

Planning Department & County Clerk
County of Brant c/o Heather Boyd
31 Mechanic Street, Suite 207
Paris ON N3L 1K1

September 09, 2021

RE: File Number: PS1-20-MD & ZBZ 20-2MD – 305 King Edward Street Sifton Properties

Thank you for sending me the Notice of Complete Application for this property. Obviously, I am not a big fan of having a large development go into my backyard. I have enjoyed a quiet country life here at 503 Cleaver for 30 years and would love it to remain that way. That being said, I understand the need for 'progress'.

Questions:

1. How close can Sifton build to my property line - whether it is medium density residential housing, sanitary pumping station, or storm water management?
2. What happens if Sifton construction affects the quality and supply of my well water? My well is tied into the shallowest aquifer and is only 35 feet deep.
3. What does mixed use / medium density residential mean? A high rise apartment building? Condos? Parking Lot? Retail? Retirement Home? This will be right smack beside me – I'd like to know how many people will have a view into my bedrooms.
4. How noisy will the sanitary pumping station be? Will there be an odor? Will it be a brick walled building that I have to look at?
5. How close will the storm water pond be to my property? How will Sifton ensure that the water does not become stagnant, smell, and become a breeding ground for mosquitoes?
6. What does OS2 Block 250 Park mean? This will be right behind me. How much traffic – pedestrian, bikes, or others will there be in that space?
7. How will Sifton delineate their property from mine? Will there be a fence? If so, what kind? Will I be segregated from the Boulder 'community'? Will I be staring at a cement wall? Will there be trees? Or will I have 50-100 people looking directly into my bedrooms and backyard? (I'm not sure which is preferred at the moment. I value both community and my privacy.)
8. I am assuming from the planning drawing that the majority of traffic from this development will be going past my driveway. Will the access to/from Cleaver / King Edward be modified? How will this affect access to my driveway?
9. Will Cleaver Road be paved? Will there be sidewalks built around my property?
10. When will I be required to hook up to County water? I assume I will not have a choice at some point. My well water tastes better than Paris water and is currently free. Who pays?
11. When will I be required to hook up to County sanitation? Again I assume I will not have a choice at some point. Who pays?
12. How much will my taxes go up? Based on surrounding property values? Based on additional services (that I don't need or want - with the exception perhaps of a bike path)? My property (and my neighbour's) will probably be the largest lots ... but mine will still have a much smaller, older home (if similar to other local developments).

13. Who is going to pay the cost of keeping my property, vehicles, exterior and interior of my house clean from the additional dust and dirt once Sifton starts construction? (Based on my experience with LaFarge and Sifton so far ... I'm guessing it will be me.)

The only 'pluses' I see here are:

1. Many new families will have a home. Hopefully they are affordable, however, I wouldn't bet my next pay cheque on it. Even if I were to sell my home at the current extraordinary prices, I would not be able to afford a comparable property close by at these exorbitant market prices. I may not even be able to afford the increased taxes imposed when I am on a fixed income in a few years.
2. County water and sewage systems may eliminate any future problems I may have to deal with re LaFarge digging below the water line next door, assuming Sifton doesn't create some first.
3. I might finally have access to reliable high speed internet access when there are 400 or so new customers asking for it and not just me.

Thank you for the opportunity to express my worries and hopefully get some answers to my questions (despite my additional personal comments in the postscript below). I did not see any deadline dates for response on the Notice of Complete Application. Please keep me notified of all decisions with respect to this property – including the dates of any public meetings. I would also appreciate confirmation that you have received this letter.

Thank you!

Nancy M. Dolson

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Postscript:

Forgive me for the following rant as I don't have a lot of faith in big corporations' idea of community re the re-zoning and construction of Sifton Properties, 305 King Edward Street.

As a brief background – I have lived at 503 Cleaver Road, Paris for 30 years surrounded by beautiful farmland, during the last 10 of which I have been the sole owner. I am a handful of years away from retirement and will still have a mortgage to pay on a fixed income. Increased taxes will have a big impact on my retirement plans.

Before LaFarge made their application and started to turn the farm field to the west of me into an extended gravel pit, they too promised to be good 'neighbours' as it was 'in their best interests'. Since then, I have dealt with an extraordinary amount of dirt and dust – outside and inside my home on a daily basis. We haven't had a big snowfall since the sound berm was created, so still don't know if it will act

as a snow fence and bury my driveway. LaFarge never did fulfill their promise to have an engineer explain the impact of a 'sound' berm re snow. (They didn't think about snow, just sound ... but the sound berm hasn't reduced the sound much so expectations are low.) They were, however, nice enough to put up a lovely new wire fence ... but left the bent steel posts from the old fence in the ditch (currently buried under weeds and long grass) so that at that first decent snow fall local kids on snowmobiles will run into them and get seriously hurt. (To say nothing of the left over wire that put a hole in a brand new tire, and gravel trucks that cracked two car windshields.) LaFarge also promised that the berm would be beautifully landscaped and that the lovely country view from my dining room window would be 'turned into something pleasing'. All I see are weeds – no tree, no bush, no flowers, not even grass. I can't wait till we see what the fallout will be when they irreversibly dig below the water line!

*As for **Sifton**, despite their designation of the land behind my property as 'Boulder Creek' in their marketing materials a few years back, there is no creek here (at least I have never come across one in the last 30 years). Unless they are referring to the flood in 2018 that wrecked my back lawn, put my garage under water twice, and froze on the cement floor into a skating rink a couple days later – the resulting damages all caused by a change in the lay of land on Sifton Properties that caused run off flooding onto my property. Sifton's solution was to put up a 'silt plastic barrier' that did nothing to stop the water – even though we discussed the fact that this would not be a suitable solution. It re-flooded two more times in 2019. Once just after I spent 3 days of back breaking work putting \$500 of mulch around my trees – all to be swept away by water and replaced by field mud and weeds. And their promise to send a landscaper over to repair my trees, mulch and grass was 'forgotten' / not fulfilled. Further, I was told to submit the cost to fix the garage (I had a local quote of \$10,000) to my insurance as Sifton would not entertain these costs. If I had done so, my insurance premium would have gone up and I would have had to pay the deductible. My garage remains 'broken' / 'unfixed'.*

*In August 2020, Sifton put up large signs announcing the new community of **Boulder Creek / lots for sale**. In response to my inquiry at that time, someone from County Council advised me that an application had not yet been received from Sifton. The marketing signs were subsequently taken down but Sifton continued to advertise on their website using an inaccurate / misleading drawing of the lands surrounding the proposed 'community'. The document I received yesterday indicated that their application had been received on March 3, 2020 ...*

The cost to repair my garage, build an adequate berm, fix my landscaping – damages all caused by them changing the lay of the land and causing run off flooding on my property - wouldn't even register on Sifton's bottom line, but they refused accountability. Which leads me to question how they will treat buyers of their homes when there are deficiencies. And there are sure to be quality control issues and more empty promises from a company that is not based in our community and cares about profits first and not so much about treating people justly and following through on their word.

Obviously I have a problem with unethical multi-million dollar companies not living up to their empty promises and social / community responsibilities. I wish Sifton's new home buyers best of luck and hope they know they will be living across the road from a dirty, noisy gravel pit that will eventually boast a stagnant, mosquito filled man-made pond in 10 to 25 years – probably a good match for the two water maintenance ponds Sifton is putting in to 'service' their new properties.

Nmd