Natural Heritage System features (Core Area nor Linkage) Area does not contain Greenbelt Natural Heritage System
Cultural Heritage	<ul style="list-style-type: none"> No identified cultural heritage resources, existing trails, conservation areas, or City classified parks
Existing Urban Area(s)	<ul style="list-style-type: none"> Area is not constrained by NEF 28 noise contour Suitable for employment uses Opportunity complete an existing community as area is adjacent to planned future urban uses to the north
Infrastructure and Natural Resources	<ul style="list-style-type: none"> Existing watermain along Highway 56 to Binbrook Existing sewer on Golf Club Road and Highway 56 to Binbrook Contains rural collector and arterial roads No planned connections to higher order transit or other sustainable transportation networks

What do you think about the Draft Results for Area 4? Have we missed anything? Do you have any changes?
Add your comments to the table using the sticky notes



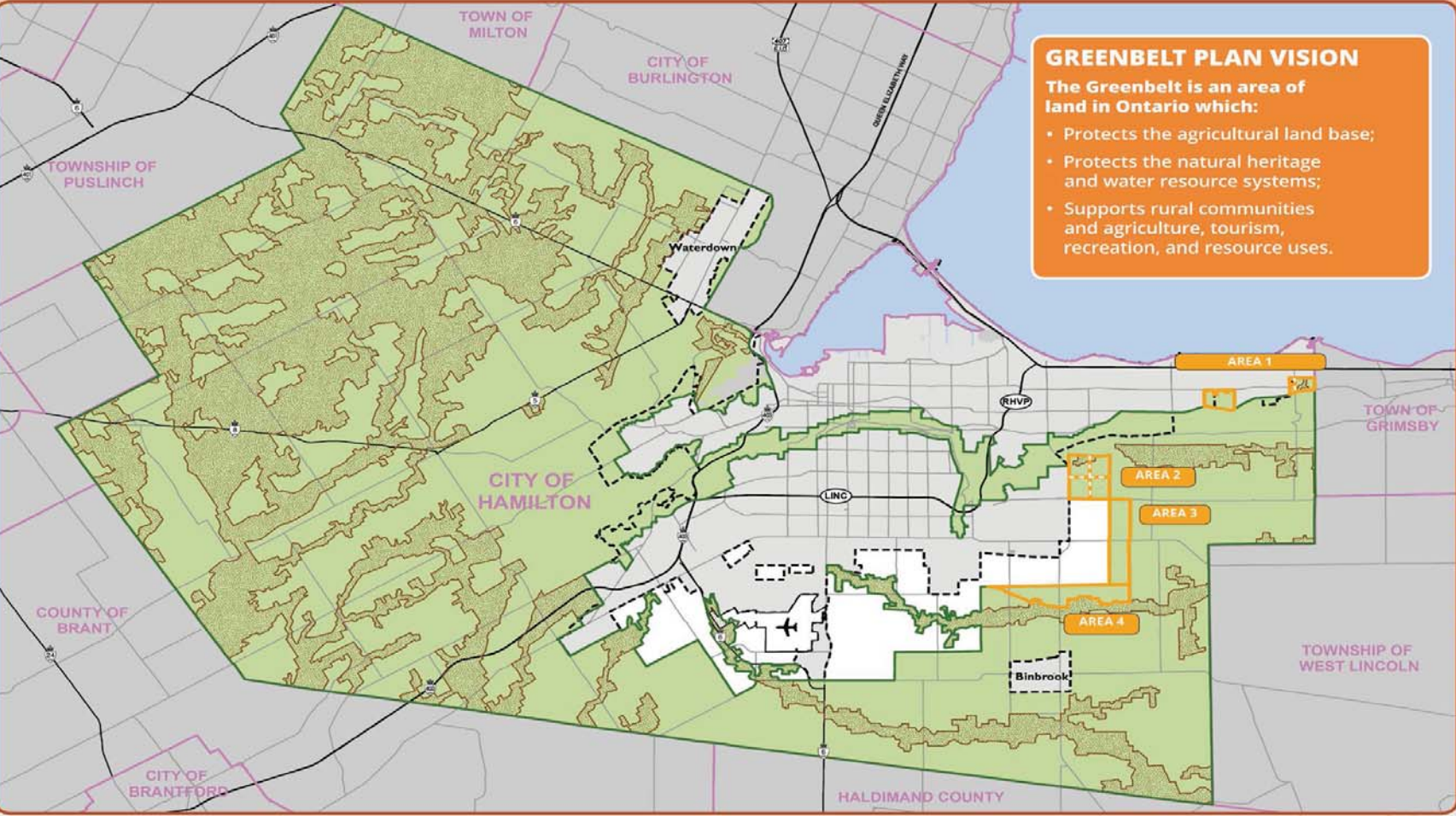
SELECT YOUR PREFERRED AREA(S)


Place a green dot on the area you think would best help meet the vision of the Greenbelt Plan


Place a yellow dot on the area you think would least help meet the vision of the Greenbelt Plan


If you have additional comments on the best opportunity to remove from the Greenbelt, write them on the sticky notes provided and place on the map.

SELECT WHICH AREA(S) (INCLUDING ANY YOU MARKED IN YOUR BOOK) THAT YOU THINK WOULD BEST HELP MEET THE VISION OF THE GREENBELT PLAN AND THE GROWTH PLAN IF THEY WERE TO BE REMOVED FROM THE GREENBELT



GREENBELT PLAN VISION
The Greenbelt is an area of land in Ontario which:

- Protects the agricultural land base;
- Protects the natural heritage and water resource systems;
- Supports rural communities and agriculture, tourism, recreation, and resource uses.



GREENBELT BOUNDARY REVIEW

Open House Workbook

Welcome to the Greenbelt Boundary Review Open House Drop-in Session!

Motivated by the Coordinated Provincial Plan review being undertaken by the Ministry of Municipal Affairs and Housing, today is about getting your feedback to better develop a high-level understanding of the opportunities to refine the Greenbelt boundary. Areas discussed will not necessarily be recommended for addition to, or removal from, the Greenbelt.



We would like you to provide your comments/thoughts on areas that could be considered for addition to the Greenbelt and removal from the Greenbelt. This workbook provides further direction on today’s objectives and how you can participate; it also is one of the tools you can use today to provide your feedback.

Your time and input today is greatly appreciated.

Please tell us about yourself:

Name:

Address:

Phone:

E-mail:

Notice of Collection

Personal information and comments submitted on this form and/or made in an oral presentation are collected under the authority of the Planning Act, R.S.O. 1990, Chapter p.13 (as amended), and will be considered as part of public input in the preparation of Hamilton's response to the Provincial Plan Review. Questions about the collection of this information should be directed to Joanne Hickey-Evans, 71 Main Street West, 4th floor, Hamilton, Ontario, L8P 4Y5, 905-546-2424 extension 1282.



PURPOSE & OBJECTIVES

The purpose of this Open House is to get your input on what Greenbelt boundary changes the City should recommend to the Province. The final decision around any changes rests with the Province of Ontario.

TODAY'S OBJECTIVES

Give you information on the Greenbelt and the City of Hamilton

Get your feedback on areas that could be considered for addition to the Greenbelt

Get your feedback on areas that could be considered for removal from the Greenbelt

IMPORTANT NOTES ABOUT TODAY'S OBJECTIVES

The purpose of this review is to develop a high-level understanding of opportunities to refine the Greenbelt boundary. Areas discussed will not necessarily be added to or removed from the Greenbelt. Any changes made to the Greenbelt will be minor.

The final decision on changes to the boundary rests with the Province of Ontario.

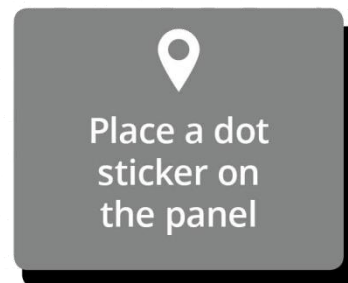
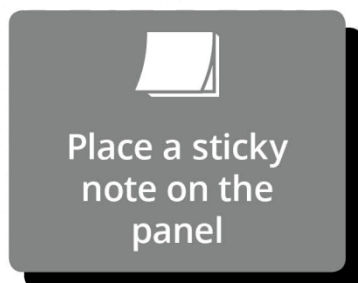
This review is not about the policies in the Greenbelt Plan.

OPEN HOUSE FORMAT

How can I participate?

1. Take part in an orientation session or use this workbook to guide yourself.
2. Provide your feedback on the panels or workbook as requested.
3. As you visit the panels, these icons will tell you how you can participate – in your workbook, with sticky notes on panels, or with a dot on a panel.

FEEDBACK METHODS










As always, staff are here to answer any questions you may have.

Where can I get background information?

The **green-themed panels** provide an overview of the Greenbelt and the City of Hamilton. These panels also explain why this Greenbelt boundary review is taking place.







How do I give my feedback?

The **blue-themed panels** are an opportunity to give your feedback on areas that could be considered for **addition to the Greenbelt**.

FEEDBACK REQUESTED	VISIT PANEL #	FEEDBACK METHOD	✓ when completed
What do you think about the areas that could be considered for addition to the Greenbelt?	7 8	Visit the panels, then write in this Workbook (Page 7) 	<input type="checkbox"/>
What do you think about the potential criteria that could be used to assess areas for addition to the Greenbelt?	9	Write your comments on Sticky Notes, then place them on the panel 	<input type="checkbox"/>
What do you think about the preliminary review of each of the areas that could be considered for potential addition to the Greenbelt?	10 11	Write your comments on Sticky Notes, then place them on each of the panels 	<input type="checkbox"/>
What are your thoughts on urban river valleys as an opportunity to add to the Greenbelt?	12	Write your comments on Sticky Notes, then place them on the Panels 	<input type="checkbox"/>
What are your preferred areas to be considered for potential addition to the Greenbelt?	13	Place a green dot on the Panel on the area you like best. 	<input type="checkbox"/>
		Place a yellow dot on the Panel on the area you like least. 	<input type="checkbox"/>
		Write additional comments on the Sticky Notes, place them on the panel 	<input type="checkbox"/>

How do I give my feedback?

The orange-themed panels are an opportunity to give your feedback on areas that could be considered for removal from the Greenbelt.

