
Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

August 17, 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:

Further to our correspondence to you dated February 12, 2021, May 14, 2021 and May 31, 2021, my client has had an opportunity to review the revised Final Growth Evaluation Framework and Phasing Criteria (Appendix "A" to Report PED17101(I)).

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 both 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.

It is our opinion that the lands in question remain a prime candidate for inclusion within the expansion of the Urban Area boundary and should be designated Employment Lands.

As previously documented in our correspondence, the primary reasons for inclusion are as follows:

- **Agricultural Impact:** we have read with interest that the residents of the City are extremely concerned with the impact on agriculture, particularly the removal of specialty crop lands and Class 1, 2 and 3 agricultural lands (in that order of priority). Please note that a substantial portion of my clients' lands have already been removed from agricultural production (i.e. golf course and ponds) and are not rated under the CLI system. The background mapping from OMAFRA needs to be updated to illustrate this. In this regard, a substantial portion of my clients' lands meet this planning objective and should be considered a higher priority for possible Urban Area inclusion than any other area near the existing City limits.
- **Proximity to the Airport:** it is obvious that the Airport is one of the main driving forces for future employment lands in the City. My clients' lands are in immediate proximity to the Airport.
- **Amazon Fulfillment Centre:** my client's lands are located in close proximity to the recently approved Amazon Fulfillment Centre. We are of the view that the economic pull of this massive

warehousing complex, in combination with the presence of the Airport, will outweigh demand for other lands in the City to be used for Employment Land purposes. In short, we are of the view that Amazon and the Airport will create a demand for more Employment Lands around and near the Airport than the City has modelled.

- **Land Size**: it is clear that the development community, primarily the developers of industrial and commercial uses associated with the Airport, want larger parcels. The larger blocks eliminate the need for massive land assemblies and reduce the overall cost of development. The subject properties are the right size for today's development land size needs.
- **Infrastructure**: the balancing act that the City must consider during Land Needs Assessment and Future Planning exercise is complex. One of the key considerations is infrastructure and servicing. Servicing costs are expensive and continue to rise during the COVID pandemic and one way or another, the consumer will pay the toll. My client's lands are already serviced and has excellent location. It seems that this fact has been lost when we consider some of the other areas within the City. On a strict cost per linear metre basis, we submit that my client's lands are substantially more affordable to service because the pipe is already there. At some point in the planning process, cost has to be a consideration.
- **Rebalancing**: we are aware that the projections indicate that there is a need for additional Residential land in the City and that some of the vacant Employment lands could be converted for Residential purposes. As part of this rebalancing process, we submit that the inclusion of my client's as Employment Lands will assist the City provide shovel-ready lands in close proximity to the Airport.
- **Chamber of Commerce**: It is our understanding that the Chamber of Commerce ("Chamber") have provided thoughtful comments to the City regarding the City's Growth-Related Integrated Development Strategy (GRIDS) and Land Needs Assessment (LNA) study. The Chamber recognizes that future growth projections and prudential planning warrant that the City will need to utilize its Whitebelt lands for their intended purpose, particularly in terms of Employment Lands, there is greater opportunity to enhance employment investment and prevent the potential loss of new opportunities to other jurisdictions. We concur with the Chamber and we feel that the subject lands are perfectly suited to future Employment Land uses.

This letter constitutes our continued 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.,
Jeff Wilker, Thomson, Rogers Lawyers

Stovel and Associates Inc.
Planners, Agriologists 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.

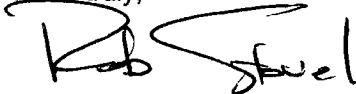
As the City's Economic Development Officer indicated:

"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

Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

May 14, 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:

Further to our correspondence to you dated February 12, 2021, my client has had an opportunity to review the background documentation and reporting associated with the Land Needs Assessment, with particular emphasis on the Employment Needs analysis. We appreciate the fact that you and your planning team have taken the time to assist with our understanding of the process and the relevant reporting.

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"), wish to scope 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.

The Parcel Register Documents for these properties is attached.

Please note that both 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 and are shown on the attached map.

