

Presentation of Hamiltonians for Development with Vision

Subject: Sale of City -Owned Property - 863 Nebo Road to 6323812 Canada Inc. (Maple Leaf Foods Inc.) And Giuseppe Di Cienzo and Vittoria DiCienzo (Ped 05092/PW05014/FCS05093) (Ward 11)

Councillors, Mr Mayor and fellow Hamiltonians

We are here today to discuss the sale of City property in the Glanbrook Industrial Park to Maple Leaf Foods Inc (MLF) and Mr and Mrs DiCecno (DiC) for the construction of a Meat Processing Plant (MLF) and Future Development (DiC). We believe as that sale will have far reaching impact on the Hamilton, Stoney Creek and Glanbrook. On Nov 1,2005 I wrote a letter to the Mayor requesting expressing concerns with the process and the availability information. Now that there is a published Outline of the Sale on the Addenda Notice comments of the various aspects of this proposal are as follows:

1. Instrument of Sale:

1. Offer
2. Development Plans
3. Zoning
4. Environmental
5. Financial
6. Social Impact

1. Instrument of Sale:

The short duration for comment (2 working days) on the Sale document does not present sufficient time frame to allow the public to investigate and comment

1. Offer
 - .a The sale of the city land is to two parties and contingent on the sale of these lands plus another sale agreement between the two purchasers.
Why is the city selling land to the adjoining property owner (DiC)? Is this for resale to MLF or for further development by DiC? The Supplementary Confidential Report contains information regarding terms and conditions of sale and has not been released to the Public thus the Public can not assess the pros or cons of this sale
 - .b The sale requires a Zoning change to allow abattoir (slaughterhouse)

The zoning issue will be discussed later in our presentation

- .c The sale prices are not revealed in this report.
The Supplementary Confidential Report contains information regarding prices of sale have not been released to the Public, thus there is no way to assess if the prices meet the fair market value of the property
- .d The terms and conditions of sale are contained in The Supplementary Confidential Report
Without all the information, the Public is denied access to comment and participate in the Public forum. What is the City trying to achieve with this approach
- .e The Clerk is authorized to execute Certificate of Completion incorporating an exemption to By-law No. 04-029 namely the provision of the by-law having to provide notice to the public of the proposed sale
Given the fact the City is denying access to the Supplementary Confidential Report it is no surprise that the City has initiated an amendment to not notify the public of the sale

2. Development Plans

.1 Maple Leaf Foods

- .a Maple Leaf Foods have clearly indicated their intent to build a Pork Processing Facility that will include an abattoir. This report goes on to say with this sale MLF has a number of options.
Further expansion of plant and/or ancillary facilities
Relocation or establishment of other MLF divisions
Does this open the door for a rendering facility to be added to the plant in the future?
- .b The plant will be state of the art facility to exceed current meat processing standards
MLF stated Rothesay plant was updated with latest technology over the last 4 years to upgrade their plant yet has just pleaded guilty to numerous charges from M O E and has further complaints under investigation for 2005 for this state of the art upgrade. Of the charges MLF pleaded to, failure to submit storm water study, comply with Provincial officer's Order, take grab sample at their clear well are not equipment related but corporate /plant procedure. Is this going to be the case at the MLF Pork Plant? Will the City insure as part of the conditions of purchase that MLF receive a MOE Certificate of Approval that is very firm and contains strong provisions for discharge, odour abatement and measuring.
- .c The sale of the land will facilitate development which will support of the goals of

Vision 2020 and the Councils Corporate Strategic Plan.

The City has not supported the goals of Vision 2020 and has in fact neglected the GRIDS Directions #1,4,6 & 9 in that residential zoned lands both existing and new are next to the Industrial Park & in close proximity, Access to public transit is not available no HSR bus route extends along or south of Rymal Rd. thus make dependence on automobiles for transport to work, The addition of the plant will effect air, water, drainage and noise quality in and around the plant

- .d The plant is 620,000 sf of processing and employees 2400 people
MLF plant will process 45,000 hogs per week and , consume 2,000,000 gals/day of potable water.
MLF will discharge approximately the same amount of waste water into the sewer system under a Sewer Use Agreement. The City already has over - strength Sewer Use Agreements in place with other Companies which allow the additional discharge of effluent that exceeds limits set by the City in the sewer, at a cost to these Companies, to be processed by the City's wastewater treatment facilities. MLF must not be allowed to have the same privilege given the type of effluent discharge from the plant.

.2 DiCenzo

- .a The development plans of the DiCenzo's is not declared other than economic benefits for industrial purposes.
Appendix C shows conceptual site plan of the total area of 100 acres in which the initial MLF plant is indicated along with area for MLF future expansion. Where do the DiCenzo developments fit on this plan?

.3 Spin off Business

- .a The plant will spawn establishment of multiple suppliers to the facility creating 100,000 sf of new industrial/ commercial buildings in the park
The new MLF plant is replacing an existing plant which is already being serviced. Since the relocations is approximately 40 km distance the possibility of these industries relocating for the sake of close proximity is both unrealistic and not sound business judgement. Therefore the establishment will be new business but of what quality and type given the fact they will be located next to or close by an abattoir.

