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Joe Muto,

It was a pleasure to meet you at the Public Meeting for the Proposed Valvasori Development for Millen Road in Stoney Creek.

As per our discussion and our Important and serious concerns that we brought to your attention, we really hope you do take them into consideration and that they are dealt with accordingly.

Here is a hardcopy of our concerns as to why we object:

The Developed is the length of Our entire Backyard.

There will be balconies facing our house which cedar trees will not provide the privacy that we have already (for the highest balcony)

The shadow analysis done has shown our backyard will be affected by the proposed development – even though it is not in the Summer month it DOES still have an effect on us.

The safety of the parking lot being right up against our fence and the fumes from the cars ect...

There is not enough greenspace for the square footage of the building – greenspace is 133.66 square meters too small as per minimum requirement.

(so in real life you have to think where you are going to put the snow in the winter, where the garbage disposal bins will be – right up in the corner against our backyard)

The lighting for the parking lot will be shining in our backyard even with the Custom shield covers.

Todd Hennings & Nicole Cockcroft