

Dan Namisniak

From: Dan Namisniak
Sent: Monday, January 3, 2022 8:26 AM
To: LENA WHEELER
Cc: Alyssa Seitz; Mat Vaughan
Subject: RE: 517 Paris Road-application ZBA24-17-RC concern

Lena,

Thank you for providing your comments. Similar to previous meetings, your comments will be included for the committees consideration.

You can review a copy of the items included within the agenda package for this application at the link below. You can also review a copy of the staff PowerPoint presentation which helps identify the key revisions made resulting from the neighbourhood meeting held on November 16, 2021.

These changes include:

1. Installation of noise mitigation fencing on the southerly property line in accordance with the recommendations in the Noise Report. The applicant is also proposing to install noise fencing along the easterly property line, which is not required by the Noise Report, in order to provide additional buffering from adjacent residential uses.
2. Providing for additional landscape buffering along the south and easterly property lines adjacent to residential uses.
3. Removal of the proposed diesel fuel pump to reduce any potential conflict with truck fueling on-site.

<https://pub-brant.escribemeetings.com/Meeting.aspx?Id=aba31314-7e55-4f6f-9aff-3bd8107bd69c&Agenda=Agenda&lang=English>

if you have any further questions or comments do not hesitate to reach out.

thank you

Dan Namisniak
Planner, County of Brant

From: LENA WHEELER [REDACTED]
Sent: Sunday, January 2, 2022 11:19 PM
To: Planning <planning@brant.ca>
Subject: Re: 517 Paris Road-application ZBA24-17-RC concern

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Good evening,

I am resending my original email, as my concerns are still on going.

Once again, I am NOT for this development next to my resident.

I am supportive of development but not a gas station.

I see the developer is trying to accommodate concerns but the major concern is GAS and our health.

I get this feeling in my gut that this is a done deal and our efforts are in vain.

If this development goes through then I will understand that health of county residents are not as important as commercial development.

I get that there is this "greater growth plan" put into place but a gas station in the middle of 3 resident homes does not make sense and if this is for the greater plan, I am not looking forward to what is coming down the road in the development department for future residents of this county.

I will not be speaking at this meeting as it is way too emotionally stressful and upsetting.

All I can do is hope for the sake of my family and neighbors that the impact that councillors make on this application and their decision isn't too harmful.

All the best to you in 2022, thanks for your time.

Lena Wheeler
[REDACTED]

Dear Planning Committee and Councillors,

I am sending this email with concern for application for ZBA24-17-RC location 517 Paris Road for construction of a gas station beside my home.

I will address my family's concern and also note that my neighbors are also very troubled by this application.

My home is located at [REDACTED], we share property lines with 517 Paris Road, this line is the angled property line that is attached to residential property on drawing. We have lived in our home since 2005.

I would like to note that I am aware that development in this area is inevitable but the choices that councillors make can affect my family greatly and future safety and value of this area.

My first foremost concern is health;

I have Fibromyalgia, with this comes multi issues which are too many to list. This gas station will affect me in multi ways with odours, light, sounds which I am sensitive to and sleeping issues I already have. This will reduce my quality of life even more. Not to mention the stress level that will and already is causing. Some other health concerns: a well known fact that gas stations have odours and in that odour contains a well known carcinogen known as BENZENE. This has known to cause leukemia, neurological problems, cardiovascular damage, central nervous system issues, respiratory track issues and immune system problem. With a family member that has bronchitis and diabetes, a young teen living next to this exposure is extremely dangerous. In this plan as noted in drawing they want it install transport truck fueling station within approximately 30 to 40 feet from my daughters and my bedroom windows.

Another major health concern I have is with our well water and cistern. I have 2 cistern on this side of property in the ground beside my home that are connected to my house plumbing. The concern of spillage short and long term is and could be troublesome. This could affect my family and animals due to pollution. Also, it is usually not detectable by taste till it is too late.

