

## AIRD BERLIS

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June 25, 2025

**By E-Mail:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

Office of City Clerk  
City of Hamilton  
71 Main Street West  
1<sup>st</sup> Floor  
Hamilton, ON  
L8P 4Y5

Dear Mayor Horwath and Members of Council:

**Re: DiCenzo (Golf Club Road) Holdings Inc. - 3458 Golf Club Road, Binbrook  
Highland Road (Elfrida) Holdings Inc. - 0 Highland Road East, Stoney Creek  
Crossroads (Rymal and Upper Centennial) Holdings Inc. - 0 Harbinger Drive,  
Stoney Creek  
Planning Committee Item No. 8.2 - Report PED25179  
Elfrida Urban Boundary Expansion Application (the "Application")**

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Aird & Berlis LLP represents the following entities in connection with the following properties:

- DiCenzo (Golf Club Road Holdings Inc., owner of lands municipally known as 3458 Golf Club Road, Binbrook (identified as Property #7 in the Application);
- Highland Road (Elfrida) Holdings Inc., owner of lands municipally known as 0 Highland Road East, Stoney Creek (identified as Property #55 in the Application); and
- Crossroads (Rymal and Upper Centennial) Holdings Inc., owner of lands municipally known as 0 Harbinger Drive, Stoney Creek (identified as Property #64 in the Application);

(collectively, the "**Subject Lands**").

A copy of the land ownership map taken from the Planning & Urban Design Rationale Report prepared by Bousfields Inc. on behalf of Elfrida Community Builders Group Inc. is provided at **Attachment 1** showing the location of the Subject Lands.

Although our clients are not currently a registered owner listed on the Application or part of Elfrida Community Builders Group Inc., our clients have a direct interest in this matter because the Subject Lands are within the proposed boundary for the Application.

Our clients are generally supportive of the urban boundary expansion as proposed in the Application. Our clients are, however, concerned with the proposed designations of the Subject Lands as well as other overlays and notations that are being proposed for the Subject Lands, including a Planned Elfrida Gateway Station notation, among other things. Our clients would also like to ensure that the planned facilities and services, including transportation, infrastructure and

community facilities and services such as schools and parks, are appropriately planned and located within the urban expansion area.

Accordingly, our clients are making these submissions with respect to the above-noted item for City Council's consideration prior to its meeting scheduled to commenced at noon on June 25, 2025.

To be clear, our clients are filing these written submissions to preserve its right to seek party status should the Application be appealed to the Ontario Land Tribunal. Our clients reserve the right to augment its submissions with respect to the Application should an appeal be filed with respect to the Application.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Matthew Helfand  
MH:tp

Enclosure

64921927.1



Land Ownership

Elfrida consists of many individual parcels of land under private ownership, as well as lands under public ownership including the aforementioned hydro corridor that extends east to west from Trinity Church Road to Hendershot Road (see **Figure 4**).

