APPENDIX N
PUBLIC CONSULTATION

N-1 Public Stakeholder List
N-2 Notice of 30 Day Public Review
N-3 Landowner Letters
N-4 PIC Materials
APPENDIX N-1
Public Stakeholder List
<table>
<thead>
<tr>
<th>Last Name</th>
<th>First Name</th>
<th>Title</th>
<th>Organization</th>
<th>Street Address</th>
<th>City and Province</th>
<th>POSTAL Code</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fazio</td>
<td>Margaret</td>
<td>Liaison to City Staff/Project Team</td>
<td>28 James Street North, 5th Floor</td>
<td>Hamilton, ON</td>
<td>L8 R 2K1</td>
<td>905-546-2424 x2218</td>
<td></td>
</tr>
<tr>
<td>Johnson</td>
<td>Brenda</td>
<td>Ms. Councillor, Ward 11</td>
<td>City of Hamilton</td>
<td>71 Main Street West, 2nd Floor</td>
<td>Hamilton, ON</td>
<td>L8 P 4Y5</td>
<td>905-546-2424 x4513</td>
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<tr>
<td>Pearson</td>
<td>Maria</td>
<td>Ms. Councillor, Ward 10</td>
<td>City of Hamilton</td>
<td>74 Main Street West, 2nd Floor</td>
<td>Hamilton, ON</td>
<td>L8 P 4Y5</td>
<td>905-546-2424 x701</td>
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<tr>
<td>Ranjan</td>
<td>Kumar</td>
<td>Mr. Associate Director</td>
<td>Transportation Planning Public Works</td>
<td>Niagara Region</td>
<td>2201 St. David's Road</td>
<td>Thorold, ON</td>
<td>L2V 4T7</td>
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<tr>
<td>Vout</td>
<td>Katheren</td>
<td>Ms. Town Clerk</td>
<td>Town of Grimsby</td>
<td>160 Livingston Avenue</td>
<td>Grimsby, ON</td>
<td>L3M 4G3</td>
<td>905-945-9634 x2003 Fax 905-945-5010</td>
</tr>
<tr>
<td>Pack</td>
<td>Scott</td>
<td>Mr. Director, Watershed Planning &amp; Engineering</td>
<td>Hamilton Conservation Authority</td>
<td>638 Mineral Springs Road, Box 801067</td>
<td>Ancaster, ON</td>
<td>L9G 4X1</td>
<td>905-525-2181 x130 Fax 905-648-4622</td>
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<tr>
<td>Stone</td>
<td>Michael</td>
<td>Mr. Manager, Watershed Planning Services</td>
<td>Hamilton Conservation Authority</td>
<td>638 Mineral Springs Road, Box 801067</td>
<td>Ancaster, ON</td>
<td>L9G 4X1</td>
<td>905-525-2181 ext 133</td>
</tr>
<tr>
<td>Graham-Watson</td>
<td>Loraine</td>
<td>Regional Director - Hamilton/Niagara Regional Office</td>
<td>Ministry of Community and Social Services</td>
<td>119 King St. W., 7th Floor</td>
<td>Hamilton, ON</td>
<td>L8 P 4Y7</td>
<td>905-521-7844</td>
</tr>
<tr>
<td>Head - Highway Engineering - Hamilton &amp; Niagara</td>
<td>Sir/Madam</td>
<td>Consultation Unit</td>
<td>Ministry of Indigenous Relations and Reconciliation</td>
<td>160 Bloor Street East, 9th Floor</td>
<td>Toronto, ON</td>
<td>M7A 2E6</td>
<td>Tel: (416) 326-4740 Fax: (416) 325-1066</td>
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<tr>
<td>Hagman</td>
<td>Ian</td>
<td>Mr. District Manager, Guelph District Office</td>
<td>Ministry of Natural Resources</td>
<td>1 Stone Rd. W.</td>
<td>Guelph, ON</td>
<td>N1G 4Y2</td>
<td>519-826-4931 Fax 519-826-4929</td>
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<td>Slattery</td>
<td>Barbara</td>
<td>Ms. Environmental Assessment &amp; Planning Co-ordinator</td>
<td>Ministry of the Environment and Climate Change</td>
<td>119 King St. W., 12th Floor</td>
<td>Hamilton, ON</td>
<td>L8 P 4Y7</td>
<td>905-521-7884 Fax 905-521-7864</td>
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<td>Troje</td>
<td>Corwin</td>
<td>Mr. Manager, Ministry Partnerships Unit</td>
<td>Ministry of Aboriginal Affairs Consultation Unit</td>
<td>160 Bloor Street East, 9th Floor</td>
<td>Toronto, ON</td>
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<tr>
<td>Van Room</td>
<td>Pauline</td>
<td>Ms. Highway Engineering Hamilton</td>
<td>Ministry of Transportation</td>
<td>1201 Wilson Ave., Bldg. D., 3rd Floor</td>
<td>Downsview, ON</td>
<td>M4V 1L5</td>
<td>416-235-4840 Fax 416-235-3576</td>
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<tr>
<td>Weeks</td>
<td>J. R.</td>
<td>Staff Sergeant</td>
<td>Ontario Provincial Police, Burlington Detachment</td>
<td>1160 North Shore Blvd. E., P.O. Box 5021, Stn. &quot;A&quot;</td>
<td>Burlington, ON</td>
<td>L7R 3Y8</td>
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<tr>
<td>Whitebread</td>
<td>Ken</td>
<td>Mr. Manager</td>
<td>Niagara Escarpment Commission</td>
<td>232 A Guelph Street</td>
<td>Georgetown, ON</td>
<td>L7G 4B1</td>
<td>905-521-7884 Fax 905-521-7864</td>
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<td>Whittingham Carlene</td>
<td>Ms. Planner</td>
<td>Ministry of Municipal Affairs &amp; Housing</td>
<td>777 Bay St., 13th Floor, Toronto, ON M5G 2C8</td>
<td>P: 416-585-6062</td>
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<tr>
<td>Hatcher Laura</td>
<td>Team Lead - Heritage Land Use Planning</td>
<td>Ministry of Tourism, Culture &amp; Sport</td>
<td>401 Bay Street, 17th Floor, Toronto, ON</td>
<td>416-314-3108 Fax: 416-314-7175 <a href="mailto:laura.e.hatcher@ontario.ca">laura.e.hatcher@ontario.ca</a></td>
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<td>Consultation and</td>
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<td>Indigenous and Northern Affairs Canada</td>
<td>300 Sparks Street, Room 205, Ottawa, ON K1A 0H4</td>
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<td>Hall John</td>
<td>Mr. Remedial Action Plan</td>
<td>Canadian Center for Inland Waters</td>
<td>867 Lakeshore Road, Burlington, ON L7R 4A6</td>
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<td>Knox Louise</td>
<td>Ms. Director, Ontario Region</td>
<td>Canadian Environmental Assessment Agency</td>
<td>55 St. Clair Ave E. Room 907, Toronto, ON</td>
<td>416-952-1575 Fax: 416-952-1573 <a href="mailto:louise.knox@ceaa-acee-gc.ca">louise.knox@ceaa-acee-gc.ca</a></td>
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<td>Pachoil Carol</td>
<td>Ms. Retail Business Manager</td>
<td>Canada Post Commercial Service Centre</td>
<td>27 Legend Crt, Ancaster, ON L9K 1J0</td>
<td>905-304-2225</td>
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<td>Speller Rachel</td>
<td>Ms. Environment Officer- Environment Unit, Ontario Region</td>
<td>Lands and Trusts Services Env. Unit INAC</td>
<td>25 St. Clair Ave E., 8th Floor, Toronto, ON</td>
<td>416-973-5899 Fax: 416-954-4328</td>
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<td>Waters Susan</td>
<td>Ms. Director, General Land and Environment Department</td>
<td>Indigenous and Northern Affairs Canada</td>
<td>10 Wellington St., Gatineau, QC K1A 0H4 Telephone: 819-997-8883 Fax: 819-953-3201 <a href="mailto:susan.waters@anic.gc.ca">susan.waters@anic.gc.ca</a></td>
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<td>First Nations</td>
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<td>Durand Tina</td>
<td>Ms. Secretary Political Sector</td>
<td>Huron-Wendat Nation Council</td>
<td>255 Place Chief Michel-Laveau, Wendake, QC</td>
<td>418-843-3767 1-877-712-3767 Fax: 418-842-1108</td>
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<tr>
<td>General Paul</td>
<td>Mr. Lands &amp; Resources</td>
<td>Six Nations Eco-Centre</td>
<td>1721 Chiefswood Road, Oshweken, ON N0A 1M0</td>
<td>519-445-0330 <a href="mailto:pgeneral@sixnations.ca">pgeneral@sixnations.ca</a></td>
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<tr>
<td>Bomberry Lonny</td>
<td>Mr. Director of Lands &amp; Resources</td>
<td>Six Nations of the Grand River Territory</td>
<td>P.O. Box 5000, 2498 Chiefswood Road</td>
<td>519-445-2201 Fax: 519-445-4208</td>
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<td>Hill Leroy Hohahas</td>
<td>Secretary to Haudenosaunee Confraternity Chiefs Council</td>
<td>Haudenosaunee Chiefs Council</td>
<td>2033 6th Line RR2, Oshweken, ON N0A 1M0</td>
<td>(519) 753-0665 Fax (519) 753-3449</td>
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<td>LaForme Mark</td>
<td>Mr. Director, Department of Consultation and Accommodation</td>
<td>Mississaugas of New Credit First Nation</td>
<td>6 First Line, R.R. #6 Hagersville, ON N0A 1H0</td>
<td>(905) 768-4290</td>
<td><a href="mailto:Mark.Laforme@Newcreditfirstnation.com">Mark.Laforme@Newcreditfirstnation.com</a>, <a href="mailto:doca@newcreditfirstnation.com">doca@newcreditfirstnation.com</a></td>
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<tr>
<td>Sault Fawn</td>
<td>Manager, Department of Consultation and Accommodation</td>
<td>Mississaugas of New Credit First Nation</td>
<td>6 First Line, R.R. #6 Hagersville, ON N0A 1H0</td>
<td>(705) 697-3417</td>
<td><a href="mailto:Fawn.sault@newcreditfirstnation.com">Fawn.sault@newcreditfirstnation.com</a></td>
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<tr>
<td>Arelli Tern</td>
<td>Ms. Land Analyst, Urban TransCanada Pipelines</td>
<td>TransCanada Pipelines Inc.</td>
<td>450-1st Street S.W., Calgary, AB T2P 5H1</td>
<td>403-920-7370</td>
<td><a href="mailto:arelli.tern@transcanada.com">arelli.tern@transcanada.com</a></td>
<td></td>
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<tr>
<td>Blakey John</td>
<td>Mr. Senior Right-of-Way Agent Enbridge Pipelines Inc.</td>
<td>Enbridge Pipelines Inc.</td>
<td>1088 Midland Road, Sarnia, ON N7S 6L2</td>
<td>519-383-2061</td>
