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[REDACTED]

**Sent:** Monday, May 30, 2022 9:45 AM

**To:** Ryan Cummins <[ryan.cummins@brant.ca](mailto:ryan.cummins@brant.ca)>

**Subject:** Response to 260GSR RE: File # PS1/22/ZBA/22OPA/22RC

**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 Morning Ryan,

Please see the the attached PDF as our response to the proposed development plan at 269 German School Road.

Review and advise back with any questions or comment per the attached document.

Note that I will be attending the upcoming Council Meeting Wednesday, June 7, 2022 @ 6PM, please confirm if this is correct.

At the meeting i would respectfully request that I could have a few minutes to address the County on some of the points within the response.

Thank you.

Regards

John

John R. Kennedy  
310 German School Road.  
Paris, Ontario,

[REDACTED]  
[REDACTED]  
[REDACTED]

Date: May 25, 2022

To: County of Brant Planning Department

Re: Notice of Complete Application for 269 German School Rd.

File Number: PS2-OPA1-ZBA14-22-RC

This letter is in response to Notice of Complete Application for a draft plan of subdivision, official plan amendment and zoning amendment regarding property located at 269 German School Rd.

We appreciate the opportunity to respond and provide the County with questions and concerns regarding the development. We realize that your letter is intended to give notice and some basic information on the proposed development, and it is understood that the County will provide more information as to the specifics and opinion of the development.

Below are questions that come to mind for the County's consideration:

1. Does the proposed development conform to the recent St. George Area Study?
2. How does the proposed plan align with the Ontario government's Growth Plan?
3. In consideration of other proposed residential developments such as Empire Communities, Riverview Highlands Holdings and Activa Group, is the St. George Area Settlement area at its maximum allocation?
4. Will the aforementioned developments be given priority over the subdivision in question?
5. Will there be sufficient servicing allocation for the proposed development and will any cost of providing servicing negatively impact property taxes of existing properties?
6. What consideration and protection will the County give to the environment including the natural habitat that exists in abundance within the subject lands?
7. In consideration of the rather significant increase in traffic generated by the proposed development what upgrades will be undertaken to provide a safe transportation network including access points at German School Road and Highway 24 as well as St. George Road?
8. Considering the existing estate residential properties along German School Road it is reasonable to assume that proposed development will have a negative impact on existing property values. What compensation or concessions will be made to provide for some form of equalization?
9. What steps will be taken to compensate properties that are located at the proposed intersection of German School Road and proposed access road that will be impacted by significant volume of traffic exiting the subdivision particularly as it pertains to noise and vehicle headlight disruption?
10. Since the existing estate residential use along the north side of German School Road differs considerably from the proposed land use, will there be a buffer to delineate these uses?
11. What will be the intended use of some of the smaller reserve blocks?
12. What is the intended use of the large reserve block containing some 15.38 ha of land?

Thank you for considering these questions and please place me on a list of Persons to receive Notice of Decision.

Sincerely,

Jake & Ann Ellens  
305 German School Rd

County of Brant Development Services  
Planning Department Office  
66 Grand River St. N.  
Paris, Ontario  
N3L 2M2

May 23, 2022

To:  
Planning Department  
County of Brant

RE: File #: PS2-OPA1-ZBA14-22-RC  
Location: 269 German School Rd

I have received your notice of the completed application for this proposed zoning amendment and subdivision. These are my preliminary comments and objections to this going forward.

Firstly, I wish to state that I have no objection to the applicants submitting this proposal as it is within their legal rights to do so.

I have been a resident on German School Road for 37 years and have seen it grow from a gravel road with a few homes to a well-paved road with many large lots with large homes, going from a farm community to a rural estate community. I have voiced no objection to this.

However, this proposal is so outrageous on so many levels that it needs to be summarily denied without spending any more taxpayers' dollars giving it further consideration. I outline some of my basis for this below.

1. Community needs

There is absolutely no need for this project to take place. Already there is a huge residential community development in St George, less than a kilometer away, that has been approved and construction has not even commenced. A tremendous amount of housing has already been approved in the area and this approved housing is WITHIN existing development areas.

2. Environment

This development would have a devastating effect on the headlands for Fairchild Creek both in the construction stage as well as permanently when completed. A simple overhead

satellite view of the proposed construction area details the extensive network of streams flowing through the area and the ponds that provide natural filtration of the waterway and valuable habitat for many precious species. The proposed development would have a major deleterious effect on this environment, more than just a waterflow management problem. A network of pipes and culverts can't replace what is there now.

### 3. Existing Community Composition

The current community along German School road consists primarily of residents with large lots in a "rural estate" environment which the residents have chosen for the continuation of the enjoyment of the nature of this quiet, peaceful coexistence with the surrounding natural environment. This project would completely disrupt the nature of this existence and is not in keeping with the existing nature of the community. A high density "city" development is not in keeping with the current nature and standards that have been established and respected for decades in this area.