My next concern is safety:

Due to increased risk of fire(explosion), increase of risk due to crimes(robberies), accidents on site and with traffic. There is enough issues at the intersection of Paris Road and Oak Park Road already as you know with the decision to reduction the speed on Paris Road. On Oak Park Road there is another proposed application for cold storage, the two entrance and exits look to be almost across from each other, traffic is going to be dangerous. The road speed is 80km/hr towards a intersection that is requesting a major change in volume to enter and exit Oak Park Road. I know the difficulties of entering and exiting this road at times, especially when crossing lanes.

Another concern I have is the transport truck fueling area, this is safety and a health concern. In this area there is only room for one truck to fuel, no area for waiting trucks to fuel. What happens when multi truck come to fuel? Where do they sit and wait with trucks idling? What happens when re-fueling of tanks is in process? They plan on a 2m(6.6ft) fence this is not enough our bedroom windows seals are 4-5ft from ground, average semi truck is roughly 13 feet tall. Refueling zone is only to be 10ft from property line, which will require lighting. With this being so close to my home that will produce issues with light infiltration, noise, pollution, vibration, odours. I should have rights to live in a residential home that is safe, with privacy and clean air.

Third concern is on "property value" with the gas station adjacent to my home. How will this affect the value or resale of my property? From my research it will affect it greatly. People are not looking for a home that is adjacent to possible health concerns to residents, animals and water tables for their wells. Concerns of idling transports, excessive noise and vibration from consumers and transport trucks. Light infiltration in their homes where they will never be able or want to open the curtains or windows due to pollution on multi levels and privacy concerns.

We have a Tim Horton stores at both ends of Paris Road. Why another coffee shop is needed is beyond me. With the proposal of a Pioneer station down by Ben Mar with a coffee shop in that location makes more sense. It is suppose to be over 4acres according to plan, not close to residential properties, not by a intersection, more room for diesel fueling. Also, just down the road to Paris beside Esso gas station on Dundas St. East is diesel fill.

I am emailing this asking for your help to protect my family and future family's of this neighborhood from certain problematic issues that will arise from this proposal. I am not able to attend this meeting due to my work schedule. It would be greatly appreciate that my concerns are heard by all council before a decision is made.

I am strongly opposed to this plan due to the stated concerns and issue mentioned in this email.

I appreciate the chance to voice my concerns. Thank you for your time and understanding in this matter.

If you have any questions for me please contact info below.

Thank you
Lena Wheeler



[Sent from Rogers Yahoo Mail on Android](#)

Alysha Dyjach

From: maegen rутten <[REDACTED]>
Sent: Sunday, January 2, 2022 2:50 PM
To: Ryan Cummins; clerks; Marc Laferriere; Steve Howes; David Bailey; adam scherders
Subject: Letter - County Meeting Jan. 4, 2022 - Rezoning 517 Paris Rd - ZBA24-17-RC
Attachments: Letter to the County - 517 Paris Road Rezoning January 4, 2022.pdf

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Hello Ryan, County of Brant Clerks Department, Mayor David Bailey, Councillor Howes and Councillor Laferriere,

Our apology on the late submission of our letter for **Application Number ZBA24-17-RC, Rezoning of CON 1 PT LOT 19 517 Paris Road from Rural Residential RR to Commercial C2.**

It is our hope that this can be included in the correspondence for the County of Brant, Development Services meeting on January 4, 2022.

If it is not able to be included we would very much appreciate it if Councillor Laferriere and/or Councillor Howes can please share this on our behalf.

In addition I, Magen Rutten would appreciate the ability to speak to this application at the meeting on January 4 .

We look forward to your reply.

