

To: Ryan Cummins <ryan.cummins@brant.ca>
Subject: St George Zone Change

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Hi Ryan,

I would like to make known that I, as a resident of St George, am strongly opposed to the zone change proposed for 23 Beverly St St George.

This proposed development will create an abundance of excessive noise and aggravation for local residents. It will increase a growing population density issue and ultimately could reduce real estate values in the surrounding area. Can you inform me as to the next steps in this applicant process?

Thank you,

Cam Fergus

From: [Ryan Cummins](#)
To: [Alyssa Seitz](#)
Subject: FW: Application # ZBA3-22-RC
Date: Monday, May 30, 2022 9:48:52 AM

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Re: 23 Beverly St. E, St. George

Good morning

Please accept this email as a submission for a request to not remove the spruce trees that line the back of the property. We are home owners at 8 Southampton Drive and our property will back onto the new development.

The trees will not only bring privacy for us but also the new neighbours that we will have behind us.

The birds also enjoy the trees! And it's quite serene waking up to the chirping of birds in the morning and the peacefulness they bring.

Please consider not removing the trees.

We would like to receive updates on the application. Thank you.

Kind regards,

Fred and Mary Sims
8 Southampton Drive

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sent: Monday, May 30, 2022 5:17 PM
To: Ryan Cummins <ryan.cummins@brant.ca>
Cc: clerks <clerks@brant.ca>
Subject: ZBA3-22-KD-23 Beverly Street

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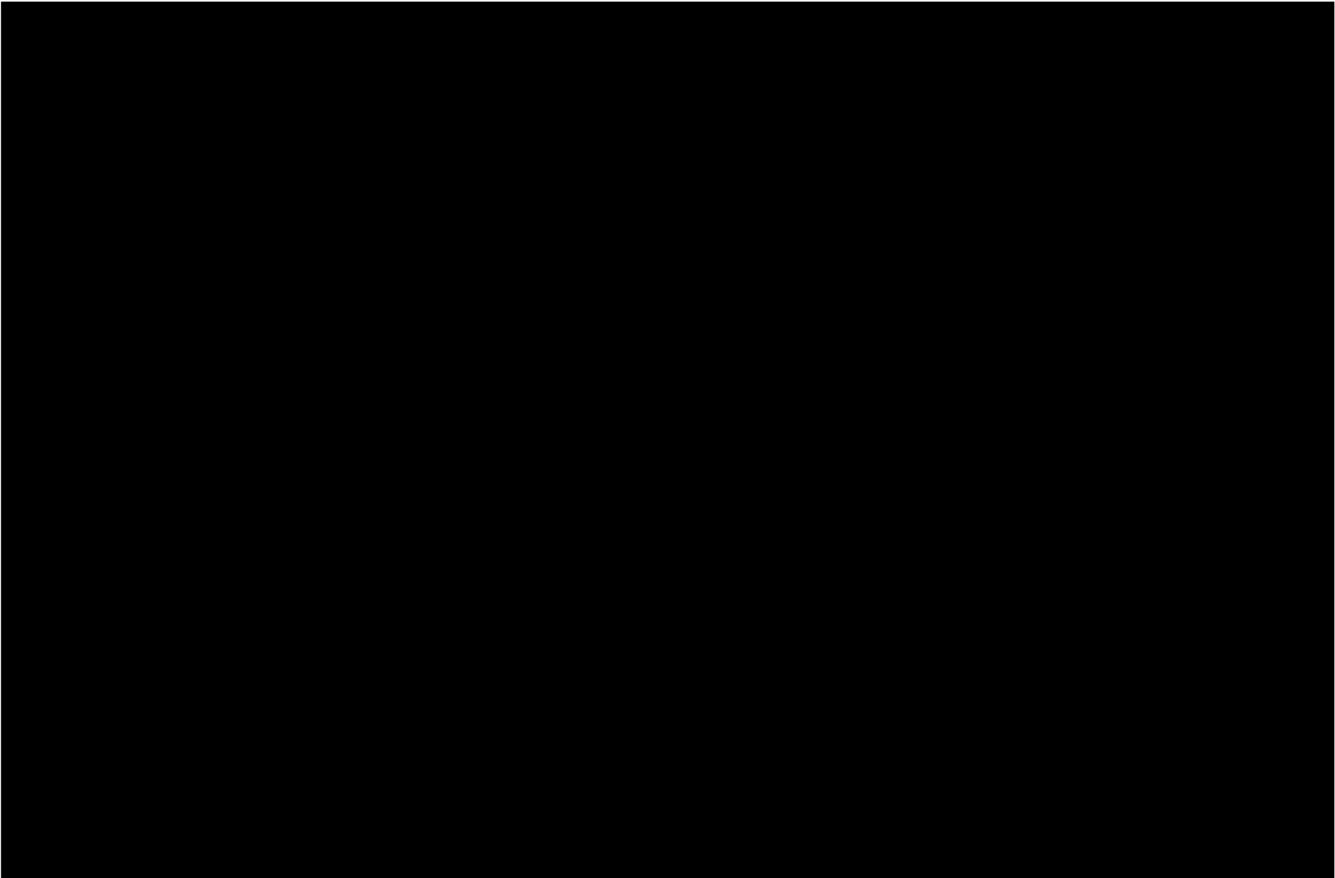
Hello there Ryan,