FEEDBACK REQUESTED	VISIT PANEL #	FEEDBACK METHOD	✓ when completed
What do you think about the areas that could be considered for removal from the Greenbelt?	14 15	Visit the panels, then write in this Workbook (Page 8)	 <input type="checkbox"/>
What do you think about the potential criteria that could be used to assess areas for removal from the Greenbelt?	16	Write your comments on Sticky Notes, then place them on the panel	 <input type="checkbox"/>
What do you think about the preliminary review of each of the areas that could be considered for potential removal from the Greenbelt?	17 18 19 20	Write your comments on Sticky Notes, then place them on each of the panels	 <input type="checkbox"/>
What are your preferred areas to be considered for potential removal from the Greenbelt?	21	Place a green dot on the panel on the area you like best.	 <input type="checkbox"/>
		Place a yellow dot on the panel on the area you like least.	 <input type="checkbox"/>
		Write additional comments on the Sticky Notes, place them on the panel	 <input type="checkbox"/>



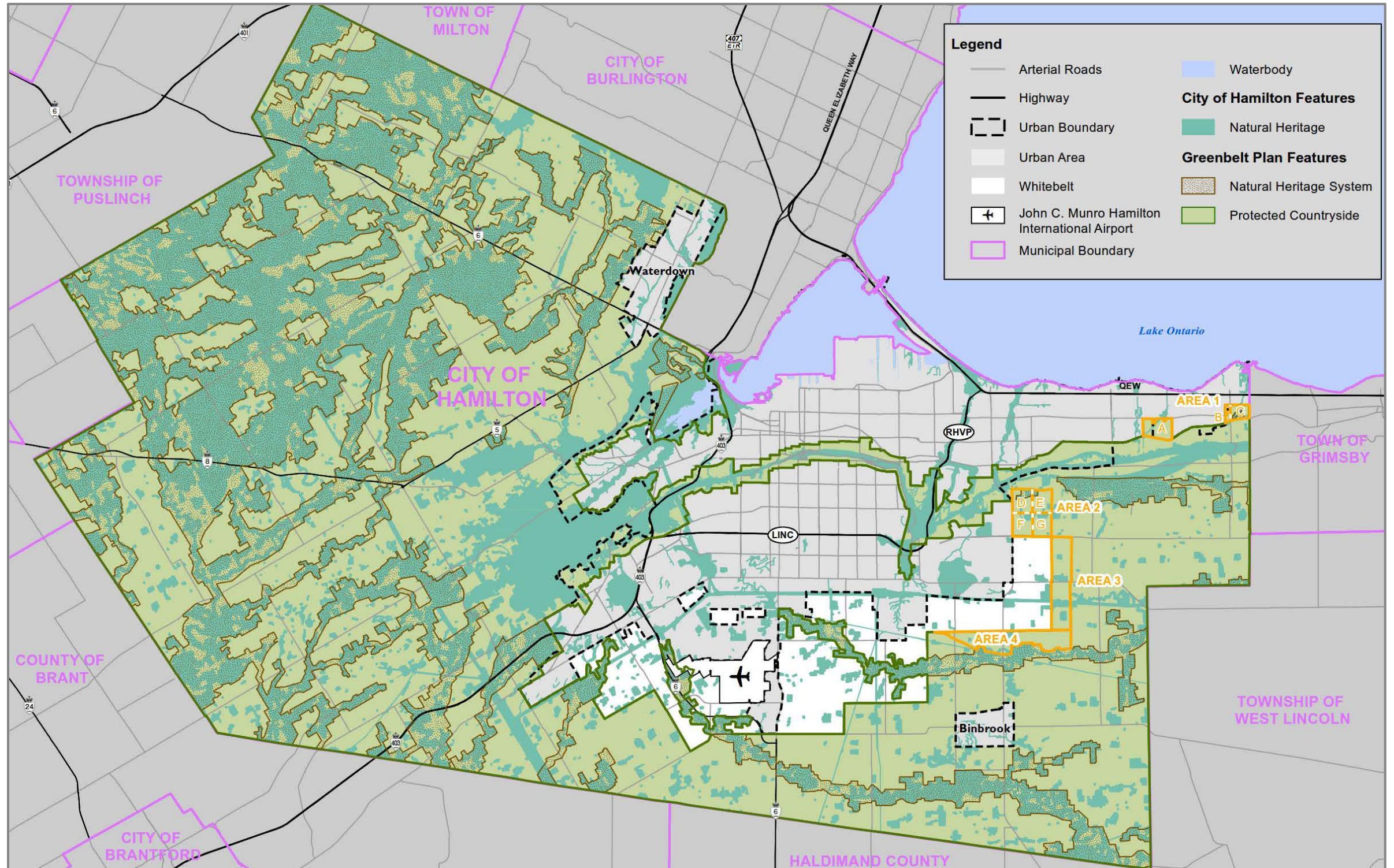
FEEDBACK ON AREAS THAT COULD BE CONSIDERED FOR REMOVAL FROM THE GREENBELT

Now that you have visited Panels 14 and 15, what do you think about the areas shown? Should other areas be considered for addition? Mark up the figure below and provide your comments in the space provided on this page. Additional space is on Page 9. Include reasons why an area should or should not be considered for addition to the Greenbelt.

Reminder: The purpose of this review is to develop a high-level understanding of opportunities to refine the Greenbelt. Areas shown and discussed will not necessarily be added (or removed) in whole or even in part. Any changes made will be minor.

Comments

Horizontal lines for writing comments.





TEAR OFF PAGE FOR YOUR REFERENCE

Greenbelt Plan Vision

The Greenbelt is an area of land in Ontario which:

- Protects the agricultural land base;
- Protects the natural heritage and water resource systems;
- Supports rural communities and agriculture, tourism, recreation, and resource uses.

Greenbelt Boundary Review Next Steps

- **September 2015.** Analyze information gathered at the September 10, 14, and 17th Open House sessions to inform a staff report that will recommend locations for Greenbelt Boundary revisions.
- **October 2015.** Staff report presented to Planning Committee and Council. Staff report, including revisions from Committee/Council, to be forwarded to the Province for consideration in the 2015 Coordinated Provincial Plan Review.

Contact

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THANK YOU!



Open House Post-it Notes

OPEN HOUSE #1September 10, 2015

Panel 7

This is not right.
Protect farm land along roads.

Panel 8

Please do not place Area 1 in the Greenbelt area.
Why would you allow more superstores on Wilson if you are not going to develop the 1700 acres?
Do not put in the Greenbelt.
Do not put in the Greenbelt.
Include in Greenbelt – A, B, and C.
Yes, protect prime agricultural land BUT province needs to provide just transitions (fair compensation).
Characteristics of parcel A are different and more favourable to development than parcels b and C. Therefore ask that parcel A not be included in the Greenbelt.
You're taking away my retirement.
Development allows great incentive to bring in new stores – it is also good for property tax.
DO NOT Greenbelt area 1.
Preserve farmland.
Preserve agricultural lands. Existing landowners can sell to those who are interested in agriculture, NOT development. There are young farmers who will buy it.
Hamilton is broke – we need development by the airport.
Yes protect prime agriculture land but province needs to offer just transition (fair compensation).
Leave us alone. We expected that we some day we would be able to sell our land for development. We are ready to sell. Please keep it out of the Greenbelt.

Panel 9

Do not develop farm land along roads.

Don't just consider what should be added to the Greenbelt – consider what should be added to the City of Hamilton – i.e. Area 1 Parts a, b, and c (Good for residential).

Panel 10

Lands around Ancaster industrial park should be removed from the Greenbelt – the business cluster already created would be hindered in the future and is a source that should be built upon.
Much go green – night noise from cargo flights – no development.
The employment growth area of the airport will support and need residential development in long term. Thus development will produce needed tax revenue for City. Block A is ideally placed for urban growth and will provide close to work accommodations.
Size of machinery today for farming would need to widen the roads and Book Road lands would only be cash crop.
Include more land into Greenbelt.
Much more land should be added – especially good quality farmland.
The noise contour is antiquated and the new plans coming out will be less noisy and runways to be build south to north.
Trinity road from Wilson street to Batter should not be in Greenbelt.
Wastewater infrastructure exists to the north of Area 1-A, to serve Area 1-A.
Majority of land use is NOT agricultural.
Against change to the Greenbelt.
The north side of Garner Road is fully developed, why exclude the south side.
London England enacted Greenbelt in 1993 facing similar problems as Ontario 1980; percentage of family farms dropped from 45% in 1970 to 29% in 1985. How is this helping farmers?
Wal-mart and other stores (Longo's coming on Wilson north of Area 1)) are not rural in character!
Successful agricultural business ie. Farm Market on Fiddlers Green depends on urban growth.
Area 1 A should not be placed in Greenbelt and kept as growth potential.
Contour noise report is old and we have been told the runways may be changed. West Ancaster needs development people are moving to Brantford and Caledonia.
Why is Elfrida continuing to grow residential and there is no new growth in Ancaster?
No longer bed and breakfast in this area, has been gone at least 5 years ago.

Good growing land. Making it Greenbelt is good.
There is no B&B on Book Road. The property was sold at least 1 to 2 years ago and was non-existent with the previous owner.
There are many bike routes on Hamilton City streets so Book Road (even though no one living on Book is aware of it) would be fine.
Most properties are not viable farming operations – not enough acreage per household.
Yes, protect farmland around Book and Butter.
For about ten years we have had consultation with the planning department and now you want to change Area 1 for Greenbelt? What a hit.
My so called nest egg in Area 1 may be history if it goes to the Greenbelt.
For ten years Area 1 was not in the Greenbelt. Why the sudden change for the benefit of east Hamilton.

Panel 11

Why not extend north of Twenty Creek to Dickenson for same reasons.
From 2001 to 2006 using Census Data – 490 farms lost – 31% loss pig farms and livestock , 24% beef drop, 13% dairy drop.
Don't permit scrapyard.
Please define diversified uses more clearly – scrapyard and what else.
I like this.
Rail trail is widely used – protect areas surrounding.
Areas 1 and 2 are within the noise contour of the airport – they will not be protected from noise. This is green?

Panel 12

How is a valley with a major access/ring road running through it to be considered Green(belt)??
Yes – this will give the valley more protection from encroachment!
Lower Spencer & Ancaster Cr. Valleys.
Greenbelt - The ravine of Lower Spencer Creek & Tributaries through Dundas & Ancaster .
Adding non-agricultured land to the Greenbelt should not be used as trade for taking Ag land out of the greenbelt. Ag land is a precious declining one soul.
Why wasn't Stoney Creek + 20 mile not considered for Greenbelt expansion?

Panel 13

Night cargo flights increasing. Noise not suitable for residential.
Don't give up soft fruit areas!
City could pay farmers in disputed areas – different (\$) between agricultural value + development value.
At best the Red Hill urban river valley should be considered whitebelt. It should not be called "Greenbelt". It is surrounded by city.
Leave the Greenbelt AS-IS. Do not play with our retirement – NOT good business just assisting Stoney Creek.
I don't understand why the planners want to move add more Greenbelt into area.
Location Lot 35 Con 4 Ancaster 1166 Garner Rd. West approx 95 acres adjoining hydro line request to have our farmland in the Greenbelt.
River valley an important wildlife corridor between lake + escarpment.