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:** previously it was noted that my client's lands are located in close proximity to the recently approved Amazon Fulfillment Centre. We are of the view that the economic pull of this massive warehousing complex, in combination with the presence of the Airport, will outweigh demand for other lands in the City to be used for Employment Land purposes. In short, we are of the view that Amazon and the Airport will create a demand for more Employment Lands around and near the Airport than the City has modelled. The influence of Amazon and the Airport cannot be underestimated, especially when one considers the effect of the Pandemic on Employment Land Uses (i.e. accelerated shift to on-line retailing and other e-commerce platforms that has driven a surge in demand for large-scale distribution and logistics facilities. The outlook for manufacturing has also likely improved because of the significant global

supply chain disruptions caused by the Pandemic. Growth in e-commerce and weaknesses in global supply chains revealed by COVID-19 will support demand for local goods manufacturing and distribution space). We are asking that you recognize this unique situation and allow the Urban Area Boundary to shift to provide for growth in the area where growth is and will be demanded in the future.

- **Land Size:** it is clear that the development community, primarily the developers of industrial and commercial uses associated with the Airport, want larger parcels. The larger blocks eliminate the need for massive land assemblies and reduce the overall cost of development. The subject properties are the right size for today's development land size needs. When originally planned, AEGD anticipated land holdings in the size range 5-10 acres with 30 acres as the largest piece that was envisioned. The problem with this planning is that the market is demanding larger land parcels in the sizes of 50-100 acres as the preferred size for today's fulfillment, warehouse distribution and logistic centres. This is a very real problem that cannot be easily overcome. Taken to extreme, it is possible that many of the smaller parcels that are currently designated for Employment Uses will not be developed because of costs associated with land assembly. In this respect, we recommend that the City include a variety of parcel sizes designated Employment around the Airport.
- **Infrastructure:** the balancing act that the City must consider during Land Needs Assessment and Future Planning exercise is complex. One of the key considerations is infrastructure and servicing. Servicing costs are expensive and continue to rise during the COVID pandemic and one way or another, the consumer will pay the toll. My client's lands are already serviced and has excellent location. It seems that this fact has been lost when we consider some of the other areas within the City. On a strict cost per linear metre basis, we submit that my client's lands are substantially more affordable to service because the pipe is already there. At some point in the planning process, cost has to be a consideration.
- **Rebalancing:** we are aware that the projections indicate that there is a need for additional Residential land in the City and that some of the vacant Employment lands could be converted for Residential purposes. As part of this rebalancing process, we submit that the inclusion of my client's as Employment Lands will assist the City provide shovel-ready lands in close proximity to the Airport.
- **Chamber of Commerce:** It is our understanding that the Chamber of Commerce ("Chamber") have provided thoughtful comments to the City regarding the City's Growth Related Integrated Development Strategy (GRIDS) and Land Needs Assessment (LNA) study. The Chamber recognizes that future growth projections and prudential planning warrant that the City will need to utilize its Whitebelt lands for their intended purpose, particularly in terms of Employment Lands, there is greater opportunity to enhance employment investment and prevent the potential loss of new opportunities to other jurisdictions. We concur with the Chamber and we feel that the subject lands are perfectly suited to future Employment Land uses.

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.

