

September 25, 2020

**By E-Mail Only *lisa.kelsey@hamilton.ca* and *clerk@hamilton.ca***

Ms. Lisa Kelsey  
Legislative Coordinator, Planning Committee  
City of Hamilton  
71 Main Street West, 1<sup>st</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Dear Chair and Planning Committee Members:

**Re: UHOPA-20-011 (the “Application”)  
Submission of Twenty Road East Landowners Group (“TRE Landowners”)**

We represent the TRE Landowners, a group of landowners within the Twenty Road East and Miles Road area in the City of Hamilton.

On July 9, 2020 we wrote to the City regarding the Application, raising the concerns of the TRE Landowners. A copy of that letter is enclosed.

Please be advised that the TRE Landowners continue to have the same concerns.

We continue to request notice of the City’s Decision on the Application.

Yours sincerely,  
**DAVIES HOWE LLP**



Susan Rosenthal  
Professional Corporation

SR:AL  
encl.: as above

copy: Ms. Heather Travis, Senior Project Manager, Growth Management Strategy  
Denise Baker, WeirFoulds LLP  
Maria Gatzios, Gatzios Planning

July 9, 2020

**By E-Mail Only to *heather.travis@hamilton.ca***

Ms. Heather Travis  
City of Hamilton  
Planning and Economic Development Department  
Planning Policy and Zoning By-law Reform  
71 Main Street West, 4<sup>th</sup> Floor  
Hamilton, Ontario L8P 4Y5

Dear Ms. Travis:

**Re: UHOPA-20-011**

**Application by Corbett Land Strategies for a City-wide Amendment to the Urban Hamilton Official Plan respecting Urban Boundary Expansion Policies and an Area-specific Amendment for lands located in the Twenty Road West area of Glanbrook**

We represent the lands in the area of Twenty Road East and Miles Road in the City of Hamilton, referred to as the “**Twenty Road East Lands**”. We are writing on behalf of our clients, Demik Developments, Carmen Chiaravalle, 1694408 Ontario Inc., Demik Brothers Hamilton Ltd., John Edward Demik, Peter Demik and Elaine Vyn (collectively, the “Twenty Road East Landowners Group”) with respect to the Notice of Complete Application issued June 9, 2020, with respect to the above-mentioned application.

Our clients are parties to appeals of both the Urban Official Plan and Rural Official Plan in process at the Local Planning Appeal Tribunal (“LPAT”) (OMB Case Nos. PL110331 and PL090114) (the “Expansion Appeals”). The appeals will address the need for an urban boundary expansion and where this expansion should take place.

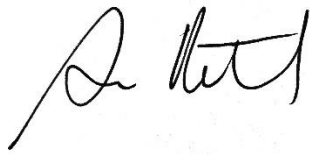
Our clients were also parties to the appeals by others relating to the Airport Employment Growth District (AEGD) Secondary Plan (OMB Case Nos. PL101300, PL090114 and PL110331). As part of the settlement of the AEGD process, which was documented in the Minutes of Settlement dated February 3, 2015, the Twenty Road West Landowners were precluded from seeking inclusion into the urban boundary through the Expansion Appeals, with the clear intent that parties to the Expansion Appeals would be considered for inclusion in the boundary in advance of any lands owned by the Twenty Road West landowners, as part of the Expansion Appeals process. Furthermore, the Minutes expressed the clear intent that the Twenty Road West lands should continue to be among the lands as a first-priority for employment lands.

The Twenty Road West landowners are now trying to leapfrog over the process to which they voluntarily agreed in order to seek inclusion as a “candidate area” for future urban boundary expansion. Please be advised that Twenty Road East Landowners intend to object to any such inclusion, particularly prior to the completion of the Expansion Appeals, which were clearly intended to be dealt with before consideration of the Twenty Road West lands in the urban boundary. Any such approval is inconsistent with the Minutes of Settlement entered into in connection with the AEGD process.

Additionally, our clients reserve the right to provide comments on the City-wide appeals at such time as more details are released.

Please ensure that we are included in the circulation list for further notices in respect of the above-mentioned applications, including, without limitation, any Committee and Council action with respect to same.

Yours sincerely,  
**DAVIES HOWE LLP**



Susan Rosenthal  
Professional Corporation

SR:SR

Copy: Clients  
Denise Baker, Weir Foulds LLP  
Maria Gatzios, Gatzios Planning