Panel 14

Leave everything the way it is.
Place a heavy weighting on protection of agricultural land – food security needs are increasing with climate change.
I too, agree that all new development should make use of brownfields and NOT any agricultural land. Do NOT diminish Greenbelt!
If an Area is 2 b removed from the Greenbelt... an area of at least equivalent area should be added elsewhere in our region.
"Brown field" development should be promoted before any areas are deleted from the Greenbelt.
Agreed! The Greenbelt area should not shrink. Brownfields should be promoted for development.

Panel 15

Stop Ancaster sprawl.
If the City excludes lands from Greenbelt in Elfrida/Stoney Creek, add it back in Elfrida/Stoney Creek! Allow Ancaster to thrive.
Stop sprawl – no removal.

If you remove any of these, replace them within Stoney Creek, Elfrida, not Ancaster.
No reduction in Greenbelt area.

Panel 16

Do not take any productive farm land out of the Greenbelt.
Should not change zoning on specialty crop lands/farming due to the nature of the crop.
Global population 2050 – 9.7 billion 2100 ± 14 billion Protect every square foot of food producing land.
Canada has 5% of its land mass as suitable for agriculture. Canada is one of only 5 NET food exporters globally. SAVE ALL FOOD LAND.
Do not pave over farmland next to rdsi-highways.
When was the last 28NEF study done?
Should not make existing residential land off-limits for residential uses. Provide flexibility.
Add all such land to the Greenbelt and don't remove.
Do not bankrupt your fellow citizens and make the rich richer!
Leave the Greenbelt AS-IS.

Panel 17

Waterway needs this area as a buffer zone to help with species survival.
These parcels are BOTH tender fruit + grape lands – contradicts your criteria to remove them!
Specialty crops still need this area for continuation. We can't keep diminishing this potential.

Panel 18

2-activity @ Mudd's Centennial - 28 NEF. - Rapid Transit Corridor/metrolinx.
Area 2 is tender fruit + grape land – How can it be ok to remove?
Area 2 – Grape + tender fruit land should be left alone.

Panel 19

Protect tender fruit land.
Why do we need more developed land when places to grow targets only need 17% of white belt to 2050.
This is productive farmland. It really is NOT needed for housing development.
This expansion places an area with Greenbelt on three sides – a clear decision just for sprawl.

Panel 20

We should not extend into Greenbelt – would affect bordering Greenbelt lands and consume agricultural land.
Avoid expressions such as “not contain agricultural land (panel 16)” in formulations of criteria for deletions – is it not obvious?
Area 4 should be removed from Greenbelt. This area has water + sewer is under construction.
Protect Foodland.
We need to keep this as agriculture land for our food sources, as well as a buffer zone for the health of the waterway.

Panel 21

City could pay landowner in disputed areas (add or removal) diff betw ag value + dev value So fair to existing owner caught at transition time.
Zoning classifications are unfair. Tree farms should be allowed to cut their own crops and build farm house.

OPEN HOUSE #2September 14, 2015

Panel 9

Gravel taking and its related waste of water needs to be controlled.
Rural settlement lands need to be protected as is the agriculture lands. Farm land is farm land.
Enforce property standards in any green belt area to get rid of derelict plants, gas station, houses etc. The Greenbelt must be green and clean.
Agricultural uses, ie markets etc, needs to be maintained.
Why isn't prime farmland in Brant & Waterloo counties included in Greenbelt? Doesn't make sense!

Protection of agriculture is most important. Good prime land should not be industrialized with rock soil left for growing food.

Base any moves on the quality of the farmland. Keep the good. Build on the poor.

Panel 10

Define 'rural character' carefully. Monster homes w/ bed + breakfast doesn't maintain rural character in my books.

Developed on 3 sides. Fill in the gap.

Farmland already has rules. Why do we need it to be green belt as well?

Good farmland and should be kept as farmland.

Services are coming to AEGD lands.

People want to live in Ancaster. We need more land developed.

Noise maps are outdated. Update them.

These lands should not be added to Greenbelt. Its stealing money from land owners.

Protect fruit belt instead.

Stop playing with peoples lives. Leave it the way it is!

Do it!

Let it develop. Too close to city for real farming.
From a farmer.

Would be suitable to provide homes when the airport – land is developed to provide employment to near by residents.

Panel 11

The airport is not going to be a high employment area so don't expand there

Please let the people know that the noise-contour maps have not been updated since 2006!

Proceed + do it.

Making a rectangle out of 20 mile creek land is not eye pleasing and the foliage and animals do not live in rectangles.

The existing set back around the 20 mile creek is more than sufficient for the fauna & flora and wild life.

Why is existing farmland being further burdened with Greenbelt classification. Why is farmland classification not sufficient?

Greenbelt can punish farmers who do not have a company or gov't pension.
Therefore, creating greenbelt w/o compensation punishes the farmer.
If you recommend a farm be included in the Greenbelt.
Will you recommend they can sever a lot or 2 on each farm + eliminate the taxes on the land.

Panel 12

Support protection of 20 creek waterway.

Urban river valleys should be included.

Excellent idea – add all major water courses.

Panel 13

Lots on Parkside Drive no longer good for agriculture.

Waterdown – Not enough road infrastructure to accommodate expansion of urban boundary.
Traffic is congested through Dundas St + Parkside Dr. East west expansion (2016) cannot accommodate anymore housing as already planned.

Yes to URBAN RIVER VALLEYS – but do a comprehensive inclusion – not just Red Hill (west end URVs too!).

Add Stoney + Battlefield Creeks.

Add Fifty Creek.

Why does boundary stop at Brant + Waterloo border.

Add Spencer Creek + other major water courses.

I agree heartily to adding lands around water courses.

Panel 14

NO GO List – Should also include provincial Tender Fruit + Grape Lands (lower Stoney Creek parcels).

Keep greenbelt lands and expand it to include parts of the 'white belt' aka food belt!

Do not remove any lands from the existing Greenbelt!

Panel 15

Remove the Greenbelt entirely. We are good land stewards.

If you want to restrict the use of farm land to farming, you must allow for the family to build a dwelling on it.

Fruit growing lands need to be in Greenbelt. Mass urban + industrial sprawl is not acceptable. Cities have usable industrial land.

Panel 16

Remove the Green belt. We are good land stewards.
What role have provincial policies + criteria played in proposed deletions?
No removal of any part of the Greenbelt. Even if the land is not currently active farmland. Once paved, its hard to go back.
Alter Greenbelt Boundary which cuts through existing urban lots e.g. Progreston Rd Carlisle.
Tweaking the boundry that cuts through urban lots eg Progreston Rd Carlisle.
Prime (good) agri land should remain in green belt no matter where it is. "Urban farmer" is a fast growing segment + should be encouraged.
LAND ownership without control of its use is tantamount to having it expropriated. If you want to control it, buy it.
Remove the Greenbelt entirely. We are good land stewards.
York Rd-Dundas <ul style="list-style-type: none"> - A farmer needs a house to live in. - Allow 1 single-family residences to be built on every identified farm-parcel. - You want farms/agriculture – farmers need a place to live.
<ul style="list-style-type: none"> - Remove 25+-acre minimum for single family dwellings under NEC. - Farmers need to live on the land they work.
York Rd, Dundas <ul style="list-style-type: none"> - Removal of lands adjacent to York Rd as high traffic flow between Dundas + Highway 6. - York Rd carries traffic overflow from 403. - Widen York Rd to accommodate traffic.
York Rd-Dundas <ul style="list-style-type: none"> - Remove 25+-acre minimum for residential construction. - York Rd has identified lands owners cannot build on yet they farm land. - A farmer must be allowed to live on land she/he works.
Potential agricultural land +/- or ag land now owned by a developer + taken out of production should still be considered agricultural land.
Increasing demands for traffic flow b/w Dundas and Hwy 6 N require York Road to become safer, wider, better maintained.

Panel 17

For future consultations include context for each piece. Ex. This area 1 is ON defined "Tender Fruit land".
"Cultural Heritage" development of trails, parks, community gardens should be encouraged + planned for.
How is it that such specific boundaries have been established for individual parcels of land. How is the property 'across the street' any less sensitive?
This is provincial tender fruit + grape land – not suitable for removal.

Panel 18

This is provincial tender fruit + grape land – not suitable for removal.
There are far less agriculturally viable lands within the greater plan than these. I believe the process is not transparent.

Panel 19

Were any growth (population) projections used to justify this parcel's remove? (eg comprehensive review – like process).
Why are there no Flamborough properties which meet removal criteria on any of these maps?
No removal! We need to grow it, not remove parts from it.
Remove Greenbelt along all major transit corridors.

Panel 20

Were any growth (population) projections used to justify this parcel's removal? (eg comprehensive review – like process).
Remove all land within 8 km of Urban Regions.
All small parcels too small to farm economically fronting on Hwy 6 – N should be removed from Greenbelt.
None. No removal of any of it.

Panel 21

If NEC, Greenbelt Hamilton want to preserve lands for green use compensate land owners. Talk is cheap.
Why are we not compensated for "tying up" our land – we pay taxes etc. You are protecting

farmland but not the farmers.
The farm is our property. How can it be designated Greenbelt without our permission. Why can I not sever 2 lots – each for my children that have worked on the farm.
Belt the whole province make it fair. Support farmers.
Remove from Greenbelt - We are good land stewards.
Landowners should be compensated for de-valuing of their lands. If the province, NEC, City want our land PAY FOR IT!
Waterdown-North Please do not expand urban boundary. Traffic is horrendous already and Dundas expansion and East West Road expansion will not be able to handle more automobiles + trucks – only one exit east as it is!
Remove existing business' from Greenbelt on Highway 5 west of Highway 6.
York Rd-Dundas <ul style="list-style-type: none"> - High traffic flow between Dundas + Hwy 6. - Widen York Rd to accommodate current + future traffic need. - York Rd a heavily used access route to 403 from Dundas.
York Rd-Dundas <ul style="list-style-type: none"> - Remove 25+-acre minimum from NEC to permit farmers to live on lands they work. - You want farms, farmers need a place to live on land they work.
<ul style="list-style-type: none"> - Farms surrounded by residential. - Manure issues. - Noise issues. - Commercial gas station on Evans.
Remove all lands on Centre Road.
Remove lands on Hwy 97 adjacent to town of Freelon.

OPEN HOUSE #3September 17, 2015

Panel 9

-Crops are trees feed corn, grass Protect fruit in. -Stoney creek should stay in Greenbelt.
Don't put in Greenbelt Live work & play; its by employment lands.
These lands should remain OUT of Greenbelt.
Farmers need ready access to services such as equip. dealers especially for breakdown during

harvest times.
The area should protect headwater areas as a priority.
Other urban creeks should be considered. RHVP is good but there are other that lead to Lake Ontario & also would be extension from existing Greenbelt.
Areas close to infrastructure make better candidates for exclusion from Greenbelt.

