

**From:** [REDACTED]  
**To:** [Briar Allison](#)  
**Cc:** [Alyssa Seitz](#); [jedamiller@sympatico.ca](mailto:jedamiller@sympatico.ca)  
**Subject:** Re: Re: 6 Maple ave. Burford.  
**Date:** Saturday, April 30, 2022 10:48:53 AM

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Good day, My name is Warren Bell and would like to comment on the proposal for the property at 6 Maple North, Burford.

I lived in Kitchener Waterloo for most of my life (54 years) I made a huge decision to leave the Waterloo Region and chose a quieter way of life in the country.

My brother bought a hobby farm in Harley and convinced me to buy a modest home in Burford 18 years ago , and I'm loving it.

The small parcel of land where the public school was located is hardly big enough for maybe 6 nice sized lots for single family homes let alone 47 townhomes.

The said area consists of older homes that could welcome 6 new homes of similar stature.

Burford has a proposal of 250 retirement homes in the east end of the village, there are also 12 high end homes going into the subdivision across the street from the retirement village

Burford is such a nice friendly village that welcomes visitors from the surrounding area to one of its small villages that surround the bigger cities.

Please keep our village as one of the pretty little villages in Brant County.

Warren Bell

387 Maple Ave South

Burford On.

On Fri, 29 Apr 2022 at 10:55, Briar Allison <[briar.allison@brant.ca](mailto:briar.allison@brant.ca)> wrote:

Good morning,

Thank you for your comments, can you please confirm your full name, so that I may attach it to your comments?

Briar Allison  
Deputy Clerk

Corporate Services Division  
County of Brant  
66 Grand River St. N., Paris, ON N3L 2M2

---

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Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant advises that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the County's website and/or made available to the public upon request.

[REDACTED]

Sent: Thursday, April 28, 2022 6:52 AM  
Subject: Re: 6 Maple ave. Burford.

The property in question can not house more than six single detached homes, more than that, would not fit in with the neighbourhood, please reconsider your proposal.

Sent from my iPad

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** 6 Maple Ave Burford  
**Date:** Friday, June 3, 2022 8:06:07 PM

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Hello,

I would like to voice my opinion and dislike with the current proposal to build 47 townhomes on the plot of 6 Maple Ave in Burford. I have noticed that others' have shared their voices, and I would like to do the same. Could you please direct me on how to proceed with this?

Thank you,  
Tess Petersen

Attention: Brant County Planning Staff  
and County Council

Re: Application # ZBA 38-20 DN

Development of # 6 Maple Ave. N.

From - Mike Rolinet  
10 Maple Ave. N.  
Burford, ON  
NOE1A0

① Quick Review of the Previous  
2021 Proposal

80 condos in two very large  
buildings with a three storey  
height.

The Key Problems of this Proposal

- ① The resident density was too high  
which would have negatively  
impacted the quantity and quality  
of the water for the neighbourhood  
and beyond.
- ② The property couldn't handle the  
large number of vehicles that  
would be on the site.

- ③ Our home at #10 Maple N. is just north of the subject property.  
 We would be the most negatively affected.  
 There was even a strong possibility due to our proximity to one of the structures, we would be often in shadow, especially during the winter months.

A petition was circulated in opposition to the proposal. It overwhelmingly illustrated strong resistance to the proposal.

We all know some kind of development must occur with #6 Maple, but it should be appropriate for the neighbours and the community as a whole.

I offered 2 suggestions:

- #1 A seniors' complex of 40 linked homes in groups of four.  
 I used the floor plan of those at the 'Seasons' retirement community in Brantford.  
 These are single storey, one bedroom homes without any stairs to negotiate. They



don't have a basement but each unit has its own garage. They are intended to each accommodate a senior couple.

# 2 I proposed a cul-de-sac into the # 6 Maple property to allow access to the number of single-family detached homes that would fit on the site.

Both of these suggestions would mitigate the problems mentioned above concerning the 80-condo proposal.

\* Now - the present 2022 proposal:

(B)

The applicant is seeking permission for a zoning change so they can construct 47 townhouses.

This should be rejected by the County Council.

