
Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

March 07, 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

Dear Ms. Travis:

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

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.

In the alternative, we request that the lands in question be considered as part of Special Study Area for future Employment Lands. 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 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.

We look forward to participating in discussions with the City and their planning staff/consultant in regards to the Official Plan update.

Stovel and Associates Inc. 651 Orangeville Road, Fergus, ON N1M 1T9 519 766-8042

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 slanted style.

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