Via Email

Council of the City of Hamilton
C/o Economic Development & Planning Committee
and c/o Ms. Alexandra Rawlings
Office of the City Clerk
City Hall
71 Main Street West
Hamilton, Ontario

Re: Airport Employment Growth District/Urban Boundary
Sukhdip Singh Johal
Part Lot 44 and 45, Concession 6, Ancaster – Butter Road
Our File No. 40650

We represent Sukhdip Singh Johal, the owner of the above-noted property.

On behalf of the property owner, I attended at the public meeting regarding the AEGD. That public meeting took place all day on September 30th, 2010.

Also on behalf of the property owner, we made oral submissions at the public meeting. Unfortunately, presumably due to the incredible length of the meeting, the oral submissions that we made on behalf of Mr. Johal did not make it into the brief written summary that staff prepared of the submissions made on behalf of various property owners.

To be clear, our position, on behalf of the property owner, is that the lands should clearly be included in the urban boundary. We are part of the original study area and are strategically located at Butter Road and Hwy 6.

This letter is sent specifically to meet the Planning Act requirements that property owners participate in the local process. As our oral submissions were not recorded, we provide this brief written summary for the record.

Please note also our concern about the Natural Heritage Policies and we adopt the comments made on behalf of our other client, Freeland Developments, with respect to those issues.
We attach copies of the June 22\textsuperscript{nd}, 2009 written submissions that we made to the City during the Urban Plan process. We adopt those written submissions as our comments on the AEGD Secondary Plan.

We trust that all of these comments will be forwarded to the Minister if the Plan is adopted by Council.

Yours very truly,

RUDOLPH LAW OFFICE
Per:

\[\text{Manfred Rudolph}\]

MR/lj
Attachments
June 22, 2009

Via Email: alexandra.rawlings@hamilton.ca

Ms. Alexandra Rawlings
Office of the City Clerk
77 James Street North,
Hamilton, Ontario
L8R 3K3

Dear Ms. Rawlings:

Re: Draft Official Plan

Woodlands Estates, Norman Vartanian, Freeland Developments Limited
Gino and Olindo DalBello, Sukhdep Singh Johal, Rosslyn Armstrong,
Larry Couldridge, Linda Wybraniak, Randy Wozney and Judy Edwards

The above-noted property owners have concerns about the City's proposed Urban Plan Policies. In particular, concerns about the proposed Natural Heritage System Policies, including, but not limited to the following, need to be addressed:

1. Wording in the proposed policies delegates responsibility for the review and approval of land use applications and supporting documentation to other authorities and agencies such as the Conservation Authority;

2. The policies are too restrictive and fail to achieve the necessary balance between the interests of the public and private property owners;

3. The policies are too restrictive and fail to achieve the proper balance between the public interest of environmental protection and compact urban form;

4. The policies lack appropriate technical foundation;

5. The flaws in the policies lead to inappropriate designations and schedules;

6. The flaws in the policies lead to inappropriate and unnecessary review and study requirements for land use applications;

In Association with Sullivan Festeryga LLP
7. Such further and other issues that may arise in a contextual review of the integrate web of policies put forward by the City.

We look forward to discussing these matters with staff and, if needed, the province.

Yours very truly,

RUDOLPH LAW OFFICE
Per: [Signature]
Manfred Rudolph

MR/lj
cc: Joanne Hickey-Evans
    Cathy Plosz

Rudolph Law Office