

**From:** [Kwan, Johnson](#)  
**To:** [REDACTED]  
**Cc:** [Dan Namisniak](#); [Briar Allison](#); [Alyssa Seitz](#)  
**Subject:** RE: File Number: ZBA44-22-DN / 409 German School Road  
**Date:** Tuesday, January 3, 2023 8:51:22 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)

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Good Morning,

The proposed development area (approximately 2,264 square metres) is illustrated in the red line (please see figure below). It excludes the 30 m buffer from the drip line. According to the applicant, the area of the garage/residential unit is approximately 12 metres x 18 metres or an area of approximately 223 square metres.



Regards,



**Johnson Kwan, MCIP, RPP, PMP, ENV SP, LEED Green Associate**  
Senior Planner, Urban and Community Planning  
Planning, Transportation & Infrastructure

T+ 1 289-989-1207

**From:** [REDACTED]  
**Sent:** January 2, 2023 9:31 AM  
**To:** Kwan, Johnson <[Johnson.Kwan@wsp.com](mailto:Johnson.Kwan@wsp.com)>  
**Cc:** Dan Namisniak <[dan.namisniak@brant.ca](mailto:dan.namisniak@brant.ca)>; Briar Allison <[briar.allison@brant.ca](mailto:briar.allison@brant.ca)>; Alyssa Seitz <[alyssa.seitz@brant.ca](mailto:alyssa.seitz@brant.ca)>  
**Subject:** RE: File Number: ZBA44-22-DN / 409 German School Road

Hi Kwan and Happy New Year,

Thank you for your responses, just one additional clarification. From below;  
[3. To permit the development area of the Additional Residential Unit \(ARU\) to be approximately 2,264 square metres, where a maximum of 450 square metres is permitted.](#)

This area deviation is the area to the drip line? Can you advise the area of garage / residential unit?

Kind Regards,

John Hallema  
433 German School Road

**From:** Kwan, Johnson <[Johnson.Kwan@wsp.com](mailto:Johnson.Kwan@wsp.com)>  
**Sent:** December 21, 2022 3:09 PM  
**To:** Hallema, John [REDACTED]  
**Cc:** Dan Namisniak <[dan.namisniak@brant.ca](mailto:dan.namisniak@brant.ca)>; Briar Allison <[briar.allison@brant.ca](mailto:briar.allison@brant.ca)>; Alyssa Seitz <[alyssa.seitz@brant.ca](mailto:alyssa.seitz@brant.ca)>  
**Subject:** RE: File Number: ZBA44-22-DN / 409 German School Road

Good Afternoon,

Thank you for reaching out in regards to the Zoning By-Law Amendment application at 409 German School Road. I am the file manager for this application and am responding to your questions on behalf of the County of Brant.

Please see responses in blue below for details:

1. The area where the ARU / garage is going to be situated is currently being utilized as a site to hold and process landscaping material. Is the application an expansion of this activity or do they intend to cease the activity associated with the landscaping center?

The applicant confirmed that the activity associated with the landscaping center would cease if and when the ARU/garage is developed.

2. The proposed ARU occupies a small portion of the lands of 409, why is the application involve so much more? Why are these lands being included with the re-zoning? Please refer to sketch below.

The zoning map is tied to the subject land's boundary. As such, the map illustrates the entire property even when the proposed ARU only occupies a small portion of the subject land. The applicant confirmed that the proposed ARU would be located at the southwest corner as depicted in the following diagram:



3. What is the definition of A-XX mean in terms of land use. What are the uses / restrictions for the land if approved?

The permitted uses on the subject land remain the same in Agricultural Zones. The A-XX is the number to be assigned by the County when the Bylaw is being prepared. The applicant is seeking three site-specific exemptions for the proposed ARU, including:

1. To permit the Additional Residential Unit (ARU) located approximately 400 metres from the primary dwelling, where a maximum of 40 metres is permitted.
2. To permit the Additional Residential Unit (ARU) to be accessed by a separate driveway entrance, where shared access is required.
3. To permit the development area of the Additional Residential Unit (ARU) to be approximately 2,264 square metres, where a maximum of 450 square metres is permitted.

Please feel free to contact me directly at 289-989-1207 if you have any further questions about this application.

Regards,



**Johnson Kwan, MCIP, RPP, PMP, ENV SP, LEED Green Associate**  
 Senior Planner, Urban and Community Planning  
 Planning, Transportation & Infrastructure

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2. The proposed ARU occupies a small portion of the lands of 409, why is the application involve so much more? Why are these lands being included with the re-zoning? Please refer to sketch below.
3. What is the definition of A-XX mean in terms of land use. What are the uses / restrictions for the land if approved?

LANDS TO BE REZONED A to A-XX

LANDS TO BE REZONED A to A-XX

LANDS TO BE REZONED A to A-XX

LANDS TO BE REZONED A to A-XX

GERMAN SCHOOL ROAD

Blue Creek

Blue Creek

Blue Creek

LANDS TO BE REZONED A to A-XX

John & Maridee Hallema  
433 German School Road

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