Thank you kindly,

Maegen Rutten & Adam Scherders
[REDACTED]

Maegen Rutten & Adam Scherders

Brantford, ON
N3V 0A4

County of Brant
Development Services
66 Grand Rivers St. N.
N3L 2M2

Re: Application Number ZBA24-17-RC, Rezoning of CON 1 PT LOT 19 517 Paris Road from Rural Residential RR to Commercial C2

To: Ryan Cummins - Planning Department, Heather Boyd - County Clerk, Mayor David Bailey, Councillor Howes and Councillor Laferriere

We are writing this letter as a written submission in regards to the proposal to rezone the address of 517 Paris Road from Rural Residential (RR) to General Commercial (C2). The application states that this address will be developed to include a gas station, convenience store and a take-out restaurant with a drive thru Adam and I, **do not support this rezoning application and have numerous concerns if it were to be approved.**

1. This is the 3rd time we have questioned the below studies and **requested the information to support the findings.**
When have the below studies been implemented? *Can the results of these studies be made available to the public?*
 - a. Environmental Impact Study?
 - b. Ground Water Impact Study?
 - c. Transportation Impact Study?
 - d. Lighting Study? **A Photometric Plan confirming no light trespass beyond the property line is stated in the proposed site plan.** Do you have a sample to share for confirmation?
 - e. Noise/Vibration Study?
 - f. On/Off Road Parking Study?
2. Paris Road and Oak Park Road is an extremely busy intersection with only a stop sign on Oak Park Road. This is a dangerous section where many accidents have occurred over the last 10 years that we have lived here. Paris Road has shut down between Powerline Road and Oak Park Road on many occasions for accidents that have involved drivers hitting a gas valves causing hazards/evacuations of home owns from the area.

If possible, can someone please confirm how many accidents have occurred along Paris Road? Specially Paris Road and Oak Park Road since September 2021? I believe there have been at least 3 in this short period of time.

Safety at this intersection is of high concern and we feel that before added more congestion to this area traffic safety measures and control must addressed.

3. The speed limit along Paris Road where we live is 60km/h (which was decreased from 80km/h) however, drivers do not go 60km/h they are travelling at speeds of 80-100km/h if not higher. It is very dangerous for us to pull in and out of our driveway. The school bus makes stops in front properties on either side of the proposed property, as well as other properties along Paris Road, twice a day during the busiest times of the day.

Additionally, each road is also an emergency route when the highway is closed; this has happened many times throughout the last six months alone.

Public Safety is the utmost importance and this proposal does not share or take this into consideration.

4. I have great concern for the **health hazards** living next to this proposed development. The exhaust and fuel odors of a gas station have huge environmental impacts. Living and working within 100m of a gas station **increases exposure to toxic chemicals**. Anyone who has ever pumped their own gas knows the tell-tale smell of fuel. But even from a distance those fumes linger and will contaminate the air up to 100m or more away with potential health hazards. Airborne chemicals come mostly from unburned fuel evaporating during refilling of the stations' storage tanks, during vehicle refueling and from spillage. There are two (2) common gasoline pollutants, benzene and hexane, in the area around gas stations. **Benzene is a well known carcinogen**. This is known to cause leukemia, neurological problems, cardiovascular damage, central nervous system damage, respiratory track issues and immune system problems. **This will affect our quality of life.**
5. Another **major health** concern we have is our **water comes from a well and aquifer under the ground on our property** which is connected to our home plumbing. The concern of spillage short and long term is of great concern. This can affect my family and animals due to pollution, contamination in the aquifer water system and ruin local water tables. Furthermore, it is usually **not detectable by taste or smell.**

According to the **County of Brant website on 'How We Green'**

(<https://www.brant.ca/en/invest-in-brant/greening-brant.aspx#>) it reads:

1. **How do we build and retrofit our communities so that they conserve water and energy?**
2. **How do we improve air quality and protect drinking water?**
3. **How do we protect our biodiversity and green spaces?**

We ask how does this development adhere to the County's Plan to go 'Green'?

