Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

February 05, 2021

County of Haldimand
53 Thorburn Street South
Cayuga, ON
N0A 1E0

Attention: Shannon VanDalen, Manager of Planning

RE: Haldimand County's Official Plan Update

Dear Shannon:

Further to our correspondence on this file, Stovel and Associates Inc. ("*SAI*") has been retained by Greenhorizons Holdings Inc. ("*Greenhorizons*"), Farmers Fertilizer Inc. ("*FFI*") and 1231 Shantz Station Road Inc. ("*Shantz*") to review the work completed to date in association with the County of Haldimand's Official Plan Update.

Greenhorizons, FFI and Shantz own land abutting Highway 6, north of Caledonia. The lands total 247 contiguous acres and are referred to as:

- 679 Highway 6,
- 703 Highway 6,
- 336 Mines Road, and
- 675 Highway 6.

My clients have participated in the process. We have engaged in discussions with the County's Planning Staff/Consultant and we have submitted several letters, including:

- SAI Letter to County of Haldimand, April 24, 2020;
- Lorius and Associates Letter to Haldimand, August 17, 2020; and
- SAI Letter to County of Haldimand, December 18, 2020.

The purpose of our correspondence was to request that the landholdings listed above be included in the urban boundary of Caledonia with appropriate land use designations for employment or residential uses.

We acknowledge that the southernmost parcel has been included as Employment Lands in the urban boundary of Caldedonia. We agree with this inclusion and designation as set out in draft Amendment HCOP #57 and the implementing by-law. The southernmost parcel is identified as Part 8 on Schedule A, Map 2 of 3. Part B of the draft Amendment, section 8 includes that parcel within the Caledonia urban area and designates the parcel as Urban Business Park. On behalf of my clients, we request that this inclusion and designation be adopted and approved.

In closing, we would like to thank County staff and their consulting team for their prompt replies to our request for additional documentation and reporting.

Please provide myself and Mr. Steve Schiedel (c/o GreenHorizons Holdings, 2907 Upper James Street, Mt. Hope, ON., L0R 1W0) with Notice of Adoption of the Official Plan Amendment together with passage of the implementing by-law.

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. Matt Reniers, Matt Reiners & Associates
Steve Schiedel, Greenhorizons Holdings Inc., Farmers Fertilizer Inc. and 1231 Shantz Station Road Inc.
Antony Lorius, Lorius and Associates
Jeff Wilker, Thomson Rogers Lawyers