

Dan Namisniak

From: [REDACTED]
To: Dan Namisniak
Subject: Re: File #ZBA33-22-DN

Thursday, August 18, 2022 6:48 AM

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.

Morning Dan,

We would suggest increasing the height of the fence to two meters to block the light and disturbance from vehicles parked up against our yard. Most vehicles sit above one meter especially with rear brake lights. We also don't see on the plan any safety provisions to prevent people from accidentally driving into our yard through the fence as you would see in most parking lots ie. bollards or parking curbs.

Thanks,

On Wed, Aug 17, 2022 at 4:29 PM Dan Namisniak <dan.namisniak@brant.ca> wrote:

Alex,

I am glad the plan helped provide some additional information.

Your concerns regarding the screening of the parking area are noted. I will be forwarding these comments to the applicant for review and consideration. Certainly we can discuss a taller fence or alternative method of screening. If you have any suggestions or examples let me know.

The purpose of the laneway is to provide vehicular access to the properties along it. The property currently provides zero on-site parking spaces. Redevelopment of this building will require parking spaces to be provided and it is important that as much parking be provided on-site to take the pressure off of the on-street parking.

The parking being provided in the rear would be dedicated to residents of the building. It is anticipated that most of the resident traffic will travel to and from Brock Street as this appears to be most efficient.

You will be receiving a second notice in the mail notifying you of a Sept 6 public meeting.

At this meeting the application will be presented and discussed for information purposes only.

No decisions will be made at that meeting.

If anything else pops up please let me know.

Dan Namisniak

Planner

Development Services Department

County of Brant

From: Alex LeBlanc [REDACTED]
Sent: Tuesday, August 16, 2022 3:12 PM
To: Dan Namisniak <dan.namisniak@brant.ca>
Subject: Re: File #ZBA33-22-DN

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Hi Dan thanks so much for the response. We did review the plans in the mail and it's stating a 1 meter high fence which would definitely not be sufficient to block out sound and lights as it appears the parking is going to go halfway through our yard. I also notice the entrance to the parking is through the back alley way on walnut lane which is going to cause a lot of extra traffic through that small alley way, again quite disturbing to all the houses around and neighbours around the entire building.

On Tue, Aug 16, 2022 at 2:44 PM Dan Namisniak <dan.namisniak@brant.ca> wrote:

Alex,

Thank you for reaching out and providing your comments.

I have provided a copy of the site plan and landscape plan that was submitted as part of the application which may help provide some additional details.

I am not aware of the extent of what vegetation has been removed but I can certainly review next time I am by the site.

Through previous discussions with the application regarding this proposal, Staff have identified the potential impacts of establishing a parking area in the rear of the property. In response the applicants are proposing to plant a hedge row along the building and wood fence along the parking area to help block noise and lights from vehicles.

This is identified on the attached site plan.

Once you have had a chance to review the attached information, if you would like to discuss further please let me know and I would be happy to schedule some time.

Thank you

Dan Namisniak

Planner

Development Services Department

County of Brant

[66 Grand River Street North, Paris, On N3L 2M2](#)

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From: Alex LeBlanc [REDACTED]
Sent: Monday, August 15, 2022 12:52 PM
To: Dan Namisniak <dan.namisniak@brant.ca>
Subject: File #ZBA33-22-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.

Hello Dan, hope you're doing well. I just received a notice in the mail regarding [31 Willow Street](#) in Paris. We are located directly beside at 33-35 Willow so just wanted to reach out with some concerns. The tree company has already come and removed all of the big beautiful trees on the property that gave us all of the privacy that we would need in our backyard and even through to our windows. We have 2 small children as well as 3 dogs so privacy is much needed. My concern is that the plans won't give us the privacy we need for our children. It has left our backyard completely exposed and we would not have purchased this property had it looked like this. We are also concerned that our home value will decrease if there isn't sufficient privacy outback. I've noticed some trees being planted but will there also be a fence higher than the chain link that is already there?