<td><a href="mailto:john.blakey@enbridge.com">john.blakey@enbridge.com</a></td>
<td></td>
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</tr>
<tr>
<td>Carello Jack</td>
<td>Mr. Manager, Utilities East Canadian Pacific Railway</td>
<td>Canadian Pacific Railway</td>
<td>1290 Central Parkway West, Mississauga, ON L5C 4R5</td>
<td>905-598-3417</td>
<td><a href="mailto:carello.jack@cp.ca">carello.jack@cp.ca</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greco Enzo</td>
<td>Mr. Construction Project Manager Union Gas</td>
<td>Union Gas</td>
<td>918 South Service Road Stoney Creek, ON L8E 5M4</td>
<td>289-649-2061</td>
<td><a href="mailto:egreco@uniongas.com">egreco@uniongas.com</a></td>
<td></td>
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</tr>
<tr>
<td>Harten Ron</td>
<td>Mr. General Manager, Hamilton Community Energy</td>
<td>Hamilton Utilities Corporation</td>
<td>The Textile Building 10 George Street Suite 305, Hamilton, ON L8P 1C8</td>
<td>905-689-6414 x136</td>
<td><a href="mailto:Ron.Harten@hamiltonucorp.com">Ron.Harten@hamiltonucorp.com</a></td>
<td></td>
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</tr>
<tr>
<td>Grolis Jim</td>
<td>Mr. Hydro One 463 Bay Street, North Tower 15th Floor</td>
<td>Hydro One</td>
<td>Toronto, ON M5G 2P5</td>
<td>416-337-6200</td>
<td><a href="mailto:grolis.jim@hydroone.com">grolis.jim@hydroone.com</a></td>
<td></td>
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</tr>
<tr>
<td>Lane Paul</td>
<td>Mr. Sun Canadian Pipeline 630 Highway 6 North P.O. Box 470</td>
<td>Sun Canadian Pipeline</td>
<td>Waterdown, ON L6R 2H0</td>
<td>905-318-6228</td>
<td><a href="mailto:lane.paul@sun-canadian.com">lane.paul@sun-canadian.com</a></td>
<td></td>
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</tr>
<tr>
<td>Leppert Randy</td>
<td>Mr. Planning Lead Hand Niagara/Hamilton Copeco Cable Inc</td>
<td>Copeco Cable Inc</td>
<td>7170 McLeod Rd Niagara Falls, ON L2G 3H5</td>
<td>905-689-3284</td>
<td><a href="mailto:randy.leppert@copeco.com">randy.leppert@copeco.com</a></td>
<td></td>
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<tr>
<td>Linder Stefan</td>
<td>Mr. Manager, Public Works Design &amp; Construction CN</td>
<td>CN</td>
<td>4 Welding Way off Administration Road, Vaughan, ON L4K 1B9</td>
<td>905-598-3284</td>
<td><a href="mailto:linder.stefan@cn.ca">linder.stefan@cn.ca</a></td>
<td></td>
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<tr>
<td>Milano Bruno</td>
<td>Mr. Planning/Designer Source Cable</td>
<td>Source Cable</td>
<td>1090 Upper Wellington St, Hamilton, ON L8A 3S6</td>
<td>905-318-4663</td>
<td><a href="mailto:milano.bruno@sourcecable.com">milano.bruno@sourcecable.com</a></td>
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<tr>
<td>Mitchell Colleen</td>
<td>Ms. Land Agent - Eastern Pipeline Operations Imperial Oil Products &amp; Chemical Division</td>
<td>Imperial Oil Products &amp; Chemical Division</td>
<td>100 - 5th Concession Rd. E., Waterdown, ON L6R 1H1</td>
<td>905-691-7262</td>
<td><a href="mailto:mitchell.colleen@imperialoils.com">mitchell.colleen@imperialoils.com</a></td>
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<tr>
<td>Newman Ann</td>
<td>Ms. Crossings Co-ordinator, Eastern Region Enbridge Pipelines Inc.</td>
<td>Enbridge Pipelines Inc.</td>
<td>1086 Modeland Road, Building 1050 Sarnia, ON N7S 6L2</td>
<td>519-331-0503</td>
<td><a href="mailto:ann.newman@enbridge.com">ann.newman@enbridge.com</a></td>
<td></td>
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<tr>
<td>Ontario Power Generation Sin Madam</td>
<td>Mr. Acting Manager of Capital Projects Horizon Utilities Corporation</td>
<td>Horizon Utilities Corporation</td>
<td>55 John St. N., 6th Floor Hamilton, ON L8R 3M8</td>
<td>905-691-7262</td>
<td><a href="mailto:ann.newman@enbridge.com">ann.newman@enbridge.com</a></td>
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<tr>
<td>Jakubowski Mark</td>
<td>Mr. Regional Director - Marketing Southern Ontario Railway</td>
<td>Southern Ontario Railway</td>
<td>100 Hunter St. W., Hamilton, ON L8N 3P9</td>
<td>905-691-7262</td>
<td><a href="mailto:mark.jakubowski@southernontariony.com">mark.jakubowski@southernontariony.com</a></td>
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<tr>
<td>Winkley John</td>
<td>Mr. Chair Hamilton-Wentworth District School Board</td>
<td>Hamilton-Wentworth District School Board</td>
<td>20 Education Court, Hamilton, ON L8A 0B9</td>
<td>905-691-7262</td>
<td><a href="mailto:john.winkley@hwdsb.on.ca">john.winkley@hwdsb.on.ca</a></td>
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<tr>
<td>Daly Pat</td>
<td>Mr. Hamilton District Catholic School Board</td>
<td>Hamilton District Catholic School Board</td>
<td>90 Mulberry Street P.O. Box 2012 Hamilton, ON L8N 3R9</td>
<td>905-691-7262</td>
<td><a href="mailto:pat.daly@hdsb.on.ca">pat.daly@hdsb.on.ca</a></td>
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<td>Pace P.</td>
<td>Mr. Hamilton District Catholic School Board</td>
<td>Hamilton District Catholic School Board</td>
<td>90 Mulberry Street P.O. Box 2012 Hamilton, ON L8N 3R9</td>
<td>905-691-7262</td>
<td><a href="mailto:pace.p@hdsb.on.ca">pace.p@hdsb.on.ca</a></td>
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<tr>
<td>McKerrall Dan</td>
<td>Mr. Accommodation &amp; Planning Hamilton-Wentworth District School Board</td>
<td>Hamilton-Wentworth District School Board</td>
<td>100 Main St. W. P.O. Box 2558 Hamilton, ON L8N 3J9</td>
<td>905-691-7262</td>
<td><a href="mailto:daniel.mckerrall@hwdsb.on.ca">daniel.mckerrall@hwdsb.on.ca</a></td>
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<td>Mckerlie, Ron</td>
<td>Mr. President</td>
<td>Mohawk College</td>
<td>135 Fennell Avenue West P.O. Box 2034</td>
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<td>Labrecque, S.</td>
<td>French Public School Board</td>
<td>118 Cornelius Parkway</td>
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<td>Beaudin, A.</td>
<td>French Catholic School Board</td>
<td>110 Drewery Avenue</td>
<td>North York, ON</td>
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<tr>
<td>East, John</td>
<td>Mr. Executive Director</td>
<td>Southern Ontario Gateway Council</td>
<td>140 King Street East, Suite 14</td>
<td>L9N 2B2</td>
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<tr>
<td>Burke, Chris</td>
<td>Mr. Acting Director of Service Planning</td>
<td>Metrolinx</td>
<td>97 Front Street West, 4th Floor</td>
<td>M5J 1E6</td>
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<td>Cellie, Kaye</td>
<td>Mrs. President</td>
<td>Zpcacl</td>
<td>129 Spadina Avenue</td>
<td>M5V 2L3</td>
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<td>Chahal, Jagtar Singh</td>
<td>Mr. Chairman &amp; CEO</td>
<td>Hamilton Cab</td>
<td>430 Cannon Street East</td>
<td>L8L 2C8</td>
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<td>Leach, Dave</td>
<td>Mr. President &amp; Chief Executive Officer</td>
<td>Greyhound</td>
<td>36 Hunter Street East</td>
<td>M6M 2B8</td>
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<td>Rizzuto, Anthony F.</td>
<td>Mr. President</td>
<td>Blue Line Taxi</td>
<td>160 John Street South</td>
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<td>Salzberg, Lisa</td>
<td>Mr. Manager, Strategic \ Strategy and Policy</td>
<td>Metrolinx</td>
<td>97 Front St W, 4th Floor</td>
<td>M5J 1E6</td>
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<td>Seymour, Mark.</td>
<td>Mr. Chairman</td>
<td>Ontario Trucking Association</td>
<td>555 Dixon Road</td>
<td>M9W 1H8</td>
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<tr>
<td>Sir/Madam, Canada Coach</td>
<td></td>
<td></td>
<td>791 Webber Avenue</td>
<td>L8N 4B1</td>
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<td>Sir/Madam, Community CarShare</td>
<td></td>
<td></td>
<td>175 Longwood Road South, Suite 34A</td>
<td>L8N 4A1</td>
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<td>Sir/Madam, Hamilton Cycling Committee</td>
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<td>Sir/Madam, Smart Commute Hamilton</td>
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<tr>
<td>Wasik, Gene</td>
<td>Mr. Executive Director</td>
<td>Social Bicycle (SoBi)</td>
<td>121 Catherine Street North</td>
<td>L8N 4J4</td>
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<td>Other</td>
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<tr>
<td>Loomis, Keanin</td>
<td>Mr. President &amp; CEO</td>
<td>Hamilton Chamber of Commerce</td>
<td>120 King St. West Suite 507, Plaza Level</td>
<td>L8L 4V2</td>
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<tr>
<td>Platts, Megan</td>
<td>Ms. Manager, Government &amp; External Relations</td>
<td>REALTORS Association of Hamilton-Burlington</td>
<td>505 York Blvd.</td>
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<td>Kadiko, Allan J.</td>
<td>Mr. President</td>
<td>Hamilton-Halton Home Builders Association</td>
<td>1112 Rymal Road East</td>
<td>L8L 3N7</td>
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APPENDIX N-2
Notice of 30 day Public Review
Notice of Draft Study Report Completion and 30 Day Public Review