It is inappropriate as the resident density will still be too high.

I was told by the #6 Maple N. property owner, that the planner was seriously considering my seniors complex plan and the single-family detached homes approach.

That is not what I see in the current 47 townhouse proposal. They seem to think, because I said 40 seniors units, they could get close to that figure and I would be happy.

But this is like comparing apples to oranges.

The seniors complex would have  $40 \times 2 = 80$  residents.

The 47 townhouses plan would likely have many more.

Several of these homes will likely have multi-generational families.

Let's say the number per unit is in the 4 to 8 resident range.

$$4 \times 47 = 188$$

to

$$8 \times 47 = 376$$

Thus the range is likely to be far too high for this property. It will be problematic to the neighbourhood and beyond.



Also the current proposal is laid out to accommodate parking for about 98 vehicles if we consider the drive way in front of each unit and the visitor parking spaces.

This will not be enough. The overflow will negatively affect the neighbouring properties.

So, I can't support this most recent proposal.

At the information meeting held by the planner on April 27, Dave Aston stated 6 single-family detached homes would be allowed on the property.

Knowing this and the fact the resident density must remain low due to the well-septic system, here is what I propose for # 6 Maple N.

Rather than 47 townhouses let's:

- ① Put in the senior's complex
- ② Put in the number of single-family detached homes allowed.



Both of these plans is acceptable. They are in the low resident density range required.

It would be great to have the senior's complex. Residents would have good access to the commercial core of the village.

The single-detached family homes would as be a fine asset to the existing neighbourhood. I would like to see the cul-de-sac named 'Miller Lane' to recognize that this property of initially part of the Jacob Miller farm.

Both would allow the property owner, planner and builder to make a profit.

Let's do what is right for the property, its neighbours and the community.

**From:**

**Subject:**

**Date:**

Re: 6 Maple Ave, Burford

Tuesday, May 3, 2022 11:11:58 AM

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Thank you MaryAnn.

If it's ok with you, Alyssa will include your comments in the Planning Application so the rest of the Planning Committee can see them.

Thx,

Dave Miller

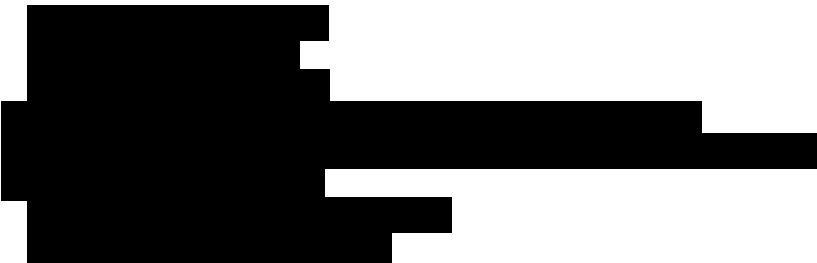
----- Original Message -----

[Redacted]

Sent: Tuesday, May 3, 2022 10:08 AM

Subject: 6 Maple Ave, Burford

I am very disappointed that this plan has very little concern towards the effects of this size of development on the above mentioned address. My name is MaryAnn Bell, formerly MaryAnn Henderson. I have lived in the village of Burford since 1977. Our village sits on a wonderful aquifer that provides us with wonderful fresh drinking water. With the exception of high nitrates, still with in acceptable ranges in certain parts of the village, our drinking waters are very good. My concern with high density housing being put in our community even if they have their high dollar waste management systems, is the increase in nitrates that can and probably will push these levels over government standards creating a community problem with its drinking water. Who will pay for water to correct the problem. Will it force services to come to the village at the expense of its residents in order to allow developers to profit themselves and add financial burden to their neighbour's. I am not against development in our community providing the end results are positive for all concerned. I believe Maple Ave. School should be developed but not to the volume of housing that is being proposed. Our community, staff and councillors must be very careful moving



The property in question can not house more than six single detached homes, more than that, would not fit in with the neighbourhood, please reconsider your proposal.