ELFRIDA COMMUNITY OWNERSHIP INDEX		
#	LEGAL NAME	~GROSS AREA (ha)
1	PALETTA INTERNATIONAL CORPORATION;	28.69
2	546636 ONTARIO LIMITED;	40.78
3	TRIBUTE(HAMILTON) LIMITED	38.95
4	2084696 ONTARIO INC.	14.61
5	TRIBUTE(HAMILTON) LIMITED	19.64
6	2362302 ONTARIO INC.	20.34
7	DICENZO (GOLF CLUB ROAD) HOLDINGS INC.	21.58
8	P & L LIVESTOCK LIMITED	45.87
9	DISABATINO, CORRADO; DISABATINO, LAURA	63.31
10	CORPVEIL HOLDINGS LIMITED	54.60
11	MEL (ELFRIDA) INC.	20.29
12	MEL (ELFRIDA 2) INC.	19.27
13	LOSANI HOMES (1998) LTD.	19.95
14	VALERY HOMES GOLF CLUB ROAD LIMITED	42.33
15A	HAMILTON COUNTRY PROPERTIES LTD.	25.10
15B	HAMILTON COUNTRY PROPERTIES LTD.	2.42
16	FRESCO, MANUEL DORINDO; FRESCO, ZENALIA MARIA	18.42
17	WILSON, IRENE MARION; BULLARD, CARRIE &THEODORE	6.01
18	MARZ HOMES (ELFRIDA) INC.;	6.83
19	RYMAL CENTENNIAL LIMITED	8.23
20	1340858 ONTARIO INC.	9.10
21	BROWNE, FAYE; MARTIN, JOHN & SARA JANE	3.95
22	1507565 ONTARIO INC	14.56
23	1507565 ONTARIO INC	28.61
24	A. DESANTIS DEVELOPMENTS LTD	8.87
25	MULTI-AREA DEVELOPMENTS INC	21.36
26	THE HYDRO-ELECTRIC PC OF ONTARIO;	39.54
27	MULTI-AREA DEVELOPMENTS INC.	31.51
28	2188410 ONTARIO INC.;	18.04
29A	SEYIJ, AYSE	0.89
29B	MILOVANOVIC, VLADETA & ROKSANDA	0.82
30	CHERUBIN, BARBRA	5.31
31	1356715 ONTARIO INC.	25.37
32	WILSON, IRENE MARION; BULLARD, CARRIE &THEODORE	15.04
33	1356715 ONTARIO INC.	14.53
34	MARZ HOMES (ELFRIDA) INC.	28.63
35	RYMAL CENTENNIAL LIMITED; RYMAL CENTENNIAL LIMITED	28.48
36	SALIS, RAFFAELE;	10.18
37	MARZ HOMES (BROFRIDA) INC.	19.05
38A	1356715 ONTARIO INC.	17.48
38B	1749560 ONTARIO LIMITED	1.14
39	PERESSINI, RITA;	4.47
40	DORR BROTHERS LIMITED;	12.42
41	KUCEMBA, LESZEK; KUCEMBA, TERESA	11.58
42	2410002 ONTARIO INC.;	14.59
43	1356715 ONTARIO INC.	22.12
44	HOWDEN, VALERIE JUNE;	20.99
45	MUDD & FIRST INC.	20.31
46	KRAJNOVICH, MIROSLAV; KRAJNOVICH, LIUBICA;	4.18
47	70 MUD STREET EAST INC.	8.90
48	FIRST ROAD EAST INC.	9.44
49	FUTURE HOMES CONSTRUCTION LIMITED;	15.87
50	RAPTIS, STANLEY; LALOS, STEVE;	21.02
51	197 FIRST ROAD EAST INC.	2.70
52	1784198 ONTARIO INC.;	4.35
53	DHALIWAL, DARSHAN; DHALIWAL, BALINDER;	4.07
54	2765961 ONTARIO INC.	4.06
55	HIGHLAND ROAD (ELFRIDA) HOLDINGS INC.;	4.00
56	RESTIVO, JACK; RESTIVO, SHARON	4.08
57	A. LOCOCO WHOLESAL LTD	5.82
58	1356715 ONTARIO INC.;	29.59
59	CEDAR CITY UPPER CENTENNIAL INC.	5.95
60	CEDAR CITY UPPER CENTENNIAL INC.	6.83
61	713758 ONTARIO LIMITED;	3.98
62	BARRY HUMPHREY ENTERPRISES LIMITED;	1.63
63	HUMPHREY, CAROL ANN;	1.03
64	CROSSROADS (RYMAL AND UPPER CENTENNIAL) HOLDINGS INC.	8.03
64.1	PUBLIC AUTHORITY HAVING JURISDICTION;	3.21
65	HAMILTON-WENTWORTH CATHOLIC SCHOOL BOARD	2.42
65.1	THE ROMAN CATHOLIC EPISCOPAL CORPORATION	1.15
66	BULLARD, JOHN; BULLARD, ANNE;	3.86
67	1820435 ONTARIO CORPORATION	1.63
68	ABICHT, KIM; HABICHT, BERND GUENTHER;	1.03
69	KHAN, ASIF	0.87
70	BEHL, PREM LATA	0.69
71	GREER, HELEN RUTH; GREER, MICHAEL PETER	2.09
72	MARQUES, DOLORES DA COSTA 7LUIIS DE ALMEIDA;	0.80
73	GARCEA, GLORIA	1.13
74	1000344371 ONTARIO INC.	0.97
75	1169862 ONTARIO INC.	0.97
76	FOUR SAC SELF-STORAGE CORPORATION	0.83
77	FOUR SAC SELF-STORAGE CORPORATION	1.69
78	SAMMANI 786 INC.	1.87
79	Various	15.06
TOTAL LAND AREA (ha) PARTICIPATING AND COOPERATING OWNERS		881.77
TOTAL PRIVATE/NON-DEVELOPERS/PUBLIC		276.23
TOTAL LAND AREA (ha)		1152.00

