November 13, 2014

Email: Vanessa.Robicheau@hamilton.ca

Attention: Members of the Planning Committee
Planning and Economic Development Department
City of Hamilton
City Hall, 71 Main Street West
Hamilton, Ontario
L8P 4Y5

Re: Fruitland-Winona Secondary Plan

As owner of Part Lots 9 and 10, Concession 2, with approximately 100 acres in the Geographic Township of Saltfleet, now the City of Hamilton, we formally object to the proposed Fruitland-Winona Secondary Plan (UHOP). This plan continues to omit our lands from the Fruitland-Winona urban expansion plans.

Our lands are not commercially viable for the zoned use being AS Specialty Crop. Using best agricultural practices and resources during the period between 1999 and 2009, we invested several million dollars of capital, resulting in excess of a million dollars of accumulated losses. In 2008 and 2009, with the approval of the Agricorp, a Government of Ontario Agency, we removed all of our fruit trees, 21 acres approximately, resulting in the closure of our fruit farming business.

As a volunteer member of the SCUBE committee, (Stoney Creek Urban Boundary Expansion) it became evident to us, as with fellow residents, that the exclusion of these lands from future planning did not make any sense, recognizing our land is an integral part of combining the long term interests of Fruitland with those of Winona. We believe that the former City of Stoney Creek and the amalgamated City of Hamilton both held these same beliefs. As we understand, both the former City of Stoney Creek and the amalgamated City of Hamilton included and approved our lands into their initial urban expansion plans prior to Greenbelt legislation.

It is our understanding that by submitting this letter of objection, we are preserving our right to appeal this plan to the Ontario Municipal Board (OMB).

Sincerely,

Llewellyn S. Smith