Sent from my iPad



wrote:

- >
- > Dear Sir.
- > A total disappointment to see you newest proposal. Word from Mike Robinet a couple of weeks ago was you were rethinking your plan. That gave us high hopes you were going to be a promising good neighbour.
- > I just received you newest proposal . The size of that parcel of land should not have more than 10 family homes .
- > This tells us you are not community minded. You are not a good neighbour.
- > You or any member of council would NOT move next to this development.
- > I personally feel sorry for anyone living next to this property.
- > Like I have said a number of times befor if You were to have tore down the school put in a road and build 8 or 10 homes you would have money in the bank and no headaches
- > by now . And be considered a good neighbour.
- > This is the feelings of most of your neighbours.
- > We are making our felling known.
- > Sincerely
- > John Waters
- >



**From:**

**Subject:**

**Date:**

Maple Ave School Application

Saturday, April 23, 2022 9:56:43 AM

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I see the new notice in front of the school.

It appears that the developers are not giving up, just decreasing their ask.

I'm not sure if the council is getting the message that Burford residents do NOT want this development in our town.

It appears to me that all levels of government; municipal, provincial and federal are only interested in increasing their tax base by covering up every available piece of ground, with housing.

Affordable Housing is the new political catch phrase.

Their will be nothing affordable about this project.

It was quite funny to read where the builder said that retiring Burford residents have no place to retire to.

I'm quite confident that these 47 units will fill up with people fleeing the crime, drugs, shootings, etc. from the GTA.

We do not want a miniature Paris in this town and that is what is going to be forced on us.

I pay high taxes for the privilege of living in Burford and what do I get for this?

Garbage collection, poor snow removal services and one street light near my home.

For the last 38 years, the streets just get worse and worse.

On top of this, water is still an issue.

Are you going to give me a new well when my water dries up due to more demand?

Not likely.

I'm sure you are going to force us into municipal water and sewage increasing my tax burden, many times over.

No wonder people are leaving Ontario for other provinces.

It is interesting to note, that when the school closed, a young Burford area resident bought the school with the plan to convert it to a few seniors apartments, but council rejected his application, apparently due to water issues.

How ironic that 5 or 6 seniors would have a water impact, but 47 PLUS in condos won't!

What a double standard.

Our population is increasing only because of 1 reason, immigration.

Here's a novel idea, stop the mass immigration forced on us, the citizens of this country.

Yours sincerely,

Barry Banks,  
7 Messecar Drive,  
Burford, ON

Sent from [Mail](#) for Windows 10

**From:** [Dan Namisniak](#)  
**To:** [REDACTED]  
**Subject:** RE: ZBA38-22-DN-6 Maple Ave North  
**Date:** Tuesday, March 28, 2023 7:19:00 AM  
**Attachments:** [image001.jpg](#)

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Mary Ann,  
Thank you for continuing to keep involved with this application.  
I can provide the following response to your questions:

First, the staff recommendation suggests that future development of this site is subject to a 'Holding Provision'. This holding provision will be applied to the entirety of the Subject Lands until such time that an appropriate level of municipal servicing is available, determined and guided by the completion of the Burford Master Servicing Class Environmental Assessment.

- The outcome of the Burford Master Servicing Class Environmental Assessment will hopefully determine whether or not bringing municipal services (water, sanitary, stormwater) is possible.
- It may be determined that partial or full municipal services will be available in 'x' number of years. If this is the case, development will need to wait for services.

If it is determined that development on private services is appropriate, the following will be required as part of the Site Plan Control Approval process:

- Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks (MECP) related to the proposed onsite wastewater disposal system.
- This will require the County of Brant to enter into a Municipal Responsibility Agreement which puts the responsibility on the County to remedy any issues with their private system.
- The waste water system will be subject to the MECP Reasonable Use Guidelines, and therefore, must achieve (through treatment) a nitrate concentration of <2.5mg/L at the property line.
- The potable drinking water supply well will be subject to Ontario Regulation 170/03 and will require treatment, ongoing monitoring and laboratory testing.

No discussions have been had about dedicating units to be 'affordable' this is certainly something that can be asked of the Applicant during the public meeting and prior to future development taking place.

If you have any further questions, do not hesitate to reach out.