### 4. Development Areas

The development area in and around St George is well described and delineated. This proposed development is well outside the existing development area.

### 5. Infrastructure

The necessary infrastructure needed to support this development is extremely extensive and would put a huge burden on the surrounding community for such issues as water supply and sewage disposal at very least. Already these are difficult issues facing the projects underway in the area. It is not totally predictable if these obstacles could be overcome within the limits of local natural resources let alone what the long term effects of modifications to the existing resources might be. Although the developer might have to bear these initial costs, the ultimate costs and ongoing support costs, let alone any unanticipated long term effects, would be then laid at the feet of the Brant County community. Development of this infrastructure would also have severe additional deleterious effects on the local environment. Farms, such as my own, and other properties south of this project rely on the underground water flow from the north and if there was any interruption to this due to this project then we would hold the County of Brant responsible.

Now, consider the matter of sewage disposal. There is no sewer system for this development to tap into. All that we know from the development plan is that there is a "pumping station". So, just where is the sewage going to be pumped to? The only option that appears to be possible is to have it pumped into trucks that would make their way down German School Road on a daily basis. The local impact on the German School Road community is horrendous.

### 6. Traffic

The proposed development is landlocked save for an access to German School Rd. There are already worrisome problems with traffic on German School Road as well as at the junctions at Hwy 24 and at St George Rd.

There are no sidewalks on German School Road and pedestrians are continuously being at risk from the vehicles on the road. Already people have posted signs urging motorists to take caution, particularly for children, along the road. The rolling nature of the road creates blind spots which add to the problem.

There have been numerous accidents, including several FATALITIES at the intersection of German School Road and Hwy 24. It continues to be a very dangerous intersection with

increasing delays entering or crossing Hwy 24 at this intersection.

At the other end of this stretch of road, at the intersection of German School Road and St George Road, the increased volume of traffic heading south from St George from the continued development particularly north of St George often causes considerable delays at this intersection and the “dogleg” and downward slope on St George Road north of this intersection is an increasing risk for visibility as volume of traffic increases. I have personally attended a fatal accident at this intersection as a result.

The already expanding population and further development already in progress in St George will only cause this problem to increase.

There are approximately 50 homes along this stretch of German School Road. This proposal is to add 306 more homes, all being ultimately serviced by German School Road. At more than a 600% increase in traffic this would be totally unworkable and a huge safety hazard as well as an intolerable access problem. If we consider even a conservative number of vehicles per home to be 1.5, this would put an **ADDITIONAL** load of 450 vehicles on German School Rd, which is already having troubles at the current rate of approximately 75 vehicles.

## **SUMMARY**

The above points are only presented in summary and much further detail and examples can be presented, as necessary. There are undoubtedly many other considerations which I have not addressed. But this summary alone provides enough information as to the devastating effect at so many levels of this project.

I view this project as only having one positive effect, and that is the huge economic gain for the developer. I have no objection to people making wise decisions and having economic benefits. However, I think that these decisions must also make sense for the communities that they affect and this project has only negative consequences for the community.

If this project is given consideration then it must be viewed as a **PRECEDENT** setting case for this particular area and would invite other adjacent property owners to request similar development and not be denied.

There are a lot of tax dollars going to the County of Brant from residences on German School Rd and the strong opposition to this plan from our community should not be ignored.

I strongly suggest that there is no need to further study this proposal and it should be rejected at this preliminary stage mostly due to the above outlined negative impacts.

Sincerely

Jim Hedges

A quick canvas of the German School Road community between Hwy 24 and St George Road was done on Monday May 23<sup>rd</sup>.