6. There is also an increased risk of fire (explosion) and increase of risk due to crimes (robberies).

7. As shared in our recent letter with a gas station, convenience store and drive thru restaurant what are the hours of operation? How will the additional noise and lighting affect our quality of life? This will increase noise, loitering and garbage not only on our properties but along the roadway of Oak Park Road and Paris Road. **Who will be responsible for cleaning it up? Will this be a job of County Staff?**
8. From what we can see on the proposal, there was a reduction from 27 parking spaces on the drawing to 25 + Barrier Free Space but a proposal of this type only requires 23. If this is correct why is it necessary to have 25 + 1 parking spaces?
9. There are a total of 7 Tim Hortons and a Starbucks within 6.8km, the closest is 1.8km away. Gas stations total 5 within 6.9km, the closest is 1.9km. **Are we lacking these services for a population of 13,000 (2016 census)?**
10. Bright lights running 24 hours 7 days a week will be a disruption for all residents along Oak Park Road and Paris Road and will affect our quality of life.
11. If this development was to be approved we at [REDACTED] request the developer/current property owner of 517 Paris Road to fund a legal land survey for all neighboring properties affected. **The map provided is not accurate.** This was shared at the County Council meeting in 2017. We request an accurate GIS map be provided to all residents in the affected area.
12. **The most recent information sent by the County of Brant to the residents for notification of this meeting was inaccurate and contained incorrect information. The letter shared that the developer was J.H. Cohoon Engineering Ltd. It also included the transportation truck fueling area among other revisions. This is very confusing and has caused the inability to following along with this development appropriately.**
13. Canada Post has deemed Paris Road and Oak Park Road unsafe to deliver mail door to door. This is why we currently have mail pick up at the Old School House Restaurant and at a mailbox along Oak Park Road. **If it is unsafe for mail to be delivered how unsafe do you think it is for residents to pull in and out of their own homes along these stretches of roads?**
14. We have lived in our home for 10 year. We have worked very hard and many long hours to update our home. We have been advised that if this proposed development was to be approved and built we could see a **decrease in value of 25-35% for our property.** Not to mention if we were to list our home for sale after this development is built we could incur environmental setbacks like soil testing and remediation. If this was to take place who would be responsible for the unnecessarily incurred fees?
15. The developer hosted a Neighbourhood meeting on November 16, 2021. Several residents in the surrounding area did not receive notification of this meeting. It was found to also take place on a Tuesday evening during County Council meetings and was held virtually which was not accessible to all. The residents in this area work days, evenings and weekends and several were unable to participate to share their opinions and/or concerns.

Questions we would like clarification on from County Council, Mayor Bailey, County Planning Department, the Developer and/or property owner:

1. Paris Road and Oak Park Road are emergency routes if the highway is closed – how is this proposed development going to impact traffic and emergency situations?
2. Is the entrance and exit of this proposal to include flowing traffic mergers?
3. There is going to be an impedance of traffic for neighbouring properties at Oak Park Road and Paris Road how is safety for residents to enter and exit their properties going to be addressed?
4. How will the potential customers of this facility know where to enter or exit?
5. How will this effect traffic flow in general?
6. What are the plans for safety at this intersection?
7. How do you think a gas station, convince store and drive thru restaurant with an entrance and exit on 2 separate busy roads only meters from a stop sign will help pedestrian and road safety?
8. How does this proposal adhere to the County of Brant website on ‘**How We Green**’?
 1. How do we build and retrofit our communities so that they conserve water and energy?
 2. **How do we improve air quality and protect drinking water?**
 3. How do we protect our biodiversity and greenspaces?
9. **Again we ask, are we lacking these services for a population of 13,000 (2016 census)?**
10. Is this the kind of development we need or want here?
11. What are the hours of operation? Will this be a 24 hour 7 day a week operation? If so, is that reasonable in a residential community?

This area is an established residential area, residents has lived in the homes surrounding the proposed development for more than 10 years, in fact there is currently a home that was quite lovely on the proposed property that can be renovated. The turnover rate is not high in this area. This development will impact our quality of life drastically. **We all take pride and care of our homes and properties; have animals (dogs) and other wildlife that enjoy living here.** It is currently zoned rural residential and we want to keep it that way.

We would like it to be notes that we **aware that development in this area is enviable but the choices that County Councillors make can affect our family greatly, our future safety and quality of life.** We are asking for your help to protect our family and our future.

It is with great concern that we have sent you this correspondence. We would like to be informed of all information including the passing or refusal of this application, as well as any future meetings and Country of Brant Council meetings on this matter and any other proposals for this area.

Sincerely,

Maegen Rutten & Adam Scherders