Panel 10

The soil in this area is excellent for agriculture – produces cash crops. Please include the Book Rd. area.
Close to 403 + Hwy 6 transit. Easy commute. Accessibilty to Toronto should not be in Greenbelt.
Book Road has many viable acres in vegetables as well as cash crops. Book Road area should be protected. -I second this.
Should absolutely be protected. Book Rd/Fiddlers as cash crops & its great excellent soil for Ag!
Already part of development area. North side of Garner Rd. Near Airport work place for nearby residential. Should not be in Greenbelt.
A & Possibly B are close to services and development existing on Garner & Shave are natural extension of A.
Part "b" & "c" make senses to incorporate, but maybe not <u>all</u> of A, along Garner would be useful to develop.

Panel 11

Protection of home owners property values.
Area to E seems lonely and better candidate for inclusion in Greenbelt not sure about west section.
Noise issues have been reduced as plane are quieter than past.

Panel 12

The Dundas Valley needs protection where it is outside the urban boundary.
The Red Hill valley should be protected as an important ecological linkage.
The urban river valleys are ecologically important and should be added.

All the Red Hill urban river valley should be added.
With the Red Hill Valley Parkway built and some calling for its widening, what would be the impact? Alternatively with the highway already here, what is the benefit?
The Red Hill valley should be protected as an important ecological area. River Valleys are unique areas.
Red Hill Valley is a logical inclusion. Significant natural area that leads to Lake Ontario.
These streams are headwaters for twenty mile creek and should be considered for protection.
Area that has not been built on in B Book should be remove from urban boundary.

Panel 15

<u>AREA 4</u> remove it from greenbelt but extend boundaries to square off lands to Trinity Church Rd.
<u>Area #4</u> Extend boundaries to Trinity Church Rd.
<u>Area 4</u> Lands to be added to removal of greenbelt should be squared up to include all lands up to natural heritage area.

Panel 17

There is no need to remove any areas. Farms and natural areas should not be intensified when there are other lands available.
Decision to allow commercial development along Hwy 20 was made. This is done with the intention of having residential are nearby.
No one makes money farming.
I believe that nay greenbelt lands from Elfrida and Stoney Creek areas should be replaces with lands in their respective areas, not at the expense of area (A, B, C).
We need to be visionary in this approach. Removing this would be a one time cash influx However the long term effect on the community and environment would be negative – lets be responsible.
Leave area, (A, B, C) in its entirety for future growth.
Farming is not feasible in this area. Land lacks nutrients – leech in.
Ditto – do not remove any green area We need farms!
We need to remember to consider the protection of natural wetlands and greenspaces that require environmental protection once these unprotected areas are damaged it is difficult and unlikely to be restored (such as Sherman inlet, Red Hill valley, Randle Reef)
The areas around Twenty Mile Creek are critical headwaters area which feed the creek

downstream they should not be removed.
By removing areas that are part of, or nearby existing urban areas, we are contributing to urban sprawl. Industrial developers should be required to first explore the possibility of using existing industrial lands rather than converting green or undeveloped/protected land.
Do not take from the Greenbelt. Develop in the white areas.
No area should be removed from the Greenbelt. Look what has happened to the fruit farms in this area.

Panel 17

Don't remove tender fruit lands
These areas are part of a micro climate which is conducive to growing fruit. We have taken away too much of this land & need to preserve such a niche area.
Farm land must be protected. Majority of our fruit comes from other countries protect these areas.
Protect this land. We need more than ever to be able to grow our own food. It would be detrimental to everyone to "outsource" our food supply.
Not acceptable too much wildlife + natural habits will be displaced.
E.D Smith should not be taken out of Green Belt. It's a disgrace that money can do anything you want. Keep agriculture lands to grow our own food so we do not have to depend on China that posions their food. What a disgrace. Shame on you Hamilton.
Area 1A is best suited to take account of + make use of existing and planned infrastructure.
Would allow completion of original SCUBE Vision A complete community.
Area 1A is an ideal candidate for removal – will fit with existing + planned developments as a logical urban expansion.
Surrounded by Fruit land Winona Secondary Plan, would make sense to add, and just utilize other HCA restrictions.
There is no need to rush approval for development the recent approval to build between 50 + fruitland is already going to provide a very large influx of people.
Areas A & C contain stream valleys and should be afforded additional protection not less. Water quality is a public health issue and these areas are critical to protect quality.
Should include the lands between Barton + Hwy 8 and bounded by Lewis Rd and Glover Rd We have already lost too much land that was fertile.
Protect our agriculture lands so we can support our farmers. Why do you say eat local + then sell imported foods + vegetables not grown in Winona. Shame on you.

Our fruit and vegetable areas should be protected and processing plants should be put back in areas. More canning factories like E.D Smiths.
All Specialty crops are gone. Farmers can't make money.
This is a micro climate with the "California" soil. Prime land. Protect Fruit.
Please protect agricultural areas. We need to support our farmers. Farmers feed cities and we need food that is not shipped to Canada from other countries. We need to maintain control of our food sources.
Once agricultural land is lost it can't and will never be recovered. We have to stop thinking about today.
No land should be removed only more added or we will end up one bug parking lot. People should be encouraged to upgrade and use existing buildings instead of just moving to something new.

Panel 18

<p>Area 2</p> <p>This area is a key migration staging area for Canadian Geese + Hawk + other birds. This is also an original family farmstead. To develop this area will severely compromise migration lands + take away from the farm heritage of the area.</p> <p>We get that high profile real estate Group has bought land on speculation but that does not allow the city to exploit the lands. Spend the money in the old industrial areas – not in Greenbelt. We are against this.</p>
Roads already extremely busy as a transportation corridor (first + second rd east) not really rural community anymore.
Protect this bird migration area. Do not remove from Greenbelt!
<p>Not much farming anyway.</p> <ul style="list-style-type: none"> -rural homes -soil is nutrient depleted anyway
<ul style="list-style-type: none"> -no farming potential -water is too hard to grow -soil is NOT good for growing
Farmers not interested in farming soil that does not have nutrients.
<p>Soil is not Prime.</p> <ul style="list-style-type: none"> -nutrients leech out down the mountain -no one wants to farm no money to make
Soil prime

Can't replace it Stay in the Greenbelt! -ditto
Areas with natural heritage features identified, watercourse headwaters or natural linkages should not be removed from Greenbelt.
Abuts A conservative area.
What moneyed interests own this land?
Farmers not interested in farming here.
NO tender fruit and not much farming in this area.
Greenbelt areas should only be opened up when all other existing building areas have been used.
Portion "C" makes sense to remove at least partially (that portion along upper Centennial) the rest may or may not be useful.
Don't remove tender fruit lands.

Panel 19

Mostly all rural housing now anyway. Not much farming occurring. Removal would have little impact.
The area is important for north south wildlife corridor. Rural area should not be developed in an extensive way. Important wetlands & headwaters in this area.
May not be "vital" to Greenbelt but I don't see a real benefit to removing it now, wait until need/encroachment justifies it.

Panel 20

Area adjacent to natural heritage area and the boundary should not be chipped away in this area.
There are always lots of alternatives for locating residential development. Agricultural land should be protected.

Panel 21

Removal of lot on Parkside Dr., Waterdown from the Greenbelt into the urban zoning Reasons: -property is next to urban boundary and a logical extension -supports housing demand and growth of businesses -no apparent biological disruptions to critical resources -close proximity to Waterdown core/power centre shopping centre which is expanding

-logical location that will provide the area for housing demand in Waterdown that is continuing to increase!
It <u>makes</u> sense to open development east of HWY 20 considering all commercial development.
Makes sense to develop along Upper Centennial, but don't have to open up all the way to 1 st rd

OPEN HOUSE #4

September 28, 2015

Panel 9

What about traditional Haudonosonee Lands?
Protect water sources, watersheds. Underground water systems...natural creeks streams rivers drainage patterns to prevent flooding or pollution or contamination.
Protect headwaters! Also consider including areas with roads etc. to protect as much land as possible – the land around roads can still be valuable.
Why do you not include land that has settlement around it? We should be close to our food sources.
What to include in the Greenbelt also needs the following considerations: how to compensate farmers fairly while, at the same time nurturing new young farmers.
Look at existing brown fields + upgrade existing residential areas first...see infrastructure costs.
Maintain expand + upgrade conservation areas...more trees + vegetable naturalize.
Cultural Heritage – yes! Provide opportunity for protection! & further develop't extension of Greenbelt features.
Contain land that may provide habitat for SAR's or with "Endangered" designation.
Agree with extension of Greenbelt protected countryside.
Flood threats and loss of species demand maximum protection.
Why does it have to be an "extension of..." and contain a <u>city</u> designated feature?
Areas which provide groundwater/aquifer recharge or opportunities for infiltration need to be issued value as well. Also agree! Agreed.
Need to consider WILDLIFE CORRIDORS. Greenbelt should be expanded/connected maximize corridors + minimize isolated 'patchwork' of green spaces.
How do you support New, Young farmers?
Please consider local food production and the need for green infrastructure Climate change is

real. We need to be resilient. Consider farmer support.
Who were the stakeholders in your "stakeholder workshop"? Why didn't you identify them on this panel?
Have you considered Hamilton's food security issues? Where will our food come from if you pave over land?
Access to paths through forested + fields areas for recreation.
Climate Change demands that we protect ALL foodlands.
Would like to see how these criteria compare to provincial criteria. Don't agree needs to be adjacent to established farm (need to correct past mistakes).
You cannot annex land without compensating the land owners! Especially at this late date.
Why do we head to adjust the Province's criteria for Greenbelt?
Why aren't the Province's criteria listed? Agreed.
Protect ALL Foodlands We need local farmers to fee local cities!
Before any land is added to the Greenbelt the landowners should be compensated for the lass in land value.
Help young people to farm...(agriculture) access to farm land they cannot afford land + star up costs. Find ways + keep agricultural lands co-operatives. Joint ventures...trusts.

Panel 10

Allow subdivisions in the airport zone and call it Harley Davidson Heights.
There is no more natural heritage here than they have in Elfrida.
That's a reason to stay out of the Greenbelt.
We don't need anymore McMansions – included in Greenbelt.
<u>There is need for Green Space buffer zones...agricultural land is food secutity + lots of streams potential flood area.</u>
Leave this area out of Greenbelt and have another option for future development.
NOT HERE!
Total concur with all additions. Greenbelt should be enhanced (expanded).
Yes – expand it here.
None of these lands are for tender fruit farms. Not required an Greenbelt designation.

