



Hamilton

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Sustainable Communities Section
71 Main Street West, 4th Floor, Hamilton ON L8P 4Y5
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August 3, 2023

Dear Sir / Madam:

Re: Provincial Amendments to the Greenbelt Plan – Upcoming City of Hamilton Open House and Special Meeting of Planning Committee

The purpose of this letter is to inform you of some upcoming meetings regarding the development of land that were recently removed from the Province of Ontario's Greenbelt Plan Area. The lands are shown on the attached maps. You are receiving this letter because your property is within or near these lands.

On December 16, 2022, the Province removed approximately 795 ha of land in the City of Hamilton from the Greenbelt Plan within three areas as part of the Province's goal of facilitating the construction of 1.5 million homes over the next 10 years under the More Homes Built, Built Faster Housing Supply Action Plan.

The Province has indicated that significant progress on approvals and implementation of residential development of the former Greenbelt lands is to be achieved by the end of 2023, and that development must be substantially underway by no later than the end of 2025.

City of Hamilton's Role in the Development of the Former Greenbelt Lands

The City of Hamilton expects the Government of Ontario will use its powers to issue a Ministers Zoning Order (MZO) to approve new urban development within these former Greenbelt Plan areas. This means that there would be no municipally-led planning processes for these lands and the City of Hamilton will not be the approval authority for these lands.

The Provincial Land and Development Facilitator has been in contact with the City of Hamilton and has indicated that the City will have an opportunity to provide input with respect to how the lands are developed, and also to negotiate and request certain "community benefits" above and beyond standard requirements found in the Planning Act.

Land Owners Role in the Development of the Former Greenbelt Lands

The Provincial Land and Development Facilitator is appointed by the Minister of Municipal Affairs and Housing with the stated role of providing impartial facilitation services or by acting as a negotiator on behalf of the Province. It is the Province's expectation that landowners work directly with municipalities and reach an agreement in advance of any MZO being issued by the Province. Any questions related to how these

lands may be developed or the MZO process are to be directed to the Minister of Municipal Affairs and Housing or the Office of the Provincial Facilitator.

Public Open House and Special Planning Committee Meeting

It is the City's understanding that the Province does not intend to undertake any public consultation prior to issuing an MZO or development agreement for the former Greenbelt lands. In the interest of hearing from Hamilton residents on this matter, the City will be scheduling an in-person Open House and a special meeting of Planning Committee in the coming weeks to receive feedback on community priorities when engaging with the Provincial Land and Development Facilitator. The City encourages property owners within and surrounding the former greenbelt lands to attend and participate at these meetings.

Notice of the meetings will be circulated to property owners within and adjacent to the former Greenbelt Plan area, posted in local newspapers and on the City's website: <https://www.hamilton.ca/build-invest-grow/planning-development/official-plan/provincial-planning-matters>

Additional background on these lands, including boundary maps are enclosed to this letter as a FAQ. Should you have any questions about the upcoming Open House and special meeting of Planning Committee meeting please contact me at Charlie.Toman@Hamilton.ca or at (905) 546-2424 ext. 5863.

Yours truly,



Charlie Toman, MCIP, RPP
Program Lead – Policy Planning & Municipal Comprehensive Review
Sustainable Communications Section, Planning Division

Attachment

cc: Mayor and City Council
J. Thorne, General Manager, Planning and Economic Development
S. Robichaud, Director of Planning and Chief Planner, Planning Division
T. Sergi, Director and Senior Advisor of Strategic Growth Initiatives
P. Dill, Provincial Land and Development Facilitator