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Nick and Anna DeFilippis
687 Barton St., Suite 201
Stoney Creek, Ontario
L8E 5L6

April 14, 2014

City of Hamilton
Clerk's Dept.
71 Main St. W.
Hamilton, Ontario

ATTN: Vanessa Robicheau

RE: Fruitland-Winona Secondary Plan and Official Plan Amendment(PED 13099b)
April 15, 2014 Public Meeting

To Whom It May Concern:

We are the owners of 667 Hwy. No. 8 Stoney Creek.

Please accept this as an official objection to the proposed plan being brought forward at this meeting.

A current draft plan that has been brought to our attention indicates the north portion of our land as natural open space. There are no features at this location indicating such and we will appeal any plan or by-law that designates it as such. The property has been used as single family residential and an associated personal fruit orchard for decades, and as well there currently exists an accessory building to the residence at the most northern portion of the property.

There is nothing natural on this site and we will defend this vigorously, including to attempt to establish a buffer on my property from features further north. The municipality has no physical evidence of this feature and no accurate survey evidence to prove such, because it does not exist. This property is currently serviced with a private on-site sewage system and we expect that the Official Plan will be written to continue to do so with any future development or redevelopment of this property, even though it will be in the urban boundary. Based on the designations surrounding the property, we do not see how our property can be feasibly serviced with municipal sewers.

We trust this suffices to express our current objection and request personal mailings of all future correspondence, for this file.

Sincerely,

 Anna DeFilippis
Nick and Anna DeFilippis