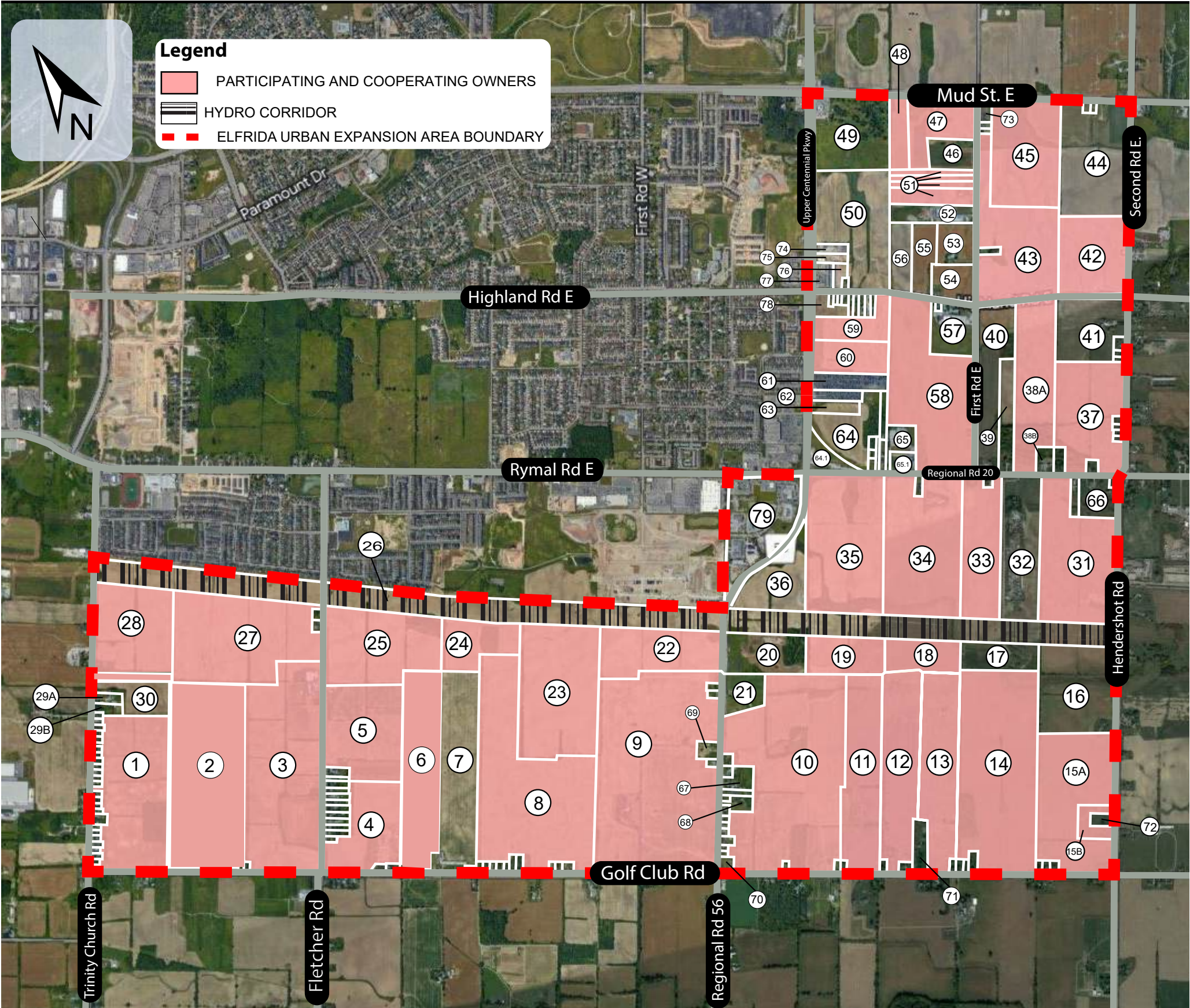


Figure 4 - Map of Landowners in Elfrida