Not in our area leave it where it is.
Greenbelt should be expanded <u>not</u> reduced good changes thus far.

Panel 11

Since when is a "scrapyard" a <u>FARM USE?</u> Put this in the greenbelt but NO to scrapyards.
Scrapyards toxic waste in dumps leach into water + streams underground.
Yes ...too many green spaces natural areas are fragmented.
Yes ... Trans Canada need more trail parks + conservation areas.

Panel 12

As well as adding stream and river valleys it is very important to preserve the "head water" areas - Without this the stream will die! Holding ponds are not the solution – marsh, wet lands need preservation.
Urban River Valleys (climate change) natural drainage pattern to Lake Ontario ... need to be protected to prevent flooding + pollution to water source.
Add the OTHER urban river valleys including Spencer, Chedoke, Fifty, Stoney, Battlefield and others.
Include the Grindstone Creek Valley – one of the most beautiful and delightful in Hamilton/Burlington area. As well as Rep Hill, Spencer, and Chedoke valleys!
How do these pieces of land link to next community? Should be sketch on the maps.
Add all valleys!
Add Red Hill Creek. Incorporate Spencer Creek through Dundas.
Yes definitely add to Greenbelt. Strictly enforce buffers on any development.
Should be added to Greenbelt.
God idea.
Definitely add to Greenbelt! And yes, other urban river valleys should (<u>must</u>) be considered.
Any + all urban river/stream valleys should be added to the greenbelt! Agreed.
Other water areas should/could be added. No more condos water scape should be for everyone to enjoy!
Adjacent areas should be included to increase habitat connectivity and natural corridors.

Add to Greenbelt.
Add to the Greenbelt!
Yes Add to Greenbelt (Red Hill Urban River Valley).
YES! Add Lower Red Hill Valley! <u>Too much flooding</u> already.
You must add RHV watershed to Green-belt & ensure that no further sanctuary or sewer or storm water flow into it. Yes
Add Lower Red Hill protect more endangered species!

Panel 13

Natural Heritage System. Add Scenic Drive + all along the Mountain Brow to Pritchard. As part of the Niagara Escarpment Plans.
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Panel 16

COSTS – Upgrades + expansions what are they specifically?
Upgrade existing areas in city. Lower city BROWN FIELDS WATER FRONT.
Hamilton should not take away any Greenbelt land until <u>ALL</u> brownfields have been developed.
This can be reclaimed and zoned/'developed' Natural.
Just because land is not already 'Natural' does not mean it ought to be developed. We need to Reclaim + rehabilitate – development ought not be the DEFAULT SETTING for land that is not currently meeting greenbelt criteria.
What happens when city removes/deletes cultural heritage designation?
<u>No</u> land swap agreements.
Areas that provide water infiltration/re-charge need to be retained (we CANNOT continue to pave and harden our landscape).
More SOP! You propose adding areas that the developers are not interested in. Easy but dumb. AIRPORT proximity = noise, pollution, toxic runoff. Not compatible with wildlife or healthy ecosystem.
Province has criteria. Why are you making new criteria?? Confusing.
What do you mean by "typical" agricultural practice? How restrictive is this definition?
Why do we have City criteria that is not in keeping with provincial criteria? We <u>shouldn't</u> .

Please consider <u>Climate Change</u> . Build up intensify; <u>NO</u> removal of greenbelt lands. Think food (local) Think green infrastructure.
Why a narrow definition based on <u>existing use</u> What about protecting water sources?
Why would we even consider <u>removal</u> when other countries are encouraging farming and preservation of agricultural lands?

Panel 17

Lower Stoney Creek Greenbelt areas developed years ago causing major flooding issues to the North - + there are no floodplain mops. No removals until proper studies done.
Agricultural land – especially our Class I land, is a non-renewable resource. Once it is paved, it's gone. Don't expand the urban boundary or "white belt" EVER! YES
Stop serving land speculators, start serving the public.
Appears to be a "land swap" to me. Criteria to remove is local not provincial. No removals for 10 yrs!
Why is water protection not being discussed.
Climate change *more frequent storms... flooding extreme weather protect water systems natural drainage patterns.
"IF YOU BUILD IT THEY WILL COME" <u>WRONG</u> Not all arterial roads need strip malls + subdivisions lining them. This is 1970s thinking! Stop it!
This area may not meet existing environmental boundaries but why not consider the expansion of these boundaries? These lands should be part of the Greenbelt.
If there are no conservation areas then make one, expand the park do not remove area from Greenbelt.
What does the Greenbelt decision have to do with what developers want - \$\$ over environment?
Have heard the "complete existing community" spiel – <u>nonsense</u> perhaps the "community" should not expand.
\$\$ over environment? Why is this considered minor?
Too much urban sprawl last 35 years lost valuable fruit belt...3 in Canada.
Do the streams running through both <u>A+B</u> not count as a natural resource?

Panel 18

These are <u>excellent reasons</u> to include Area 2 in the greenbelt as part of the long-term NEED to
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enhance the environmental attractiveness of Hamilton's relatively neglected Eastern End.
Maps are misleading Ponds not shown Water flow No floodplain Maps in lower Stoney Creek. Do not remove!
Do not remove any areas on either map.
Marginal crop value was difficult finding farmers to work the land.
Area 2 is too close to escarpment. Bird migration, public access to trails. WATERFLOW of AREA int + "STONEY CREEK" + Punch bowl waterfall. Development will hurt this natural area.
Sensitive lands are in the areas you want to remove. Also tender fruit land grapes (specialty crops) What's the deal?

Panel 19

No removals for at least 10 years. Too much development on mountain - water flow issues below escarpment.
Lower city will be prone to floods escarpment lands karst landscape natural drainage pattern hundreds of streams creeks....drain to Lake Ontario.

Panel 20

Twenty Mile Creek is immediately south of the area. As such, this area should not be deleted. To suggest that the area does not contain the greenbelt natural heritage system is a pretty narrow definition of environmental planning.
Stop paving over more buffer zones + farm land.
WHAT ARE YOU CRAZY?! AREA 4? Next to escarpment? This is area should be doubly protected!
Yes, Absolutely! Right on!

Panel 21

No removal from <u>greenbelt</u> stop catering to the greed to developers and selling our food water and environment for short term gain.
This whole 'pick your favourite victim' process is absurd. We don't want sprawl. We don't want encroachment on existing greenspace. None. Take no green belt areas out!
Reference pp. 4-5 of the original 2005 plan to <u>permanently</u> protect land – leave it that way! Don't take away!

Workbooks

OPEN HOUSE #1 WORKBOOK COMMENTS

Workbook #	Page	Comments
1	7	Unfair zoning changes (changed from A2 to P6 + P7 designations). A family run and owned tree farm w/ a severed plot for building a farm house. Due to changes the farm will be in jeopardy and residential uses are not permitted. Please consider allowing flexibility to land that has been severed long before the zoning changes. Re-evaluate the land for building, as it is a high-elevation with no water and poses no threat to environment.
2	7	Approx 95 acres farmland in Ancaster; in corn or soya beans rented land to local farmer. 5 acre crops to (CFGB) Canadian Food Grains Bank. Request to save our farmland in crops not pavement. X marks the spot. Adjacent to hydro tower line prime agricultural land. Century Ancaster Homestead Historical Buildings.
3	7	Please keep Area #1 out of the Greenbelt.
4	7	Area 1 A – Least likely B – Better C – Yes. Lots of NH features; surrounded on 3 sides Area 2 – Yes. Surrounded on 3 sides. Based on maps I would imagine it would have riparian value. RHVP – Yes, but → not as part of a trade to remove valuable lands elsewhere. Good linkage but degraded quality due to highway.
	8	Given PPS, if specialty crop areas are removed from Greenbelt, are they still protected? Or would the agricultural designation be changed as well?
	9	I support adding to & strengthening the Green Belt. If any lands are to be removed, they should support a clear purpose that cannot be met in existing urban/whitebelt areas, and be replaced w/ lands of at least equivalent quality.
5	7	Where was the Greenbelt thinking when residential housing was built in Binbrook. This comes very close if not violating the Great Lakes water treaty which Ontario hasn't signed yet. Why are we building a massive underground sewer/water supply line to the airport/Book Rd area if it all can't be converted to development? Millions of \$ Hamilton can only recoup thru property taxes. Hwy 53, Shaver, Book, Fiddlers will be the final major development for

Workbook #	Page	Comments
		<p>Ancaster. The commercial infrastructure is currently being put in place for this area. This is all due to past piecemeal planning + certain developers. How do farmers receive compensation for reduced land values when their farms + the accrued values are their pension plans. The majority of excellent sandy loam soils, suitable for early crops so they can compete with Norfolk County + Erie Shores, are already built over. We have too much crop lands already – more will only drive prices lower + lead to more bankruptcies. With no federal or provincial food policies farming is just getting worse. Most small acreages are, under green belt, suitable for chicken + or operations which are most suited to 10-20 ac lots. How do you stop these close to town. Charter provisions would be in favour of the farmer if he were forced into green belt. Ancaster has become the escape region for the Stoney Creek Italian community vs. South Asian invasion into their part of Hamilton. Housing for this migration is required to keep (racial) harmony in Stoney Creek. More homes via subdivisions would stop the disruption of order, large lot sized, communities in Ancaster to multi-million \$ new single family homes. This activity of purchasing existing homes in town, razing them, + building new mansions is playing hell with property taxes + changing the flavour of the entire town. How about heritage aspects. The smartest thing that can be done is to leave things alone and concentrate all efforts + \$ on great planning that anticipates human needs/requirements when developing these new areas. Build the best parks on the planet, create an agricultural heritage site a la Mississauga's Hwy 10/Eglinton area with historic rural "saved" bldings + equipment. Create a proper site for resident garden plots + community based food production. Create a formal area for ATV, dirtbike, + skidoo operation so farmland isn't requisitioned for that purpose. Growth + expansion is part of the universal plan messing with it will cause too many new issues. For every action there is an equal + commensurate reaction!!</p>
	8	This should be decided by area or region vote. It affects those how own + live on or near the various sites decision should be resident driven to specific sites.
	9	Not long after the Greenbelt plan was originally created the province announced a roadway – the mid-upper peninsula highway to be built from Fort Erie to Peterboro. This was to provide a second + parallel growth region to the 401 corridor! Most of this corridor was in or centered around the green belt region. Now what's behind this latest rethink?
6	7	Leave the Greenbelt AS-IS. No change. No expansions, no

Workbook #	Page	Comments
		deletions, no revisions.
7	7	For consistency and the same criteria as area 2, the Greenbelt should be extended north to Dickenson Road or to the urban area as a buffer to the natural heritage system.
8	8	Area 4 should be removed from Greenbelt – this area has water + sewer under construction + services could be utilized.
9	7	The badly degraded Red Hill Valley can still serve as a wildlife corridor between the lake and the escarpment and other Greenbelt lands. It should be added to the green belt + serve to compliment the Cootes to escarpment system in the west city. This land should be added to the green belt to reinforce its protection in the Cootes to escarpment park plan.
	8	Any area deleted from the Greenbelt should be compensated for by the addition of land of at least a corresponding area (sq k) elsewhere in our region.
No workbook	7	Area 1 should be added to the Hamilton urban area, not the Greenbelt! If this open house was to consider extensions of the Hamilton urban boundary, Area 1 would be an obvious area to add to the City of Hamilton. It is just south of heavy suburban development along Garner Road West (Walmart, Longo's being constructed, etc.) and adjacent to an industrial park on Garner Road and the airport development area. Housing + supporting retail + services in Area 1 are needed to serve these employment centres.