The Study

Urbantech West consultant team has completed the Block Servicing Strategy for **Block 3** lands, as required in the Fruitland-Winona Secondary Plan (see map below). The Servicing Strategy describes how Block 3 lands can be serviced by considering: stormwater management facilities, stormwater drainage, wastewater and water infrastructure, local road network, air drainage, traffic and natural heritage.

![Map of Block 3 lands](image)

The Process

The study generally fulfilled the requirements outlined in the Municipal Engineers Association Municipal Class Environmental Assessment document (EA) (2000, amended 2008, 2011 and 2015), for public consultation. Public appeal is not applicable for this project.

**PUBLIC COMMENTS ARE WELCOME:**

WHEN: January 16, 2020 - February 14, 2020, in order for the comments to be considered in the study process.

WHERE:

- Hard copies will be available for review at:
  - Stoney Creek Municipal Service Centre – Library – 777 Highway 8, Stoney Creek
  - City Hall – City Clerk’s Office – 1st Floor – 71 Main Street West
  - City Hall – 6th Floor Front Desk – 71 Main Street West

- Electronic version of the report will be available at:
  - [https://www.hamilton.ca/blockservicingstrategies](https://www.hamilton.ca/blockservicingstrategies)

HOW: Direct All Comments To:

Rob Merwin, P. Eng.
Project Manager – Urbantech West
(905) 829-8818
rmerwin@urbantech.com

NEXT STEPS: Study will be considered as finalized once it is approved by City of Hamilton Council.

