



## City of Hamilton PLANNING COMMITTEE ADDENDUM

**Meeting #:** 23-009  
**Date:** May 30, 2023  
**Time:** 9:30 a.m.  
**Location:** Council Chambers (Planning)  
Hamilton City Hall  
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

---

**Pages**

### 10. PUBLIC HEARINGS

- 10.2 Application for Approval of a Draft Plan of Subdivision for Lands Located at 9236 and 9322 Dickenson Road West, Glanbrook (PED23111) (Ward 11)

- \*a. Added Written Submissions:
  - (i) Donna and Verne Deneault
  - (ii) Jill Tonini
  - (iii) Anne Gabrielle Walker
  - (iv) Suzanne Cooper
  - (v) Harriet Woodside
  - (vi) John Radoman
  - (vii) Bruce R. Allen
  - (viii) Irene Schieberl and Stephen Suggett
  - (ix) Gail Lorimer
  - (x) Heather Vaughan
  - (xi) Joan Styan
  - (xii) Paul R. Dekar
  - (xiii) Peter Banting
  - (xiv) Myrna McBrien
  - (xv) Tina Brajic
  - (xvi) Marie Covert
  - (xvii) Laurel Imeson
  - (xviii) Don Brown
  - (xix) Hilde Reis-Smart
  - (xx) Carolanne Forster
  - (xxi) Kristina Wilson
  - (xxii) Nicole Doro
  - (xxiii) Kiran Larsen
  - (xxiv) Victoria Koch
  - (xxv) Hailey Van Sickle
  - (xxvi) Frances Neufeld
  - (xxvii) Gord McNulty
  - (xxviii) Wendy Leigh-Bell
  - (xxix) Mike Robitaille
  - (xxx) Elizabeth Knight
  
- \*b. Registered Delegations:
  - (i) Don McLean (virtual)
  - (ii) David Bennett (in-person)

**From:** donna deneault  
**Sent:** May 27, 2023 8:41 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>  
**Subject:** File 25T-202002 Dickenson Road

Dear Clerk,

Warehouses do not belong on prime agricultural land. They certainly should not surround a Provincially Significant Wetland that is part of the Upper Twenty Mile Creek Wetland Complex.

Can someone explain to us how eliminating 250 mature trees and paving Significant Habitat can be considered as "eco"?

The following points describe how this plan is endangering our wetlands and watersheds:

- Over 250 mature trees will be removed, going against the city's aim to grow a tree canopy.
- Proposed realignment or burying of five watercourses that drain to or from the wetland. This interference with the watercourses is extremely invasive and dangerous to wildlife and plant life.
- Despite the 30 meter buffer zone (approximately the length of two buses), development will significantly impact wildlife access to the wetland, and turtle nesting around the wetland.
- During field surveys, two "Special Concern" species were detected: Eastern Wood-Pewee (potentially breeding) and Monarch. Snapping Turtle is also likely present in and around the central wetland.
- Surrounding the wetland with concrete will impact its function as part of the wetland complex. It must not be disturbed.
- There are six candidate areas of SWH - Significant Wildlife Habitat - within the development.
- Negative impacts to the Upper Twenty Mile Creek Wetland Complex with runoff, road salt and truck traffic. This will affect human health as well.
- Climate change and biodiversity loss demand better approaches to warehousing. Warehousing cannot be a higher priority than our wetlands.
- Warehousing should be concentrated on existing Brownfields; not on agricultural land.

Our wetlands are a much higher priority than warehousing. Destroying wetlands and trees destroys our environment. This plan is not eco friendly.

We are saying "Wetlands over Warehousing". Let's look at the other alternative areas for warehouses.

Thank you. Donna and Verne Deneault  
Concerned citizens in Stouffville, Ontario

**From:** Jill  
**Sent:** May 27, 2023 8:59 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>; Ward 13 <[ward13@hamilton.ca](mailto:ward13@hamilton.ca)>  
**Subject:** File 25T-202002 Dickenson Road

Good morning,

I'm writing to voice my concern over the proposed 37 acres of farmland being used for Industrial Warehouse development. The following points outline the ways in which this development would be an irresponsible and destructive decision. Please protect our land and our precious resources.

-Over 250 mature trees will be removed, going against the city's aim to grow our tree canopy. (These appear as red circles in the image below and most are in a row close to the periphery of the property.)

-Proposed realignment or burying of five watercourses that drain to or from the wetland.

-Despite the 30 meter buffer zone (approximately the length of two buses), development will significantly impact wildlife access to the wetland, and turtle nesting around the wetland.

-During field surveys, two Special Concern species were detected: Eastern Wood-Pewee (potentially breeding) and Monarch. Snapping Turtle is also likely present in and around the central wetland.

-Surrounding the wetland with concrete will impact its function as part of the wetland complex.

-There are six candidate areas of SWH - Significant Wildlife Habitat - within the development.

-Negative impacts to the Upper Twenty Mile Creek Wetland Complex with runoff, road salt and truck traffic.