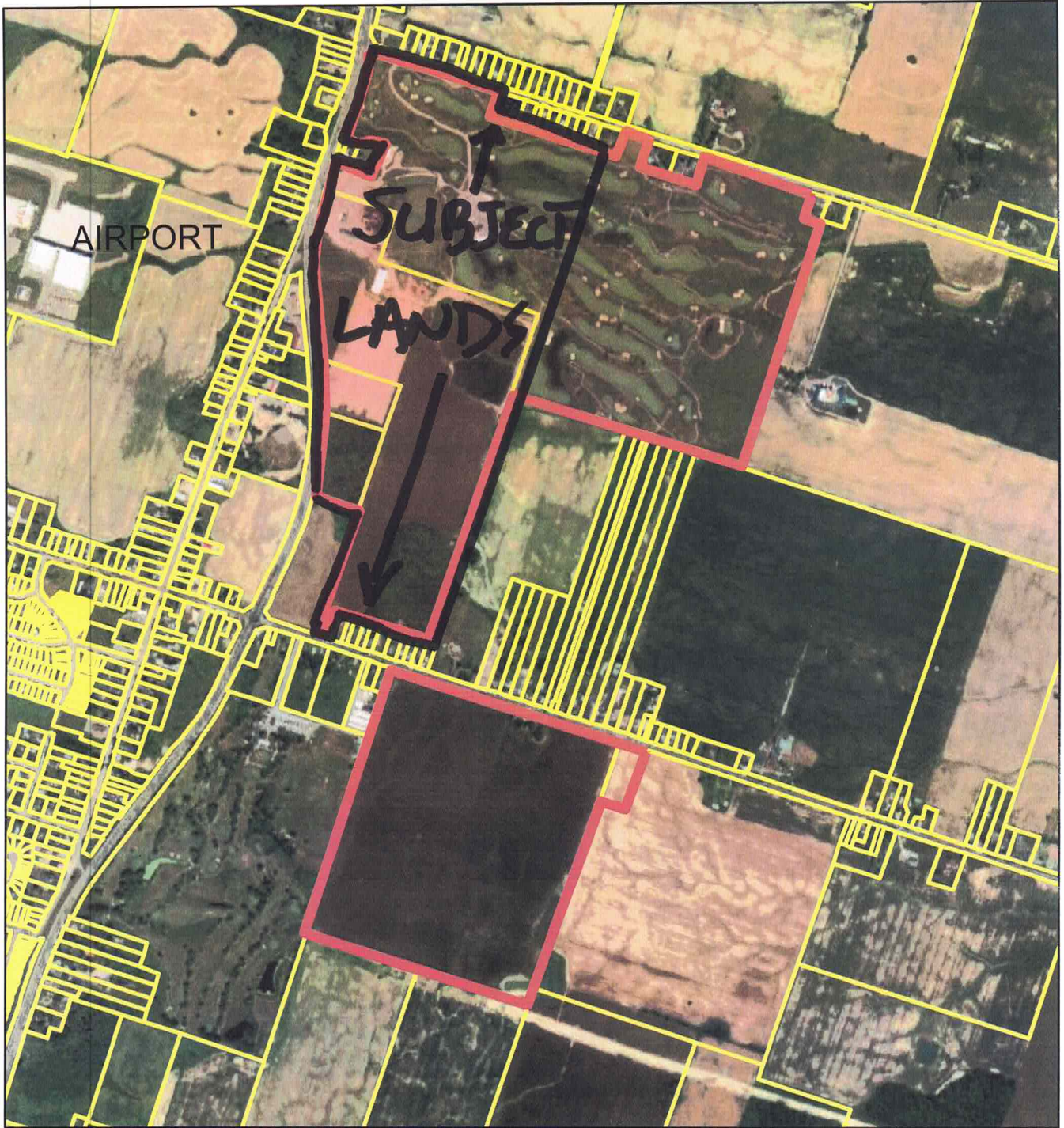
Yours truly,




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.,
Jeff Wilker, Thomson, Rogers Lawyers

ArcGIS Web Map



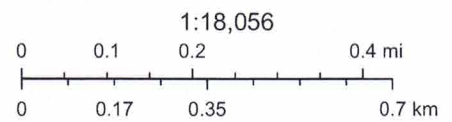
2/11/2021, 2:49:12 PM

 Override 1 SUBJECT LANDS

 Override 1

 NPCA Member Municipalities

 Assessment Parcels



USDA FSA, GeoEye, Maxar



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #62

17395-0104 (L7)

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

PAGE 1 OF 1
PREPARED FOR Pearlino
ON 2021/02/09 AT 14:09:24

PROPERTY DESCRIPTION: PT LT 6, CON 4 GLENFORD, AS IN GL9655 EXCEPT CM603; GLENBROOK CITY OF HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED
OWNER'S NAMES
GREENHORIZONS HOLDINGS INC.

RECENTLY:
FIRST CONVERSION FROM BOOK
CAPACITY SHARES

PIN CREATION DATE:
1996/12/23

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
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 FOREFEITURE 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				C
		REMARKS: HAMILTON AIRPORT				
WE975729	2014/07/14	TRANSFER		DICKENSON, WILLIAM		C
		REMARKS: PLANNING ACT STATEMENTS.				
WE1301064	2018/08/07	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA		C
		REMARKS: AIRPORT ZONING REGULATIONS				
					GREENHORIZONS HOLDINGS INC.	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.



ServiceOntario

IMPRIMÉ LE 09 FÉV. 2021 À 14 H 13
MIN 15 S POUR PORTINO



**RÉPERTOIRE DES
CARTES FONCIÈRES
WENTWORTH (n° 62)**

LÉGENDE

PROPRIÉTÉ FRANÇAISE	0449
PROPRIÉTÉ À BAÏL	08050
INTÉRÊT LIMITE	
PROPRIÉTÉ CONDOMINIALE	
MAP RETIENE (MISE À JOUR DE LA	
PROPRIÉTÉ)	
NUMÉRO DE LA PIÈCE	
TISSEU GÉOGRAPHIQUE	
SERVITUDE	