Information will be collected and reviewed in accordance with City of Hamilton policies. With the exception of personal information, all comments will be included in the project record.

Published in the Stoney Creek News January 16, 2020 and on the City of Hamilton Twitter account.
APPENDIX N-3
Landowner Letters
February 23, 2016

Stoney Creek ON

Re: BLOCK 3 SERVICING STRATEGY STUDY FRUITLAND WINONA SECONDARY PLAN AREA LOWER STONEY CREEK CITY OF HAMILTON

We are writing to you to inform you that a Block Servicing Study is commencing for an area that encompasses your landholding in Lower Stoney Creek, City of Hamilton.

As background, the City of Hamilton’s Fruitland Winona Secondary Plan provides policies and requirements to implement the Secondary Plan. One of the requirements is the completion of a Block Servicing Strategy Study (BSS).

1312733 ONTARIO INC. has retained Urbantech West to complete the BSS for Area 3. This Area is bordered by Highway #8, Barton Street, McNeilly Road and Lewis Road which includes your lands.

The BSS is a comprehensive study providing technical analysis and design concepts for the BSS area incorporating land use, stream systems, terrestrial and aquatic features, grading, drainage and servicing, stormwater management, hydrology, transportation and air drainage analysis.

The Study is being completed in an open and transparent process which will include Public Open Houses. Input will be welcomed by landowners and residents of the study area and input will be provided by the City of Hamilton and the Hamilton Conservation Authority.

At this time, on behalf of 1312733 Ontario Inc. we are inquiring if you would like to be an active participant in the BSS study.
If there is interest in participating please respond to this letter by means of a letter, e-mail or a phone call to the undersigned. You will then be added to the contact list for the Study.

Sincerely,

[Signature]

Paul Brown
Senior Associate
Email: pbrown@urbantech.com

Cc: Jason Mosdell, 1312733 ONTARIO INC.
December 6, 2016

Name
Address1
Address2

Re: Block 3 Servicing Strategy
Fruitland-Winona Secondary Plan Area
City of Hamilton

We are writing to inform you that a Block Servicing Strategy (the “Strategy”) is being initiated for an area that includes your landholdings in lower Stoney Creek, in the City of Hamilton (the “City”). This area is known as the Block 3 Servicing Strategy Area (“Block 3”) and is shown on the attached plan.

The preparation of the Strategy is a requirement of the City Fruitland-Winona Secondary Plan and must be completed prior to development of the lands within Block 3 proceeding. The purpose of the Strategy is to develop grading and detailed servicing plans so that development may proceed in a coordinated and comprehensive manner. The Strategy will be used by the City to guide the review of planning applications within the Study area. All development within Block 3 must conform to the Strategy.

The Strategy must identify the land use designations, densities, and natural features within Block 3. It must also include:

- The location and configuration of schools and parks;
- A detailed local road pattern and trail system;
- The distribution of housing types;
- Meander Belt Width Assessments for all watercourses;
- A preliminary grading, servicing, and stormwater management strategy and functional design plan;
- Plans for the phasing of development and the external road infrastructure;
- The identification and consideration of all areas regulated by the Conservation Authority;
- A scoped Air Drainage Analysis Brief to assess impacts on tender fruit and grape production;
- A hydrogeological investigation; and,
1312733 Ontario Inc. (Branthaven) has retained Glen Schnarr & Associates Inc. and Urbantech West to manage and complete the Strategy to have it approved by the City as expeditiously as possible. The lands within Block 3 that are owned by 1312733 Ontario Inc. are indicated on the attached plan.

As a landowner who will be affected by the completion of the Strategy, we are writing to invite you to participate in the landowners group who will be coordinating and funding the Strategy work program. We would appreciate your response expressing your interest in participating in the landowners group.

We intend to coordinate a landowners group meeting in January 2017 to inform and explain the next steps in the Strategy process. If we do not hear from you by Friday December 23, 2016, we will take your non-response as not being interested in participating in the landowners group.

If you have any questions, please do not hesitate to contact me or Mark Bradley of our office at (905) 568-8888 or at markb@gsai.ca.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

[Signature]

Colin Chung, MCIP, RPP
Partner

C: C. Newbold, City of Hamilton
   A. Mahood, City of Hamilton
   M. Fazio, City of Hamilton
   A. Semper, Branthaven Development Corp.
   H. Sewell, Branthaven Development Corp
February 17, 2017

Re:  Block 3 Servicing Strategy
     Fruitland-Winona Secondary Plan Area
     City of Hamilton

This letter is further to our letter dated December 6, 2016, informing you that a Block Servicing Strategy (the "Strategy") is being initiated for an area that includes your landholdings in lower Stonebrce Creek, in the City of Hamilton. This area is known as the Block 3 Servicing Strategy Area and is shown on the attached plan.

As a landowner who has expressed an interest in participating in the Strategy, we are writing to invite you to a meeting on March 7, 2017, where we will present the project and answer any questions that you have. The meeting will be held in the Council Chambers of the former Stoney Creek City Hall from 6:00 p.m. to 8:00 p.m. The address is 777 Highway 8, Stoney Creek.

The agenda for the evening is as follows:

1. Open House - 6:00 to 6:45 p.m.
   • Informal review of the Block Servicing Strategy Study Area, Fruitland-Winona Secondary Plan, the Tertiary Plan, and the Servicing Plans

2. Block Servicing Strategy Presentation – 6:45 to 7:30 p.m.
   • Introduction and Purpose of the Meeting
   • Block Servicing Strategy Study Overview
   • Team Introductions
   • Tertiary Plan Overview
   • Servicing Plan Overview
   • Funding Agreement Discussion
   • Discussion of Next Steps
3. Question and Answer Period – 7:30 to 8:00 p.m.

If you have any questions, please do not hesitate to contact me at (905) 568-8888 or markb@gsai.ca.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Mark Bradley, MCIP, RPP
Senior Planner & Project Manager

C: C. Newbold, City of Hamilton
   A. Mahood, City of Hamilton
   M. Fazio, City of Hamilton
   A. Semper, Branthaven Development Corp.
   H. Sewell, Branthaven Development Corp.
Re: Block 3 Servicing Strategy
Fruitland-Winona Secondary Plan Area
City of Hamilton

We are writing to inform you that a Block Servicing Strategy (the "Strategy") is being initiated for an area that includes your landholdings in lower Stoney Creek, in the City of Hamilton (the "City"). This area is known as the Block 3 Servicing Strategy Area ("Block 3") and is shown on the attached plan.

The preparation of the Strategy is a requirement of the City Fruitland-Winona Secondary Plan and must be completed prior to development of the lands within Block 3 proceeding. The purpose of the Strategy is to develop grading and detailed servicing plans so that development may proceed in a coordinated and comprehensive manner. The Strategy will be used by the City to guide the review of planning applications within the Study area. All development within Block 3 must conform to the Strategy.

The Strategy must identify the land use designations, densities, and natural features within Block 3. It must also include:

- The location and configuration of schools and parks;
- A detailed local road pattern and trail system;
- The distribution of housing types;
- Meander Belt Width Assessments for all watercourses;
- A preliminary grading, servicing, and stormwater management strategy and functional design plan;
- Plans for the phasing of development and the external road infrastructure;
- The identification and consideration of all areas regulated by the Conservation Authority;
- A scoped Air Drainage Analysis Brief to assess impacts on tender fruit and grape production;
- A hydrogeological investigation; and,

1312733 Ontario Inc. (Branthaven) has retained Glen Schnarr & Associates Inc. and Urbantech West to manage and complete the Strategy to have it approved by the City as expeditiously as possible. The lands within Block 3 that are owned by 1312733 Ontario Inc. are indicated on the attached plan. In addition, we are providing you with the latest draft concept plan for the lands.