-Climate change and biodiversity loss demand better approaches to warehousing.

-Warehousing should be concentrated on existing Brownfields, not on agricultural land.

Sincerely,  
Jill Tonini  
Concerned citizen  
Dundas, Ontario

**From:** Anne Gabrielle Walker

**Sent:** May 27, 2023 9:05 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>; Ward 2 <[ward2@hamilton.ca](mailto:ward2@hamilton.ca)>; Kroetsch, Cameron <[Cameron.Kroetsch@hamilton.ca](mailto:Cameron.Kroetsch@hamilton.ca)>

**Subject:** Item 10.2 of the May 30 Planning Committee meeting agenda has received conditional staff approval for the development of Block #1 which is a 40,419 m<sup>2</sup> industrial warehouse.

Unbelievable that this even need be said:

Really? Approval of this development?!?!?

For both the long- and short-term sake of everything that REALLY matters and on which we REALLY depend, put the warehouses somewhere else!

It may be that it'll be a bit further away. That would mean increased short-term "costs" (we're just talking dollars here).

It seems that those who want these warehouses here wouldn't mind our bearing the increased cost (monetary and ecological) of trucking in distant food in perpetuity that can no longer be grown where the farmland was before it was paved over to store "stuff" (for whose benefit, really, compared to our need for food, hunh?). Of course, they don't mind either that wetland ecosystems on which everything depends, and which are still struggling to perform their function despite some humans' greedy, selfish, folly in cutting it back to where it is now, will also be destroyed in perpetuity. What? Is the plan to do what we can to make the Great Lakes completely unviable? If so, why?

I mean, really! Grow up, folks. Be responsible! You do really have to consider thinking at least one or two generations into the future (though seven generations is a really good idea) and about our responsibility not to destroy what sustains life — especially if the only people truly to benefit are CEOs and shareholders, who are doing either spectacularly well on the rest of our back, or are doing well-enough compared to most.

The paltry wages paid to those who might do the hard work in these warehouses will not afford them even the possibility of buying one of the laughable 80%-of-market-value peripheral monster homes proposed by the Premier to be developed on other local ecologically- and local-farming-necessary lands in the area, much less pay for the greater sum for food that will have to be trucked in from the States (and we'll all be paying the ecological costs of more distant food) — or to transport themselves in a sustainable manner to and from the warehouse, necessary services, their children to school, et cetera and ad nauseam.

You *know* this.

However much Premier Ford trumpets his ignorance of all of these factors in favour of something else he trumpets -- the good-paying jobs (a lie, and grammatically incorrect), *you know better*.

Grow a spine, people. Do your duty! Do not approve this!!

Find another spot for the warehouses — require that every other available option for placement of these storage units for more "stuff" — that no one, aside from the CEOs and some shareholders, will be truly able to afford to buy — be absolutely exhausted first. Make 'em work for it, at the very least. Make them prove that they can only go on these sensitive, irreplaceable lands — and then make sure that what they want to build is something that is worth what the actual cost will be — not just the immediate monetary costs — which will be considerable, but nothing compared to the real cost...

I walk throughout Hamilton daily and see many huge sites in the northeast part of the city — accessible along Burlington Road, without transport trucks having to destroy life in the downtown — serviced lots, with crumbling warehouses on some of them, accessible by public transit for the workers, on land that is, perhaps, an already-destroyed wetland or that was farmland but can be no longer... With people who live close-by who could use the “good-paying” jobs... they might even see them as good, paying jobs, though they might not be thought by the likes of the privileged as “well-paying jobs”.

In hope, however faint, and exasperation that this is even a “thing”,

Anne Gabrielle Walker

From: Suzanne Cooper  
Sent: May 27, 2023 9:47 AM  
To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
Cc: [aminu.bell@hamilton.ca](mailto:aminu.bell@hamilton.ca)  
Subject: File 25T-202002 Dickerson Road

I object to this area being turned into warehouses. Destroying trees and marshlands is not the way we should be moving ahead. There must be existing brown land which could be used for these types of projects.

Please do not give your approval to this project.

Suzanne Cooper

**From:** Harriet Woodside  
**Sent:** May 27, 2023 10:02 AM  
**To:** [aminu.bello@hamilton.ca](mailto:aminu.bello@hamilton.ca); [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Ward 13 <[ward13@hamilton.ca](mailto:ward13@hamilton.ca)>  
**Subject:** File 25T-202002 Dickenson Road

I'm counting on you to do the right thing and protect wetlands. Once gone they are gone. Think about your own children, if you have kids, and the impact of your decision on future generations.

Thank you.