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

NOTES

EXAMINEZ LES DOCUMENTS DU TITRE POUR UNE INFORMATION COMPLÈTE SUR LA PROPRIÉTÉ CAR LA CARTE INDIVIDUELLE 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 ELABORÉE UNiquement AUX FINS DE L'INDEXATION DES PROFILES

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

SEULES LES PRINCIPALES SERVITUDES SONT INDICÉES SUR LA CARTE

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





Ontario ServiceOntario

LAND REGISTRY OFFICE #62

11985-003 (117)

PAGE 1 OF 1
PREPARED FOR PRINTING
ON 2021/02/09 AT 14:18:04

PROPERTY DESCRIPTION: PT LT 6, CON 4 GLANFORD, AS IN AB101516 ; GLANBROOK CITY OF HAMILTON

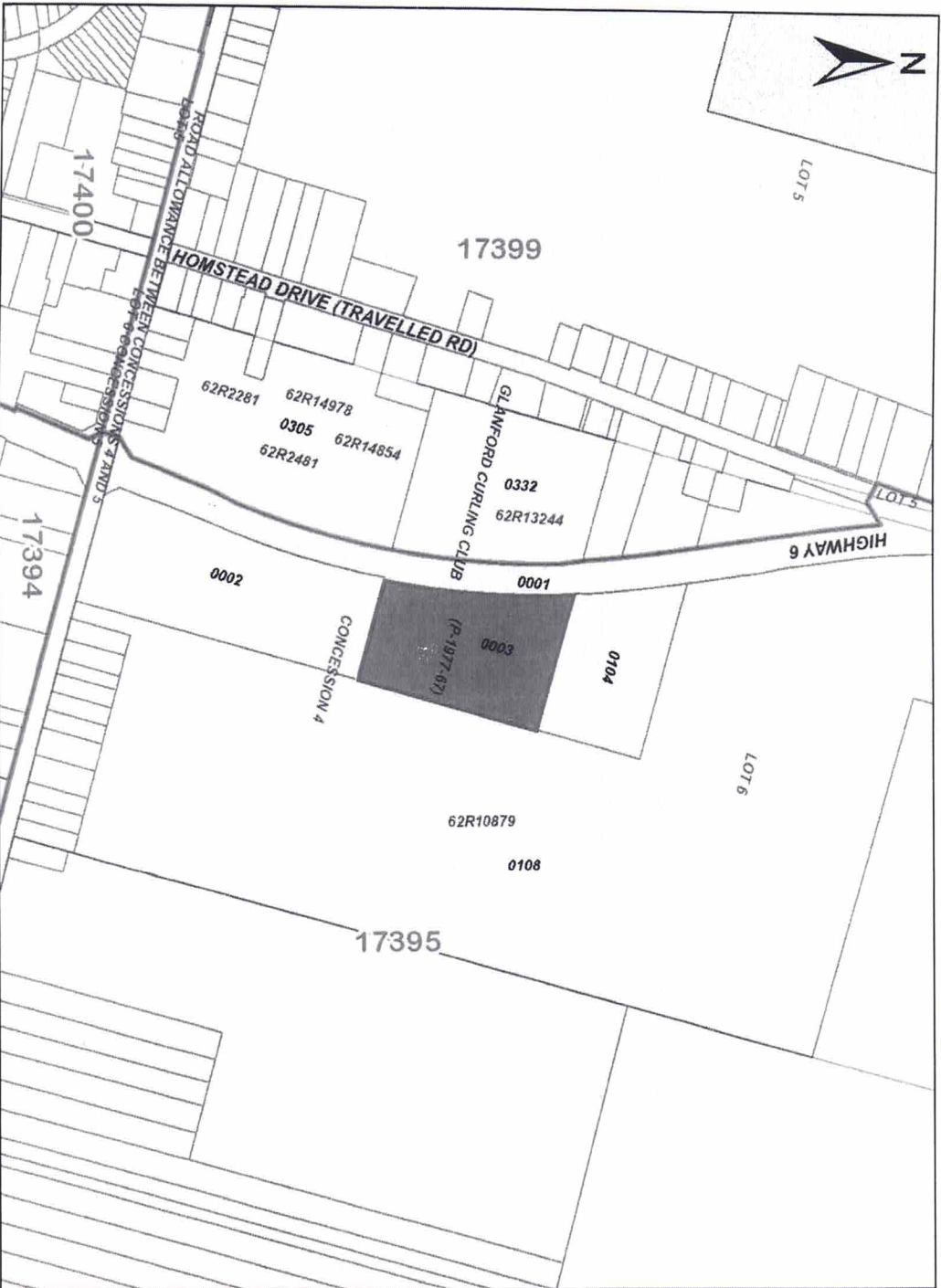
PROPERTY REMARKS:

ESTATE/QUALIFIER: RECENTLY:
PFP SAMPLE FIRST CONVERSION FROM BOOK
LT CONVERSION QUALIFIED
OWNERS' NAMES: CAPACITY SHARE
1231 SHANTZ STATION ROAD INC.