My family and I live in the direct area that will be being discussed for zoning amendments at the upcoming June 7th meeting however, we will be unable to make that meeting in person. We have some concerns about the proposed 77 townhouses (or are they condominiums?):

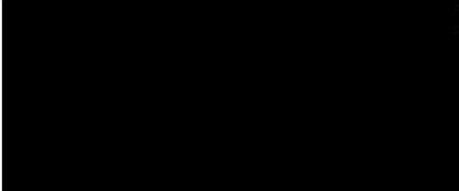
*Traffic control along Beverly Street (would there be new stop signs or stop lights to control the extra traffic coming in/out along an already busy/heavy traffic street?) *Height of buildings being proposed (No mention has been made in any of the documents sent out so far about whether the development team is looking to build one, two, or three story buildings. This feels integral to know ahead of amendments being made) *Alteration to green space/existing large established trees and plants (Will this be another example of a development where all established and mature trees and plants simply get bulldozed down?)

Should you need further information about the above listed concerns, please do not hesitate to ask. I can be reached at this email.

Best,
Jennifer Wilson



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Hello Mr, Cummins,

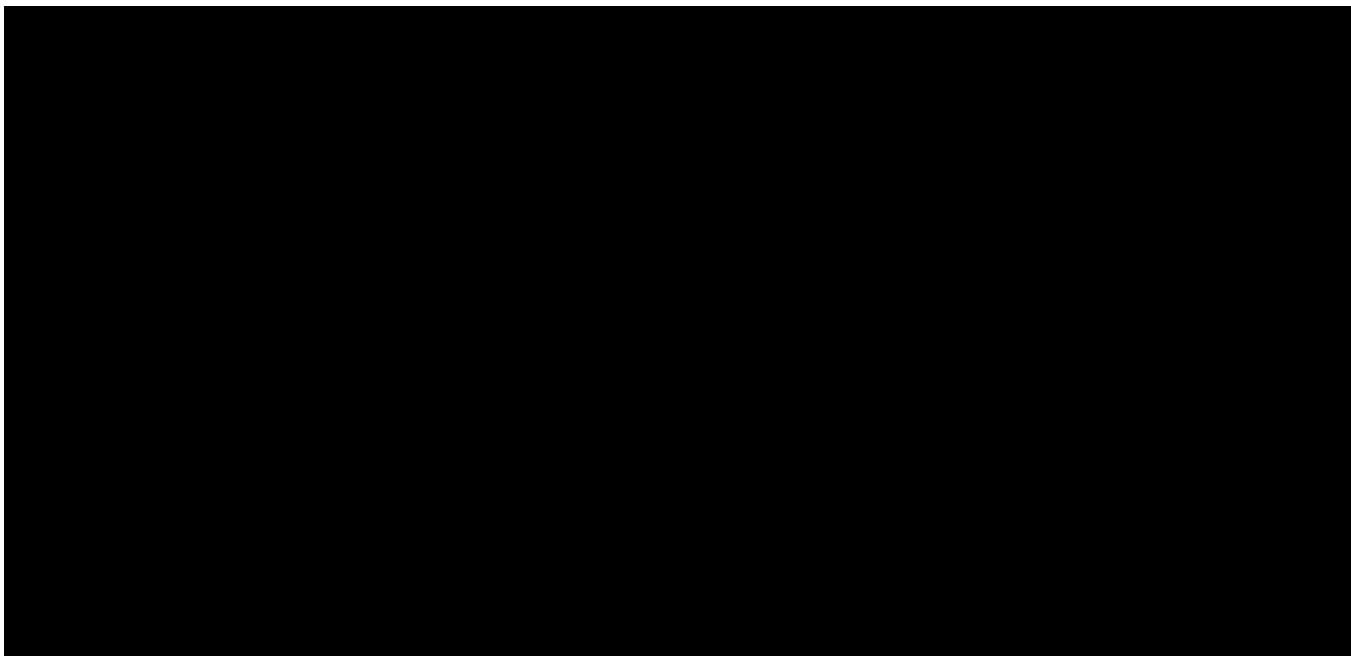
I would like to be on record as opposed to the zoning amendment at 23 Beverley Street East, St. George which would permit 15 visitors instead of the required 27. There are already too many vehicles parked on streets in St. George. There is no adequate public transit in St. George and most homes already have 3 or more vehicles as a result. Once projects are built it is too late to reverse a decision such as adequate parking. If current bylaws require 27 visitors spaces, chances are you need 35.