Harriet Woodside  
Ward 13

**From:** John Radoman  
**Sent:** May 27, 2023 10:56 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** 9236 & 9322 Dickenson Rd.West

Since WHEN is it O.K. to pave over pristine, prime, environmentally sensitive wetlands ??!!  
This is a completely insane and plainly stupid idea and should NOT be pursued in any manner. There are PLENTY of other Brown-field areas within our fair city to accommodate this sort of development, without destroying what should be preserved.  
Tell Mr. Clark, and his cronie buddies, to get their heads out of their arses and LISTEN to what the environmentalists are saying. Once this "paradise" is paved over; there is NO going back !!  
One VERY concerned constituent.  
John Radoman

**From:** Bruce Allen  
**Sent:** May 27, 2023 11:15 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Concern

I am strongly calling on you to protect the Provincially Significant Wetland that is part of the Upper Twenty Mile Creek Wetland Complex.

Bruce R. Allen

**From:** Irene Schieb  
**Sent:** May 27, 2023 1:03 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>  
**Cc:** Pauls, Esther <[Esther.Pauls@hamilton.ca](mailto:Esther.Pauls@hamilton.ca)>  
**Subject:** File 25T-202002 Dickenson Road

Stop this insanity! We need these wetlands and species more than we need another warehouse. Build it on former industrial sites. Please vote against this terrible idea.

Irene Schieberl and Stephen Suggett



From: Bill Lorimer <  
Sent: May 27, 2023 1:20 PM  
To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
Subject: Warehouses

Please please do not pave over these wetlands on Dickerson rd West I do not believe any amount of restructuring of this wonderful wetland can be replaced. Put warehouses on brownfields

Blessings, Gail

**From:** Heather Vaughan  
**Sent:** May 27, 2023 1:24 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>; Ward 13 <[ward13@hamilton.ca](mailto:ward13@hamilton.ca)>  
**Subject:** File 25T-202002 Dickenson Road

To whom it may concern,

As a health care professional, mother, outdoor enthusiast and proud resident of Dundas, I am deeply worried and vehemently opposed to the proposed warehouse development on Dickensian Road.

The intent for this area was stated to be **“to design with nature by protecting streams, mature trees, wetlands, significant habitat and integrating topography into developments.”**

This is counter to the reality of what will happen with this proposed development.

Over 250 mature trees will be removed, going against the city's aim to grow our tree canopy. The plan is to realign or bury five watercourses that drain to or from the wetland. It will significantly impact wildlife access to, and nesting opportunities in, the area. It potentially threatens multiple species including Eastern Wood-Pewee (potentially breeding), Monarch and Snapping Turtle.

Intact wetlands are crucial for flood management, for wildlife, for healthy ecosystems, among other fundamental benefits. The impact of truck traffic, road salt and runoff will also devastate the wildlife and ecosystem in this area.

This project can be accommodated on existing brownfields, rather than destroying precious green space.

Please listen to the voices of the constituents and do not make an irreversible decision that will threaten the health and safety of the people and wildlife in the City of Hamilton.

Sincerely

Heather Vaughan

**From:** joan Styan  
**Sent:** May 27, 2023 1:51 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>; Ward 13 <[ward13@hamilton.ca](mailto:ward13@hamilton.ca)>  
**Subject:** file 25T-202002 Dickenson Road

To the City of Hamilton,  
In response to the development in this area, I am definitely NOT in favour of the mature tree loss and the impact on wildlife and the ecosystem, of realigning or surrounding the wetlands. Too many wetlands have been lost in Ontario over the years because we didn't know better. Now we do know better. Please develop or build warehouses on existing brownfields, not agricultural land. I am proud to live in a city where there is a large community of people who care about nature, so I hope you will listen.  
Thank you for your time,  
Joan Styan , resident of Dundas.

**From:** Paul Dekar  
**Sent:** May 27, 2023 3:26 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Ward 13 <[ward13@hamilton.ca](mailto:ward13@hamilton.ca)>  
**Subject:** Wetlands

Alex, I do not believe the city should build a warehouse on prime agricultural land as proposed for 37 acres of farmland at 9236 and 9322 Dickenson Road West. Please identify an alternative if indeed such a structure is needed.

Peace and all good,

Paul R. Dekar

**From:** peter.banting  
**Sent:** May 27, 2023 3:45 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Re: File 25T-202002 Dickenson Road

**I oppose building a warehouse complex on Wetlands.**

**Please behave responsibly and vote against this.**

Peter Banting

**From:** Myrna McBrien  
**Sent:** May 27, 2023 6:05 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>  
**Subject:** No Warehouses on Prime Agricultural Land!!!

Hello.

I understand the Planning Committee will vote to approve or deny the proposal to build warehouses on significant wetlands that is part of the Upper Twenty Mile Creek Wetland Complex.

Warehouses don't belong on prime agricultural land. And they shouldn't surround a Provincially Significant Wetland that is part of the Upper Twenty Mile Creek Wetland Complex. But that is what's proposed for 37 acres of farmland at 9236 and 9322 Dickenson Road West.

We ask that you stop and re-assess this development of Block #1.

Thank you.

MMcBrien

**From:** Tina Brajic  
**Sent:** May 27, 2023 6:20 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** File 25T-202002 Dickenson

Hello,

Please save our wetlands and biodiversity.

Warehouses belong on brownfields not farmland (we need to eat :-))

Let's not be short-sighted about our future.