Also are we aware of a construction start date? I have a baby who naps still so would like to be prepared! 😊

Thanks so much for reading my concerns and I look forward to hearing back from you.

Patrick and Alex Cuss

--

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Dan Namisniak

From: Alex LeBlanc [REDACTED]
Sent: Sunday, November 20, 2022 7:01 PM
To: Dan Namisniak
Subject: Re: File #ZBA33-22-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.

We have some concerns with the most recent plans sent in the mail... The new front of building will be facing directly at our house with no proposals of a proper 6 or 7 foot privacy fence. They are removing the stairs at the current front of the building and having a path winding to the property line directly beside our home and backyard (again with no proposed fencing) and then to the door which will have a bright light I assume... shining into our house as well as the noise of people going in and out of the building directly beside our house. I also feel there needs to be restoration of the privacy lost from the removal of the 50 foot tall trees removed this summer to obstruct the view into our daughters bedroom and into our backyard.

Are there considerations being taken as to the additional traffic to a single lane alley as well as people using stacked parking spaces blocking the alleyway as they try to switch vehicles around. I feel a proper traffic assessment and an assessment of the size of the alleyway and turning radius required for vehicles to be able to properly leave those spaces without infringing on other properties.

Thanks
Alex and Patrick Cuss

On Fri, Sep 16, 2022 at 9:02 AM Dan Namisniak <dan.namisniak@brant.ca> wrote:

Alex,

Thank you for following up.

I was able to connect with the applicant to discuss the feedback from your comments and the comments from planning committee last week.

Revising the plan to include a taller fence should not be a problem. We will need to consider dropping the height of the fence closer to the laneway to ensure we maintain good/ safe visibility for vehicles entering and exiting the site, vehicles using the laneway and pedestrians.

As for the parking deficiency, we will have to wait and see how the applicants respond to the strong feedback from the committee.

The next opportunity for this application to move forward is in December. You will receive another notice of that meeting.

If you want to check in with me in 1 month we may have some revised plans / information to share.

Thank you

Dan Namisniak

Planner

Development Services Department

County of Brant

From: Alex LeBlanc [REDACTED]
Sent: Friday, September 16, 2022 7:29 AM
To: Dan Namisniak <dan.namisniak@brant.ca>
Subject: Re: File #ZBA33-22-DN

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Hey Dan. I'm just following up as I never received a response from you after my last email a week ago. It's below this email if it somehow got lost somewhere. Thanks!

On Wed, Sep 7, 2022 at 9:44 PM Alex LeBlanc <[REDACTED]> wrote:

Hi Dan. Thanks for providing more information regarding the project next door at yesterday's meeting. I just had a question in regard to the tree situation. From what I gather, all of those massive trees were cut down prematurely, before any plans for the site were even approved? So if there is an issue with the parking, this plan falls through and the building remains vacant, this has severely decreased my property value and has left us, as you know, with zero privacy. Another issue that wasn't addressed (I know it was only an information presentation), but the fencing for sound and light barriers if half of my backyard does in fact in the future line up with a full blown parking lot, are there not regulations for fence height requirements? The meter high fencing they have proposed is shorter than my 3 year old daughter so that doesn't seem right.

I might add that the trees that were removed are much closer to my property than they were to the building as you can see by the tree stumps and could have easily been trimmed in order to facilitate new windows. They also cut down a tree on our side of the chain link in the back parking lot that I forgot to mention.

Thanks

On Tue, Sep 6, 2022 at 2:37 PM Alex LeBlanc [REDACTED] wrote:

Thanks Dan. I won't be able to make it tonight as I'm alone with 2 small kids but going to watch online if I can for more info. Thanks for your help thus far

On Tue, Sep 6, 2022 at 2:32 PM Dan Namisniak <dan.namisniak@brant.ca> wrote:

Alex,

I have forwarded the correspondence to the applicant for their consideration. I would anticipate that we will present the item this evening and gather additional comments before the applicants propose any changes.