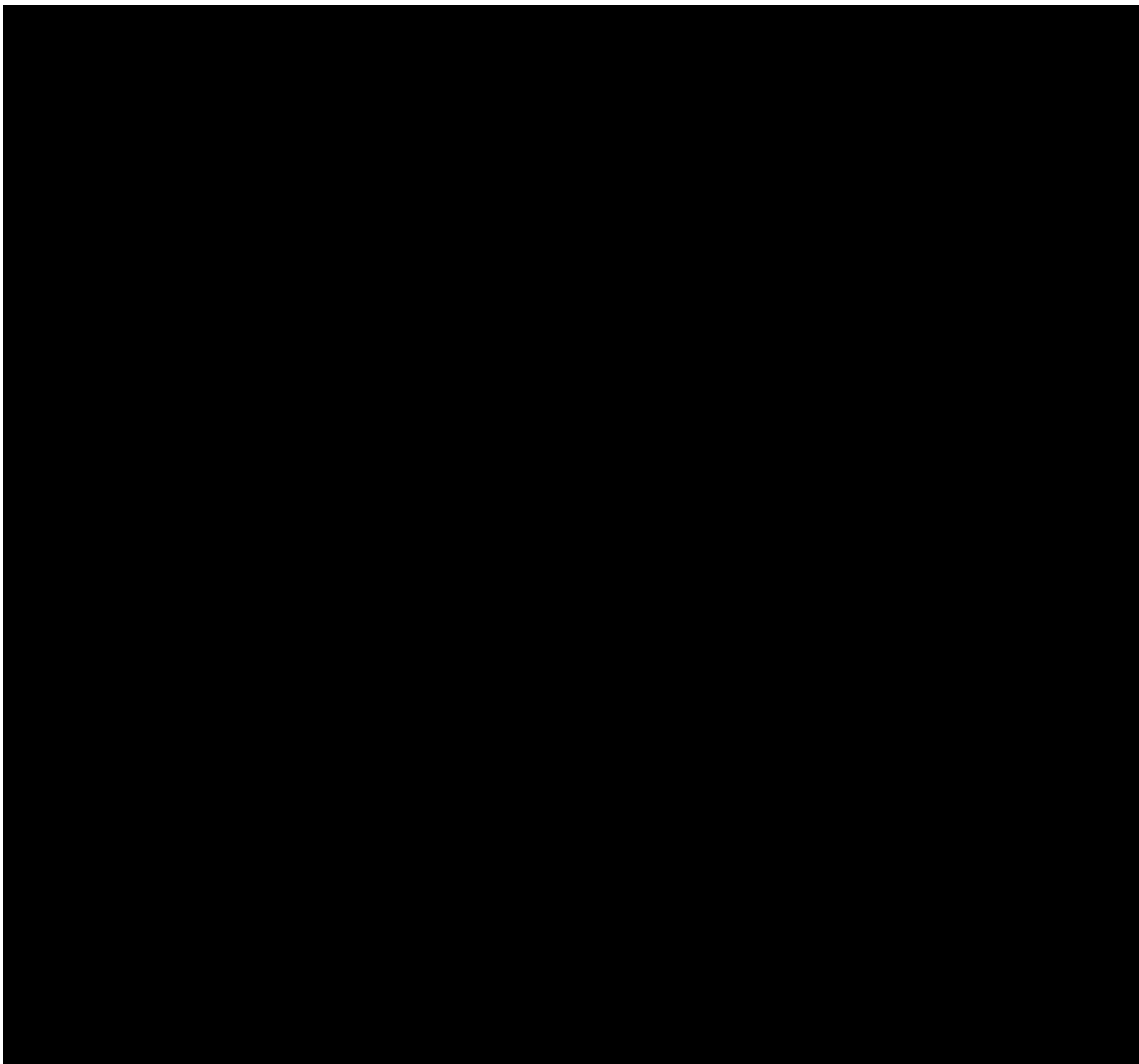
Of those who were home at the time of the canvas, 100% disapproved of the proposed development plan for the golf course at 269 German School Rd.

The following list of people, with their street address on German School Rd, endorse the May 23, 2022 letter from Jim Hedges to the County of Brant Planning Development Office.

167	Barber
169	Bucholtz
170	Gill
171	Stevenson
172	Boag
174	Bagdasarian
176	Blauel
177	Vandervelde
184	Wiersma
189	Bazyluk/Sikors
195	Mann
196	Bell
197	Walsh
198	Just
204	Carr
206	Casarin
210	Squires
214	Taylor
218	Sager
228	Fodor
234	Clarke
237	Oussoren
238	Brooks
246	Dugas
248	Wilson
250	Hedges
250	Brooks
254	Masters
256	Warner
256	Warner
257	Dasilva
260	James
261	Fedorenko
262	Stewart
264	Kuiper
268	Rasmussen
270	Del Signore
272	Demelo
273	Pearce
274	Van Berkel
276	Rayler
282	Sallans
287	Kennedy
291	Vanherk
291	van Herksen
296	Pickering

298	Zolton
300	Luciani
302	Ligori
304	Reid
307	Ellens
308	Dingle
309	AArjit
310	Kennedy
312	Hunt/Parker
313	Cheatley
316	Andre





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Hello Ryan

We have a stream on our property which is right across from the development. We are worried if the construction activity would permanently dry up the stream or pollute it, also concerned about noise and pollution generated by several years of construction. Is there any information that would be available to show how the above items are planned to be mitigated?

Regards  
Rishi

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, May 10, 2022, 8:40 AM, Ryan Cummins <[ryan.cummins@brant.ca](mailto:ryan.cummins@brant.ca)> wrote:

Good Morning Rishi,

Thank you for reaching out regarding this application. Is there anything in particular you are looking for more information about? I will be happy to send any specific information you are looking for, the application we received is quite large and I cannot send everything via email.