I propose that the number of visitor spaces be increased to 35 so that minimum standards are met and there is room for additional vehicles in the future.

Please note: I have copied the clerks office as I wish to be notified of the decision.

Thank you,

John Smythe
24 Main St. North
St. George



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Hello, we are not pleased with the amount of houses that are gonna be built in our backyard. There is not enough parking. Another concern is the fence line with all the beautiful trees, we hope they are not taken down. There are so many birds , squirrels and snakes living in there. Built less houses and keep the green space in the middle of town. Trees are more use full for privacy then a dirty wooden fence.

Greetings,
Peter and Gonny Timmermans
12 Southampton Drive
St George

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Amendment #1

Good Evening Mr. Cummins

Today, I received the two documents that you have sent out regarding the proposed development of 23 Beverly St. E. Although the documents have answered a few questions, they also raise more concerns. Is this going to be a Private Property development with privately contracted snow removal, garbage collection, etc. or will the streets be public streets like other developments within St. George? What is the purpose of the garbage bins at the entrance to the development? Are the townhome owners expected to bring their garbage here or will there be curbside garbage collection like the rest of the village. I have a very strong concern if this is a central garbage collection area. On a hot summer day the smell of garbage from 77 households will be unbearable. Also, if not properly put into the Molak garbage bins the garbage will end up in my yard. It also is a very strong attraction to racoons, mice, and other rodents attracted to garbage.

Why is all of the guest parking located at the entrance to the development. Other developments such as 53 Beverly St E have visitor parking midway into the development. Again, our concern is that visiting vehicles will be leaving late at night and the noise and light pollution will become an issue.

Finally, we are concerned that a development of this size only has one entrance. If there is an emergency and the entrance gets blocked there presently is no other access route. Do the Fire and Police departments have to sign off on this proposed development.

As you can see, we have a number of concerns and hope to be able to work with the responsible parties to provide solutions acceptable to all involved.

Kindest Regards

Ralph M. Paling



[REDACTED]

Good Morning Mr. Cummins

We have lived at 27 Beverly St. East since August 1, 1983 and have concerns about the proposed development of 77 Medium density townhouse units. As our property is immediately adjacent to the property in question one of our major concerns has to do with drainage. When we purchased our property, 23 Beverly St. E. consisted of a small factory located on the western side of the property. There was a large pond on the east side of the building which was fed by several underground aquifers. The pond was filled in but the aquifers still exist. The existing factory was built over top of the pond. Our concern is how the drainage of this subdivision will be constructed to ensure that we are not affected by ground water runoff and the rerouting of the existing underground aquifers. When we get a heavy rain, the lawn on the west side of our house is flooded due runoff from the parking lot of 23 Beverly St. East. Our property is 1-2 meters lower in elevation than 23 Beverly St. E. so any surface water is going to run in our direction.

Another concern has to do with access to the proposed development. Will it be from Beverly Street, or from Main Street? Beverly Street is already a very busy highway and exiting the development will be a concern as the visibility to the oncoming east bound traffic is limited. We are also concerned about the noise of vehicles accelerating onto the highway. In conjunction with the road access is the public parking requirement. Where will that be situated. If it is adjacent to our property we have a concern with respect to noise, trash, and vehicle lights late at night. It is our request that the planning dept. ensure that there is adequate public parking within the proposed development. The residents of the side streets around this development already utilize all of the available public parking and cannot handle the overflow from a new development.

Please provide more information with regards as to what constitutes "Medium Density Townhomes". Is this affordable housing? Will these be one, two, or three story units? To the best of my knowledge, I don't believe St. George has that type of housing today and would question why the county would allow it now. Would not single family homes, or single story semi-detached housing be more in line with what exists today?

Along the west side and the north side of our property are many mature trees. We are concerned as to what the future will be for these trees. There are several Black Walnut trees that are over 100 years old. Will these trees be removed to allow for development of this new sub-division? We are also concerned about the trees that exist on our property but are in close proximity to the boarder of our property. We have one of the largest if not the largest Black Walnut trees in St. George in our front yard. I am sure that the root base of this tree extends onto the property in question. Can you ensure that these trees will not be affected by the development of 23 Beverly St. E.? What measures will be taken to ensure that they do not perish two-three years into the development of

the new sub-division.

