

Howard **SNODGRASS CONSULTING SERVICES** Inc.
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April 28th, 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:

**BY-AW AMENDMENT REQUEST
BY GOWLAND FARMS LTD.
204 GOVENORS ROAD
FORMER TOWNSHIP OF BRANTFORD**

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

1. Snodgrass Consulting acts on behalf of the applicant – authorization is set out on the application form.
2. With reference to the By-law Amendment Form, it can be seen that the applicant is desirous of severing the existing residence and rezoning the remaining farmland to A-9 zone category where applicable.
3. It is respectfully requested that the by-aw amendment application be approved for various reasons including the following:
 - a) It is submitted that the by-law amendment and severance request is in compliance with the County Official Plan, in that the subject lands are designated Agricultural, and permit the disposition of a surplus residence. For the Committee's information, the applicant is owned by a farm family that owns and/or rents approximately 3,000 acres of farmland in east Brant and west Hamilton with farming operations centered in the Lynden area. The family concentrates on growing field crops such as corn, wheat and beans.

- b) It is respectfully submitted that the by-law amendment request, is in compliance with the County Zoning By-law, in that no new building lots are being created.
- c) It is respectfully submitted that the proposal complies with the MDS formula, in that there are no livestock barns in the general vicinity. Any former livestock barns on the subject property are to be removed.
- d) It is respectfully submitted that the proposed entrances meet the line of sight requirements of the County.
- e) It is respectfully submitted that the proposal meets the servicing requirements of the County of Brant for reasons including the following:
 - Regarding the availability of water from the existing well, sufficient water is generated.
 - Regarding effluent disposal, the existing bed located to the west of the existing house is working satisfactorily.
 - Regarding storm water, sufficient land area is available to allow for infiltration or channeling of stormwater through swales, and meet the requirements of the County.
- f) It is respectfully submitted that the severance request is in compliance with the PPS and the Places to Grow documents.

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