Tina

**From:** Marie Covert  
**Sent:** May 27, 2023 8:02 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Wilson, Alex <[Alex.Wilson@hamilton.ca](mailto:Alex.Wilson@hamilton.ca)>  
**Subject:** File 25T-202002 Dickenson Road

Hello,

I am writing to express my deep concern about the approval to build warehouses on 37 hectares of farmland at 9236 and 9322 Dickenson Road West.

The subject lands include not only a Provincially Significant Wetland, but also a woodlot, alive with Special Concern species as it comprises a Significant Wildlife Habitat.

Development of these lands goes directly against all the improvements and policies which the City of Hamilton is striving to implement:

- Climate Mitigation and Adaptation: both the wetland and the mature trees act as protection against flooding, erosion, extreme heat and they also sequester carbon
- Construction in this sensitive area will disturb nesting birds and certainly cause heat, noise, chaos – not the right direction for climate mitigation
- Hamilton’s Tree Canopy Program: Over 250 mature trees will be removed. To date, neither the Tree Transplant Program nor the Tree Protection Plan have been approved. Without oversight of the tree removal, the hedge removal, and vegetation replacement, there is no guarantee that the City’s requirements will be met. The nesting habits of birds and bats must be considered if we are to retain any semblance of biodiversity in the area. There is no place for warehouses on farmland, near wetlands, or natural habitats.
- Stormwater pond management: From p. 17 of 27: “The proposal plans to implement Low Impact Development (LID) measures to enhance stormwater quality such as, permeable pavers, enhanced swales and infiltration galleries that are intended to improve water runoff collection from the industrial building rooftops for conveyance into stormwater management facilities. Condition Nos. 2 (b), 2 (c) and 6 of Appendix “C” attached to Report PED23111 outline requirements for maintenance and monitoring of the planned LID systems prior to preliminary grading and prior to servicing the subject lands.” It is known that the runoff will contain salt, oil, other contaminants that are picked up as water runs across pavers, etc. Historically, stormwater ponds are neglected and mismanaged. 10% of the budget should be allocated to regular maintenance and monitoring and eventually dredging – a terrible practice. Additionally, if green building standards are supposed to be met, why not build rooftop gardens, park areas for employees, shrubs, and small water features to remove the ‘heat dome’ effect of pavement, asphalt, and concrete?
- “Grading and Drainage • The functional grading design indicates that there are proposed grading encroachments onto lands not owned by the Developer. The Owner shall notify the downstream owners and demonstrate riparian rights to

drain through private lands and the airport lands south of Dickenson Road.” – How can this be fair to the downstream owners? How can the Owner possibly be allowed to simply trample over the rights of the downstream owner of PRIVATE LANDS? This is not the way the City of Hamilton should do business. We all know what it’s like when the provincial government stamps over our rights and yet you are endorsing this practice? Maybe it’s normal in these circumstances, but we need to learn from our mistakes and discontinue the practice.

- “That payment of Cash-in-Lieu of Parkland will be required.” While I understand that the City requires financial assistance, cash instead of parkland should not be a bargaining tool when beautiful, natural heritage areas are being destroyed.
- Is it possible to make the language less lenient, perhaps? E.g. The City shall **encourage** sustainable forestry practices and the protection and restoration of trees and forests.” This could certainly be stronger. There are other phrases, such as ‘where possible’ which could be strengthened.

Please re-consider your intent to approve this Plan, to trust this Owner, and to obliterate green space, only to replace it with ugly, square boxes.

As a final consideration, we all know that the entire province is facing a lack of construction workers. Look at all the stalled building sites in Hamilton already. There are no construction workers to build homes – the #1 priority for all of Ontario. Yet you are considering diverting some of this very scarce resource to allocate it to build a warehouse which does not belong on farmland. If you must have it, build it on brown space. Build it where the Owner doesn’t have to hook up new sewer and trunk lines – a recipe for disaster.

There have to be better choices and the City Planners and City Council should demonstrate that they can make better decisions.

If you feel pressured and that you must approve this Plan or be steamrolled by a provincial Ministry, could it be used as a trial? Example: IF the Owner successfully holds up his end of the deal, if he truly sticks to the Plan as outlined, then approval for another Plan may be considered BUT if he deviates, cuts corners, destroys trees and plants seedlings instead, then his chances for approval of Block B are non-existent. There has to be some bargaining chip to ensure the best possible outcome from a terrible idea.

Thank you for listening,  
Marie Covert

**From:** Laurel Imeson  
**Sent:** May 27, 2023 9:45 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>  
**Subject:** File 25T-202002 Dickenson Road

Hello,

I am writing to implore you to not allow any part of the wetlands under your stewardship be destroyed or altered.

Warehouses don't belong on prime agricultural land. And they shouldn't surround a Provincially Significant Wetland that is part of the Upper Twenty Mile Creek Wetland Complex.

