APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND SEVERANCE

Business Plan

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SHERIDAN NURSERIES LIMITED

Glen Williams, Town of Halton Hills

May 2026

400	200	113
Total Acres in Parcel	Acres Proposed for Severance	Years of Community Stewardship

Prepared by: Sheridan Nurseries

Subject Lands: Between Tenth Line (W), Winston Churchill Blvd (E), Old School Road (N)

1. Executive Summary

This application respectfully requests the approval of a consent to sever a 200-acre parcel from a 400-acre landholding located in Glen Williams, Town of Halton Hills. The subject property is bounded by Tenth Line to the west, Winston Churchill Boulevard to the east, and Old School Road to the north.

Key Ask:

Approve the severance of the western 200 acres (active nursery production lands) from the eastern 200 acres (undisturbed agricultural soils), enabling the sale of a going-concern nursery operation to a qualified buyer who is committed to continuing Sheridan Nurseries' 113-year legacy of horticultural excellence in Halton Hills.

Timing is critical. The buyer must conclude transaction before the end of June / mid-July 2026 in order to restart seasonal growing operations. Missing this window could permanently jeopardize the business's continuity and result in the loss of an iconic Halton Hills institution.

The two resulting parcels are functionally, operationally, and physically distinct. The proposed severance does not create new land uses, does not conflict with the Greenbelt Plan, and aligns with the Province's and the Town's objectives of preserving working agricultural lands and supporting the long-term viability of horticultural businesses. There is a compelling public interest in approving these applications.

2. Applicant & Property Particulars

Applicant	Sheridan Nurseries
Civic Address	Glen Williams, Town of Halton Hills, Ontario
Total Parcel Size	400 acres (subject to severance)
West Boundary	Tenth Line
East Boundary	Winston Churchill Boulevard
North Boundary	Old School Road
Current Zoning	Agricultural / Greenbelt — Natural Heritage System
Current Use	Wholesale / retail nursery production (active western 200 ac.) and undisturbed growing soils (eastern 200 ac.)
Proposed Severance	Western 200 acres (retained by buyer for continued nursery operations); Eastern 200 acres (retained by Stensson family / separate disposition)

Total Sheridan Holdings (Glen Williams)	843 acres
Total Sheridan Holdings (Norval)	82 acres

3. History of Sheridan Nurseries — 113 Years of Stewardship

Sheridan Nurseries is one of Canada's most storied horticultural enterprises. Founded in 1913, the company has operated continuously for 113 years — making it one of the oldest surviving nursery businesses in the country. The Stensson family has been inextricably linked with the business for its entire existence:

- The founding generation established the nursery in the early twentieth century, building it from a modest growing operation into a respected regional supplier.
- The second generation expanded the enterprise, growing its land base and its reputation across the Greater Toronto Area.
- The third generation — Karl and Bill Stensson — invested their entire careers in Sheridan, guiding it through decades of growth, industry change, and economic cycles. Both have now retired from day-to-day management, leaving the business at a pivotal crossroads.
- The fourth generation of the family has pursued independent careers and is not in a position to take over the business. This is not a reflection of the company's viability, but rather the entirely understandable reality of generational career choice.

For over a decade, the Sheridan Nurseries Board explored every available avenue to ensure the business continued. Numerous sale processes were undertaken, each of which encountered the same structural challenge: prospective nursery operators could not afford to purchase both the operations and the full land base, while land investors had no interest in the nursery business itself. The challenge was compounded by the Greenbelt designation, which meaningfully narrows the universe of potential purchasers.

In 2025, following exhaustive consideration, the difficult but responsible decision was made to wind down the growing operations while preserving and continuing the eight-store retail network operating across the Toronto, Halton Hills, and Kitchener regions. The retail business is operationally simpler, more accessible to a broader pool of buyers, and well-positioned for long-term success.

4. Community Contributions — A 70-Year Partnership with Glen Williams

Any assessment of this application must be informed by Sheridan Nurseries' extraordinary record of community investment in Glen Williams and Georgetown. The company is not merely a landowner — it has been an active civic partner for more than seven decades:

- For 70+ consecutive years, Sheridan donated hundreds of plants annually to the Glen Williams community shrub sale in support of the Glen Town Hall restoration project.
- Those annual donations collectively generated well over $200,000 for the Glen Town Hall, funding a significant portion of the Hall's restoration and ongoing maintenance.
- In recognition of this unparalleled contribution, Sheridan Nurseries was honoured as "Citizen of the Year" — a distinction rarely awarded to a corporate entity.
- Karl Stensson served on the Board of the Glen Town Hall for many years and holds the distinction of Honorary Board Member — a recognition of lifelong service to the community.

The Town of Halton Hills has an opportunity to honour Sheridan's 113-year legacy by facilitating the transfer of this business to a buyer who is committed to continuing its horticultural mission. Approving this severance is the single most impactful step the Town can take to protect this legacy.

5. The Transaction — A Rare and Time-Sensitive Opportunity

Six weeks ago, an unsolicited Letter of Intent (LOI) was received from a qualified buyer to acquire the following assets:

- All eight Sheridan Nurseries retail store locations and the land they occupy
- The nursery growing business as a going concern
- Approximately 422 acres of land in Glen Williams (representing half of the total 843-acre Glen Williams holdings)
- The western 200 acres of the subject 400-acre parcel (the operationally active nursery production lands)

The buyer is willing and financially capable of acquiring the nursery operation and half of the land holdings — but cannot acquire the full 400-acre parcel. The eastern 200 acres, which consists entirely of undisturbed former growing soils no longer required for operations, falls outside the scope of what the buyer needs or can finance.

