
Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

May 26, 2023

Via Email - UEAplanning@hamilton.ca

Mr. Mark Kehler, Senior Planner
Hamilton City Hall, 71 Main Street West
Hamilton, ON
L8P 4Y5

RE: City of Hamilton - Urban Expansion Areas – Secondary Plan

Stovel and Associates Inc. (“SAI”) was retained by Greenhorizons Group of Companies (“Greenhorizons”) to review the proposed policy framework and Secondary Plan Guidelines for the Urban Expansion Areas. Greenhorizons owns lands in the Airport Road/White Church Road area, in the City of Hamilton (see the attached map).

We note that the City’s draft amendment proposes a series of policies that will impose new requirements or pre-conditions upon landowners who seek privately initiated plan amendments. Policy 1.2.3 is mentioned as an example. My client certainly appreciates the efforts of the City to introduce efficiency in the planning process. However, the pre-conditions placed upon private applicants extend beyond the legislative requirements in section 22 of the Planning Act. There is no legislative requirement that a private landowner cannot initiate work or commence a study related to the preparation of a draft secondary plan prior to receiving the approval of the City for the terms of reference for the amendment. My clients are concerned that these pre-conditions are overly prescriptive and may discourage landowners from applying for legitimate private amendments, that might well have the support of the municipality. These proposed policy restrictions run contrary to the stated purposes of the Planning Act which is to provide for planning processes that are fair, by making them open, accessible, timely and efficient.

In addition, our client may have ongoing concerns and comments regarding the policy framework and planning guidelines associated with the Urban Expansion Areas. We will provide these additional comments over the course of the secondary planning process developed by the City.

We wish to continue to be informed as the progress of the City’s planning process for the Urban Expansion Areas. Please add our firm to the contact list and please notify us of any decisions made by Council with respect to the Secondary Plan.

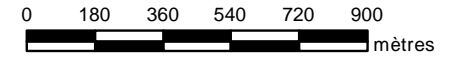
Yours truly,

Robert Stovel

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

cc. Mr. Steve Schiedel, Greenhorizons
City of Hamilton Clerk, clerk@hamilton.ca

ÉCHELLE



RÉPERTOIRE DES
CARTES FONCIÈRES

WENTWORTH(n° 62)

LÉGENDE

PROPRIÉTÉ FRANCHE	
PROPRIÉTÉ À BAIL	
INTÉRÊT LIMITÉ	
PROPRIÉTÉ CONDOMINIALE	
NIP RETIRÉ (MISE À JOUR DE LA CARTE À VENIR)	
NUMÉRO DE LA PROPRIÉTÉ	0449
NUMÉRO DE LA PIÈCE	08050
TISSU GÉOGRAPHIQUE	
SERVITUDE	