There are many problems with the plan:

- Over 250 mature trees will be removed, going against the city's aim to grow our tree canopy.
- Proposed realignment or burying of five watercourses that drain to or from the wetland. We must learn that flooding often results when we alter wetlands and watercourses, which is a disaster for the municipalities.
- Despite the 30-meter buffer zone (approximately the length of two buses), development will significantly impact wildlife access to the wetland, and turtle nesting around the wetland.
- During field surveys, two Special Concern species were detected: Eastern Wood-Pewee (potentially breeding) and Monarch. Snapping Turtle is also likely present in and around the central wetland.
- Surrounding the wetland with concrete will impact its function as part of the wetland complex.
- There are six candidate areas of SWH - Significant Wildlife Habitat - within the development.
- Negative impacts to the Upper Twenty Mile Creek Wetland Complex with runoff, road salt and truck traffic.

Climate change and biodiversity loss demand better approaches to warehousing. Warehousing should be concentrated on existing Brownfields, not on agricultural land.

Please do your part to protect our wetlands, they are so important and cannot be replaced or replicated.

Thank you,

Laurel Imeson

**From:** Don Brown  
**Sent:** May 28, 2023 10:27 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Ward 1 Office <[ward1@hamilton.ca](mailto:ward1@hamilton.ca)>  
**Subject:** Warehouse or Wetlands

Dear Andrea,

Here we have an Industry whose clientele know that what they continue to do will have disastrous consequences for the Earth, yet keep on mining gas oil and coal; and on the other side a government who has no respect for other than money, power, good looks and politics. Both sides oblivious of the sacredness and value of Wetlands and forests to all Earth's creatures.

Among those who have high hopes for Hamilton's new Council and Mayor to make decisions worthy of the faith entrusted to them, my hope is that our City will do its utmost to stand fast in setting an example for others to follow. Vote to preserve the Wetlands, not for an artificial Warehouse. A wetland is not replaceable.

Yours sincerely,

On behalf of my family; and members of Elders for Climate Sanity,

Don Brown

**From:** Hilde Reis-Smart  
**Sent:** May 28, 2023 11:27 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** File 25T-202002 Dickenson Road

**Dear Members of the Planning Committee,**

I find it inconceivable that in all of Hamilton and all the brownfields that exist within the City that the only location for this warehouse is in a wetland area. This is very much a part of our throw-away mentality. We use up previous significant lands and then abandon them when they no longer serve the present purpose and move on to the next untouched farmland or wetland. It is no better than those who throw away their plastic bottles because – it is just easier, not better. It is the Easter Island syndrome where every last tree was used up to the detriment of the island's environment because of an ability to plan with a view to the future.

I believe planners and councillors have a duty to preserve the few natural lands within the urban environment that we have not already been destroyed for the future of our children and the species that live in these lands. You have a duty to preserve farmland to ensure food security. Have you not heard about the struggle of California farmers and their water shortages? Where does most of our lettuce come from? California.

Is it not true that you have a duty to ensure, according to Section 8.2.2, that you are to **"design with nature by protecting streams, mature trees, wetlands, significant habitat and integrating topography into developments."**

Further points that you, as planners and councillors, must consider:

- Over 250 mature trees will be removed, going against the city's aim to grow our tree canopy
- Proposed realignment or burying of five watercourses requires further disturbance of this area.
- The 30 meter buffer zone will not be sufficient to limit the huge impact on wildlife access to the wetland, and turtle nesting around the wetland.
- Two Special Concern species were detected: Eastern Wood-Pewee (potentially breeding) and Monarch (which are in deep trouble). There may be other species at risk.
- Surrounding the wetland with concrete will impact its function as part of the wetland complex.
- Negative impacts of contaminated run-off, road salt and truck traffic.
- Climate change and biodiversity demand that we plan to mitigate their impacts, not exasperate them.

While I do not live within the boundaries of Hamilton, what happens in Hamilton affects the larger environment and, thus, me and my family.. Sincerely,  
 Hilde Reis-Smart, a concerned grandmother



**From:** Carolanne Forster  
**Sent:** May 28, 2023 3:15 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** File 25T-202002 Dickenson Road Planning Committee May 30/23

To the Planning Committee of May 30, 2023 with respect to Item 10.2, which is the approval of development of Block#1, a proposed 40,419 m2 industrial warehouse, this approval will not fulfill the AEGD's Secondary Plan.

That plan's intent is to "design with nature by protecting streams, mature trees, wetlands, significant habitat, integrating topography into developments." These lands hold a provincially significant wetland, which is part of a larger Twenty Mile Creek Wetland complex. These plans include the destruction of 250 mature trees, loss of habitat for wildlife, and for at risk species, identified butterflies and snapping turtles, in addition to surrounding this wetland, part of a larger wetland complex, with concrete!

The AEGD is out of date. It no longer represents the current reality of the kind of adaptations and mitigations needed to reduce our Carbon Emissions and protect our Natural Heritage Lands and therefore our Biodiversity, from complete destruction.