As a landowner who will be affected by the completion of the Strategy, we are writing to invite you to participate in the landowners group who will be coordinating and funding the Strategy work program. We would appreciate your response expressing your interest in participating in the landowners group.

At this time there are currently a number of landowners who have decided to participate in the group. If you could please review and respond to this letter by May 26, 2017 it would be appreciated. We will take your non-response as not being interested in participating in the landowners group.

If you have any questions, please do not hesitate to contact me at 905 829-8818 or rmerwin@urbantech.com.

Regards,

Urbantech West

[Signature]

Rob Merwin, P. Eng.
Associate

cc: C. Newbold, City of Hamilton
    A. Mahood, City of Hamilton
    M. Fazio, City of Hamilton
    A. Semper, Branthaven Development Corp.
    H. Sewell, Branthaven Development Corp.
May 7, 2019

RE: Block Servicing Strategy for Stoney Creek
Block 3 Concept Plan

To Whom it May Concern:

As you may be aware the Block 3 Servicing Strategy (BSS) is currently being undertaken by some of the landowners within the Block 3 area. This study is a requirement of the Fruitland Winona Secondary Plan. The purpose of this study is to develop a servicing strategy for the Block 3 lands. As part of this study a concept plan for the lands has been prepared in consultation with City of Hamilton staff. A copy of the current concept plan is attached to this letter. This plan has been included in the first submission of the BSS to the City of Hamilton in January of 2019.

This plan shows a possible concept for development of the subject lands. Should you have any feedback or questions please email rmerwin@urbantech.com or by phone at 905-829-8818 ext 1010.

Sincerely,

[Signature]

Rob Merwin, P.Eng.
Sr. Associate, Land Development
February 13th, 2020

To: Mr. Rob Merwin, Urbantech, and
    Mrs. Margaret Fazio, City of Hamilton

Re: Block 3 Servicing Strategy Notice of Completed Final Draft Report Public Comments

Dear Mr. Merwin,

We have been the owners and growers since 1974 of the agricultural specialty tender fruit property at 262 McNeilly Road located in the north-west corner of Sub-area 1.

Thank you for sending us the pdf drawings and figures.

The gsai concept plan that is the basis for this B3SS study and Final Draft Report differs in density allocations from the Urban Hamilton Official Plan and Fruitland-Winona Secondary Plan Land Use Map B.7.4-1 which results in a changed density for our property at 262 McNeilly Road.

It would appear more practical to place Street Q on the property line.

Sincerely,
Hi Margaret,

I have reviewed the land use and generally it follows the secondary plan.

Thanks! Alissa

---------------------------------------------

Alissa Mahood, MCIP, RPP
She/her
Senior Project Manager, Community Planning & GIS
Planning and Economic Development Department
City of Hamilton, 71 Main St W, 5th Floor, L8P 4Y5
Ph: 905.546.2424 ext. 1250

From: Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Sent: February 14, 2020 12:45 PM
To: Mahood, Alissa <Alissa.Mahood@hamilton.ca>; Belair, Nada <Nada.Belair@hamilton.ca>
Cc: Yong-Lee, Sally <Sally.Yong-Lee@hamilton.ca>; Rob Merwin (rmerwin@urbantech.com) <rmerwin@urbantech.com>
Subject: REQUEST FOR INPUT: B3SS Final Draft Report Public Comments

Hi Alissa and/or Nada,

Could you please check the accuracy of the comment/maps of Block 3 SS Concept Plan with the FWSP?
From what I can see online, there is no discrepancy between the Block 3 SS Concept Plan and the FWSP.

Secondary Plan:
https://www.hamilton.ca/sites/default/files/media/browser/2015-01-16/urbanhamiltonofficialplan-volume2-mapb-7-4-1tomapb-7-4-4-fruitlandwinonasecondaryplan-nov2018.pdf

Property location:
https://spatialsolutions.maps.arcgis.com/apps/webappviewer/index.html?id=9b58282e4cd8424b82f5a82551020540

Also, the comment on Street Q – there is no Street Q – I assume they mean Collector D? And the Secondary Plan has a slight gap between the property line of the property just south of 262 McNeilly and 262 McNeilly itself. Block 3 SS is showing the road as abutting 262 McNeilly. Could you please let me know if these comments make sense to you?
I'm off next week, and Rob (Urbantech) will be working on finalization of Bock 3 SS Report.

Please keep Sally and Rob both in the loop, if responding to this inquiry next week.

Thank you,
Margaret

From: [redacted]
Sent: February 13, 2020 11:08 PM
To: Rob Merwin (rmerwin@urbantech.com) <rmerwin@urbantech.com>; Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Subject: B3SS Final Draft Report Public Comments

February 13th, 2020

To: Mr. Rob Merwin, Urbantech, and
Mrs. Margaret Fazio, City of Hamilton

Re: Block 3 Servicing Strategy Notice of Completed Final Draft Report Public Comments

Dear Mr. Merwin,

We have been the owners and growers since 1974 of the agricultural specialty tender fruit property at [redacted] located in the north-west corner of Sub-area 1.

Thank you for sending us the pdf drawings and figures.

The gsai concept plan that is the basis for this B3SS study and Final Draft Report differs in density allocations from the Urban Hamilton Official Plan and Fruitland-Winona Secondary Plan Land Use Map B.7.4-1 which results in a changed density for our property at [redacted].

It would appear more practical to place Street Q on the property line.

Sincerely,
Hello Maria Simone,

We have been advised by the City that the concept plan generally follows the secondary plan. Please advise if you have any further comments.

Rob

---

Hi Maria Simone,

Thank you very much for your comments. We in conjunction with the City are reviewing the concept plan against the land use plan and will respond on this item. In terms of Street Q, all of the local roads in the Concept Plan are intended to show how development could proceed. They do not represent an actual development application. An application for your lands or the neighbouring lands for draft plan approval will indicate the exact proposed location of local roads.

Thanks again,
Rob

Rob Merwin, P.Eng.
Sr. Associate, Land development
Urbantech® Consulting
A Division of Leighton-Zec West Ltd.
2030 Bristol Circle, Suite 105, Oakville, ON L6H 0H2
rmerwin@urbantech.com • www.urbantech.com
TEL 905-829-8818 Ext.1010 • DIR 905-829-6901 • MOB 416-997-0101

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From: maria simone <msimone777@mac.com>
Sent: February 13, 2020 11:08 PM
To: Rob Merwin <rmerwin@urbantech.com>; Margaret Fazio <Margaret.Fazio@hamilton.ca>
Subject: B3SS Final Draft Report Public Comments

February 13th, 2020

To: Mr. Rob Merwin, Urbantech, and
    Mrs. Margaret Fazio, City of Hamilton

Re: Block 3 Servicing Strategy Notice of Completed Final Draft Report Public Comments

Dear Mr. Merwin,

We have been the owners and growers since 1974 of the agricultural specialty tender fruit property at [REDACTED], located in the north-west corner of Sub-area 1.

Thank you for sending us the pdf drawings and figures.

The gsai concept plan that is the basis for this B3SS study and Final Draft Report differs in density allocations from the Urban Hamilton Official Plan and Fruitland-Winona Secondary Plan Land Use Map B.7.4-1 which results in a changed density for our property at [REDACTED].

It would appear more practical to place Street Q on the property line.

Sincerely,
Hi [Name],

Thank you very much for your comments. We in conjunction with the City are reviewing the concept plan against the land use plan and will respond on this item. In terms of Street Q, all of the local roads in the Concept Plan are intended to show how development could proceed. They do not represent an actual development application. An application for your lands or the neighbouring lands for draft plan approval will indicate the exact proposed location of local roads.