OPEN HOUSE #2 WORKBOOK COMMENTS

Workbook #	Page	Comments
1	7	All corporately owned properties purchased for future development should not be allowed to kill ag for industrial/comm/residential. Stoney Creek/Winona Specialty/Soft Fruit area should all stay or be added back to Greenbelt. Reduce AEGD Do not use any ag land.
	8	"Rural areas" i.e. Flamborough all existing businesses should remain. All farm/ag purchased with mixed usage must have owner or family member on land with at least 1 home 2 if parents retire.

Workbook #	Page	Comments
		<p>No corporations should be able to purchase ag lands for speculation.</p> <p>All land along all highways – Hwy 5, Hwy 6, “major arteries” as proposed (wrongly) in Stoney Creek.</p>
	9	<ol style="list-style-type: none"> 1. Natural heritage system is not accurate. 2. Farmers are land stewards. 3. Developers are agricultural vultures. <p>No balance to 2+3 will cause great harm to future generations.</p> <p>Third generation farmers often have other jobs or businesses to make ends meet. Allow (within reason) secondary business on their property.</p> <p>Think in rural terms regarding what costs are for infrastructure! Rural costs city Ø wells septic beds.</p>
2	7	<p>Any + all land that can be used for agriculture should be preserved – even class 7 + 8 land has a place in agriculture – class 1 to 5 land should not be used for development.</p> <p>Note: the area circled on the map is not a natural heritage area – it is class 1 + 2 land that is being (and has been) farmed for over 100 years.</p>
	8	<ul style="list-style-type: none"> - Do not remove any farm land from the Greenbelt. - The “ED Smith” lands in Winona should never be built over – there is also other land there that should remain in orchards + crop – they don’t “build” prime land anymore.
3	7	<p>I am writing to suggest extending some rural settlement areas. Rather than “unlocking” massive parcels of farm/agricultural land. The next generation of farmers/land owners are seeing steady decreases in value to their lands when being compared to land owners with any kind of residential or commercial zoning.</p> <p>Personally, I have the opportunity to become a farmer on lands that have existed in my extended family for 100s of years. Without being able to build a home for my family on this farm it makes this investment less attractive and much less financially viable.</p>
	9	<p>It truly disappoints me to see all these land owners having their long time investments tied up in the Greenbelt.</p> <p>If the environment and services i.e. water, hydro, septic are the main concerns, consider making the rules for severance/development more restrictive. Ex. Must have a sistern, must utilize “off the grid” heating, cooling and electrical services.</p>

Workbook #	Page	Comments
		Finally, there must be some way that the City of Hamilton and the province of Ontario can put some value back in these lands and give land owner more say as what they want their lands to be used for.
4	8	Serious consideration must be given to the ability of farmers to pass on family farms to their children. Without the ability to sever a retirement lot for retiring farmers, farms will not be deeded to the next generation. In the Hamilton/Halton area land is too expensive for farmers to give the farm to their children and then build a home somewhere else. Where do you think new farmers will come from. Allow retirement lots to encourage continued family farming.
5	7	This proposal seems reasonable but can be revisited in future.
	8	OK with areas 1, 2, 3, 4 to be made to urban areas.
	9	Waterdown: Dundas Street + Parkside already cannot handle the traffic since development began a few years ago. We cannot handle any more urban/residential expansion due to the geography that prevents the construction of more east/west road access to Toronto. With Waterdown, Hamilton St + Parkside Drive already severely congested. We have grown in population as far as we can go!
6	8	You may have the intent to protect farm land but you need to protect farmers. Farmers need to be able to sever a retirement lot if the family farm is to continue. No one can afford to buy the family farm and retiring farmers need a place to live. Allow retirement severances so family farms can pass to the next generation.
7	8	Greenbelt Boundary cuts directly through urban lots on Progreston Rd. Boundary needs to be moved just a few feet south to remove this conflict of jurisdiction. Lots are in Settlement Area but hardly in Greenbelt or Heritage Area.
8	9	Get us out of this mess!!! Second meeting we have been to and nothing seems to change! Just a lot of talk talk talk and we don't have time for this! It sounds like nothing is going to change here. Do Something! Give us back our land or you start paying ½ the taxes. Seeing how you think you own part of it!! Let us go back to Flamborough who understood our needs! You have taken away 10 years of our life – move on + make life miserable for people somewhere else!
9	7	Developers are interested in removing designated Greenbelt areas for personal gain. These agricultural lands need to be protected for the greater good and not for the individual. Our local community relies on these lands for our economy and the supply of food. The fringe of Waterdown needs to be protected.

Workbook #	Page	Comments
		It is important to note families rely on these lands to contribute to the economy and provide to the communities. Developers rarely live in the community they are developing. They have no emotional attachment to protect but instead profit.
10 (Page 9 and 10 only)	9	Get the farm out of Greenbelt or compensate us for not being able to sell. Where is my retirement coming from?
11 (Page 8, 9 and 10 only)	8	Take us out of Greenbelt!!! It is our farm we own it – we pay taxes etc. Why can I not sever 2 lots for my 2 children that have worked on the farm?! It is my property!!! Or why am I not compensated for you telling me that I cannot sell to anyone that I wish to. Where do you think new farmers are going to come from? My kids can't afford this. I can't give it to my kids. It is my retirement.
	9	If you went to the general public + told them their house was frozen – do you know what that 'public' would do → revolt that is what you have done to farmers. Tied our hands!! My retirement is gone. My kids can't farm.

OPEN HOUSE #3 WORKBOOK COMMENTS

Workbook #	Page	Comments
1	8	I support adding this circled area in Area 4 for removal from Greenbelt. We request a meeting with your planning department to discuss our rationale. It is a logical addition to the proposal area for removal from the Greenbelt.
2	8	Remove: Lot on Parkside Dr. Waterdown from the Greenbelt. -Change the zoning to urban; Lot is the most reasonable extension of the already urban boundary. By including in the urban boundary it will increase and meet the needs of local business in Waterdown Eg. Power Centre, Shopping centre etc.
	9	-Lot on Parkside Dr. Is the most logical location that will provide the area for the increasing housing demand in Waterdown. It does not disrupt critical biological resources.
3	8	Removal Lot on Parkside Drive, Waterdown from the Greenbelt into the urban zoning. Reasons: - Property is next to the Urban boundary and a logical extension. -Support housing demand and growth of businesses. -No apparent biological disruptions to critical resources. -close proximity to Waterdown core / Power Centre Shopping Centre which is expanding.

Workbook #	Page	Comments
4	7	Adding areas within urban centre (RHVP) is a good way to protect greenspace.
	8	The areas being considered for removal are natural areas for city development. Commercial areas have already been developed along HWY 20. Development on west is there – Development to the east is a balance. With Dofasco Park already there, park land & rec centre there for future survey & residents.
5	7	Area 1 "A" may make sense to leave out of the Greenbelt if the NEF contour is not a concern or at least allow for development along Garner and incorporate south-easterly land as greenspace. B+C makes sense to add. Area 2 makes sense to add. Regarding the RHVP. I'm not sure of the benefit the highway is already there and development can't really impact it any more, unless this will prevent a widening, then go for it!
	8	Remove Area 1 (A,B,C) and Area 2 F. This will allow logical development along major roads. Area 2 (C,D,E,G), and Areas 3 and 4 don't look necessary as the urban boundary does not really approach those lands yet. I would suggest adding those lands once there is pressure to expand nearer on to them. All of this with respect to feasibility re: provincial jurisdiction of course.
	9	Areas in lower Stoney Creek + Area 2F make sense to remove and incorporate into urban area in the future. With respect to Upper Centennial holding off on making Area 2F (+other properties to the immediate east) urban would allow for the city to get a heap of developers and prevent it from turning into Upper James. Regardless good luck!
6	8	Area 2 already has a lot of traffic. People use it as a corridor to go up + down escarpment access @ New Mountain Road. It is not a quiet rural community anymore. The soil is not conducive to farming. A lot of land is not farmed. It is marked as "specialty crop" but there is <u>not</u> any. Specialty Crop.
7	7	The areas would make good additions to the Greenbelt area. Areas 1 A, B, C surround the upper watershed and provide important groundwater recharge areas. It is important that these areas are not covered with hard surfaces. These areas also about the airport business expansion area and therefore will need to be protected from the large paved areas which could easily spawl outward. Protecting water quality and quantity in the natural environment benefits the community which lives here and the entire watershed ecosystem. Area 2 – should be protected for the same reason. Twenty mile creek is one of the largest systems in Niagara and the headwaters need to be protected from the large scale development farming is a compatible and beneficial landuse for this area.
	8	I do not support the removal of lands from the Greenbelt area. These

Workbook #	Page	Comments
		areas are important for wildlife (Area 2 is an important bird migration area), water quality (Area 4 is adjacent to 20 mile creek headwaters and sensitive aquifer areas – recharge areas too). Area 1 – as it is adjacent to the escarpment which provides water through these communities. Kept in farmland is a good way to protect these water features. Although I would hate to see any areas removed Area 3 would be the area I would choose if I had too as it is not as sensitive as the others.
8	7	Both areas should be considered Greenbelt areas. Book Rd has vegetable farms as well as cash crops. Farmers feed cities. Our vegetables, fruit and grains should be local and not come from another country.
	8	I don't believe we need any areas taken out of the Greenbelt. Protect our farmland should be the priority not housing in these areas. Tender fruit should be priority. We should also have more processing plants like E.D. Smith. Farmers feed the cities developers will not put food on our tables.
10	7	The area circled might be considered for addition to the Greenbelt as it looks to be part of the Twenty Mile flood plain and watershed. Future development could face cost of raising the land and possible flooding. I agree that Area 1 + Area 2 should be added to the Greenbelt.
	8	I support the removal of Area 4 agricultural area from the Greenbelt. The Twenty Mile Creek valley would offer a buffer zone for any residential that would be built in zone 4 to the agricultural activities on the other side. Area 4 is already adjacent to white belt with no natural buffer. It would allow current residents to be separate from encroaching residential or commercial development.
11	8	Area 4 is adjacent to the Twenty Mile Creek valley which would provide an excellent buffer zone between residential areas and agricultural. It would also allow future residents access to a nature corridor for recreational activities. People are already trespassing on land in Area 4, with future development across the road the trespassing would get worse. The Twenty Mile Creek would be more of a natural barrier to help prevent trespassing so the development of area 4 would make sense.
12	7	I agree with the addition of area 1 & 2 to the Greenbelt. I don't agree with Redhill Valley Parkway as I believe it's too late to protect & the focus should be on protecting the micro climates.
	8	Studies show that if area 4 were to become residential, the access to the creek valley would afford recreational activities & nature that are beneficial to the populous. Area 1 should not be removed as this is a micro climate & is a great

