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Cc: ["Steven & Laurie Szasz \(szasz@rogers.com\)"](#)
Subject: 649 Colborne Street West - Bank/Tree Removal/Storage/Erosion/Drainage Issues Abutting Residential Property
Date: Monday, December 12, 2022 2:17:00 PM
Attachments: [Diagram Comments.pdf](#)
[Photos.pdf](#)

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Monday, December 12, 2022

RE: Comments regarding property at Tract Kerr Pt. BLK. 2 RP 2R-2606 Part 2
County of Brant located at 649 Colborne St. W. – Owner Bicz

Dear Council and County Staff,

Thank you for allowing us to comment and speak in regards to this property at Council on December 6, 2022.

Please see attached pictures and aerial timeline regarding the property and the owner's extension (over the years) to the sensitive tree area shared between our lots. We feel that there has been some extension of the parking lot and into ecological sensitive area that should be resolved.

The problems that arise are as follows:

- Safety of bank/berm for slope stability and erosion, where infill occurred without engineering and studies.
- increase impervious surfaces (disturbed and developed) are not site contained and drain onto illegal outlets (private property)
- No engineering for drainage, vehicle turning, proper distancing and parking curbs.
- Visual and sound disturbances from trailers being visible from "valley". Storage of equipment and materials visible from below.

As stated previously, it is to our perspective that the issues that occurred are due to illegal development by the owner as proper Site Plan Control protocol would resolve these concerns. It is to our understanding that none of the following has occurred:

- a. Geotechnical Engineering Report/Investigation
- b. Tree Inventory Study by Arborist
- c. Plant Inventory Study by Botanist
- d. Pier Review
- e. Site Plan Control (grading, engineering, zoning)
- f. EIS Statement
- g. GRCA Comments

We want to state that we do not oppose the rezoning, however should be approved under conditional advisement with the following conditions/actions to take place:

1. No parking or storage of materials/equipment to be allowed directly along edge of bank. A specified distance from the edge of slope be restricted for use and parking from vehicles, trailers, storage, and equipment as both a safety and visibility resolution to the residential properties below. We propose a minimum 2.0m high berm with max slope 2:1 or 1.5m high fence setback 6.0m away from top of bank, complete with native vegetation as well as parking curbs
2. Obtain Site Plan Control with proper grading plan, erosion control, and servicing design engineered and approved by the County of Brant to ensure proper stormwater management to not cause further adverse affects to surrounding properties, vegetation, topography and wildlife. Site plan control will allow and ensure that due to the development, runoff will have to controlled, captured, treated on private property and discharged onto legal outlets, Colborne Street West ditchway, not neighbouring properties.
3. To resolve the erosion and mitigate vegetation loss with native tree species, as well as satisfy proper slope stability as per Geotechnical design/investigation.

Please do not hesitate to contact me if you have further questions and/or comments.

We thank you for accepting our comments and look forward to your response.

Best Regards,

Steven J. Szasz Jr., P.Eng
178 Oakhill Drive