Dan Namisniak

Planner

Development Services Department

County of Brant

From: Alex LeBlanc [REDACTED]
Sent: Tuesday, September 6, 2022 11:58 AM
To: Dan Namisniak <dan.namisniak@brant.ca>
Subject: Re: File #ZBA33-22-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.

Hi Dan. Hope you are well. Just touching base on our last conversation about the fencing. Were these recommendations given to the applicant and was there a response?

Thanks

On Thu, Aug 18, 2022 at 6:48 AM Alex LeBlanc [REDACTED]

Morning Dan,

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Dan Namisniak

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Patrick and Alex Cuss

--

[REDACTED]

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Dan Namisniak

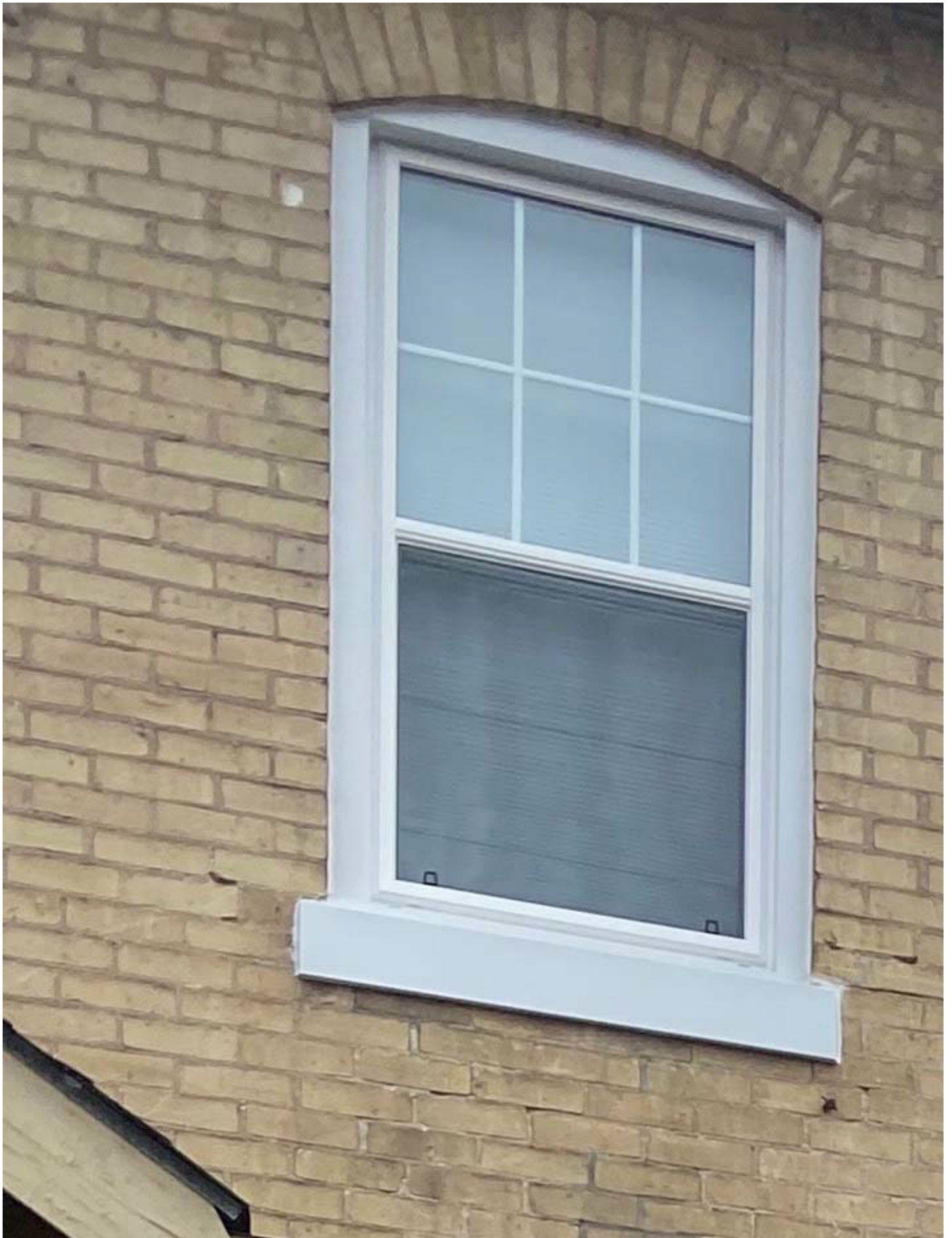
From: Alex LeBlanc [REDACTED]
Sent: Friday, November 25, 2022 12:17 PM
To: Dan Namisniak
Subject: File #ZBA33-22-DN
Attachments: IMG_5794.jpeg; IMG_5792.jpeg; IMG_5791.jpeg

