

From: [Dan Namisniak](#)
To: [Alyssa Seitz](#)
Subject: FW: Chute severance
Date: Wednesday, November 17, 2021 10:34:32 AM

FYI

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, November 17, 2021 9:43 AM
To: Dan Namisniak <dan.namisniak@brant.ca>
Subject: Chute severance

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Good morning Dan

My name is Tim Chute, I reside at [REDACTED]

I have not received any information about the application at 42 Hammond rd by Mike Chute.

Can you add me to the list of people to be notified of any information pertaining to this application or changes made and also meeting information please?

Also is there a reason why I was not informed of this?

Look forward to hearing from you

Regards Tim and Tammy Chute

Sent from my iPhone

Dan Namisniak

From: [REDACTED]
Sent: Tuesday, November 23, 2021 9:19 PM
To: Dan Namisniak
Cc: Heather Boyd
Subject: Good Evening Dan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I received in the mail today the application and public information notice Regarding Application Number ZBA41-21-DN-Chute-42Hammond Road The timeline from Nov 23rd to Dec 7th (9 business days) leaves interested parties little time to do their due diligence especially with all c19 restrictions and protocols In place.

Can I presume correctly that an email submission to you equates to a in person or mail submission as noted on page 2 of 2 ?

I have requested Heather Boyd C of B county clerk to send copies to view the application, supporting documents, and draft bylaw and any notifications regarding this application.

I reside at [REDACTED] Rd. At this point I have no opinion regarding the application.

I am asking a better understanding and clarity on the proposal. What impact in the future does the change of the zoning have? With a zoning change also leads to the possibly of a future variance or a minor variance. If the zoning change is approved what restrictions does the C of B have in the proposal.

1) page 1 of 2 states notice of Complete Application yet paragraph 2 states the Complete Application in italics as (.correct me if I am wrong).that it is really not Complete?

2) is the C of B planning department in support of the application. (not suggesting a approval)

3) what submissions has the Ministry of Agriculture given regarding this application? Also the GRVC 's approval is needed as all water runoff enters the historic and protected wetlands on the property of 53 Hammond Rd and then into Fairchild Creek.

4) So the application involves 2 severances and a zoning change correct?? Of the 3.18 hectare how will it be divided ie lot sizes

5) Zoning bylaw 61-16

Why is it necessary to change now from Agriculture A to Agriculture Special Exemption. (A-xx). Why is this necessary to recognize now as the property has been under 40 hectares ? Is the Ministry of Agriculture in support of this zoning bylaw change. Is this application then a zoning change or zoning bylaw change. As the C of B have stated there is no other application filed at this time to the subject lands. What restrictions or limits are in place for future applications by the applicant/ owner ?

As C of B has set a precedent to allow development along McBay and Hammond constructing a new dwelling between the two houses is consistent with County of Brants past practice and new dwelling approvals.

I have no objections to the severance or the construction of a new dwelling but need clarity and assurances from the C of B there is no motive for future applications.

6) As I am a new resident here I was told that this is the second application by the applicant/ owner. His application was denied by the C of B and OMB

If this is correct ? What has changed and the reasons for the first application to be denied?

Bernie Schutten

Dan Namisniak

From: [REDACTED]
Sent: Thursday, November 4, 2021 1:59 PM
To: Dan Namisniak
Subject: Re: Rezoning application ZB41-21-DN 42 Hammond

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Dan thank you for the quick response.

My questions will probably come to you only as I think of them lol.

My big concern is how any expansion of Residential, specifically as it applies to the 25 ha, and the potential decreasing supply of well water in our area. Albeit, one fear is of a subdivision or future severances for residential lots on the 'agricultural special exception' land immediately east of me on McBay Rd.

Brendan

Sent from b&c iPhone

> On Nov 4, 2021, at 1:52 PM, Dan Namisniak <dan.namisniak@brant.ca> wrote:

>

> Hi Brendan,

>

> A special exception zoning is applied to a property (or in this case a portion) to recognize a site specific zoning provision that only applies to the intended property.

>

> In this particular case, the remaining farm parcel is proposed to contain a site specific zoning (A-xx) will recognize the farm parcel size of 25 hectares, where the zoning by-law requires 40 hectares. I will not that the current farm parcel is already undersized at 28 hectares.

>

> I hope this helps explain. Let me know if you have any further questions.

>

> Dan Namisniak

> Planner

>

> Development Services Department

> County of Brant

> 66 Grand River Street North, Paris, On N3L 2M2

>

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> latest updates brant.ca/COVID-19

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> -----Original Message-----

> From: [REDACTED]

> Sent: Thursday, November 4, 2021 1:39 PM

> To: Dan Namisniak <dan.namisniak@brant.ca>

> Subject: Rezoning application ZB41-21-DN 42 Hammond

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>

> Dan

> Received notice in the mail today about the above subject application. An initial question is what is defined as "agricultural special exception" and how does it differ from the regulations in regards to "agricultural A"

> Regards

> Brendan Warren

> [REDACTED]

>

>

> Sent from b&c iPhone