Workbook #	Page	Comments
		area to the public for fruits. This is a very specific climate which cannot be attained just anywhere.
13	8	I am ok with Area 4 removal from the Greenbelt.
14	8	What criteria is being relied on to remove areas 1-4. Why have these parcels been chosen as opposed to others? Is the ED smith lands on Hwy 8 are still viable farm lands yet parcels on Stoney Creek mountain that are dormant have not been chosen as possible removal. Also ED smith does effect the Niagara Escarpment and any development of these land would negatively impact it.
15	8	I believe the area from the existing boundary on Wilson St. (north side) should be taken out of the Greenbelt as far as highway #52 and included in the urban boundary. The interchange at 403 & highway 52 gives great access to the current Ancaster business park but eventually more industrial land will be needed and Wilson street already is serviced & water & sewer need only to be extended.
16	7	Why not add these areas: DOESN'T affect growth – creates an absolute green area along RHVP.
	8	This REMOVAL REQUEST is well founded considering proximity to the west-natural growth movement to the allocated area in future. -No waterways/treelines etc. affected. -any farming in this area is in rapid decline (bad soil). City is making reasonable request which much due diligence. A GOOD Thought-out plan with vision! -NUTRIENT DEPLETED SOIL. -LITTLE OR <u>NO</u> FARMING INTEREST.
18	8	In favour of removing Area IC south of the railway track from the Greenbelt. We feel the land is of marginal quality as Greenbelt or tender fruit. It was last farmed for concord grapes approx.. 5 years ago. It does not appear to have any rural character or cultural heritage. Church could be built to serve the growing community of Winona and Stoney Creek.
	9	We can see in the future our property will be surrounded by retail, more transit and residential. A Metrolinx study of 2011 identifies a portion of our property as a inter-regional transit corridor (i.e. GO STATION).
19	7	Is this all you can give back to the Greenbelt. Instead of developing area 1,2,3+4 as indicated in orange develop these spaces close to the airport.
	8	<u>Not acceptable</u> too many wildlife deer, turkey, in the area birds etc. Bird migration + staging area. Area 2 – look at this area in proximity to the escarpment. How much more green land are you giving away? The original 'green' farmlands too close to escarpment.
20	7	Support for:

Workbook #	Page	Comments
		Red hill River Valley + other river valleys -let the water flow naturally -drain naturally -connect green -maintain valley access for wildlife
	8	Lower SC -prime farm land should not be surrendered. -keep farms affordable for potential farmers (who don't have millions to buy a potential subdivision). Upper SC – Area 2+3 -add Elfrida – it is already commercial but leave Ridge/Mud/Centennial/3 rd . It does not need high density. It should stay green.
	9	There should be no discussion about what to take away. We already have built/paved over too much.
21	7	Elfrida lands are significant + should be protected due to their proximity to the escarpment. Red hill + waterways should be protected. Stoney brook should not be added due to its abundant wildlife + proximity to the escarpment protected area. Upper Stoney is prime farming land that should be protected. Last two comments should be on next page.
	9	Seeing what the province wishes to sacrifice in terms of our food + our future is incredibly frightening + disappointing Where will there be left to grow once we destroy the land?
22	7	-need to add as much as possible!!
	8	-do <u>not</u> take any lands/areas away.
	9	Farmers/business owners who have owned & <u>still own</u> areas within the Greenbelt need to be compensated for the difference in monies that would be made if they were not within the Greenbelt. Then, selling the lands within the Greenbelt would be accessible/viable for any "new" farmers to take over the Greenbelt properties (i.e. affordable to farm because they would not be paying urban prices for the land).
23	7	The area between #8 Highway + Barton Street and to the West of McMedley Rd. should stay in the Greenbelt structure. Much too much good land is disappearing to construction. The infrastructure we now have will not support the new construction which will happen.
24	9	Data from the Neptis foundation, an urban think tank, shows that there is enough land available within our urban boundaries for decades of growth. There is already enough land allocated for future development. Hamilton is a great city, but our taxes are so high! Sprawl costs

Workbook #	Page	Comments
		<p>money! And a huge percentage is passed on to the taxpayer. I can't afford it.</p> <p>We can't afford more sprawl. It is 50% more costly to build on greenfield sites compared to intensifying an already urban area. Are we really faced with a shortage of available homes? No land to build more homes? We have an opportunity to make better choices – choices that do not include bulldozing green space for development. We all need to support the viability of local farming as food security will most certainly be an issue in the future.</p> <p>Planet before Profit!</p> <p>You may not have seen the results of the City's Community Consultation so far; I just received a report (attached)</p> <p>It is a heartening vision from the Community, leading off with the Environment.</p> <p>Advanced environmental responsibility and stewardship</p> <ol style="list-style-type: none"> i. Reduce our contribution to climate change ii. Strive to be a zero waste community iii. Protect and improve our water and air quality iv. Preserve and rehabilitate the city's natural ecosystems v. Transition to more sustainable practices
25	9	I don't think any areas now in the greenbelt should be removed. There are plenty of landowners who would prefer to be removed from the greenbelt. It is not fair to select just a few areas for lobbying at queens park. My main area of concern is lower Stoney Creek where the farm soil is better/deeper than above the mountain!
26	9	We support the revision to area 4. Our neighbours also support our recommendations and request a meeting with the planning department and a planner we would like to represent us.
27	9	We support the revision to area 4. Our neighbours also support our recommendations and request a meeting with the planning department and a planner we would like to represent us.
28	8	With all proposed development in the area the city should include our lands from removal of Greenbelt, Fifty Road is the gateway to the city of Hamilton from Niagara bound traffic and both sides of Fifty Road should be considered. There is natural heritage area that should remain as is. The city should look at Area B and only allow properties fronting on Fifty road to be included.
29		additional maps etc. provided; no other comments

OPEN HOUSE #4 WORKBOOK COMMENTS

Workbook #	Page	Comments
1	7	Red Hill Urban River Valley would be a wonderful addition to the

Workbook #	Page	Comments
		Greenbelt; supporting and protecting freshwater ecosystems should be the greatest consideration of the city. The Red Hill River Valley is also in a critical location and having protected land in the middle of a dense pop. Will encourage clean water ways and increase it's aesthetic value.
	8	Areas A + B should be kept in the belt. Having areas so close to the city communities promotes cleanliness and care to be taken to these areas. They support infrastructure by discouraging dumping and promote awareness in critical parts of our cities.
2	7	Although Areas '1' & '2' would be suitable as additions, I would suggest we add more waterway land – even if disjointed or surrounded by non-suitable criteria lands – to the official 'Greenbelt'. Yes, Red Hill Valley <u>absolutely</u> should be added for the greenbelt, and grindstone creek & spencer gorge as would be more useful, simpler & are more sensitive areas to add.
	8	I'm of the opinion that removing any areas of the designated Greenbelt would be counter –intuitive. Once the plan goes up for review again, by that time with patches taken away the project becomes <u>ineffective pointless</u> . There are specialty crops in areas A/B of lower Stoney Creek on which people depend for their livelihood & production of food. Best to leave as is and continue to focus on finding especially ecologically & culturally sensitive areas to <u>include</u> in future.
3	7	So... the Red Hill Valley area has a <u>HIGHWAY</u> running through it! Yes of course it should not be developed but this land is already degraded. We are not so easily appeased. Area 4 Stoney Creek has to be the dumbest place for development ever! PLEASE stop the sprawl into the escarpment. Two other bits of land neat the airport that the developers don't want. But what makes them bad for housing + people ALSO makes them bad for wildlife + trees + ecosystem diversity. Noise, toxic fumes + runoff. Trucks, industry – this is what airports bring. We would appreciate some meaningful additions, not just developer cast-offs.
	9	Thank you for bowing to pressure to have info session IN THE CITY. Sad that we had to complain so much to be included in these discussions. Why is it that when developers want land they get it unless there is public uproar? Why do citizens need to constantly fight sprawl? Protecting Greenbelt should be the default. We should not have to pick which areas we want to sacrifice! The concept of 'balanced development' is a catchphrase for constantly losing greenspace. Like we should be happy that the sprawl-mongers Don't take it all! So they take as much as they can and give us a <u>tiny bit</u> – the land they can't use anyways. NOT FOOLING US. WE KNOW WHO IS TAKING YOU FOR

Workbook #	Page	Comments
		EXPENSIVE LUNCHESES.
4	7	Leave as is! You can not play with peoples lives by putting their land in the greenbelt 10 years after the lines were drawn!
	9	Leave as is!
5	7	The more areas that can be added the better. The Red Hill Valley area should be considered a priority.
	8	The Greenbelt should be expanding. These areas should not be removed to develop the urban sprawl.
	9	It is difficult to make a really educated comment on individual areas without knowing them well and walking them. BUT in my opinion we must save as much of what remains of our green area for many reasons – farming, clean air etc.
6	7	I agree with the idea of protecting river valleys. I'm not sure the effectiveness of adding the parcels of land suggested when most seems to still be in industrial/urban areas. I would have found it interesting to know why these areas were chosen/why these particular boundaries.
	8	Re area 2 + 1 Why would specialty crop lands i.e. prime agricultural land be under consideration for removal from the greenbelt? A natural heritage system needs a buffer zone which area 4 provides. I was expecting a bit more of an in-depth explanation on why these areas were chosen for possible removal from the Greenbelt.
	9	I appreciate the opportunity for public feedback. Thank you for your efforts.
7	9	Book Rd should remain out of Greenbelt. With the airport, employment lands hyws #52, #6, #403. Have residents here so you are not creating more congestion on the Link and Red Hill. That's good planning. Natural Heritage is not a justification for putting it in the Greenbelt. This is a great town let others experience it. Our proximity to Toronto Burlington Oakville can reduce traffic.
8	7	Whitebelt areas, should stay farmland – as working farm; compensation needs to be given to farmers to keep farming or for naturalization. Whitebelt needs to be protected in plan – we can meet our increased population demands by densifying the already urban areas, and providing city dwellers access to the parks within the Greenbelt. Clean up brownfields and make waterfront natural areas again with some recreational use. Where are the acreages for these areas?
	8	Area 1 – stream needs protection = floods; need to preserve specialty crop land in order to access local fruits.