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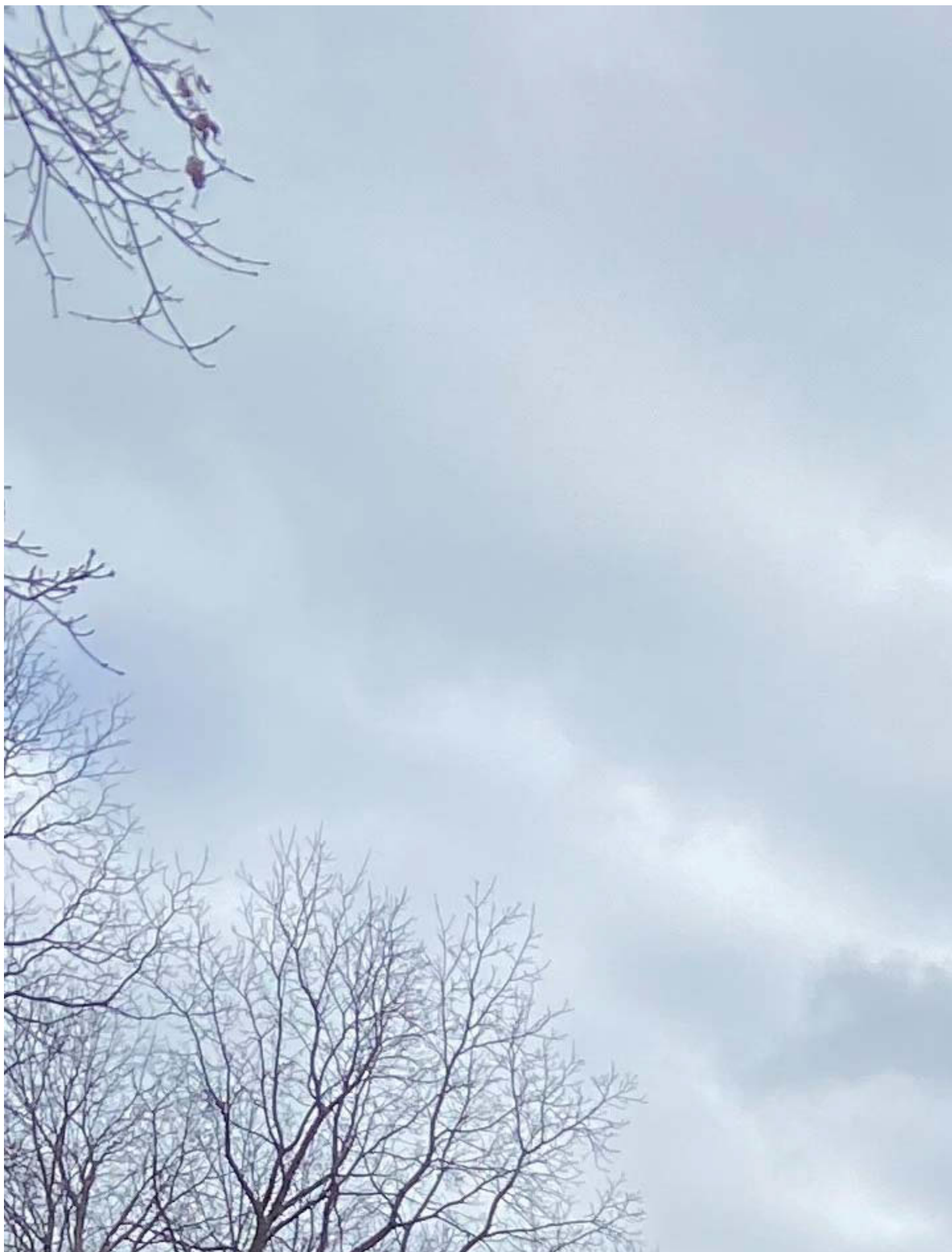
Hi Dan. I've attached some before and after photos of the affects this has had on our property and the reason we are so adamant on having some of our privacy restored. Like we said before, this has taken a huge toll on our property value and our privacy with not having these trees lining the chain link fence. As you can see, before we did not need to worry about having a 7 foot tall fence as there were trees to provide us with the adequate privacy throughout the yard. My only hope is that these photos can justify the strong feelings we have against all of these plans unless we are provided with a TALL fence and some new trees planted. I've also spoken to neighbours in the alley way who are not pleased with the amount of cars that will be shoved into the back of the property, infringing on the quietness and safety the back alley way provides all of us. We are all hoping to attend this upcoming meeting.













