

**Ministry of
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5.10

June 14, 2005

Sent by fax to: Clerk, City of Hamilton (905) 546-2095

Kevin C. Christenson
City Clerk
City Hall, 71 Main Street W.
Hamilton ON L8P 4Y5

Dear Mr. Christenson:

**Re: Draft Official Plan Amendment – Lands in the vicinity of the John C. Munro Airport
Draft Amendments to the Former Regional Municipality of Hamilton-Wentworth,
Former Town of Ancaster and the Former Township of Glanbrook Official Plans to
recognize and expand the Existing Airport Influence Area and to Create a Special
Policy Area for Employment Purposes (City Initiative 05-F)
City of Hamilton
MMAH File Number: 25-DP-0190-05007**

The following provides the Ministry of Municipal Affairs and Housing's (MMAH) initial comments with respect to the above-noted proposed amendments. These comments are initial given that we did not receive a copy of the draft amendment until June 6, 2005 and so have not been able to confer with other one-window ministries which potentially have an interest in these proposed amendments.

The amendments have two primary purposes:

1. to protect the airport from the encroachment of incompatible uses; and,
2. to provide for the development of a future employment land growth centre.

With respect to the first purpose, MMAH is very supportive of the direction and intent of the proposed amendments as the protection of airports from incompatible uses is critical to capitalizing on, and optimizing the use of, these major infrastructure facilities. Conversely, it is also very important in ensuring that residents are provided with safe and healthy living environments. As such, the Ministry supports the City's efforts at refining the Airport Influence Area.

With respect to the second purpose, the principle of an "aerotropolis cluster" is a logical approach to capitalizing on the airport and the related synergies for employment opportunities and is in keeping with the policies of the Provincial Policy Statement, 2005 and proposed Growth Plan with respect to supporting airports as economic and employment growth centres.

However, the proposal to create a Special Policy Area as a precursor for the employment land growth centre is not supported given that it is not consistent with the Provincial Policy Statement, 2005 (PPS) which requires that a *comprehensive review* be undertaken to support the expansion of a settlement boundary.

In reviewing the materials, it is apparent that the Special Study Area designation is for urban employment purposes on full municipal services. Further, the next step in the process would see the preparation of a secondary plan that requires, among other things, the designation of land uses, the completion of city-wide water/wastewater and transportation master plans, a subwatershed plan and environmental impact statements and a financing policy. As such, the Special Study Area designation effectively is an expansion of a settlement boundary.

The PPS defines a *comprehensive review* as an official plan review or amendment initiated by a planning authority which is:

- based on a review of population and growth projections;
- considers alternate directions for growth;
- determines how best to accommodate growth while protecting provincial interests; and,
- is integrated with planning for infrastructure and public service facilities.

Currently, the City of Hamilton is developing a new comprehensive Official Plan for the amalgamated City. In addition, a key related component that feeds into the development of the new Official Plan is the City's Growth Related Integrated Development Strategy (GRIDS). This is a growth analysis that will determine how much and where the future growth will take place over the next 30 years, based primarily on infrastructure (including cost) and environmental resource considerations.

The Ministry is of the view that the City's official plan program is the *comprehensive review through which* any new settlement expansions should be considered. It will address all the major issues described above as well as others. This is of particular relevance given the amendments speak to the need for "city-wide" infrastructure plans which will also require city-wide financial analysis – both of which are the subject of the official plan program.

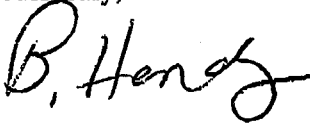
The effect of these amendments would be to incrementally designate a Special Policy Area of approximately 1,200 hectares (3,000 acres) prior to completing the new official plan program. This is of particular concern given that the amendments fully recognize that major infrastructure (sewer, water and transportation) and environmental planning has not occurred and that a financial analysis is also needed. These matters will be addressed through the official plan program and it is apparent that these amendments are premature pending the completion of that exercise.

In addition, there is an outstanding deferral (Deferral No. 11) from the Minister's approval of the former Region of Hamilton-Wentworth Official Plan on January 5, 1995 and an unresolved referral (Special Policy Area 2) in the vicinity of the Hamilton airport dealing with airport urban expansion proposals. As recent as 2003, MMAH were contacted about these proposals and the Ministry has been consistent in its message that all urban expansion proposals should be assessed in the context of the new Official Plan exercise.

In light of the foregoing, the Ministry supports the City proceeding with revisions to the Airport Influence Area. However, the City should not proceed with the Special Study Area component of these amendments, but continue to consider this proposal in the context of the ongoing GRIDS process and new Official Plan program.

We request that this letter be provided to Council prior to their consideration of the above-noted amendments.

Yours truly,



Beverly Hendry
Regional Director
Municipal Services Office – Central

cc: Joanne Hickey-Evans, City of Hamilton
Hannah Evans, Ministry of Public Infrastructure Renewal
Ian Thornton, Ministry of Natural Resources
Heather Doyle, Ministry of Transportation
John Turvey, Ministry of Agriculture and Food
Barb Ryter, Ministry of the Environment