

From: [Mat Vaughan](#)
To: [Sharon Gingras](#)
Subject: RE: PA3-22-MV & ZBA 32-22-MV - file number
Date: Friday, October 14, 2022 7:45:27 AM

Thank you for the email and explanation Sharon. It's a beautiful view for sure. We are planning to take an information report to the Planning and Development Committee meeting on December 6th and will likely bring a report with a recommendation in the early new year. Notices will be sent out in this regard. You are welcome to voice your opinion through that process as well. Thank you.

Mat Vaughan BES, MPLAN, MCIP, RPP, CMM3
Director of Development Planning

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

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From: [REDACTED]
Sent: Thursday, October 13, 2022 10:02 AM
To: Mat Vaughan <mat.vaughan@brant.ca>
Subject: Re: PA3-22-MV & ZBA 32-22-MV - file number

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Hi Mat I'm writing for the proposed subdivision and zoning for beside my home at 742 Watts Pond Road. I believe the new subdivision will affect us more than most because it will be directly beside my home. From what I understand the Cordons sold their farm to developers. I understand why they may have done that but I'll talk a little bit about how that will affect living directly beside that construction and ultimately housing. We've (as a family) owned 742 Watts Pond Road for over 50 years. I've owned it previously for 10 years and currently for 3 years. It's my



My favourite home in the world. I raised my family there and now want to retire here. It's peaceful we can see town but we're out of it. We sit on our back deck and enjoy the country. I'm not so naive that I think this letter will make any difference at all to the county but I attached a picture of what my current life is like at my little space at 742 Watts Pond Road. How lucky are we to come home to that every night my children played back there. I played back there when I was a kid. We have turkeys and foxes and coyotes that live back there and spend a lot of time in our yard. The town's water supply is behind us never in my wildest dreams did I think a subdivision would or could go beside us. This subdivision will disrupt our entire lives. Not even the fact there will be homes all down my side yard it's the years or constructions the years I won't be able to open a window to let fresh air in because of the actual dirt and dust that will be continuously flying through my yard. Where I live it's windy if there's no breeze in town there is one where I live. We don't even be able to sit on our back deck to enjoy the summers or fall or even winters.

It's a shame that my little piece of paradise will be disturbed. Selfish? Maybe but that's ok. I earned a little selfishness. We worked hard our entire lives to own country land and my grandparents and parents before me. These are my good years kids have grown it's my time to enjoy my peaceful home. The impact of such a massive subdivision not only on our town and ability to even get off the end of my road is more disruptive and destructive to a family than I think anyone is aware of when it comes to these big builds that are encroaching on people who live a peaceful life in the country.

Thanks for your time and allowing us to speak. I just wanted to give you a little peek into our life at 742 Watts Pond Road. It's a great life there I would hate to see that change.

Sharon Gingras
[REDACTED]

On Sep 28, 2022 at 2:15 PM, Mat Vaughan <mat.vaughan@brant.ca> wrote:

Hi Sharon

You have the correct email address. Please forward as time permits, thanks

Mat Vaughan BES MPLAN MCIP RPP CMM3

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From: Sharon Gingras <[REDACTED]>
Sent: Wednesday September 28 2022 1:02 PM
To: Mat Vaughan <mat.vaughan@brant.ca>
Subject: PA3-22-MV & ZBA 32-22-MV - file number

Hi Mat we received the notice of complete application for the cedar North development Inc. I live directly beside the new survey going in on Watts Pond Road. We have the ability to voice our opinion and I just wanted to double check it's your email I send it to. No one wants to receive a picture of someone's beautiful view and a letter why I want to keep it that way if they're not the right person that this should be directed to. ;)

Sharon Gingras
[REDACTED]

From: [Mat Vaughan](#)
To: [Alyssa Seitz](#)
Subject: FW: File# PS3-22-MV & ZBA32-22-MV 184 Pinehurst Road
Date: Monday, September 26, 2022 2:11:33 PM
Attachments: [125284L-2022-07-22.pdf](#)

FYI - public correspondence

Mat Vaughan BES, MPLAN, MCIP, RPP, CMM3
Director of Development Planning

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

From: Mat Vaughan
Sent: Sunday, August 28, 2022 10:47 PM
To: Karen Swartzentruber [REDACTED]
Subject: RE: File# PS3-22-MV & ZBA32-22-MV 184 Pinehurst Road

Hi Karen,

I'm just getting back from vacation, so I apologize for the timing of my response.