There is a strong development lobby, for private interests and profit, that is not in the best interests of the Citizens of Hamilton today, nor of the future generations to follow. Build any necessary warehouses on existing brownfields of which there are many within the City limits.

Revisit the AEGD. Make it reflect our need for a carbon neutral community. And saving our natural heritage is the first way to do that.

Carolanne Forster  
Hamilton Resident

From: Kris Wilson  
Sent: May 28, 2023 4:11 PM  
To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
Subject: Airport Employment Plan

To whom it may concern:

Regarding planning to establish warehousing infrastructure in the vicinity of sensitive wetlands involving danger to animal habitats and protection from flooding and more.

This is incompatible with our ecological footprint and the maintenance of Hamilton area's expressed desire to maintain our ecosystems.

I ask the planning community to please respect our rights as citizens to the natural environment we are struggling to protect at every turn.

Sincerely,

Kristina Wilson  
Amcaster, ON

**From:** Nicole Doro  
**Sent:** May 28, 2023 8:53 PM  
**To:** Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Tadeson, Mark <[Mark.Tadeson@hamilton.ca](mailto:Mark.Tadeson@hamilton.ca)>  
**Subject:** File 25T-202002 Dickenson Road

Hello,

I'd like to register my concerns regarding the plan to build a warehouse on Dickenson Rd W.

I am a lifelong resident of Hamilton, and am now raising my son here. I hope he can have a life free from threat of growing climate concerns. Of specific concern of course in Hamilton is our water management. We know that trees and watersheds are good ways of managing increasing water falls, and that paving and cement are not. We need to consider better approaches to warehouses to consider the future safety and health of our city in our precarious times.

I am concerned about the loss of trees, the threats to species such as the Easter Wood-Pewee, Monarchs and SnappingTurtles. The city does so much to try to protect species and support growing the tree canopy, it doesn't seem in alignment to go against these ecologically minded goals to build a warehouse when there are other brownfields/non-agricultural lands on which to build warehouses. We live down the road on Glanaster Rd. and watch out for these species on our walks.

This email is not meant to be NIMBY-ism in any sense -- I am a proud Hamiltonian and do support the growth in our city, but am faced with climate anxiety and dread daily and with every decision I make. I hope our city planning can consider the facts and science about climate change and make growth minded decisions that ALSO protect our local environment, so that our businesses and our communities can continue to thrive even 50 + years down the road.

Thank you for your time,

Nicole Doro

**From:** Kiran  
**Sent:** May 29, 2023 1:44 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** File 25T-202002 Dickenson Road

To whom it may concern,

I am disappointed that an industrial park is being proposed to be built beside a provincially significant wetland at 9236 and 9322 Dickenson Road West.

Ontario and the world have already lost far too many wetlands for them to continue to be treated with such disregard. Ontario has lost about three quarters of its wetlands, and over 85% of wetlands have been lost since the 1700s.

It is well known that the destruction of wetlands increases the risk of flooding. Furthermore, building near the wetland would likely result in increased habitat fragmentation and runoff, causing declines in native biodiversity and higher pollution. This is especially worrying since species of concern

The proposal flies in the face of Hamilton's aim to grow its tree canopy, as over 250 mature trees would be removed to make way for the industrial park. These trees perform much needed functions for native habitat and humanity. If the city of Hamilton claims to be acting to mitigate climate change, then its policy should follow such claims. Moreover, if Hamilton truly wishes to allow such an industrial park to be built, then it should be built on a brownfield site, not agricultural land beside a wetland.

I would also hope that Hamilton and its planners understand the need to gain the consent of the Haudenosaunee Confederacy and Mississaugas of the Credit before undertaking the development of land that falls within their territories.

Please consider abandoning the proposal to build an industrial park at 9236 and 9322 Dickenson Road West.

Sincerely,

Kiran Larsen  
St. Catharines

**From:** Victoria Koch

**Sent:** May 29, 2023 8:26 AM

**To:** Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Cc:** Spadafora, Mike <[Mike.Spadafora@hamilton.ca](mailto:Mike.Spadafora@hamilton.ca)>

**Subject:** File 25T-202002 Dickenson Road

WAREHOUSES OR WETLANDS?

**Provincially Significant Wetland that is part of the Upper Twenty Mile Creek Wetland Complex Should not be surrounded by warehouses. The warehouses proposed for 37 acres of farmland at 9236 and 9322 Dickenson Road West must be scrapped**

**Section 8.2.2 of The [Airport Employment Growth District's Secondary Plan](#) states that the intent for this area is to "design with nature by protecting streams, mature trees, wetlands, significant habitat and integrating topography into developments."**

However, more than 250 mature trees will be removed, despite city's aim to grow our tree canopy.

-Watercourses Need to remain on the surface for the sake of nature will need to be realigned or buried according to the proposal: this is unacceptable.

-Despite the 30 meter buffer zone, development will significantly impact wildlife access to the wetland, and turtle nesting around the wetland. The turtle population in this area will be unnecessarily harmed by this project.