Dan Namisniak

From: Dan Namisniak
Sent: Wednesday, August 17, 2022 3:11 PM
To: Brock Murray
Subject: RE: 31 Willow Street

Brock,

I am not sure what is required to be removed as part of the external works.
I can ask the question to the applicants and we can have them clarify.

You will be receiving a second notice in the mail notifying you of a Sept 6 public meeting.
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No decisions will be made at that meeting.

If anything else pops up please let me know.

Dan Namisniak
Planner
Development Services Department
County of Brant

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

From: [REDACTED]
Sent: Tuesday, August 16, 2022 3:11 PM
To: Dan Namisniak <dan.namisniak@brant.ca>
Subject: Re: 31 Willow Street

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Thanks Dan!

That provides more clarity.

From your understanding are they going to be removing the cedar trees that separate our two properties?

Brock Murray

Monarch Cleaning Solutions
48 Woodslee Ave Unit 1
Paris, Ontario
[REDACTED]

> On Aug 16, 2022, at 2:29 PM, Dan Namisniak <dan.namisniak@brant.ca> wrote:

>
> Brock,
>
> Thank you for reaching out.
> I have attached a copy of the survey provided with the application which identifies some of the visible features for reference such as a fence line.
>
> Once you have had a chance to review I am more than happy to discuss or share any questions or comments you have with the applicant.
>
> Thank you
>
>
> Dan Namisniak
> Planner
>
> Development Services Department
> County of Brant
> 66 Grand River Street North, Paris, On N3L 2M2
>
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> -----Original Message-----
> From: [REDACTED]
> Sent: Monday, August 15, 2022 1:18 PM
> To: Dan Namisniak <dan.namisniak@brant.ca>
> Subject: 31 Willow Street
>
> 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 Dan.
>
> I received the Notice of Complete Application in the mail from County of Brant for 31 Willow Street. I am located at 4 Brock Street and have some questions about the property lines showing on the mail out. Some of the cedar trees proposed to be taken down appear to be on my property. If someone could come by so we could discuss in person that would be appreciated.
>
> Thanks for your time!
>
> Brock Murray

>
> Monarch Cleaning Solutions
> 48 Woodslee Ave Unit 1
> Paris, Ontario