Thanks again,

Rob
To: Mr. Rob Merwin, Urbantech, and
Mrs. Margaret Fazio, City of Hamilton

Re: Block 3 Servicing Strategy Notice of Completed Final Draft Report Public Comments

Dear Mr. Merwin,

We have been the owners and growers since 1974 of the agricultural specialty tender fruit property at [redacted], located in the north-west corner of Sub-area 1.

Thank you for sending us the pdf drawings and figures.

The gsai concept plan that is the basis for this B3SS study and Final Draft Report differs in density allocations from the Urban Hamilton Official Plan and Fruitland-Winona Secondary Plan Land Use Map B.7.4-1 which results in a changed density for our property at [redacted].

It would appear more practical to place Street Q on the property line.

Sincerely,

[redacted]
February 25, 2020

Rob Merwin, P.Eng.
Project Manager
Urbantech West
rmerwin@urbantech.com

MHSTCI File : 0006855
Proponent : City of Hamilton
Subject : Notice of Draft Study Report Completion
Project : Block Servicing Strategy for Block 3 Lands, Fruitland-Winona
Location : City of Hamilton, Ontario

Dear Mr. Merwin:

Thank you for providing the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) with the Notice of Draft Study Report Completion for the above-referenced project. MHSTCI’s interest in this Environmental Assessment (EA) project relates to its mandate of conserving Ontario’s cultural heritage, which includes:

- Archaeological resources, including land and marine;
- Built heritage resources, including bridges and monuments; and,
- Cultural heritage landscapes.

We have reviewed the Draft Study Report and offer the following comments.

There is no mention in the draft report of cultural heritage resources in study area, potential effects of the proposed undertaking on them, or mitigation measures to address those effects. As noted in MHSTCI (then MTCS)’s letter of June 22, 2017, consideration of cultural heritage resources is part of the Municipal Class EA process, and the need for cultural heritage technical studies in support of an EA process is normally determined through MHSTCI’s Criteria for Evaluating Archaeological Potential and Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes checklists. In this draft report there is no indication as to whether these checklists were completed, or whether some previous study ruled out the need for archaeological assessment and/or heritage impact assessment, or whether such technical studies have in fact been completed. Where completed, these technical studies should inform the decisions and commitments made in the EA report.

The final Study Report should explain how cultural heritage considerations were either addressed or found not to be applicable.

Thank you for consulting MHSTCI on this project and please continue to do so throughout the EA process. If you have any questions or require clarification, do not hesitate to contact me.

Sincerely,

Dan Minkin
Heritage Planner
Dan.Minkin@Ontario.ca
Hello,

Thank you for your comments. I have copied [Name of the City of Hamilton] on this email so she is aware of this exchange. This question has also been raised by others and responded by Margaret. Margaret I hope it is okay but I am going to cut and paste your commentary below:

“….. first I should mention that Archaeology Stage 1 would have been included during the earlier study – Fruitland-Winona Secondary Plan (FWSP) It was finalized in 2009, but appeals were resolved in 2014. If the Stage 1 carried out at that time recommended a Stage 2 Archaeological consideration, we would then require it from the developer-applicants at the draft plan stage.

This study generally covers the Municipal Class Environmental Assessment process from the public consultation perspective only, i.e. Public Information Centres and 30 day review, Notification of various agencies etc.

The ultimate decision of approval lies with Council, as the projects in question have already gone through an extensive appeal – available public engagement process and full consideration of alternatives which included natural environment, socio-economic considerations and Cultural Heritage, including Archaeology, among others.

Please note that the Arterial and Collector Roads are set by the FWSP, and are closely following that layout. Local roads remain subject to change – at development process stage.

Stormwater Ponds locations were generally indicated by the SCUBE Subwatershed Studies, and locations are fine tuned now.

Servicing Strategies are new to the City of Hamilton – in preparation of development process, to facilitate coordination of servicing. They are only done as a result of the above steps first being taken/finalized.”

As [Name of the City of Hamilton] stated that if the studies in the Secondary Plan identify the need for further work, this work would be done by the developer at the time of Draft Plan Applications. This stage will follow the approval of the Block Servicing Study.

I hope this helps, and please let me know if you have any further questions.

Rob
Good afternoon,

Please see our comments attached. I apologise for sending these comments after the stated review period but hope they can still be incorporated.

Dan Minkin
Heritage Planner
Ministry of Heritage, Sport, Tourism and Culture Industries
Heritage, Tourism and Culture Division | Programs and Services Branch | Heritage Planning Unit
401 Bay Street, Suite 1700
Toronto, Ontario M7A 0A7
Tel. 416.314.7147 | Fax. 416.314.7175
Hi Dan,

We are working on formulating a detailed response to your previous questions – hope to have something back to you tomorrow.

To address the new question you now posed based regarding the project website, please note that the website holds three different Block Servicing Strategies (SS) – i.e. Blocks 1, 2 & 3 and a Gordon Dean Ave. EA – Phases 3 & 4 MCEA process project. Of the four ONLY mentioned projects the latter is the only “true” MCEA project which legally requires the MCEA process to be followed.

Please note that Gordon Dean Ave. falls outside of the Block 3 study area – it is located within Block 1, and each strategy has been led as a separate process (different proponents). Gordon Dean is also led by different private land owners from those leading Block 3 SS. The City of Hamilton has placed all content for the Strategies on its website to facilitate public engagement, and to allow faster sharing of content and consistency with everyone involved.

Sorry for any confusion this may have caused.

Hope this helps?

Thank you,

[Redacted]
From: Rob Merwin <rmerwin@urbantech.com>
Sent: February 26, 2020 11:39 AM
To: Minkin, Dan (MHSTCI) <Dan.Minkin@ontario.ca>
Cc: Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Subject: RE: Block 3 Lands Fruitland-Winona Draft ESR - MHSTCI Comments

Hi,

I will defer to Margaret on this, however my understanding is as follows:

1. This is not an EA but a servicing strategy study that dictates how the lands can be serviced in accordance with the secondary plan contemplated land uses.
2. The future development applications will have to satisfy the conditions of the MCEA process. The level of EA is dependent on the various factors in the guidelines, however my understanding is that dependent on the level the planning process can cover off the requirements of the EA. Margaret, please chime in here.

I will defer to [Redacted] for further context.

--

Rob Merwin, P.Eng.
Sr. Associate, Land Development
Urbantech® Consulting
A Division of Leighton-Zec West Ltd.
2030 Bristol Circle, Suite 105, Oakville, ON L6H 0H2
rmerwin@urbantech.com • www.urbantech.com
TEL 905-829-8818 Ext.1010 • DIR 905-829-6901 • MOB 416-997-0101

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Hi Rob, thank you for your quick reply.

The thing that makes this study format a little complicated of course is that we are talking about a combination of planned development subject to secondary plan under the Planning Act, and associated public infrastructure subject to the Environmental Assessment Act. MHSTCI does not comment on processes/approvals under the Planning Act unless they are circulated through MMAH’s One Window service, so in this case our concerns are limited to the Environmental Assessment component of the process, which basically amounts to the planning of the municipal infrastructure.

The SCUBE Subwatershed Study also did not contain any cultural heritage investigation, and when I pointed this out in our comments I was sent a letter in reply from the City of Hamilton stating, similarly, that the Fruitland-Winona Secondary Plan sets policies for archaeological assessment and protection of cultural heritage resources at the development approval stage.