3. Zoning

1. The Township of Glanbrook Official Plan is the only official plan.
The Town of f Glanbrook Official Plan shows the future Dartnall Rd corridor is Zoned M1. This corridor passes thru Production Areas 2,3 & 4 along with the cooler and abattoir area of the plant as shown on the Conceptual Site Plan Appendix C and as such approximately 50% of Parts 1& 2 along with the adjacent property from DiCienzo 's is Zoned M1 and not M2 as indicated by the city in their report.

- .b A site specific re zoning application will be required only on the subject lands
Since the Zoning specifically states no abattoir which should have been addressed first before the sale of land. If the re zoning application is denied the sale of land is cancelled. The city should have applied to re zone their land and then sold the property. The present scenario puts the application process out of sequence and puts undue pressure on the City to approve the application.

- .c Hurdles the City and MLF have to overcome to accommodate the pork processing facility
 - Infrastructure Plan for plant and Park
 - Source financing for Infrastructure Plan
 - approvals of the Conservation Authority and Department of Fisheries and Oceans
 - Approval of height of air stacks relative to flight plan of Airport*City acknowledges that engineering analysis have been undertaken to provide required infrastructure and have begun studies to open up the Park in the form of Park Transportation Master Plan Environmental assessment, Hannon creek Subwatershed Study, Park Secondary Plan Review (Environmental Assessment). City Wide Wastewater Master Plan and City Wide Transportation Plan for completion in 2005/2006. These studies need to be analysed for the framework of servicing to the Park and the impact on the Park and City facilities which indicates further that the sale of this land should be put on hold till the City has all the information on allowing a Abattoir on this site. Further the infrastructure plans for this plant and Park and Supplementary Confidential Report, which may or may not outline MLF financial contribution, are not finalized and the costs to provide the infrastructure plan are still unknown to the Public. The City need to assess the financial cost and burden they will incur, thus further reinforcing a need to delay the sale of this land .*

4. Environmental

.1 Plant

- .a The fully built pork processing plant will process 45,000 pig/week.
The environmental impact of this facility will produce pollution of varying degrees including but not limited to odour, air quality, consumption, wastewater, storm run off and noise.

i Odour

This can be a serious problem if by-products and effluent streams from the abattoir are not managed properly. Biological treatment systems are another source of odour. The initial stage of the pork processing requires pigs to be delivered to the plant for PreHandling (held on site for 1 to 2 days) the barn will produce odours. By Products are highly putrescible and can cause odour if not removed from site daily. MLF has stated that this is a state of the art facility and have indicated they will contain these odours but no Odour modelling study has been tabled to date.

ii Air quality

Air Emissions will be from the plant utilities and trucks. The approximately 225 trucks delivering pigs and 150 trucks shipping finish product and by products per week and the 2500 employees driving to the plant will contribute to the air emissions. These emissions comprise of hydrocarbons and carbon dioxide which are greenhouse gas emissions. Along with these the air quality in the holding barns will contain high levels of dust and endotoxins which will require containment and filtering. MLF have not conveyed how they propose to contain the in plant emissions. The City has no transport study to indicate the effect of the truck traffic on surrounding residential neighbourhoods

iii Consumption

Based on the 45,000 pigs processed a week the Electrical consumption would be approximately 100,000 kWh /wk. The thermal consumption would be 35,000,000 MJ/week. which will require 35,700 cu ft of Natural Gas. The potable water consumption has been stated at 2,000,000 gals/day. The most disturbing consumption will be for the fossil fuel required to power the vehicles for 2500 employees to get to work.

iv Wastewater

Since 90% of the water used by abattoirs is discharged as effluent. This effluent has the following properties; high organic loads due to the presence of blood, fat, manure and undigested stomach contents(ammonia), high levels of fat, fluctuations in pH due to cleaning agents, high levels of nitrogen, phosphorous and salt and high temperature. Although MLF say they are retreating the effluent discharged into the system no information has been forwarded to date to indicate the levels they will achieve. The City of Hamilton just announced a partnering agreement to Improve the Wastewater Treatment Plant and support of the Hamilton Harbour Clean up. One of the key priorities of this announcement was the reduction of discharges of sewage and rainwater when

the plant is overwhelmed with combined sewer outflows, which will reduce harmful nitrogen, phosphoreus ammonia and sewage solids that affect fish and aquatic life in the Harbour. Based on this announcement should the City not be examining the additional load MFL is placing on the Treatment Plant and Harbour prior to selling this land so not to jeopardize the Federal and Provincial agreements including accepted environmental assessments

