



BY E-MAIL to Rosa.Bustamante@burlington.ca

July 16, 2018

Planning and Development Department
City of Burlington (the "City")
426 Brant Street
Burlington, ON L7R 2G2

Attention Rosa Bustamante, Manager of Policy Planning – Mobility Hubs

Dear Madam:

**Re: Area Specific Plan for the GO Mobility Hub: Appleby
Sofina Foods Inc.
821 Appleby Line**

In anticipation of the upcoming Burlington Council meeting scheduled for today, **July 16, 2018**, and in light of the significant concerns outlined in the letter sent to you by our legal counsel, Calvin Lantz, dated **May 25, 2018**, we ask that the following points, on behalf of Sofina Foods Inc. ("Sofina Foods"), be considered by Council:

- (1) It is our understanding that the City is now or soon will be conducting, a series of impact studies as part of the planning and redevelopment of the Appleby Mobility Hub. Sofina Foods requests that we have the opportunity to review the terms of reference prior to the commencement of such studies. If this is no longer possible, we ask that we be provided with a copy of the Terms of Reference so that we may understand how we can assist and/or provide input to these studies. We are prepared and willing to offer the City our assistance during the process and have the requisite in-house expertise that are readily equipped to assist in any manner and/or form.
- (2) When performing the studies, Sofina Foods requests that two specific factors be considered and noted for the record:
 - (i) Impact Assessment - The impact studies should assume that the Sofina Foods operation will be conducted at its maximum capacity, a level that is not yet the case. Expansion is a necessary and important aspect of any industrial operation. As such any impact studies must assume the maximum operating capacity of any use considered to generate impacts; and,

- (ii) Mitigation Measures – In considering potential mitigation of impacts it must be assumed that all mitigation will be the responsibility of the proponent of any land use changes and that no mitigation will occur on the Sofina Foods site.

We have discussed some of Sofina Foods' fundamental concerns with the Appleby GO Mobility Hub in previous correspondence and we continue to reserve the right to bring forward additional comments or concerns. We would be pleased to work with you to find ways to improve the Appleby GO Mobility Hub to achieve the City's objectives while safeguarding Sofina Foods' business. We strongly believe that, in line with the City's vision to offer its residents a place to live, work and play, one of the four mobility hubs should be focused on manufacturing/commercial areas. The Appleby Mobility Hub is ideally positioned to successfully play this essential role in ensuring Burlington continually attracts businesses and workers. Furthermore, given its strong existing employment base, this could be achieved easily and in a cost-effective way.

If you have any questions or require any further information, please contact me to discuss. Thank you for your attention to this matter.

Sincerely,

George Wilson
Vice President, Pork Value Chain