
Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

May 13, 2022

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 (MCR GRIDS 2)

Dear Ms. Travis:

Further to our correspondence to you dated February 12, 2021, May 14, 2021, May 31, 2021, August 17, 2021, November 08, 2021 and March 07, 2022, my client has had an opportunity to review the proposed MCR GRIDS 2 – Official Plan Review.

As you are aware, my clients, Greenhorizons Holdings Inc. and The Greenhorizons Group of Farms Ltd. (“Greenhorizons”), 1231 Shantz Station Road Inc. (“Shantz”) and Willow Valley Holdings Inc. (“Willow”), have scoped their request for inclusion in the Urban Area boundary line to include only the following parcels:

- 8474 English Church Road,
- 2907 Highway 6,
- 3065 Upper James Street,
- 3005 Upper James Street.

Please note that these parcels are immediately east of the John C. Munro International Airport (“Airport”); these lands are included within the Airport Influence Area. In total, the lands in question comprise approximately 139 acres.

We continue to request that these lands be included within the Urban Area of the City of Hamilton and designated as Employment Lands. Given the existence of municipal services along Upper James Street, we are of the view that expansion onto our lands would result in some of the most efficient and cost-effective development in the City. Respectfully, we question why the City would choose to develop elsewhere creating new roads and infrastructure when existing services already exist. You will note that the lands owned by my client are not designated Prime Agricultural; they are Open Space and Rural. These lands are already recognized as lower priority lands in the Official Plan.

In the alternative, we request that the lands in question be considered as part of Special Study Area for future Employment Lands. Previously, we have outlined the many beneficial qualities associated with these lands, including proximity to the Airport and existing municipal services and the size of the lands (making it easier to assemble and then develop).

Furthermore, we note that new policy E.5.1.18 establishes a policy framework that would support the future needs of Agri-Food businesses, including transportation considerations, with available serviced lands located in the transition zone between existing Employment Uses (associated with the Airport) and Agriculture. We see a high demand for these types of land uses, especially given the planning paradigm that will be defined by global events like COVID-19. We are of the view that additional policies could be

put in place to assist our client in developing its lands for supportive employment uses in keeping with this new policy.

Finally, we want to note that refinements in the Official Plan layers are required with respect to my clients' lands. Note, that it appears that several ponds on my client's property have been identified as Key Hydrologic Features in Schedule B-5. This needs to be corrected as the water features are either "water traps" associated with the Golf Course or irrigation ponds.

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,

A handwritten signature in black ink that reads "R. Stovel". The signature is written in a cursive, slightly stylized font.

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.,
Jeff Wilker, Thomson, Rogers Lawyers