v Storm run off

The Conceptual Site Plan Appendix C clearly indicates a 40 ft wide area called creek area running diagonal from the mid point of Part I to the NE corner of Part 5 at Twenty Rd. This creek then runs through Concession 1 Lot 15 crosses Rymal road and runs through Concession 8 Lot 2 which is the southern boundary of the Mt Albion Conservation area. The creek is the Hannon Creek which is a tributary of the Red Hill Creek. The conservation area is presently covered by Ontario's Greenbelt Plan. The topography of Lot 14 has a high point at approximately 1.5 km north of Dickenson Rd., water from this point flows north to the Hannon Creek and south through Concession 3 Lot 14 s into an creek (.6 km south of Dickenson Rd.) that is part of the head waters of Twenty Mile Creek which empties into Lake Ontario at Jordan Harbour. Approximately a third of Concession 3 Lot 14 is also covered by Ontario's Greenbelt Plan. As well as the Ontario Government has just announced the transfer of 170 acres of environmentally significant land, The Eramosa Karst which is bounded by Rymal, Mt Albion and Highland Roads and 2nd Road west in Upper Stoney Creek to the Hamilton Conservation Authority. This land is designated a Area of Natural and Scientific Significance. Given the fact the land being sold is sandwedged so close to these two tributaries and the Krast would it not be prudent on the part of all parties to investigate the stormwater impacts of this plant prior to charging ahead with this sale.

vi Noise.

Noise from the plant equipment (chillers, livestock etc) and trucks. The maneuvering of the approximately 225 trucks delivering pigs and 150 trucks shipping finish product and by products per week will contribute to the noise nusiunance at the plant. Combined with the employee vehicles the traffic will also contributed to the noise factor.

.2 DiCienzo Development

.a No information is issued for the DiCienzo Development.

The environmental impact of this facility can not be assessed for pollution of varying degrees including but not limited to odour, air quality, consumption, wastewater, storm run off and noise.

.3 Spin off Industries

- .a No information is issued for the Spin off Industries.
The environmental impact of this facility can not be assessed for pollution of varying degrees including but not limited to odour, air quality, consumption, wastewater, storm run off and noise.

5. Transportation

- .1 The City has indicated Transportation Plans for both City Wide and North Glanbrook Industrial Park are under way.
Given the volume of cars and trucks that will come from the MLF plant as well as other developments these Plans need to be completed so The City can make sound decisions with respect to this Park and the Plant. There is no use have the plant built if the two main roads Dartnall road Extension & Twenty Road Widening are not completed. Nebo Road and present Twenty Road are definitely not decided for the volume of traffic the MLF plant would force them to handle.

6. Financial

- .1 The City has presented figures for the upfront and long term financial benefits of the sale of land to MLF and DiCienzo
What is not presented in this report is the total budget or actual cost breakdown for the City to service the North Glanbrook Industrial Park. As stated previously the Supplementary Confidential Report has not been released to the Public so the terms and conditions can not be examined to assess MLF contribution to these costs.
- .2 The City indicates in the report that the plant will employ up to 2400 jobs and 80% of the Burlington Plant employees are Hamilton residents
The new plant will be staffed by 1200 employees from the Burlington Plant If 80% are from Hamilton the payroll increase for Hamilton will \$55 million/year if all employees are Hamilton residents and when and if the 2nd shift is added to the plant. At the present time the add payroll to Hamilton is zero

7. Social Impact

- .1 The City has stated the plant will provide up to 2400 jobs and indicated at \$18.00/hr average pay an annual pay roll of \$89,856,000.00 per year.
The social impact of this plant falls under the following categories:

i Labour

Swine workers are exposed to high levels of dust and endotoxins. Long term expose can lead to asthma, chronic bronchitis and decreased pulmonary function. Meat processing is also a dangerous occupation due to stress, fatigue, contact with biological, chemical and infectious hazards along with exposure to noise and cold temperatures resulting in an incidence of injuries and illness which is twice the all manufacturing average. This environment along with the low wages results in a high turn over of personal. Further to this employment can be unpredictable due to the dependance on Global factors ie shortage of hogs, that could shortened work week or loss of a shift. Presently the New Plant will not generate any additional employment since the 1200 workers are being transferred from Burlington Plant. Once the 2nd sift is added the will be an increase in the labour force. Based on the Brandon plant's experience which MLF has used as an example, MLF initiated an policy of recruitment out of province and overseas. If MLF has to follow this policy in Hamilton due to high turn over these workers will need shelter, medical and transportation assistance since the low paying jobs (\$36000.00 avg per annum which would be substantially lower for enter level employees) will not have additional disposable income to create economic spinoffs in the community. Due to their low income there is additional pressure on the communities low income housing.

ii Community

Although the plant will generate taxes and payroll the MLF plant may not necessarily spawn all new service industry for the plant since the existing servicing companies may be able to service from their existing facilities. The introduction of an abattoir to the area will definety put negative pressure on the value of surrounding residential areas.

Conclusion:

Based on the above discussion it is our belief that the process to complete the sale of the land to Maple Leaf Foods and the DiCienzo 's should have a moratorium placed on the sale pending the completion of the following:

Odour modelling

Detailed Infrastructure plan

Financing

Zoning Amendment

Detail site plan

Traffic Study

Stormwater and watershed study and report

Public input and notice to show the City has full transparency in this process

We also believe that if the above indicate that this a facility that will have a positive impact on our community we will indorse the plant whole heartily.

We are the Hamilton the City of Communities, lets be the Ambitious City but not the City that makes decisions without all the facts

We ask the councillors to vote to place the sale of the land on hold till more details are available..

Thank you

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