Best Regards,

**Ryan Cummins**

Planner

Development Services Department

County of Brant

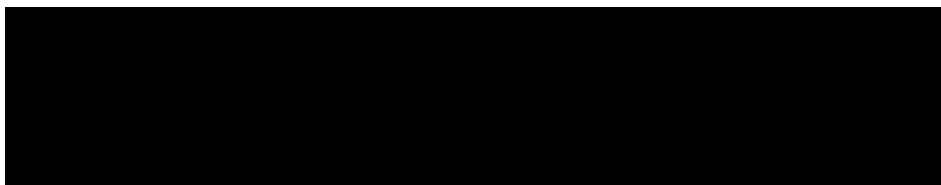
66 Grand River Street North, Paris, On N3L 2M2

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**Subject:** Request for additional info: zoning amendment 269 German School  
rd

**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.

Hello

We recently received letter regarding zoning amendment for 269 German School Rd. I am requesting additional information regarding this zoning change. Can you please send it via email?

Thanks

Rishi Mistry

[Sent from Yahoo Mail for iPhone](#)

***T. J. Dingle***

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May 26, 2022

308 German School Rd  
Paris, Ontario, N3L 3E1

**County of Brant Development Services  
Planning Department Office  
66 Grand River St. N.  
Paris, Ontario, N3L 2M2**

**To: Planning Department County of Brant**

**RE: File # PS2-OPA1-ZBA14-22-RC (Location: 269 German School Rd)**

**Introduction:**

Firstly, I appreciate you sending me this notice of completed application for this proposed zoning amendment and subdivision slated for 269 German School Rd.

I would like to go on record to express my concerns and objections to this proposed project going forward in our rural community.

I have been a resident on German School Road for 5 years and moved to this rural setting to get away from the over crowded area of Ancaster and was attracted to this German School community due to its estate lots and low traffic qualities.

As a taxpayer in this community I hope my voice will be heard, along with my neighbour's who are also opposed to this project going forward for the following reasons...

**Community:**

The west area of Paris is primarily rural estate lots surrounded by farmlands, which also houses a well-known golf course that provides enjoyment for the residents in and around our community not to mention, the wildlife aspect that is dependent on this park like property.

Residents within our community have chosen to live here for its quiet and peaceful setting, rural landscape, and natural beauty which this proposed development does not represent and goes against the County of Brant's original rural plans for our community, established decades ago.

In addition to the above comments, less than a kilometer away in St. George there is an approved residential expansion project that is more suited for its community, has the required infrastructure needed to support residential expansion within current development boundaries.

**Environment:**

This proposed development would have a devastating impact on the current landscape, affect streams, ponds, natural wooded areas that supports natural habitat for many species that are currently dependent on this property. In addition to the above, this would also impact the flow of underground springs to adjacent properties that have wells.

Currently, noise pollution in our neighborhood of Paris is a non-issue due to the rural estate setting however, developing a high density 306 home site would be devastating for this area that would bring an abundance of noise pollution to our quiet rural community.

**Traffic**

German School Rd. is one of the main corridors servicing the town of St. George and currently brings high volume of traffic down our road which poses risk to pedestrians and cyclists that use this road.

Motorists constantly speed down German School Rd, which has prompted residences to post signs along the road asking motorist to slow down and take caution of children in the area. In addition to this, there are several rolling hills along the German School Rd that creates blind spots for motorists, matched with speed can potentially result in a serious accident or fatality.

The Hwy 24 and St George Rd. junctions are very busy intersections with many delays and close calls. The Hwy 24 and German School Rd junction is known as the deadly intersection, that has sadly taken several lives through the years. We have requested a traffic light at this intersection but have been denied several times, so by adding an additional 306 homes (400-500) more cars on our road does not make any logical sense and would result in potential fatalities, so the County of Brant should be doing a full impact study that should be presented to the German School residents.

Alternate planning should be considered, given this proposed site is landlocked to German School Rd which is a rural community road. My suggestion would be to engineer an access road directly off Hwy 24 with traffic lights into this proposed development or engineer access from Hwy 5 which would be more suited to handle additional traffic of 400-500 cars.

**Summary:**

In summary, thank you for taking the time to review my concerns and objections to this residential development proposal that is slated for the property of 269 German School Rd.

In short, this development proposal falls short of meeting the community landscape, environmental protection, traffic logistics and safety needs of our community, thus the County of Brant should reject this development proposal and prevent further allocation of taxpayer dollars to be spent on a project that is not required or supported by our community.

Lastly, please place me on your list of Persons to receive Notice of Decision.

Sincerely,

Tim Dingle

308 German School Rd.