

From: Nancy Greenspoon
Sent: April 21, 2026 12:15 PM
To: clerk@hamilton.ca
Subject: Re: Overfield Road closure

External Email: Use caution with links and attachments.

Pictures to follow

Re: Road allowance closure abutting 54 Tally Ho Dr

We are objecting to any development on this road allowance closure for the following reasons:

1. Landscape Implications and Considerations. The lands are part of an original natural long standing hill. The height of the land is above the abutting property on Tally Ho so considerable landscaping would be required so as to avoid interference with the neighbouring fences and walls which were installed because of the difference in grade. Whether there is rock present beneath the surface or springs cannot be foretold without testing.
2. Furthermore, a considerable amount of soil would have to be removed so as to blend with abutting properties which would likely cause the removal of most of the vegetation now present, including healthy, mature, heritage trees of 80+ years.
3. There is a heritage black walnut tree on our property line and the drip line that needs to be protected would result in no appropriate building envelope on this land.
4. On the same vein we are concerned about damaging drainage to our property.
5. Entitlement / First Right of Refusal For 47 years this Road Allowance has been, with documented permission from the Town of Dundas, landscaped and maintained as a "naturalization area", by us at our own expense, to protect the integrity of the surrounding conservation area and the natural spacious beauty and uniqueness of this neighbourhood. In our correspondence with the Town in September 1975 and approved/endorsed at a September 3rd 1975 Council meeting: "That the request to use the unopened road allowance at Overfield Drive adjacent to this property for landscaping purposes be granted... also be advised that pursuant to the Survey's Act... would be entitled to a portion of the road allowance should it be closed".
6. The unique beauty, tranquility, and history of this neighbourhood, remaining mostly undisturbed over decades has offered many environmental benefits and victories. Resurgence of owls, vast array of hawks and migratory birds has escalated over the last 20 years. Moreover, with Spring Creek Valley wetland areas and pond in adjacent Warren Park,

other fauna have presented themselves over the years including the Jefferson Salamander, listed as endangered in 2011 and 2017 affording them species and habitat protection under the Endangered Species Act (ESA, 2007). In addition, this Road Allowance has offered a corridor for the deer, foxes, and coyote for decades and disruption to this space would further encroach on their already dwindling habitat with intensification. The recent build of Margaret's Place although beautifully landscaped honouring the area, was once a very popular space for the deer, foxes, coyotes, and more that found refuge here but now with constant activity of deliveries, vehicles and constant presence of humans, this will limit or eliminate altogether their presence. Over the decades here, we have observed the Subject Land providing a direct unhindered (popular) corridor for the wildlife to enter/exit the conservation area for retreat or refuge.

7. Aesthetically any structure built on this property would not blend into the neighbourhood as the lot is significantly smaller and the structure would have to be very close to the street. It would spoil the beauty of the area. I would also highly recommend a visit to this property to see the scale of land to surrounding homes as the map provided represents very differently in person.

To reiterate: if this road allowance closure does get approvals by all, the adjacent two properties at the minimum should have the first right of refusal considering we have maintained this property for over 50 years at our expense to beautify the area as per the agreement in 1975.

Thank you very much for considering our concerns at this time. Please reach out if you need more information.

Allen and Nancy Greenspoon

Sent from my iPhone