Thank-you for your email inquiring about PS3-ZBA32-22-MV.

This application is a proposing Residential Draft Plan of Subdivision and to rezone portions of the subject lands into the 'Residential Multiple Low Density (RM1), Residential Multiple Medium Density (RM2), Residential Multiple High Density (RM3), Mixed Use Commercial (C5) with site-specific provisions and Open Space (OS1) Zones. This application will be presented to the Planning Development Committee for information purposes, this meeting is a public meeting and notice will posted on site, online and circulated in the mail to all property owners within 125 meters of the proposed subdivision. The next possible planning development committee meeting that this application can be scheduled for is December 6. Please note this date is not yet confirmed. When this is confirmed I will ensure you are emailed a copy of the notice.

If you have any questions regarding this applications proposal please do not hesitate to email them to myself or Mat Vaughan. Please see the attached draft proposed concept plan provided by the applicant.
Mat

Mat Vaughan BES, MPLAN, MCIP, RPP, CMM3
Director of Development Planning

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

From: Karen Swartzentruber [REDACTED]

Sent: Monday, August 22, 2022 4:37 PM

To: Mat Vaughan <mat.vaughan@brant.ca>

Cc: karenschwartz@xplornet.com

Subject: File# PS3-22-MV & ZBA32-22-MV 184 Pinehurst Road

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Mat

I have a couple questions about the completed application the above File.

I assume only the application is by Cedar North Developments for rezoning is complete.

What are they planning if the rezoning app is approved.

I live at 777 watts pond. North east corner of pinehurst & watts pond. Obviously this has a big impact on me.

Is it another home development?

What does the legend remark of "125m offset for circulation " below subject lands mean? It looks like it goes right through my home!!

The easement from the corner on the subject land is that a planned road?

Please help me understand what's involved here.

Thank you in advance for your help

Karen

From: [Mat Vaughan](#)
To: [Alyssa Seitz](#)
Subject: FW: File# PS3-22-MV & ZBA32-22-MV 184 Pinehurst Road
Date: Monday, September 26, 2022 2:10:26 PM

FYI - public comment/correspondence

Mat Vaughan BES, MPLAN, MCIP, RPP, CMM3
Director of Development Planning

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County of Brant
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-----Original Message-----

From: Jeff Broomfield [REDACTED]
Sent: Monday, September 12, 2022 2:35 PM
To: Mat Vaughan <mat.vaughan@brant.ca>
Subject: Re: File# PS3-22-MV & ZBA32-22-MV 184 Pinehurst Road

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Hi Mat,

Thanks for sending this info.

I just wanted to check & see how they are with following the rules and protecting the wetlands in the past as an indicator to how they'll do in the future. I'm not sure what the actual laws are so I'll just ask if you can check & let me know if they had the proper approvals for any of this work? And if I need to ask someone else then please let me know.

The field was tiled and is now draining into the Gilbert Creek. This was done in the area marked block 27.

The "existing farm pond" marked on the map was dug just a few years ago. Possibly at the same time as the drainage tiling was done but not sure.

There was also a building put up near the pond sometime after the pond was created.

There used to be the sound of chainsaws & I went back there and saw that lots of trees were cut down. There was a sign "firewood for sale" on the property for a few years as well. This has stopped & it's been at least a year now.

I also notice a "temporary turning circle" by block 22 & 28. This butts up against my neighbours property. It seems to be that there may be a future plan to buy the 3 properties that would connect the subdivision to the piece of property in the back by the gravel pit. I'd like to find out more about their plans there.