-Two Special Concern species, Namely the Eastern Wood-Pewee (that may be breeding within the proposed zone) and Monarc butterflies have been detected, And would be directly impacted by the proposed warehousing. additionally the Snapping Turtle is also likely present in and around the central wetland.

-Natural functioning of the wetland complex will be severely impacted by surrounding this wetland with concrete

-There are six candidate areas of SWH - Significant Wildlife Habitat - within the development.

-Road salt and traffic will negatively impact the Upper Twenty Mile Creek Wetland Complex If this proposed warehousing district goes ahead.

-Climate change and biodiversity loss demand better approaches to warehousing. Hamilton is missing out on an opportunity to be a leader increasing warehousing that addresses and responds to climate change.

-Warehousing should be concentrated on existing Brownfields, not on agricultural land. I am quite shocked at in any proposal that would destroy agricultural land and a natural wetland for the sake of creating more pavement when brownfields are available that and could be redeveloped without disturbing the agricultural land on an the wetland.

In times when fewer and fewer voters are showing up for polls because they feel that elected officials do not listen to them I hope that you will prove us wrong and respond to our calls to scrap this plan to develop the wetland.

Kind regards,  
Victoria Koch

From: Hailey Van Sickle  
Sent: May 29, 2023 10:18 AM  
To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>  
Subject: File 25T-202002 Dickenson Road

Hello,

In regards to the proposed warehouse development on Dickenson Rd, I urge you to deny this request!

We are losing valuable farmland at an astounding rate (even our poor Greenbelt is on the chopping block). Warehouses do not belong on prime, agricultural land - they also should not be placed next to a wetland that houses many special concern species such as the monarch, eastern wood-pewee and snapping turtles. We, the citizens, need to stand up for these defenceless creatures. We are continually ruining their habitats with devastating consequences. We have seen what climate change does! Look at the wildfires burning all across Canada currently. Over 250 mature, beautiful trees will be cut down to make room for an ugly building. Doesn't the city want to grow their tree canopy? We need to stop putting money first and really think about what this will do to future generations if we go ahead with continually paving over farmland.

I urge you to put the environment first for once!

Hailey Van Sickle

**From:** Frances Neufeld

**Sent:** May 29, 2023 10:39 AM

**To:** Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Ward 13 <[ward13@hamilton.ca](mailto:ward13@hamilton.ca)>

**Subject:** Save Wetlands

Dear members of the Planning committee

I understand the need for warehouses, but they do not need to be on prime land, and they shouldn't surround the Provincially Significant Wetland that is part of the Upper Twenty Mile Creek Wetland Complex.

I understand that the Planning committee has received conditional staff approval for the development of Block #1 which is a 40,419 m<sup>2</sup> industrial warehouse. And that is very concerning. Doesn't the staff understand the impacts of this suggestion? How can a massive warehouse complex surrounding a wetland, eliminating 250 mature trees and paving Significant Habitat can be considered as "eco"?

**Section 8.2.2 of The [Airport Employment Growth District's Secondary Plan](#) states that the intent for this area is to "design with nature by protecting streams, mature trees, wetlands, significant habitat and integrating topography into developments."**

This warehouse area would mean the removal of 250 mature trees, the realignment or burying of five watercourses that drain to or from the wetland, to name a few negative impacts.

The effect on wildlife, such as the Eastern Wood-Pewee (potentially breeding), the Monarch, and the Snapping Turtle is more to consider.

I had given up on thoughtful decision making by the last Council. I am hopeful that you will do better. Please consider what we are building for the legacy for our children.\

Hopefully, Frances Neufeld, Dundas

From: Gord McNulty  
Sent: May 29, 2023 11:00 AM  
To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>; Wilson, Maureen <[Maureen.Wilson@hamilton.ca](mailto:Maureen.Wilson@hamilton.ca)>  
Subject: Letter to Planning Committee

Re: File 25T-202002

May 29, 2023

To the Chair and Members of the Planning Committee:

I share the concerns of Save Our Streams Hamilton regarding the proposed development of an eco-industrial park on farmland at 9236 and 9322 Dickenson Road.

Save Our Streams has outlined a number of important issues about the potential detrimental impact of industrial warehouse-type development on the Upper Twenty Mile Creek wetland complex. They include the removal of more than 250 mature trees, the proposed realignment or burying of five watercourses that drain to or from the wetland, the impact on wildlife access to the wetland and turtle nesting around the wetland, and more.

The wetland complex could well be damaged by the negative effects of runoff, road salt and truck traffic. That's problematic, especially at a time when more priority is being placed on the protection of headwaters for environmentally sustainable planning.

I support the position of Save Our Streams that large industrial parks of this type should be developed on existing brownfields, not on prime agricultural land and/or environmentally sensitive areas. I urge the committee to consider urging the proponent to reduce the scale of the project and to refer the proposal for robust public consultation and community feedback.

Thank you.