Being a resident of this property and this community for over 38 years we are concerned about the impact this proposed development will have upon our Quality of Life. A development of this type will require significant heavy equipment for several years creating excessive noise, dust, and trash, disrupting our existing life style. Due to the differences in elevation we are also concerned about our privacy. Our existing back yard look out on a natural tree barrier which blocks activity in the existing facility. If these trees are removed will there be an equivalent noise/visibility barrier with landscaping installed to ensure that we maintain our existing level of privacy in our back yard? On the same topic, if the existing laneway is used for road access or public parking, we would request that a similar noise/visibility barrier be constructed to ensure our privacy.

Finally, we are concerned about the infrastructure requirements of adding 77 townhomes to the village of St. George. Will there be greenspace included within the sub-division? Can the public school handle the additional children moving to the village.

Kindest Regards

Ralph M. Paling

Darla M. Paling

[REDACTED]

[REDACTED]

Good Morning Mr. Paling,

I am emailing you to confirm receipt of your two emails regarding 23 Beverly Street East. I also wanted to confirm that I have reached out to the applicant and asked for a response on a number of your questions, which I will relay to you as soon as I receive a response. Your comments and concerns are now on file and will form part of the public record regarding this proposed development. If you would like to participate in the upcoming June 7 Planning & Development Committee meeting for which you would have received notice, please contact our Clerks department regarding options for virtual or in-person participation.

Best Regards,

Ryan Cummins
Planner

Development Services Department
County of Brant
66 Grand River Street North, Paris, On N3L 2M2

T 519-442-6324 ext 3002 / F 519-442-3461 / www.brant.ca



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Ralph M. Paling

Darla M. Paling

[REDACTED]

May 30, 2022

County of Brant

Attention: Ryan Cummins

RE: File # ZBA3-22-RC-23 Beverly Street East

I am writing to you with respect to the above property which have made an application to change the zoning to facilitate a townhouse development. We have lived on Reid Street for 36 years backing onto the said property. Here are some questions/concerns we have:

- The development of 77 units is too large. The last set of plans that we saw the development was 55 single family homes, can our sewage treatment plant handle this increase? Why has the type of residence changed?
- What type of units are they proposing? We heard that they are multi-level similar to what has been built in Paris. Do we have a need for these types of units? Most of the current townhouse units in St. George are housed with retirees. Will they be accessible by the current clientele that are buying St. George? St. George is still considered a rural town in our opinion. Do we need urban housing in our village?
- Our property is our own little paradise. Obviously having many neighbours abutting our property will be a severe loss to our privacy and tranquility that we have enjoyed for many years. If this is approved will there be a privacy fence erected along the perimeter of the property that runs the length of Reid Street?
- Parking is a concern all over St. George. We have issues on Reid Street alone with people parking on both sides of the road which at times hamper the ability of garbage trucks and or emergency vehicles to move up and down our street. This property must have enough parking for all the owners as well as their guests. The current allotment of 15 visitor parking is not sufficient. Visitors will start parking on the local side streets on the south side of Beverly Street which will affect all emergency responding vehicles.
- We have tried to google the applicant's website and we cannot locate Greentown Cider Park GP. Is this a reputable company? Where have they developed?
- Since we have moved here in 1986; we have noticed the increase in traffic due to development and adding 77 plus vehicles entering and exiting Beverly Street will be hazardous.
- If this is approved, during construction will the dust from the property be mitigated so it does not affect our property?

If the concerns of the residents surrounding this development cannot be satisfied, we feel the zoning amendment should not be approved without further consultation. This property has always had commercial businesses which have been great neighbours to us. With the other developments already approved for the future, St. George will have enough new build for years to come.

Please take our concerns into consideration when considering the approval of this application.

Thank-you

Steve and Lorraine Ferretti

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

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.

Good afternoon Mr. Cummins,

We are writing in reference to File Number ZBA3-22-RC, 23 Beverly Street East, St. George.

We have lived across the street from this property at 30 Beverly Street East since 1982 and have concerns regarding the proposed development of 77 townhouse units. This neighbourhood does not have medium density housing units and yet is populated according to the services currently in place. Will green space/park/playground areas be included in this proposal?

Traffic on Beverly Street is already at a steady volume and, being part of Highway 5, often travels at a higher speed than posted. Adding 77 or more vehicles entering and

exiting this roadway will exacerbate this issue. There seems to be an inadequate number of visitor parking spaces which will put a burden on Lorimer, King William, Tolhurst and Reid Streets for overflow parking. These streets currently have a number of cars parked on a regular basis. This development should adhere to the required number of 27 visitor parking spaces and not be allowed to reduce it to 15 spaces.

We would like to request that we continue to be informed of the decisions of County Council on this development.

Thank you for the opportunity for input.

Best regards,
Tim and Barbara Nesbitt

[REDACTED]

[REDACTED]

[REDACTED]

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