

Dan Namisniak

From: Dan Namisniak
Sent: Wednesday, August 24, 2022 11:57 AM
To: Steve Matheson
Subject: RE: Complete application =84 Old Onondaga Road ZBA30-22-DN
Attachments: Site Plan Final.pdf; 2021_101 84 Old Onondaga Road E, PJR July 16, 2022.pdf; Draft Zoning Schedule.pdf

Steve,

Thank you for your email.

I have copied your questions and have provided a response in red. I've tried to keep the response short but I am happy to discuss further as required.

1. What is the exact use of the property to be utilized in the land to be rezoned from A to M3;
 - The proposed Zoning By-Law Amendment Application proposes to modify the current Agricultural (A) Zone portion of the property to Employment (M3) Zone to allow for the expansion of the contractor's yard mainly to be used for stockpiling materials. Additionally, the Natural Heritage (NH) Zone is to be modified based on the recommendations of the Environment Impact Study.
2. The map is unclear about the current NH zones and appears to show they will also be rezoned to M3;
 - I have attached a copy of the Site Plan, Draft Zoning Schedule and Copy of the Planning Justification Report submitted with this application.
3. The current NH zones extend into our client's property and we wish to understand the restrictions that may be placed upon future development of our client's property as a result;
 - The specifics of the NH zone would need to be reviewed to determine the appropriate buffer for development.
4. How does the owner of the subject lands propose to cross the creek (or lands to be rezoned NH from A on the Zoning Map);
 - The details of the environmental impact study are currently being reviewed as part of the technical circulation of this application. These comments have not yet been received.
5. Will there be any restrictions on access across the A to NH red hashtag lands located on the zoning map;
 - The outcome of the EIS review will determine access restrictions.
6. Are there any barriers for sound or dust that are proposed for the development.
 - The detailed site plan has yet to be received, this plan may identify further mitigation for noise and sound.

Dan Namisniak
Planner

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Dan

From: Steve Matheson <steve@goadandgoad.com>
Sent: Friday, August 19, 2022 9:03 AM
To: Planning <planning@brant.ca>
Subject: Fwd: Complete application =84 Old Onondaga Road ZBA30-22-DN

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.

My email was returned from dan.namisiak@brant.ca as undeliverable.

Please ensure this email reaches Mr. Namisiak.

Thank you.
Steve

----- Forwarded message -----

From: **Steve Matheson** <steve@goadandgoad.com>
Date: Thu, Aug 18, 2022 at 5:03 PM
Subject: Complete application =84 Old Onondaga Road ZBA30-22-DN
To: <dan.namisiak@brant.ca>

Mr. Namisiak.

We represent the owner of 84 Shaver St. (the adjoining property to the subject property) and it has interest in the proposed zoning amendment.

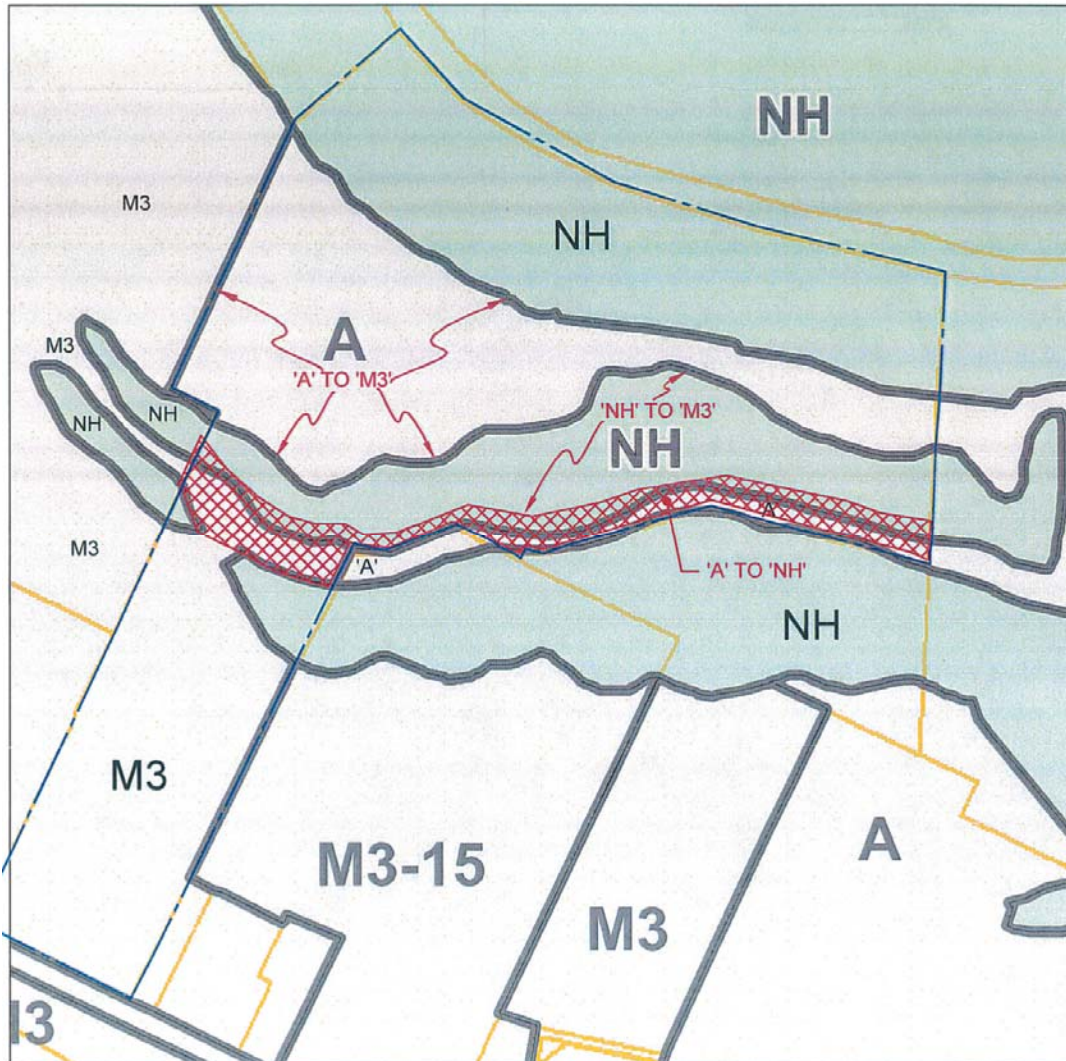
Of particular interest are the following matters:

1. What is the exact use of the property to be utilized in the land to be rezoned from A to M3;
2. The map is unclear about the current NH zones and appears to show they will also be rezoned to M3;
3. The current NH zones extend into our client's property and we wish to understand the restrictions that may be placed upon future development of our client's property as a result;
4. How does the owner of the subject lands propose to cross the creek (or lands to be rezoned NH from A on the Zoning Map);
5. Will there be any restrictions on access across the A to NH red hashtag lands located on the zoning map;
6. Are there any barriers for sound or dust that are proposed for the development.

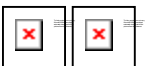
We would appreciate a response to these inquiries and would also welcome a conversation to flush out the crux of our client's concerns before determining if they wish to attend the public meeting and/or object to the rezoning.

I would be pleased to speak with you tomorrow or early next week in this regard.

Steve



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