PIN CREATION DATE:
1996/12/23

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 4(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				C
	REMARKS: HAMILTON AIRPORT					
WE975697	2014/07/14	TRANSFER		DICKINSON, ROBERT	1231 SHANTZ STATION ROAD INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
WE1301064	2018/08/07	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA		C
	REMARKS: AIRPORT ZONING REGULATIONS					

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.



ServiceOntario

IMPRIMÉ LE 09 FÉV. 2021 À 14 H 18
MIN 09 S POUR PROFITINO

ÉCHELLE



**RÉPERTOIRE DES
CARTES FONCIÈRES
WENTWORTH(№ 62)**

LÉGENDE

PROPRIÉTÉ FRANCHISE	0449
PROPRIÉTÉ À BAÏL	08050
INTERET LIMITE	
PROPRIÉTÉ CONDOMINIALE	
PROPRIÉTÉ COMMERCIALE	
CARTE À VENIR	
NUMÉRO DE LA PROPRIÉTÉ	
NUMÉRO DE LA PIÈCE	
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 EN CONFORMITÉ AVEC LES NORMES DE LA DIVISION DES PROPRIÉTÉS.

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

SEULES LES PRINCIPALES SERVITUDES SONT INDICQUÉES SUR LA CARTE.

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





Ontario ServiceOntario

LAND REGISTRY OFFICE #62 17995-0120 (L17)

PAGE 1 OF 2
PREPARED FOR Printing
ON 2021/02/09 AT 13:59:11

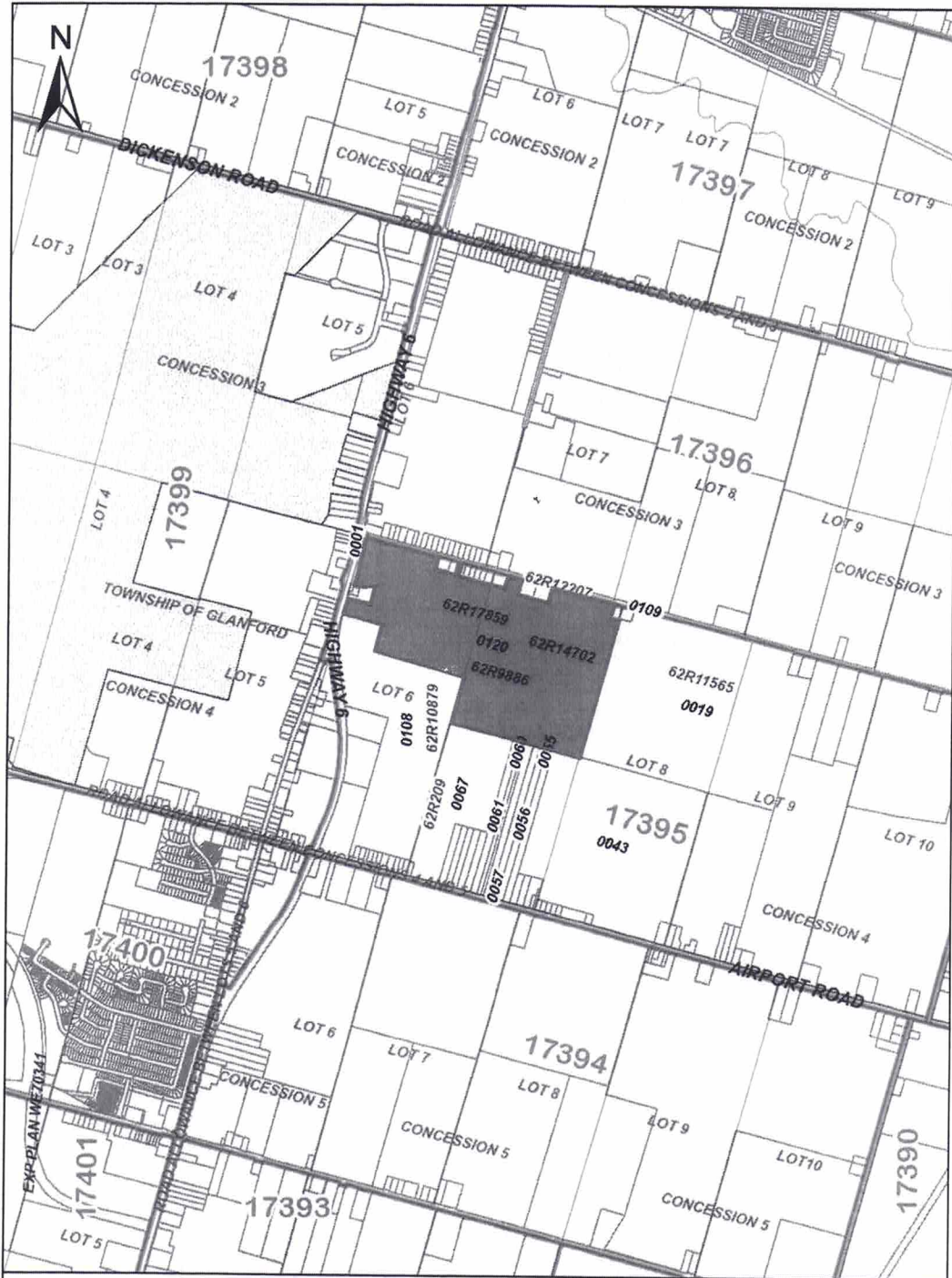
PROPERTY DESCRIPTION: 1STLY: PART LOT 6 CON 4 GLANBROOK, BEING PART 1 ON 62R14702, EXCEPT PARTS 1, 2, 3 & 4 ON 62R17859; S/T EASEMENT OVER PT 1 62R15511 AS IN W6773; 2NDLY: PART LOT 7 CON 4 GLANBROOK, BEING PART 1 ON 62R9886, EXCEPT PARTS 5, 6, 7, 8, 9 & 10 62R17859; GLANBROOK; CITY OF HAMILTON.

