

January 7, 2023

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Diana Beattie
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Dan Namisniak
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Re: File #ZBA44-22-DN, 409 German School Road

On December 23 I received two letters with respect to the above-noted property regarding applications for a zoning amendment to rezone the subject lands from Agriculture (A) to Agricultural Special Exemption (A-XX) to establish an Additional Residential Unit (ARU) including site specific provisions.

By way of background, I own and live with my husband, James Knight at 410 German School Road, the farm opposite the referenced property.

Notwithstanding the documents sent to me and a subsequent meeting (in your absence) with your colleague Lauren on January 4, I have difficulty in understanding the location, scope and purpose of the rezoning request.

I am hoping that you will be able to answer my questions upon your return to work on Monday January 9, prior to the Planning Committee Meeting scheduled for the next day.

My understanding is that the property at 409 German School Road has had two separate severances in the past and they are residential properties known as 407 and 403 German School Road.

The property currently has one main entrance leading to a principal residence and other outbuildings; a second entrance to the west through a wooded area; and a third entrance, further west that provides access to the property's soil processing and landscaping supply operation in support of Dragonfly, an ongoing business approximately 1.6 km to the east at the corner of German School Road and Highway 24.

What is unclear to me is the following:

1. Where exactly is this proposed Additional Residential Unit with separate entrance to be located on the property? E.g., is it further west than the third entrance to the soil and landscaping operation? Replacing the operation? Using the second entrance through the woods?
2. What exactly is the purpose of this ARU? Is it primarily:
 - residential? i.e., a home with a garage?
 - building/garage/equipment shed in support of the soil and landscaping operation with a minimal, basic residential unit?

I have little understanding of the implications of this change in zoning for the entire property at 409 German School Road from Agriculture (A) to Agricultural Exemption (A-XX).

3. If this application is successful, is it possible for the owner to have other future ARUs throughout the property and/or other agriculture operations, buildings, entrances, etc. without specific applications being made?

I realize that time is of the essence and I am at a disadvantage having received the application and Notice of Public Meeting just prior to the Holiday office closures and your annual leave.

I do hope that you can treat this as urgent. I will be available by telephone on Monday, your return to work, but unfortunately unavailable on Tuesday.

I will be requesting permission from the Clerk for my husband, James Knight to attend at the Planning Committee Meeting in person on Tuesday, in my absence.

Kind regards,

Diana Beattie