

## Ward 15 Newsletter – Spring 2005



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### **Hamilton Council Approves Big Box Stores at Clappison's Corners:**

Shopping choices, tax dollars and jobs are coming to Clappison's Corners. On February 9<sup>th</sup>, Hamilton Council passed the zoning for the creation of two separate big-box shopping malls on the north-east and south-east corner of Highways 5 and 6.

The two separate projects being built by Trinity Development on the south-east corner and the Krpan Group on the north-east corner will cost each builder \$75 million to create and will see millions of dollars coming in from new business taxes annually.

As well, the city will see an additional \$5.3 million put into the city coffers on development charges alone. The two complexes, called the Waterdown Power Centre on the south and the Flamborough Power Centre on the north, will also see the creation of 1,000 full-time and part-time jobs once the businesses come in.

Please note the builders were forced to make numerous concessions to appease local interests, not to mention myself, most notably the creation of commercial spaces at 5,000-square-feet and over. By creating a minimum on square footage, the new businesses would find themselves complementing the present businesses in Waterdown, rather than competing with them.

The approval of a project of this magnitude brings serious traffic volume issues, all of which must be satisfactorily addressed before the city engineering and the Ministry of Transportation (MTO) give final consent to this.

I firmly believe the great majority of our residents are tired of driving to Burlington or Hamilton Mountain for services not presently being offered here. By adding services within the community, we are keeping disposable income inside Flamborough and that benefits local retailers, as well. Beyond that, it helps the

residential tax base by shifting some of the burden off of them and onto the commercial taxes.

Ten years ago, Flamborough Council was presented with a study that indicated 80 cents of every dollar spent by Flamborough residents was spent outside the community. When we create shopping choices within our community, everyone wins locally – this goes a long way to setting up a community where people live, work and play.

Please keep in mind that the notion of creating something big at Clappison's Corners is not new. The fact is the matter has been dealt with both at the Hamilton and Flamborough level for the past 10-15 years. I joined Flamborough Council in 1994 and the idea that this land was earmarked for commercial and industrial assessment predates me by a few years.

**Twin-Pad Arena For Flamborough Well On Its Way:** Coordinated efforts by myself, the Flamborough I.C.E. group and Hamilton senior staff have produced a preliminary proposal that would see the construction of a twin-pad arena in Flamborough. (Flamborough I.C.E. stands for Flamborough Ice Rink and Community Centre Expansion Project.) At this point, Joe Sams Park is being eyed as the location.

Despite the financial woes facing Hamilton, we were able to move ahead on this project by tapping into Flamborough development charges, the potential sale of the North Wentworth Community Centre (Arena) lands and the monies allotted for extensive repairs at North Wentworth Arena. (The city has set aside over \$3 million for repairs at that facility.)

The final project will incorporate a business plan that demonstrates no tax levy impact (no tax hikes) to local residents. The project is well underway at this point but I will be updating you with new information as it comes along. Already in this year's budget, the city has set aside \$600,000 for the arena's design costs.

**Lowndes Quarry Battle Continues:** For those who may have missed the numerous stories in the local newspaper, there is an application before the city to create a 500-acre quarry at the corner of 11<sup>th</sup> Concession Road East and Milborough Line. The application was given to the city by Lowndes Holding Inc.

It took no time at all for the local residents to mobilize against the proposal. Resident meetings were held at Herb Lawson's Park on the 11<sup>th</sup> Concession Road East and they quickly created an anti-quarry group called FORCE (Friends of Rural Communities and the Environment.) The group is being headed up by area resident Graham Flint, who can be contacted at 905-659-5417 or e-mailed at: [grahamflint@stopthequarry.ca](mailto:grahamflint@stopthequarry.ca) The group has also created a thorough and eye-catching website: [www.StopTheQuarry.ca](http://www.StopTheQuarry.ca) So far, they have raised \$150,000 for the cause, to give you an indication of how seriously they are taking this battle. But they have already spent \$100,000 of their funds – more than \$90,000 going to technical experts alone – so they will need to continue counting on the

support of the community since this is still in the early stages of the process. Flint tells us that FORCE will be posting an audited financial statement of their expenditures on their website by the end of February.