Of the five land parcels that the buyer does not wish to acquire, four are discrete sites that can be readily separated without any consent process. Only the subject 400-acre parcel requires a formal consent to sever, as both portions are currently registered as a single instrument.

6. Description of the Two Proposed Parcels

6.1 Western 200 Acres — Active Nursery Production Lands (Proposed to be Conveyed)

The western half of the parcel — bounded on the west by Tenth Line — is the operational heart of the nursery's growing division. Over many years of investment and development, this land has been transformed from a traditional in-ground growing operation into a modern, intensive container nursery facility:

- Gravel growing beds designed for container plant production — a capital-intensive, permanent improvement to the land
- Poly-house structures providing winter protection for container-grown stock — representing significant fixed infrastructure investment
- Road networks, irrigation systems, and operational infrastructure serving the growing operation
- This land is actively used, functionally improved, and operationally essential to the nursery business the buyer intends to continue

This is the parcel that is to be conveyed to the buyer. It is the physical foundation of the nursery operation — without it, there is no business to transfer.

6.2 Eastern 200 Acres — Undisturbed Agricultural Soils (To Be Retained)

The eastern half of the parcel — abutting Winston Churchill Boulevard — presents a stark and clear contrast to the western lands:

- All soils remain undisturbed and in their natural agricultural condition
- No capital improvements, infrastructure, or operational activities have been conducted on this land
- This land was previously used for in-ground growing but has not been actively farmed in recent years as the operation transitioned to container production on the western acreage
- The buyer has no operational requirement for this land and cannot finance its acquisition

Natural Divide — No New Land Use Created

The proposed severance line follows the original township lot and follows a pre-existing, functional divide between two operationally distinct areas of land. One side is developed nursery infrastructure; the other is undisturbed soil. There is no ambiguity about where the line should fall, and the severance does not create any new land use, intensification, or change of use. Both resulting parcels will remain within the Greenbelt and subject to all applicable Greenbelt Plan policies.

7. Planning & Policy Considerations

7.1 Greenbelt Plan Conformity

Both parcels will remain within the Greenbelt Area following severance. The proposed consent does not seek to change the land use designation, permit new development, or alter the protected status of either parcel. The Greenbelt Plan's core objectives — protecting agricultural lands, natural heritage systems, and rural character — are fully maintained and indeed advanced by this application, as it enables the continuation of an active agricultural and horticultural use on the western parcel.

7.2 Provincial Planning Statement

The Provincial Planning Statement directs municipalities to support the long-term viability of agricultural operations and to facilitate the transfer of agricultural lands to operators committed to active agricultural use. The proposed severance directly supports these objectives: the western parcel will be transferred to an active nursery operator, ensuring its continued use as a productive horticultural enterprise rather than allowing it to fall into dormancy or speculative ownership.

7.3 Town of Halton Hills Official Plan

The proposed severance is consistent with the Official Plan's policies supporting the retention of agricultural uses and the preservation of rural character. The Town's own economic development objectives include supporting the continuation of established businesses and preventing the loss of long-standing community employers. Sheridan Nurseries, as a 113-year-old institution with deep ties to the community, represents exactly the kind of business the Official Plan's agricultural and rural policies are designed to protect.

7.4 No Negative Planning Impacts

- No new lots are being created for residential, commercial, or industrial purposes
- No new road access or infrastructure requirements are generated

- Both parcels will be accessed from existing road frontages on Tenth Line and Winston Churchill Boulevard respectively
- The severance does not fragment continuous natural heritage features
- No impact on adjacent properties, neighbours, or the rural character of the area

8. Urgency of Timing

The Town is respectfully urged to consider the extraordinary time pressure under which this application is being made. This is not a manufactured urgency — it arises directly from the biological and agricultural realities of nursery production.

CRITICAL TIMELINE

The buyer must conclude the transaction before the end of June or mid-July 2026. This deadline is not negotiable — it is determined by the horticultural growing calendar.

When the nursery wind-down was initiated in 2025, annual spring startup procedures were cancelled. There is a narrow re-entry window in spring 2026 during which growing operations can be restarted. If the buyer cannot take possession before that window closes, the growing season will be lost — and with it, potentially the viability of continuing the nursery operation at all.

The buyer is asking for a degree of certainty that the severance will be approved in principle. A condition of approval or a clear statement of intent from the Town would be sufficient to allow the transaction to proceed.

The consequences of delay are severe and irreversible:

- Loss of the 2026 growing season, potentially destroying the commercial value of the nursery operation
- Collapse of the transaction, leaving the Stensson family without any viable exit and the nursery lands without an active operator
- Permanent loss of Sheridan Nurseries as a going horticultural concern — ending 113 years of continuous operation
- Loss of employment for nursery workers who would benefit from the business's continuation under new ownership
- A missed opportunity for Halton Hills to retain an iconic business and its associated economic and community contributions

9. Conclusion & Recommendation

The proposed consent to sever is straightforward, well-justified, and consistent with all applicable planning policies. It involves two operationally distinct parcels separated by a clear, pre-existing functional divide. It does not create new land uses, does not alter Greenbelt protections, and does not generate any planning conflicts or negative impacts.

What it does do is preserve the 113-year legacy of Sheridan Nurseries by enabling its transfer to a committed buyer who will continue its horticultural mission. It honours the Stensson family's lifetime of service to this community. And it demonstrates that the Town of Halton Hills values its agricultural heritage and is prepared to act decisively when the situation demands it.

Karl Stensson
Vice Executive Chairman, Sheridan Nurseries
May 2026

Bill Stensson
Executive Chairman, Sheridan Nurseries
May 2026