But again, planning approval and EA coverage are two different things for different kinds of undertaking. For the market development that will be carried out pursuant to the Secondary Plan, the City of Hamilton is the approval authority, as it is for the Secondary Plan itself, and the Province is not involved on a planning level; archaeological assessments and other heritage studies would typically be required of private applicants by the City. For infrastructure such as roads and stormwater ponds, however, the requirements of the Environmental Assessment Act – and more specifically in this case, the Municipal Class EA – apply, and need to be reflected in the Environmental Study Report. We have still not seen how the cultural heritage requirements of the MCEA process have been fulfilled, with respect to the components of this project that are subject to it.

If previous or pending stages of study make it unnecessary to address cultural heritage on a technical level during the Block 3 Class EA process, the ESR should spell this out explicitly. I would also recommend including any relevant cultural heritage technical studies as appendices.

Dan Minkin
Heritage Planner
Ministry of Heritage, Sport, Tourism and Culture Industries
Heritage, Tourism and Culture Division | Programs and Services Branch | Heritage Planning Unit
401 Bay Street, Suite 1700
Toronto, Ontario M7A 0A7
Tel. 416.314.7147 | Fax. 416.314.7175

From: Rob Merwin <rmerwin@urbantech.com>
Sent: February 26, 2020 10:06 AM
To: [Redacted]
Cc: [Redacted]
Subject: RE: Block 3 Lands Fruitland-Winona Draft ESR - MHSTCI Comments

Hello [Redacted],
Thank you for your comments. I have copied [Redacted] of the City of Hamilton on this email so she is aware of this exchange. This question has also been raised by others and responded by [Redacted]. I hope it is okay but I am going to cut and paste your commentary below:

“…… first I should mention that Archaeology Stage 1 would have been included during the earlier study – Fruitland-Winona Secondary Plan (FWSP)
It was finalized in 2009, but appeals were resolved in 2014. If the Stage 1 carried out at that time recommended a Stage 2 Archaeological consideration, we would then require it from the developer-applicants at the draft plan stage.
This study generally covers the Municipal Class Environmental Assessment process from the public consultation perspective only, i.e. Public Information Centres and 30 day review, Notification of various agencies etc.

The ultimate decision of approval lies with Council, as the projects in question have already gone through an extensive appeal – available public engagement process and full consideration of alternatives which included natural environment, socio-economic considerations and Cultural Heritage, including Archaeology, among others.

Please note that the Arterial and Collector Roads are set by the FWSP, and are closely following that layout. Local roads remain subject to change – at development process stage.

Stormwater Ponds locations were generally indicated by the SCUBE Subwatershed Studies, and locations are fine tuned now.

Servicing Strategies are new to the City of Hamilton – in preparation of development process, to facilitate coordination of servicing. They are only done as a result of the above steps first being taken/finalized.”

As stated that if the studies in the Secondary Plan identify the need for further work, this work would be done by the developer at the time of Draft Plan Applications. This stage will follow the approval of the Block Servicing Study.

I hope this helps, and please let me know if you have any further questions.

Rob

Rob Merwin, P.Eng.
Sr. Associate, Land development
Urbantech® Consulting
A Division of Leighton-Zec West Ltd.
2030 Bristol Circle, Suite 105, Oakville, ON L6H 0H2
rmerwin@urbantech.com • www.urbantech.com
TEL 905-829-8818 Ext.1010 • DIR 905-829-6901 • MOB 416-997-0101
Good afternoon,
Please see our comments attached. I apologise for sending these comments after the stated review period but hope they can still be incorporated.

Dan Minkin
Heritage Planner
Ministry of Heritage, Sport, Tourism and Culture Industries
Heritage, Tourism and Culture Division | Programs and Services Branch | Heritage Planning Unit
401 Bay Street, Suite 1700
Toronto, Ontario M7A 0A7
Tel. 416.314.7147 | Fax. 416.314.7175
February 4, 2020

We are in receipt of your letter dated January 27, 2020 (attached). We want to thank you for your comments, and we offer the following clarifications (numbered in accordance with your letter of January 27, 2020):

1. Figure 1 is a site location plan indicating the location of the subject site and surrounding roads. The concept plan is also represented on this figure for context. This figure does not indicate any existing or proposed drainage patterns. Please refer to the STM drawings for the existing and proposed drainage patterns. In terms of future drainage of McNeilly Road the Servicing Study has indicated the construction of a storm sewer within the Barton Street Right of Way from McNeilly Road to the proposed stormwater management facility located directly west of the existing school. This sewer is sized for McNeilly Road drainage including the existing east side properties fronting on McNeilly, both in the existing condition and in the future if McNeilly Road is fully urbanized. In addition, no external drainage is proposed to be directed towards existing properties or structures.

2. The current sanitary drainage plan has been modified to direct a portion of the proposed sanitary drainage towards the intersection of McNeilly Road and Barton Street in accordance with the original design of the existing sewer on McNeill Road. This modification arose through comments received from City of Hamilton staff indicating that the existing infrastructure at McNeilly Road and Barton Street had been sized to accommodate a portion of the development lands. Included in the Servicing Study are Sanitary Design Sheets which detail the expected sanitary sewage generation from the development lands and demonstrate that proposed and existing infrastructure can accommodate those future flows. In addition, these design sheets account for the existing and future flows from west of McNeilly Road.

3. As described above the proposed sanitary drainage patterns are in accordance with the original design of the existing sewer on McNeill Road in accordance with the City of
Hamilton's direction and the existing infrastructure has been sized to accommodate the proposed flows.

4. Drawing SAN4 indicates a portion of the subject lands drain to the McNeilly Road and Barton St. intersection. The majority of the development lands drain to the east to infrastructure located at the intersection of Barton Street and Lewis Road. The existing infrastructure at both locations has been sized to accommodate the development lands and the supporting design sheets within the Servicing Study indicate that the capacity is sufficient once development occurs.

In regards to the items identified under the Comments section of your letter:

1. At the PIC meeting the display boards for Block 3 did not identify any servicing of lands south of Barton Street being accommodated within the future Arvin Avenue. At this time it is still not clear if Arvin Avenue will be extended. The plans within the servicing study demonstrate how development can be accommodated through existing infrastructure and the extension of new municipal infrastructure for both the future and existing conditions.

2. A Stormwater Management Pond is not required at the south east intersection of Barton Street and McNeilly Road as all drainage south of Barton Street and McNeilly Road is accommodated within the proposed Stormwater Management Pond directly west of the existing school property.

3. There is no proposal to increase flows to Watercourse. No drainages from Block 3 have been proposed to watercourse # 7 through McNally Road, north of Barton Street.

We hope that the above clarifies the proposed servicing concepts. If you have further questions or require further clarifications, we would be happy to meet with you and discuss further.

City of Hamilton and Urbantech staff would be happy to meet with you and/or your neighbours to discuss any further questions about the above mentioned matters at either City Hall or within the study area e.g. your residence. The project schedule dictates that any meeting would need to take by Friday, February 14, 2020 at the latest, between the hours 8:30 a.m. – 4:30 p.m., if possible.

Please contact Margaret Fazio, the City's liaison staff member for this project, as well as the undersigned, as soon as possible if you still wish to meet, so that our collective schedules can be coordinated.

Margaret’s Contact information is as follows:

**Margaret Fazio, B.Sc., EP, MCIP, RPP**
Senior Project Manager, Infrastructure Planning
Growth Management, Planning and Economic Development Department
City of Hamilton, 71 Main Street West, 6th Floor, Hamilton, ON, Canada, L8R 4Y5
Tel: 905-546-2424 ext. 2218; Fax: 905-540-5611; e-mail: Margaret.Fazio@hamilton.ca
Yours truly,

[Signature]

Rob Merwin, P.Eng.
Sr. Associate, Land Development.

