

**From:** [Dan Namisniak](#)  
**To:** [REDACTED]  
**Cc:** [Alyssa Seitz](#)  
**Subject:** RE: Complete application =84 Old Onondaga Road ZBA30-22-DN  
**Date:** Friday, December 2, 2022 8:54:45 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[ZBA30-22-DN - 84 Old Onondaga Rd - RECOMMENDATION PPT \(Dec 2022\).pdf](#)

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Steve,

I have provided a response to your questions in **red** below.

If you require further discussion please let me know.

If you wish to attend or participate in the meeting next Tuesday we can ensure you are provided with the appropriate details for in person or virtual access.

**Dan Namisniak**

Planner

Development Services Department

County of Brant

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**From:** Steve Matheson [REDACTED]  
**Sent:** Friday, December 2, 2022 8:26 AM  
**To:** Dan Namisniak <dan.namisniak@brant.ca>  
**Cc:** Planning <planning@brant.ca>  
**Subject:** Re: Complete application =84 Old Onondaga Road ZBA30-22-DN

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Mr. Namisniak:

May I hear from you today please?

On Wed, Nov 30, 2022 at 8:12 AM Steve Matheson [REDACTED] wrote:

Mr. Namisniak.

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:

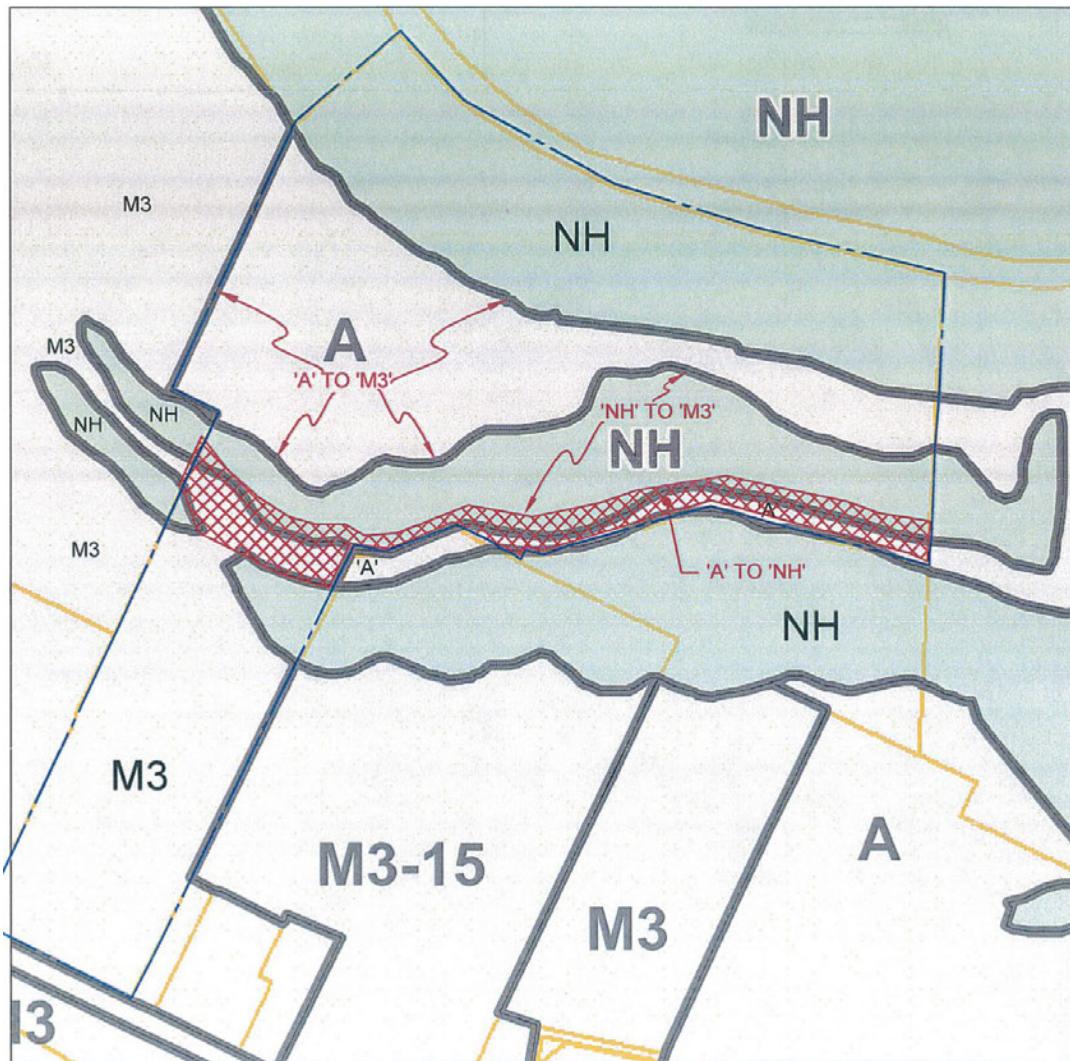
1. What is the exact use of the property to be utilized in the land to be rezoned from A to M3;

- × This application is required to facilitate the expansion of the Heavy Industrial (M3) zone to permit the operation of a Transport/ Truck Terminal, Contractor's Yard and Open Storage. The Site Specific Provision is included to permit the operation of Aggregate Recycling Facility related uses. Aggregate Recycling Facility related uses include use of the premises for the recycling, by way of crushing, grinding, blending, and screening, of nonhazardous aggregate by-products such as concrete, asphalt, bricks, glass, and ceramics. This use includes the storage/stockpiling of incoming material awaiting processing and the storage/stockpiling of processed material awaiting shipment. This use does not include a central mixing, batching or any other facility/plant to produce asphalt and concrete. Aggregate Recycling Facility related uses are expected to occur outdoors, a maximum of two (2) days in one occurrence each calendar year by a licensed contractor in keeping with the Ministry of Environment, Conservation and Parks (MECP) Environmental Noise Guidelines.
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 my presentation for next Tuesday's meeting to this response. Slide 5 has a graphic which aims to simplify what areas are being modified added to and removed from the NH zone.
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 modifications to the NH zone are generally in the east and south portions of the subject lands.
  - × No modifications are proposed along the west property line abutting your clients property at 84 Shaver.
  - × This application will not result in any changes to the limits of the NH zone on your clients property.
  - × If your client wishes to explore new development on their land, a pre-consultation meeting will be required which will determine the expectations for environmental hazard land review on their land.
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 owners have obtained a permit from the GRCA to access the rear of the property. This driveway access is currently in place.
5. Will there be any restrictions on access across the A to NH red hashtag lands located on the 1st zoning map;
- In addition to the response in #4, activity on site (machines, stock piles etc) will need to maintain buffers from the NH zone.
  - These details will be established through the more detailed site plan control process.
6. Are there any barriers for sound or dust that are proposed for the development.
- × These details will be established through the more detailed site plan control process.

I attach both maps put forth by the County for both the Sept and December public meetings. 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 at your earliest possible opportunity.

Steve







**GOAD AND GOAD LLP\***

Barristers, Solicitors & Notaries Public

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