PROPERTY REMARKS: ESTATE/QUALIFIER: REGENTLY: PIN CREATION DATE: FEB SIMPLE DIVISION FROM 17395-0117 2007/10/15
L1 CONVERSION QUALIFIED

OWNERS' NAMES: WILLOW VALLEY HOLDINGS INC. CAPACITY SHARE: BENS

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
**	PRINTOUT	INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **				
**	SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO				
**	SUBSECTION 4(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: 1996/11/23 **					
HL82795	1959/03/31	BYLAW				C
AB101557	1968/08/16	AGREEMENT				C
CD274759	1984/03/16	NOTICE				C
	REMARKS: HAMILTON AIRPORT					
62R9886	1998/10/17	PLAN REFERENCE				C
62R14702	1998/08/27	PLAN REFERENCE				C
L1519690	1998/09/08	TRANSFER		THE GREENHORIZONS GROUP OF FARMS LTD.	WILLOW VALLEY HOLDINGS INC.	C
	REMARKS: FIRSTLY: PART 1 PLAN 62R-14702 & SECONDLY: PART 1 PLAN 62R-9886					
L1519691	1998/09/08	NOTICE OF LEASE		WILLOW VALLEY HOLDINGS INC.	THE GREENHORIZONS GROUP OF FARMS LTD.	C
L1521054	1998/09/17	NO ASSG LESSEE INT		WILLOW VALLEY HOLDINGS INC.	BUSINESS DEVELOPMENT BANK 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.



ServiceOntario

IMPRIMÉ LE 09 FÉV. 2021 À 14 H 02
MIN 44 S POUR PPORTINO

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
- NUMÉRO DE LA PIÈCE
- TISSU GÉOGRAPHIQUE
- SERVITUDE

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 ELABORÉE UNIQUEMENT AUX FINS DE L'INDEXATION DES PROPRIÉTÉS
- 0449 POUR LES DIMENSIONS DES PROPRIÉTÉS, VOIR LES PLANS ET DOCUMENTS ENREGISTRÉS
- 08050 SEULES LES PRINCIPALES SERVITUDES SONT INDICUÉES SUR LA CARTE
- LES PLANS DE RENVOI SOUS-JACENTS À DES PLANS DE RENVOI PLUS RÉCENTS NE SONT PAS PRÉSENTÉS