Workbook #	Page	Comments
		<p>Areas 2+3</p> <ul style="list-style-type: none"> -need to keep agricultural land and compensate farmers for growing food for the city. -streams need to have a larger buffer than 30m to protect our already polluted water. <p>Where is the acreage for these areas?</p> <ul style="list-style-type: none"> -NO removal - densify downtown core. -no more bungalows on the most fertile land in Canada.
9	9	<p>Recommend:</p> <ul style="list-style-type: none"> - no expansion of development until a higher level of densification is attained: i.e. all or 90% for brownfields have been developed; and designated urban nodes (based on major existing transportation routes) have been fully developed to highrise density. -any new development must meet stringent criteria re: infrastructure. <ul style="list-style-type: none"> - i.e. high enough density to ensure no new public funds for water, sewer, road, etc.; therefore no new bungalows, for instance. -agree to add Area 1 Book Road and Area 2 Nebo Road to Greenbelt. -agree to remove Area 1 Lower Stoney Creek once above conditions are met. -agree to remove Area 2 Upper Stoney Creek once above conditions are met. -Do not agree to remove Area 3 Stoney Brook or Area 4 North Twenty Mile Creek: the extent of the city boundary must no longer be expanded beyond they changes: development must be upward only henceforth (i.e. densification).
10	7	<p>1) Add all lands that have a watershed that drains into lake Ontario or Erie especially from Hamilton's point of view.</p> <p>2) If the present day conditions of areas(noise level, lack of agriculture, no special heritage or environmental features) makes it "inappropriate" to offer we should add it and commit to fixing.</p>
	8	<p>1) Remove NOTHING. Rework the grey lands, intensify residential concentration in developed areas in fill. Put the pressure on the human population to reduce numbers and live with less.</p> <p>LEAVE THE GREEN BELT PLAN alone and work around it.</p>
11	7	Leave everything AS-IS Bi reasons outlined in my emails.
	9	Leave everything as-is pursuant to all my emails.
12	7	<p>Leave AS-IS.</p> <p>Please do not include Book Rd W into Greenbelt.</p> <p>Minor changes are ok if we are not adding and subtracting en-masse.</p> <p>Add:Red Hill Valley.</p>
	8	Lower Stoney Creek lands make sense.
	9	No major changes. Leave AS-IS.
13	7	Leave AS-IS.
	9	Leave AS-IS!
14	7	In favour of adding these areas to the Greenbelt.

Workbook #	Page	Comments
		Urban river areas be considered including Spencer Valley Grindstone Creek.
	8	-white belt should be protected as well. -do not agree with removal of any areas. -have already lost too much prime agricultural land to development. -not in favour of urban sprawl.
15	7	I strongly support the inclusion of the Red Hill urban river valley in the Greenbelt. Many conservation and environmental groups in Ontario view the addition of river valleys as essential. The Spencer creek and Chedoke valleys should be added as well. Area 1 – I strongly support the addition of Area 1 Book Rd. For the reasons of environmental protection, agriculture protection, and the rural character as outline on panel 10. It's a convincing, persuasive case. Area 2 – I also strongly support the addition of the Nebo Rd areas for the reasons of protection of agriculture, the rural character and economy, and of course the environmental protection. All of the above cited areas would be welcome additions and I hope their inclusion wouldn't be "traded off" or exchanged for the removal of areas from the greenbelt. Consider agricultural land as a non-renewable resource and not something to be exploited for more urban growth.
	8	I do not support the removal of any areas from the Greenbelt as I believe it is important for Hamilton to realize the full potential of its escarpment location and promote an image as a really attractive, healthy "green" community. The removal of Area 2, Upper Stoney Creek, would be especially hard to accept when it contains some city natural heritage system features and some greenbelt natural heritage system in the north. These are excellent reasons for the inclusion of Area 2.
	9	I support the view of environment Hamilton that insufficient evidence has been formed to justify changes to the Greenbelt boundaries in Hamilton that would remove areas from the much-lauded provincial planning initiative. An expanded Greenbelt will really improve Hamilton profile and image as a community that aspires to be a leader in environmental protection and renewal I share the concerns of environment Hamilton about the possible removal of three blocks of tender fruit and grape lands (specialty crop lands), two below the escarpment and one on the upper edge, as well as the removal of prime agricultural lands in upper Stoney Creek, given the importance of preserving farmland, these lands should definitely remain in the Greenbelt. I also agree that what is left of the whitebelt should be kept intact for food production, as part of the growing emphasis on promoting and enhancing local agriculture and farming. We have lost too many prime agricultural lands already and we need to use the tools provided by the province to reverse the trend.
16	7	I disagree with the exclusion of the area marked on the map from

Workbook #	Page	Comments
		consideration for addition. It is not correctly "surrounded" by urban areas as is suggested on the panels. It is just as surrounded by the natural heritage system. I disagree with the rationale for excluding the area between "AREA 2" and Upper James from consideration. I agree that it should be planned comprehensively but also hope it is comprehensively added to the Greenbelt.
	8	I do not believe any area should be removed from the Greenbelt except under unusual and pressing circumstances.
17	7	Any lands added to the Greenbelt should require the City/Province/Conservation Authority to purchase the land for fair market value OR compensate the land owner for the loss in value of the land after adding it to the Greenbelt.
	8	With the development in Upper Stoney Creek area 2 is suitable to take out of the Greenbelt. The land is marginal farm land and difficult to find farmers willing to work the land.
	9	Before any new addition to the Greenbelt the landowner should be compensated for the loss in value in the land.
18	7	All identified areas should be added. Many urban streams have been converted to pipes, etc. These should be identified from historical records and considered as addition to the Greenbelt. All areas remaining in the so-called whitebelt should be added to the Greenbelt. All undeveloped agricultural lands inside the urban boundary should be added to the Greenbelt with appropriate protections.
	8	No areas should be removed. Areas in whitebelt should ALL be added.
	9	The Greenbelt should be substantially enlarged. All prime agricultural land should be added to block any further urban boundary expansions. Urban river valleys should also be added. If Hamilton is serious about the challenge of climate change, and the public good, it will preserve as much land as possible. It must also protect and enhance all areas that can contribute to food control, groundwater enhancement, and species protection. Over 90% of Hamilton residents live in areas serviced by the HSR. Why were ALL the Greenbelt consultation meetings held outside these areas? The only exception is this one (two days before the deadline) which is only taking place because of public demand. A consultation designed to exclude 90% of the residents is grossly biased and illegitimate.
19	9	1) Area 1 – A,B,+C should be added to Greenbelt. The farmland is rich & well serviced. 2) Red Hill Urban River Valley should be added to protect what little is left of this natural system.

Workbook #	Page	Comments
		<p>3) Needs to monitor commercial properties that border greenbelt – Box stores & industry going up in these areas lead citizens to believe the greenbelt is in constant danger & the government is not serious about its protection.</p> <p>4) More needs to be done to protect waterways within the present Greenbelt area.</p>
20	7	I like adding to the Greenbelt. Where else to go for peace and relaxation far from the madding crowd? So, adding Areas 1+2 area a good idea. Encroachment on the Greenbelt by commercial enterprise means, understandably, squeezing as many dollars as possible from the investment. So, it becomes cram and bedamned. Considering flora and fauna I want the greenbelt to provide food and shelter, so it should be, in my opinion, continuous + linked and fiercely.
	9	Protected.
21	9	<p>Feedback on Areas that could be considered for removal from Greenbelt.</p> <p>With regard to Area 3:</p> <p>-In this area, currently there are several existing land uses which would likely not be considered compatible with Greenbelt lands. The northerly several hundred feet which flank properties fronting on Regional Road 20 and Henderhot Road currently are mixed commercial industrial uses including outside and inside storage and degraded uncultivated agricultural land. The remainder is largely underutilized agricultural land or sod farms. While there are a few areas which may be of environmental interest, these areas are small in size and only on has linkage to other areas which may also be considered of environmental interest.</p> <p>-I am told that the soil rating on land has done gown to "2" after years of sod production. Area 3 to the south has not been farmed in over 40 years.</p>
	10	<p>The west side of Hendershot Road is not in the Greenbelt and I'm told is in fact being considered for urban uses in the future. If that were to happen, municipal services would be installed on Hendershot Road but would inefficiently service only one side of the road if the east side stays in the Greenbelt. The City of Hamilton is currently bringing a large sanitary sewer up Upper Centennial Parkway which would likely have capacity for this area also.</p> <p>This area is outside the airport sound influence and if developed would help yield enough people and jobs to support municipal services in the Elfrida area.</p>
22	7	<p>(Area 1 Book Road)</p> <p>Areas A,B,C – makes sense to add giving surrounding area.</p> <p>Area 2 Nebo Road – would be great to be added given surrounding greenbelt protected area.</p>
	8	Do not agree with land removed from Greenbelt in Area 1,2, or 3.

Workbook #	Page	Comments
23	7	How can you say any changes to the Greenbelt will be minor, if the idea is to preserve the Greenbelt, or if anything, add to it, then any change, is counter productive, since the idea is to either preserve, or add to the Greenbelt.
24	9	<p>The Greenbelt Plan sets out a process for considering modifications to the urban boundaries. It states that upper or single tier municipalities are required to provide a comprehensive justification or growth management study to support proposed boundary change. The City of Hamilton has not provided this – to my knowledge.</p> <p>Why do we need a new set of criteria when one has already been created?</p> <p>Insufficient evidence has been put forward to justify the taking of land from the Greenbelt.</p> <p>We should not be threatening precious farm land (two below the Escarpment + one on the upper edge, these tender fruit and grape lands' should absolutely remain in the Greenbelt</p>
	10	<p>The Hamilton area is growing now mostly from greenfield development <u>not</u> intensification. Why?</p> <p>Some larger rural areas currently exist is what is being called the 'white belt' between the Greenbelt and the edge of existing urban boundaries.</p> <p>What is left of the whitebelt should be kept intact for food production (food security) since it is almost entirely prime agricultural land.</p> <p>"NO NET LOSS" is not good.</p> <p>Adding here and taking out there and generating no net loss will not make up for the loss of prime agricultural land.</p> <p>This plan is not a solution for growth! We have enough space to grow without taking land from the Greenbelt. It's called intensification.</p> <p>We need to grow own population within our urban boundaries.</p>