Gord McNulty, Hamilton

**From:** Wendy Leigh-Bell  
**Sent:** May 29, 2023 11:48 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Ward 1 Office <[ward1@hamilton.ca](mailto:ward1@hamilton.ca)>  
**Subject:** File 25T-202002 Dickenson Road

To whom it may concern:

I am writing to convey my concern that the city staff are considering approval of plans to build on a sensitive wetland area; incredulous that anyone would even think of doing this as the importance of these wetland areas to the wellbeing of the entire area are well known. In the face of the climate crisis, we know that the increased risk of major weather events of greater frequency and severity is a given. The value of wetlands such as this has only increased and therefore it behooves the city to preserve it. It is well known that we have a major problem with the amount of stormwater that is not absorbed by land due to paving and tree removal, leading to frequent dumping of raw sewage into the lake, again, why would there be any thought of approving this plan? As with housing there is plenty of space within the urban boundary for redevelopment.

I urge city council to unequivocally say no to this plan.

Sincerely,

Wendy Leigh-Bell  
Hamilton



**From:** Mike Robitaille

**Sent:** May 28, 2023 6:13 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>; Cassar, Craig <[Craig.Cassar@hamilton.ca](mailto:Craig.Cassar@hamilton.ca)>

**Subject:** File 25T-202002 Dickenson Road

To All Concerned:

Good morning, my name is Mike Robitaille, I've been an Ancaster resident for the past 39 years.

I have personally dragged over 36 inch snapping turtles back into the Garner Marsh off of Book Road since I moved here in 1984.

Some of those turtles were born before the invention of lightbulbs, automobiles and airplanes and deserve to be protected.

The Garner Marsh is an underground spring fed swamp that flows down through Ancaster, into the Hamilton Bay in Dundas.

Swamps are some of the biggest carbon filters on Earth along with the trees that surround them and feed off their water.

Thousands of species of life have evolved and survived off of this watercourse for centuries.

Swamp land is cheaper to buy so promoting their destruction will be a catalyst for more future developments of the same mindset.

Development can be achieved without the destruction of so much life, please build away from our wetlands.

Spreading asphalt over spring fed wetlands shows no eco-consideration or future environmental concerns whatsoever.

Best Regards

Mike Robitaille  
Ancaster Ontario

**From:** Elizabeth Knight  
**Sent:** May 29, 2023 11:58 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Bello, Aminu <[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)>; Cassar, Craig <[Craig.Cassar@hamilton.ca](mailto:Craig.Cassar@hamilton.ca)>  
**Subject:** File 25T-202002 Dickenson Road

Clerk please add to the planning committee agenda for May 30, 2023

Good morning Aminu,

This email is in regard to the above application and my concern for the paving of farmland and impact to wetlands in the AEGD.

The [AEGD Secondary Plan](#) lays out very clearly the design and development principles expected for this area. I do not believe this development is aligned with those principles and urge the Planning committee to vote to deny this application for the reasons below, namely that the 'Ecoindustrial park' goals have not been achieved.

From the AEGD secondary plan document:

*"The Airport Employment Growth District is intended to offer a range of employment and employment-related land uses in the context of an **ecoindustrial park**. In general, this eco-industrial park concept provides for prestige industrial, light industrial, airport-related business and institutional development which has an environmental footprint that is managed through a range of urban design and sustainable design techniques. **It also allows for the land use and character of surrounding lands to be protected.**"*

#### **8.2.2 "Design with nature by protecting streams, mature trees, wetlands, significant habitat and integrating topography into developments"**

There is a Provincially significant wetland on the property. Although the legislated buffer of 30 m will be imposed, this is miniscule and equivalent only to the length of 2 buses. This development will undoubtedly negatively impact the wetland.

-Over 250 mature trees are to be removed only for the first of four proposed warehouses.

-Five Headwater drainage features (creeks, streams) will be in the footprint and will be impacted. Will they be buried or covered? How will this affect the wetland?

-According to the field notes, there are several sensitive species that have been recorded on this property including threatened, species at risk or endangered.

*"The Airport Employment Growth District is intended to offer a range of employment and employment-related land uses in the context of an ecoindustrial park. In general, this eco-industrial park concept provides for prestige industrial, light industrial, airport-related business and institutional development which has an environmental footprint that is managed through a range of urban design and sustainable design techniques. **It also allows for the land use and character of surrounding lands to be protected.**"*

-How are the character of the surrounding lands being protected beyond what is legislated with Provincially significant wetlands?

*8.2.4 a) Create innovative, beautiful and sustainable buildings, and explore green building design standards such as LEED and encourage the inclusion of sustainable building features such as green roofs and solar panels;*

-What eco standards have been included? LEED Green roofs, solar, rainwater harvesting? How are these warehouses beautiful or sustainable?

*8.2.4c) Encourage high intensity of buildings and employees and reduce the overall environmental footprint per employee*

-How is a sprawling warehouse complex anything like a high density building?

In conclusion, warehouse design needs to be overhauled and location needs to be seriously reconsidered. Warehouses on farmland and hemming in wetlands is not a prudent path forward for Hamilton.

Thank you for your consideration.  
Elizabeth Knight  
Ward 12