**CECI N'EST PAS UN PLAN
D'ARPENTAGE**

NOTES

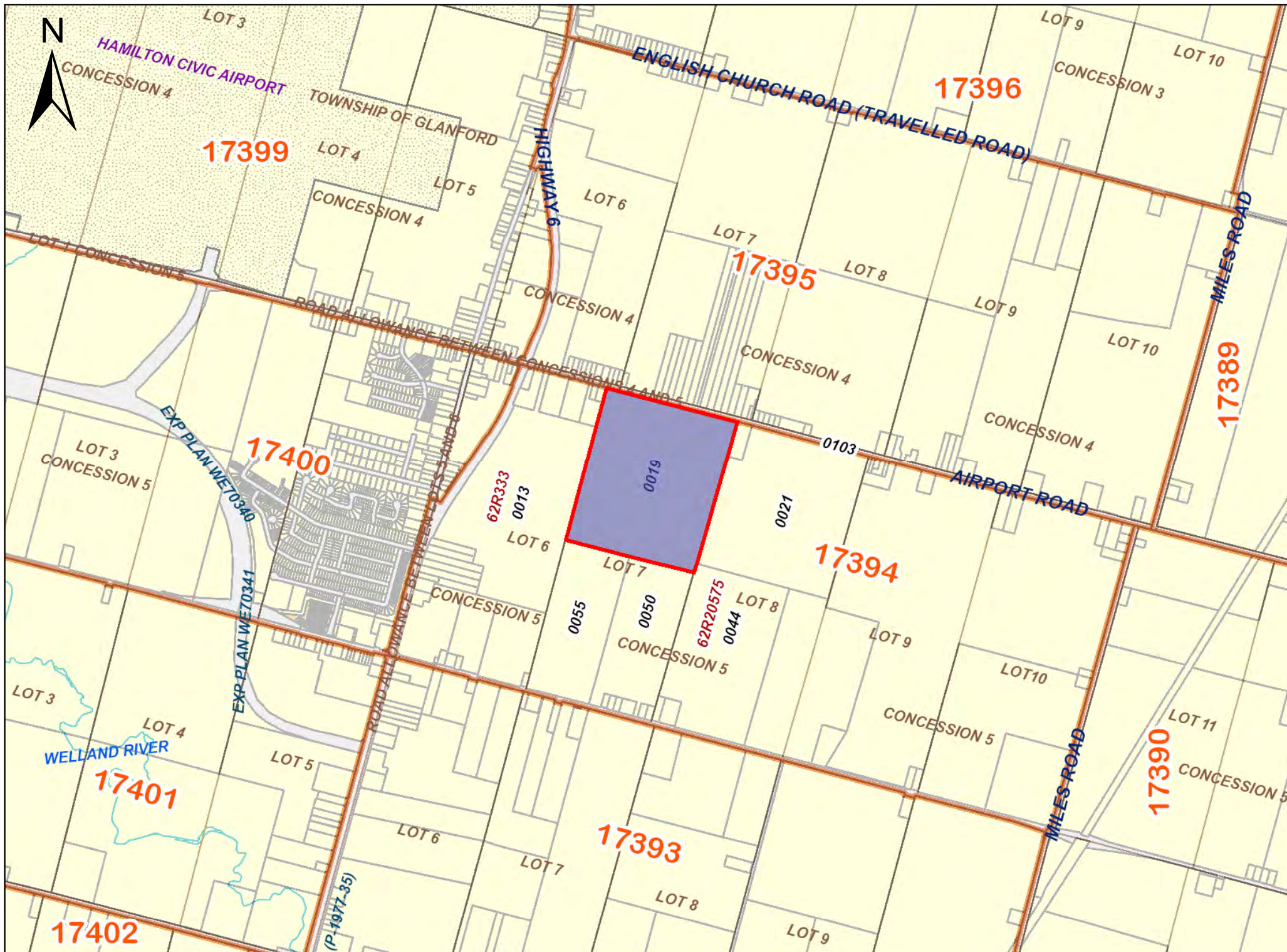
**EXAMINEZ LES DOCUMENTS DU TITRE POUR UNE
INFORMATION COMPLÈTE SUR LA PROPRIÉTÉ,
CAR LA CARTE N'INDIQUE PEUT-ÊTRE PAS LES
DERNIERS ENREGISTREMENTS**

CETTE CARTE A ÉTÉ RÉALISÉE À PARTIR DE PLANS
ET DE DOCUMENTS ENREGISTRÉS DANS LE SYSTÈME
D'ENREGISTREMENT IMMOBILIER ET A ÉTÉ ÉLABORÉE
UNIQUEMENT AUX FINS DE L'INDEXATION DES
PROPRIÉTÉS

POUR LES DIMENSIONS DES PROPRIÉTÉS, VOIR LES
PLANS ET DOCUMENTS ENREGISTRÉS

SEULES LES PRINCIPALES SERVITUDES SONT
INDIQUÉES SUR LA CARTE

LES PLANS DE RENVOI SOUS-JACENTS À DES PLANS
DE RENVOI PLUS RÉCENTS NE SONT PAS PRÉSENTÉS



LAND
 REGISTRY
 OFFICE #62

17394-0019 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 7, CON 5 GLANFORD , AS IN VM123185 ; GLANBROOK CITY OF HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 LT CONVERSION QUALIFIED

RECENTLY:
 FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
 1996/12/23

OWNERS' NAMES
 THE GREENHORIZONS GROUP OF FARMS LTD.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/12/23 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/12/23** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: ** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1996/12/23 **						
HL82795	1959/03/31	BYLAW				C
CD274759	1984/03/16	NOTICE REMARKS: HAMILTON AIRPORT				C
WE1182947	2017/01/31	TRANSFER	[REDACTED]	1231 SHANTZ STATION ROAD INC.	THE GREENHORIZONS GROUP OF FARMS LTD.	C
WE1182952	2017/01/31	CHARGE	[REDACTED]	THE GREENHORIZONS GROUP OF FARMS LTD.	ROYAL BANK OF CANADA	C
WE1301063	2018/08/07	NOTICE REMARKS: AIRPORT ZONING REGULATIONS		HER MAJESTY THE QUEEN IN RIGHT OF CANADA		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.