

Howard **SNODGRASS CONSULTING SERVICES** Inc.  
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April 28<sup>th</sup>, 2017

The Chairman and Members of the  
Planning Committee of the County of Brant  
65 Grand River Street North  
Paris, Ontario

Dear Chairman and Committee Members:

**PROPOSED REZONING APPLICATION  
BY DONNA VANDERWOUDE  
137 LANDFORD CCHURCH ROAD  
FORMER TOWNSHIP OF BRANTFORD**

The purpose of this letter is to follow-up on the submission of the above noted By-law amendment Application, and to confirm the following:

1. Snodgrass Consulting acts on behalf of the owner – authorization is set out on the application form.
2. With reference to the Application, it can be seen that the applicant is proposing to re-zone an existing residence from A to RR having a frontage of approximately 43 metres on the south side of Langford Church Road and containing an area of 0.4 hectares of land. The retained lands with the existing farm buildings will contain an area of approximately 9 hectares. A new residence would be constructed on the retained property.
3. It is respectfully requested that the By-law Amendment be approved for various reasons including the following:
  - a) The creation of the proposed lot is in compliance with the County Official Plan in that the lands are designated Rural Residential.
  - b) It is respectfully submitted that the proposed severance will comply with the MDS formula, in that the residence already exists and the Formula does not apply pursuant to the Implementation Guidelines. If the MDS formula were to apply, compliance exists with the barn on the retained property since the separation distance between the existing residence and the barn is 240 metres. The barn has an 8 horse housing

capacity and with two hectares of working ground, a separation distance of 99 metres would be required.

- c) It is respectfully submitted that the By-law Amendment is in compliance with the Sighting Requirements of the County Roads, in that the existing entrances will continue to be used for access purposes.
- d) It is respectfully submitted that the By-law Amendment meets the servicing requirements of the County of Brant for reasons including the following:
  - Regarding the availability of groundwater the current owner has owned the subject property for several years and has confirmed that satisfactory water supplies exist.
  - Regarding effluent disposal, the lands are conducive for septic purposes, in that the existing tile bed works satisfactorily.
- e) Regarding frontage, a Surveyor's sketch has been included showing the frontages of the lot to be re-zoned and the lands being retained. It is submitted that the retained lands will meet the minimum frontage requirements when the measurement is taken at the setback requirement due to uneven side lot lines.
- f) It is respectfully submitted that the severance request is in compliance with the PPS and the Places to Grow documents, in that the proposed lot is located in an area that is already designated.

If you should have any questions, please call the undersigned at 519.753.7242.

Yours truly

Howard Snodgrass Consulting Services Inc.

*Howard*

per Howard Snodgrass  
Planning Consultant