Cc: Maria Pearson, Councillor New Ward 10 Stoney Creek, City of Hamilton
Cc: Margaret Fazio, Councillor City of Hamilton
January 27th 2020

Rob Merwin, P. Eng
Project Manager - Urbantech West
2030 Bristo Cir., # 105
Oakville, On L8H 0H2

Maria Pearson, Councilor
New Ward 10 Stoney Creek
City of Hamilton

RE; Draft Study Report Block Servicing Strategy Block 3

I recently compared the June 2017 public meeting presentation to the January 16th 2020 above Servicing Strategy and note that the differences are substantial in nature.

1. Storm Water Drainage
   Map 12-062W Dated Aug 18 Drawing # 1
   This map shows drainage on the property line of 280 & 282 McNeilly Rd. which did not previously exist. This proposal will require the removal of privacy fencing and over 12 trees. More over the increased volumes of water within 1 meter of a cement block foundation is an expensive disaster in the making if not for the present homeowners but in the future. Now you have effectively devalued two McNeilly Rd. properties and restricting future redevelopment of 282 McNeilly Rd.

Since there is no storm sewer south of Barton ST. the increase in water volume will increase the frequency of Barton St. flooding which currently already occurs on the west side of McNeilly Rd. This plan effectively increases flooding for all homes down Stream especially for those north of Barton St. as well as effecting insurance rates and resale values.
2. Sanitary Drainage West  
Map 12-062W  Dated Aug. 2018  Drawing - SAN - 1A

This map shows the sewage flow has once again been altered from the June 2017 public presentation. Originally the flow was east to Lewis Rd. Now all flows West to McNeilly Rd. along Barton and down McNeilly North of Barton.

This change increases long-term maintenance costs to the taxpayer and restricts future development west of McNeilly Rd. and south of Barton. Since the City already owns three road access on the west side long term planning should dictate that the current development pay a portion of increasing the sanitary sewer from Barton to the Collector road off McNeilly as well as a portion of Urbanizing McNeilly road to the collector to help facilitate the increased traffic flow.

3. Sanitary drainage West  
Map 12-062  Dated Aug 2018  DWG - SAN - 4A

This map also shows drainage from the Barton St. collector road to McNeilly road is completely opposite to the representations at the public meeting and once again increases McNeilly road volumes.

4. Sanitary West North of Barton  
Map 12-062  Dated Aug 2018  DWG - SAN - 4

This map and all other maps for services in this area show all drainage has been redirected from the north perimeter south to Barton St. and WEST TO McNeilly road.

COMMENTS

At the public meeting we were assured that all services would drain to the New Arvin Ave. then west to McNeilly Road where the Arvin Ave extension built in 2019 would have a relief outlet at Water Course 7 to eliminate the current water over McNeilly road. We were also assured that this would pick up the drainage pipe that currently runs at the rear of the residences on the east side of McNeilly Rd from Barton to the train track. The amended proposal does not identify or plan to do this.

A storm water pond has been omitted in the south east corner of Barton and McNeilly to match the pond on the east side of the development. The lack of a pond clearly indicates that the intent is to devalue the homes on McNeilly Rd.
Watercourse 7 improvements were never designed to accept Block 3 development. To transfer block 3 will not only increase frequency and intensity of flooding of McNeilly Rd it will restrict Block 2 development it is essentially increasing costs for them. Further more it eventfully blocks and increases costs for the Barton. Hwy #8; Glover, McNeilly block when it is finally re zoned.

This entire redesign should go back to a PUBLIC MEETING with full and honest disclosure.

This whole process hiding the substantial changes from the McNeilly Rd residence condensing our comment period to 30 days when you have known for approximately 18 months is a sham. Had we know this in June 2017 or August 2018 these comments would be supported with numerous pictures.

We look forward to a meeting and Public meeting.
APPENDIX N-4
PIC Materials
Thursday, June 8, 2017

Block Servicing Strategies 1 and 2 PIC No. 2, and Block 3 Servicing Strategy PIC No. 1

Comment Sheet

Please take a moment to provide us with input regarding the three above mentioned projects. This questionnaire is your opportunity to provide your comments on all three. *Given that your views are important to us, please kindly complete this questionnaire (please print) and deposit it in the “Comment Sheets” box provided or by mail, email/scan or fax to the address provided on the fourth page. Thank you.*

1. **My relation to this Project is: (Please check all that apply)**
   - [ ] resident within the project limit
   - [ ] land or business owner within the project limit
   - [ ] user of roads or lands within the study areas but not within project limit
   - [ ] member of an interest group (Please specify) ____________________________
   - [ ] member of the general public not within the project limit
   - [ ] other (Please specify) ____________________________

2. **My interest is: (Please check all that apply?)**
   - [ ] property/land impacts
   - [ ] stormwater management
   - [ ] pedestrian / bicycle safety
   - [ ] traffic volume
   - [ ] traffic signals
   - [ ] other:_________________________________________________________________
   - [ ] recreational
   - [ ] natural environment and creeks
   - [ ] speed limits
   - [ ] general interest

3. **Please provide your comments as they relate to the Block 1 Concept Plans presented here today.**

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

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______________________________________________________________________________

Personal information collected at public meetings or submitted in writing is collected under the authority of the *Municipal Act, 2001*, and will be used by members of the City of Hamilton. The written submissions including names and contact information and the report of the public meeting will be used for the purposes of assessing number of attendees, areas of interest, and contact information.
4. Please provide your comments as they relate to the Block 2 details provided here today.

5. Please provide your comments as they relate to the Block 3 details provided here today.

6. How did you hear about this Public Information Centre (PIC)? (Please checkmark)

[ ] Newspaper [ ] Website [ ] Friend [ ] Notice in the mail [ ] Other:

_____________________

7. Please indicate your satisfaction with the following:

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<th>If not satisfied, please specify your preference below</th>
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8. On a scale of 1 to 5, where “1” is “very” and “5” is “not at all”, please rate the following by circling the appropriate number:

a) How informative were the display materials? (please circle)

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b) How helpful were the Municipal staff and consultants in attendance? (please circle)

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9. Were all your questions answered satisfactorily?
[ ] Yes     [ ] No     [ ] If No, can someone contact you? ________________________

10. Please provide any additional comments.
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________

11. Do you require a written response to your comments?
[ ] Yes     [ ] No
If yes, please provide us with your contact information below should you wish to receive a written response to your comments (please print clearly):

<table>
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<th>Name:</th>
<th>Telephone:</th>
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Address:

City/Province/Postal Code: Email:

As noted, please mail, scan/email, or fax your completed questionnaire by June 22, 2017 to:

Amec Foster Wheeler (Block 1)
Angelo Cutaia, P.Eng.
Consultant Project Manager
3215 North Service Road,
Burlington, ON L7N 3G2
Tel: 905.335.2353
Fax: 905.335.1414
Email: Angelo.Cutaia@amecfw.com

City of Hamilton (Block 2)
Margaret Fazio, B.Sc., EP, MCIP, RPP
Senior Project Manager
City of Hamilton
71 Main Street West, 6th Floor,
Hamilton, ON L8P 4Y5
Tel: 905.546.2424 Ext.2218
Fax: 905.540.5611
Email: iplanning@hamilton.ca

Urbantech West (Block 3)
Rob Merwin, P.Eng.
Urbantech® West,
A Division of Leighton-Zec West Ltd.
2030 Bristol Circle, Suite 201
Oakville, ON L6H 0H2
TEL: 905-829-8818 Ext.102
Mob:416.997.0101 FAX: 905.829.4804
Email:rmerwin@urbantech.com

Thank you for your time and participation!

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EXISTING NATURAL HERITAGE FEATURES FOR P.I.C

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