As well, a quick drive north of Carlisle will see numerous “No Quarry” signs scattered on front lawns throughout the area. FORCE is making sure its voice is heard and its message is seen. The area is populated by country homes – all of whom would be negatively impacted by increased truck traffic (as many as 1,000 trucks every day!), water table concerns, especially given the environmentally sensitive area of the application, noise concerns from the crushers and any other number of headaches that a quarry would bring to local residents.

From our end, last September, Hamilton City Council passed a report that created a framework on how we would deal with any quarry proposals that came before the city, including their effects on wetlands, the environment and the area residents. We were in a position that we could not apply it to Lowndes’ application directly since his application has not been received. So basic rules were created by the development staff to ensure a proper process be put into place when the city receives a quarry application anywhere within its boundaries.

Currently, the city has hired Stephen Rowe, an aggregate planning advisor to examine the application. Our planning staff doesn’t deal with many quarry applications and thus, wanted to bring in a specialist to make sure that every aspect of the application is completely understood by our planners. In terms of physical size, it is reported that Lowndes quarry would be among the top-eight in Canada and in the top-five across the country for limestone extraction. This is a huge development for a quiet, rural setting.

Allowing this application would involve an amendment to the Flamborough Official Plan. ***However, when the application finally comes before council, I feel confident that I have the votes in place to stop this application cold – at least at the city level. Speaking to my colleagues, I have yet to hear any of them say it is a good idea.***

But this will not be a short battle – lawyers familiar with fighting quarries in other Ontario municipalities have told FORCE that this could be a five year fight. I have no doubt that the group is up for that. Obviously, I will keep you up-to-date on this application as it works its way through City Hall. As well, if you would like to support FORCE, please feel free to contact Graham Flint at 905-659-5417.

**Waterdown/Aldershot Master Transportation Plan Moves Forward:** Many of you might remember the Waterdown/Aldershot Master Transportation Plan which dealt with the Waterdown Bypass from back in the days when we were still Flamborough. The creation of the Hamilton supercity put the whole bypass plan on hold for a few years but now it has resurfaced. So far, there have been two public meetings – one in Burlington; the other at the Waterdown YMCA – as well as an additional Stakeholders Meeting, again in Burlington, recently.

The upshot is this: we are required to create an east-west transportation corridor to accommodate the future growth of Waterdown. Once the Province passed Official Plan Amendment (OPA) 28 in June 2002, it mandated that the transportation corridor be revisited by Hamilton staff. OPA28 opens the doors for 6,500 new residential units (or upwards of 15,000 new residents) in Waterdown – all of which will be built within the next 10 years, if not, sooner – and we are in the position where we have to provide a road transportation network to accommodate that growth. Nothing will be built overnight – environmental assessments have to be done, potential routes are being explored and existing roads are currently being studied. The Stantec consulting firm recommended what was known in the Flamborough Council as the East-West 5 Modified Route, which came north from Aldershot in the Evans Road area, stretched over the top of the existing houses in Waterdown (towards the south end of the Joe Sams Park area), crossing Highway 6 and rejoining Highway 5 just before the Rock Chapel Road area. However, before the Council could support any route, the matter was discarded after the Province announced Flamborough would be amalgamated into Hamilton. That would have dealt with the east-west traffic component but the north-south connector to this road was never clearly identified. But the entire matter is now before us again. So the work continues on.

But please remember this – we are legally required by the Province to create this transportation corridor based on the development the Province sanctioned when it passed OPA28. The city has no say in the matter other than trying to accommodate this new growth in Waterdown. No matter which route is chosen, some residents will be unhappy. It is a hugely contentious issue and the meetings will continue to draw residents who may be impacted by the final decision. But we'll keep going until we find the route that makes the most sense in the end. And city staff knows the public consultation is the key in this regard.

**Flamborough Town Hall Constituent Days:** I am still holding Constituent Days at Flamborough Town Hall every second Thursday of the month from 1 to 4 p.m. However, don't feel that you have to wait until those days, especially if you have an urgent concern. Meetings can be scheduled with me at Flamborough Town Hall throughout the month by simply phoning the office and scheduling one. If you want to contact me through the week regarding other constituency concerns, I am available at 905-546-2713. I am also available through my City Hall e-mail address which is: [mmccarth@hamilton.ca](mailto:mmccarth@hamilton.ca) My assistant, Don, is also available at 905-546-3944 or at: [dredmond@hamilton.ca](mailto:dredmond@hamilton.ca). Best wishes.

Sincerely,

*Margaret McCarthy*