Thanks

Jeff Broomfield

> On Sep 12, 2022, at 1:57 PM, Mat Vaughan <mat.vaughan@brant.ca> wrote:

>

> Hi Jeff,
>
>
> Thank-you for your email inquiring about PS3-ZBA32-22-MV.
>
> This application is a proposing Residential Draft Plan of Subdivision and to rezone portions of the subject lands into the 'Residential Multiple Low Density (RM1), Residential Multiple Medium Density (RM2), Residential Multiple High Density (RM3), Mixed Use Commercial (C5) with site-specific provisions and Open Space (OS1) Zones. This application will be presented to the Planning Development Committee for information purposes, this meeting is a public meeting and notice will posted on site, online and circulated in the mail to all property owners within 125 meters of the proposed subdivision. The next possible planning development committee meeting that this application can be scheduled for is December 6. Please note this date is not yet confirmed. When this is confirmed I will ensure you are emailed a copy of the notice.
>
> If you have any questions regarding this applications proposal please do not hesitate to email them to myself. Please see the attached draft proposed concept plan provided by the applicant.
> Mat
>
> Mat Vaughan BES, MPLAN, MCIP, RPP, CMM3 Director of Development
> Planning
>
> Development Services
> County of Brant
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> -----Original Message-----
> From: Karen Swartzentruber [REDACTED]
> Sent: Monday, August 22, 2022 4:37 PM
> To: Mat Vaughan <mat.vaughan@brant.ca>
> Cc: karenschwartz@xplornet.com
> Subject: File# PS3-22-MV & ZBA32-22-MV 184 Pinehurst Road
>
> 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.
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>
> Mat
> I have a couple questions about the completed application the above File.
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> What are they planning if the rezoning app is approved.
> I live at 777 watts pond. North east corner of pinehurst & watts pond. Obviously this has a big impact on me.
> Is it another home development?
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> The easement from the corner on the subject land is that a planned road?
>
> Please help me understand what's involved here.
> Thank you in advance for your help
>

> Karen

> <125284L-2022-07-22.pdf>

From: [REDACTED]
To: [Alyssa Seitz](#)
Subject: Re: PS3-22-MV & ZBA32-22-MV
Date: Tuesday, August 23, 2022 9:08:31 AM

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Thank you, looking forward to it.

On Mon., Aug. 22, 2022, 8:01 a.m. Alyssa Seitz, <alyssa.seitz@brant.ca> wrote:

Good morning Mr. Lamallari,

Thank-you for your email inquiring about PS3-ZBA32-22-MV.

This application is a proposing Residential Draft Plan of Subdivision and to rezone portions of the subject lands into the 'Residential Multiple Low Density (RM1), Residential Multiple Medium Density (RM2), Residential Multiple High Density (RM3), Mixed Use Commercial (C5) with site-specific provisions and Open Space (OS1) Zones. This application will be presented to the Planning Development Committee for information purposes, this meeting is a public meeting and notice will posted on site, online and circulated in the mail to all property owners within 125 meters of the proposed subdivision. The next possible planning development committee meeting that this application can be scheduled for is December 6. Please note this date is not yet confirmed. When this is confirmed I will ensure you are emailed a copy of the notice.

If you have any questions regarding this applications proposal please do not hesitate to email them to myself or Mat Vaughan. Please see the attached **draft** proposed concept plan provided by the applicant.

Many thanks

Alyssa Seitz

Planning Administrative Assistant/ Secretary Treasurer to the Committee of Adjustment

Development Services Department

County of Brant

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

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From: Mat Vaughan <mat.vaughan@brant.ca>

Sent: Sunday, August 21, 2022 9:27 PM

To: Alyssa Seitz <alyssa.seitz@brant.ca>

Subject: FW: PS3-22-MV & ZBA32-22-MV

Hi Alyssa, can you please follow up with Mr. Lamallari and find out what information he would like? Thanks.

Mat Vaughan BES, MPLAN, MCIP, RPP, CMM3

Director of Development Planning

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From: Bass Lamallari [REDACTED]
Sent: Sunday, August 21, 2022 6:54 PM
To: Mat Vaughan <mat.vaughan@brant.ca>
Subject: PS3-22-MV & ZBA32-22-MV

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Notice to Public Meetin Request for 184 Pinehurst Rd. Please forward more details as the notice I have received in my mail has very limited information. Thank you.