CECI N'EST PAS UN PLAN D'ARPEMENT





Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2
PREPARED FOR Pfortino
ON 2021/02/10 AT 08:34:19

LAND
REGISTRY
OFFICE #62

17395-0108 (LIT)

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

PROPERTY DESCRIPTION: PT L6 CON 4 GLANFORD, AS IN W213133 (FIRSTLY) EXCEPT PT 1 ON 62R-14702 ; GLANBROOK , S/T EASEMENT AS IN G410589 CITY OF HAMILTON

PROPERTY REMARKS:
ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED
OWNERS' NAMES
THE GREENHORIZONS GROUP OF FARMS LTD.
CAPACITY SHARE
BENO
RECENTLY:
DIVISION FROM 17395-0004
PIN CREATION DATE:
1998/11/10

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	COPY/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 1998/11/10					
** 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 14, 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 **					
GL10589	1955/12/13	TRANSFER EASEMENT				
HL82795	1959/03/31	BYLAW				
AB101557	1968/08/16	AGREEMENT				
CD274759	1984/03/16	NOTICE				
	REMARKS: HAMILTON AIRPORT					
62R10879	1990/01/18	PLAN REFERENCE				
VM78094	1991/03/20	AGREEMENT				
VM97184	1991/09/20	NOTICE				
VM190919	1994/08/10	NOTICE OF LEASE			THE BELL TELEPHONE COMPANY 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.



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #62

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 2
PREPARED FOR Pfortino
ON 2021/02/10 AT 08:34:19

17395-0108 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
VM204735	1995/02/13	NOTICE				C
VM213133	1995/07/07	TRANSFER			THE GREENHORIZONS GROUP OF FARMS LTD.	C
WE91281	2002/04/29	CHARGE		THE GREENHORIZONS GROUP OF FARMS LTD.	ROYAL BANK OF CANADA	C
WE386573	2006/04/26	NO DET/SURR LEASE			WILLOW VALLEY HOLDINGS INC.	C
WE950164	2014/02/20	CHARGE		THE GREENHORIZONS GROUP OF FARMS LTD.	GREENHORIZONS HOLDINGS INC.	C
WE1301064	2018/08/07	NOTICE		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.

Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

May 31, 2021

Hamilton City Hall
71 Main Street West
4th Floor
Hamilton, Ontario
L8R 2K3

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

RE: GRIDS 2 / MCR – Whitebelt Expansion Lands

Dear Ms. Travis:

Stovel and Associates Inc. has been requested by Greenhorizons Holdings Inc. and The Greenhorizons Group of Farms LTD. (“Greenhorizons”), 1231 Shantz Station Road Inc. (“Shantz”) and Willow Valley Holdings Inc. (“Willow”) to provide comments to the City regarding the GRIDS 2 / MCR – Whitebelt Expansion Lands evaluation framework and phasing criteria.

My clients’ lands include 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.

Our comments on the draft Evaluation Framework and Phasing Criteria for the Whitebelt Expansion Lands are summarized in the attached table using the nine evaluation criteria themes suggested in the summary document. It is our opinion that, due to the fact that my clients’ lands are in close proximity to the John C. Munro International Airport (“Airport”), we feel that the site is an ideal location for Employment Uses.

We wish to re-emphasize that an important criterion that seems to be missing is the need for large blocks of land. This avoids the need to assemble large enough parcels to accommodate future employment developments. When we look at the land fabric currently included within the City limits, it is clear that large blocks of land are a rare commodity. My clients’ lands help to satisfy this need.

You will note that we have previously provided comments to you regarding the appropriateness of my clients lands, most recently on May 14th, 2021.

We look forward to participating in discussions with the City and their planning staff/consultant in regards to the GRIDS2/MCR process. Please do not hesitate to contact me should you have any questions.

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

Yours truly,

A handwritten signature in black ink that reads "R. Stovel". The signature is written in a cursive style with a large, sweeping initial "R" and a long horizontal stroke extending to the right.

