
Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

February 12, 2021

Hamilton City Hall
71 Main Street West
Hamilton, Ontario
L8P 4Y5

Attention: **Heather Travis**, Senior Project Manager, Policy Planning

RE: City of Hamilton Official Plan Update

Dear Ms. Travis:

Stovel and Associates Inc. has been retained by The Greenhorizons Group of Farms Ltd. and Greenhorizons Holdings Inc. ("Greenhorizons"), Willow Valley Holdings Inc. ("Willow") and 1231 Shantz Station Road Inc. ("Shantz") to review the work completed to date in association with the City of Hamilton's Official Plan Update.

Greenhorizons, Willow and Shantz own land that is fronting on Upper James and the easterly Urban Area boundary line (see attachment for title documents and property mapping) and immediately east of the John C. Munro International Airport.

In total, the lands in question comprise approximately 329.94 acres:

1. 8474 English Church Road,
2. 2907 Highway 6,
3. 3065 Upper James Street,
4. 3005 Upper James Street,
5. Con 5 Pt Lot 7 GL GB (Airport Road), and
6. Con 5, Pt Lot 8 GB RP 62R11806 Part 1, Airport Road.

We note that Appendix "H" to Report PED 1701(h) identifies a large blue polygon described as "*Whitebelt Restricted to Employment Only*" on a Figure entitled *Whitebelt Growth Options – City of Hamilton*. My clients' parcels 1-4 inclusive and parcel 6 are wholly contained in this blue polygon. The remaining parcel, (Parcel 5) is mostly contained within the blue polygon with the southernmost portion being mapped as "Whitebelt Outside 28 dB NEF".

It is our opinion that the lands in question are a prime candidate for inclusion within the expansion of the Urban Area boundary and should be designated Employment Lands. The following paragraphs set out our rationale for inclusion:

- **Amazon Fulfillment Centre:** my client's lands are located in very close proximity to the recently approved Amazon Fulfillment Centre. Please find attached photographs from the driveway of parcel 2 that my client took recently. The tower cranes (4 in total) in the background represent the construction zone for the Amazon Fulfillment Centre. It is located immediately across Highway 6; literally a "stone's throw away". The local effects of the development are (and will continue to be) tremendous. Additional employment lands will be needed in this immediate vicinity as the multiplier effect from Amazon will exceed substantially the availability of Employment Land in this immediate area.

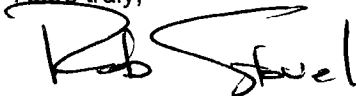
As the City's Economic Development Officer indicated:

"Hamilton is home to Canada's busiest overnight express cargo airport, the busiest port on the Canadian Great Lakes and one of the lowest rates of traffic congestion in the Greater Toronto/Hamilton Area (GTHA). With Amazon Canada's announcement of their intent to invest in Hamilton, this solidifies Hamilton's position as a Canadian goods movement leader, encapsulates the type of investments targeted for the Airport Employment Growth District and illustrates investor confidence from one of the most recognizable brands and the largest e-commerce company in the world." - Norm Schleeahn, Director, Economic Development, City of Hamilton

- **Municipal Services**: the availability of existing services in this local area is also a consideration. Currently, it is our understanding that municipal services already exist along the frontage of these properties on Upper James Street, in immediate proximity to four of my client's parcels.
- **Limited Agricultural Use of My Client's Lands**: much of my client's land base has been converted to non-agricultural uses, primarily a golf course and a parking lot/business office, but also non-farm residential parcels. These lands are considered to have a lower agricultural capability than adjacent farmlands and are constrained by the surrounding development for agricultural uses. My client recognizes that the area is in transition, and is prepared to move its existing agricultural type operations to a more suitable rural area to complete the transition. In addition, the potential for impacts on adjacent agricultural operations (i.e. MDS 1 setbacks) have already been addressed through the approval of the golf course.

This letter constitutes our request for the lands to be included in the proposed Urban Area expansion of the City of Hamilton and designated Employment Lands. We look forward to participating in discussions with the City and their planning staff/consultant in regards to the Official Plan update. Please do not hesitate to contact me should you have any questions.

Yours truly,



Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P.Ag.

cc. Clerks Department, City of Hamilton
Steve Schiedel, Greenhorizons Holdings Inc., Willow Valley Holdings Inc., 1231 Shantz Station Rd Inc.
Jeff Wilker, Thomson, Rogers Lawyers