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

Grids 2: MCR Whitebelt Expansion Lands

Criteria	Comments
1) Climate Change	1) Site avoids natural hazard lands. 2) No trees need to be removed. 3) Site is located immediately adjacent to airport. Location will help reduce travel between airport and employment lands.
2) Municipal Finance	1) Infrastructure is already available. 2) Site will have positive impact on City's finances. 3) Change in assessment will go from farmland to industrial.
3) Servicing Infrastructure	1) It is our understanding that municipal infrastructure (water and sewer) are already available.
4) Transportation Systems	1) Close Proximity to Highway 6. 2) Excellent road network 3) Bus services currently available to the site.
5) Natural Heritage and Water Resources	No significant natural heritage features. 2) Two woodlots have been heavily cutover in past and are isolated from other natural heritage features. 3) No Linkage/Corridor function.
6) Complete Communities	1) The subjects lands integrate fully into the airport expansion lands.
7) Agricultural System	1) Not located in Prime Agricultural Area. 2) Not impacted by MDS. 3) Already used for Non-farm uses (golf courses/business).
8) Natural Resources	1) No mineral aggregates resources or oil or oil resources known in the area. 2) No known mineral resources known in the area. 3) No known mineral aggregate operations in the area.
9) Cultural Heritage	No significant cultural heritage features or cultural heritage landscapes on the subject properties.

Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

May 14, 2021

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

COPY

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, my client has had an opportunity to review the background documentation and reporting associated with the Land Needs Assessment, with particular emphasis on the Employment Needs analysis. We appreciate the fact that you and your planning team have taken the time to assist with our understanding of the process and the relevant reporting.

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"), wish to scope 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.

The Parcel Register Documents for these properties is attached.

Please note that both 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 and are shown on the attached map.

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**: previously it was noted that my client's lands are located in close proximity to the recently approved Amazon Fulfillment Centre. We are of the view that the economic pull of this massive warehousing complex, in combination with the presence of the Airport, will outweigh demand for other lands in the City to be used for Employment Land purposes. In short, we are of the view that Amazon and the Airport will create a demand for more Employment Lands around and near the Airport than the City has modelled. The influence of Amazon and the Airport cannot be underestimated, especially when one considers the effect of the Pandemic on Employment Land Uses (i.e. accelerated shift to on-line retailing and other e-commerce platforms that has driven a surge in demand for large-scale distribution and logistics facilities. The outlook for manufacturing has also likely improved because of the significant global

supply chain disruptions caused by the Pandemic. Growth in e-commerce and weaknesses in global supply chains revealed by COVID-19 will support demand for local goods manufacturing and distribution space). We are asking that you recognize this unique situation and allow the Urban Area Boundary to shift to provide for growth in the area where growth is and will be demanded in the future.

- **Land Size:** it is clear that the development community, primarily the developers of industrial and commercial uses associated with the Airport, want larger parcels. The larger blocks eliminate the need for massive land assemblies and reduce the overall cost of development. The subject properties are the right size for today's development land size needs. When originally planned, AEGD anticipated land holdings in the size range 5-10 acres with 30 acres as the largest piece that was envisioned. The problem with this planning is that the market is demanding larger land parcels in the sizes of 50-100 acres as the preferred size for today's fulfillment, warehouse distribution and logistic centres. This is a very real problem that cannot be easily overcome. Taken to extreme, it is possible that many of the smaller parcels that are currently designated for Employment Uses will not be developed because of costs associated with land assembly. In this respect, we recommend that the City include a variety of parcel sizes designated Employment around the Airport.
- **Infrastructure:** the balancing act that the City must consider during Land Needs Assessment and Future Planning exercise is complex. One of the key considerations is infrastructure and servicing. Servicing costs are expensive and continue to rise during the COVID pandemic and one way or another, the consumer will pay the toll. My client's lands are already serviced and has excellent location. It seems that this fact has been lost when we consider some of the other areas within the City. On a strict cost per linear metre basis, we submit that my client's lands are substantially more affordable to service because the pipe is already there. At some point in the planning process, cost has to be a consideration.
- **Rebalancing:** we are aware that the projections indicate that there is a need for additional Residential land in the City and that some of the vacant Employment lands could be converted for Residential purposes. As part of this rebalancing process, we submit that the inclusion of my client's as Employment Lands will assist the City provide shovel-ready lands in close proximity to the Airport.
- **Chamber of Commerce:** It is our understanding that the Chamber of Commerce ("Chamber") have provided thoughtful comments to the City regarding the City's Growth Related Integrated Development Strategy (GRIDS) and Land Needs Assessment (LNA) study. The Chamber recognizes that future growth projections and prudential planning warrant that the City will need to utilize its Whitebelt lands for their intended purpose, particularly in terms of Employment Lands, there is greater opportunity to enhance employment investment and prevent the potential loss of new opportunities to other jurisdictions. We concur with the Chamber and we feel that the subject lands are perfectly suited to future Employment Land uses.

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.,
Jeff Wilker, Thomson, Rogers Lawyers