**Dan Namisniak**  
Senior Planner

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

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**From:** Alyssa Seitz <alyssa.seitz@brant.ca>

**Sent:** Wednesday, March 15, 2023 1:00 PM

[REDACTED]  
[REDACTED]  
[REDACTED]  
jedamiller@sympatico.ca

**Subject:** RE: ZBA38-22-DN-6 Maple Ave North

Good afternoon Ms. Bell,

Many thanks for your email. I acknowledge receipt with thanks. I am going to forward this onto the Planner Dan Namisniak to respond. Please note Dan is on vacation this week and will be able to review and respond next week to your concerns.

I have also included Councillor Miller on this email as per your request below.

Kind regards,  
Alyssa

Alyssa Seitz  
Development Agreement Coordinator/ 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:** MaryAnn Henderson <[mahenderson12001@gmail.com](mailto:mahenderson12001@gmail.com)>



**Sent:** Wednesday, March 15, 2023 12:56 PM

**To:** Alyssa Seitz <[alyssa.seitz@brant.ca](mailto:alyssa.seitz@brant.ca)>

**Cc:** Robert Chambers <[robert.chambers@brant.ca](mailto:robert.chambers@brant.ca)>; [REDACTED]

[REDACTED] ZBA38-22-DN-6 Maple Ave North

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Hello Alyssa

Thank you for sending this to me. Unfortunately, I am away on holidays and will not be home until after this meeting. I have a question that I would like answered in regard to high nitrates caused by a denser population in this area. In the event this development causes the nitrates to exceed ministry guidelines, who is responsible for the costs of fixing the problem for the affected area without bringing services in? How would this be accomplished? Are any of these units going to be dedicated to affordable living?

Regards,  
MaryAnn Bell

P.S. - John and Robert would you make sure David Miller receives a copy of my response. His email address is not popping up for me.o

On Wed., Mar. 15, 2023, 9:20 a.m. Alyssa Seitz, <[alyssa.seitz@brant.ca](mailto:alyssa.seitz@brant.ca)> wrote:

Good morning,

Thank-you for your interest in the above zoning by-law application. This application is scheduled to be presented for recommendation at the April 4, 2023, Planning Development Committee meeting.

Kindly see attached the Notice of Public meeting for your information. If you have any questions or comments to submit please do not hesitate to contact myself or the planner on the file, Dan Namisniak.

Many thanks  
Alyssa

Alyssa Seitz  
Development Agreement Coordinator/ Secretary Treasurer to the Committee of  
Adjustment  
Development Services Department  
County of Brant  
66 Grand River Street North, Paris, On N3L 2M2

---

**From:** [Dan Namisniak](#)  
**To:** [REDACTED]  
**Subject:** RE: ZBA38-22-DN-6 Maple Ave North  
**Date:** Tuesday, March 28, 2023 7:19:00 AM  
**Attachments:** [image001.jpg](#)

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Colleen,

Sorry for the slow response regarding this application.

If you are available sometime today, we can arrange a call to discuss your concerns related to ZBA38-22-DN-6 Maple Ave North.

Let me know what time works best for you.

**Dan Namisniak**  
Senior Planner

Development Services Department  
County of Brant

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**From:** Alyssa Seitz <alyssa.seitz@brant.ca>  
**Sent:** Thursday, March 16, 2023 8:56 AM  
[REDACTED]  
**Cc:** Dan Namisniak <dan.namisniak@brant.ca>  
**Subject:** RE: ZBA38-22-DN-6 Maple Ave North

Good morning Colleen,

Thank-you for your email and questions. Dan is on vacation this week but he is the better contact to speak with regarding this application. I can ask Dan to give you a call early next week upon his return and he can discuss your questions with you.

Thank you

Alyssa Seitz  
Development Agreement Coordinator/ 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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updates [brant.ca/COVID-19](https://brant.ca/COVID-19)

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**From:** Colleen Durham <[cdurham0@gmail.com](mailto:cdurham0@gmail.com)>

**Sent:** Wednesday, March 15, 2023 3:56 PM

**To:** Alyssa Seitz <[alyssa.seitz@brant.ca](mailto:alyssa.seitz@brant.ca)>

**Subject:** Re: ZBA38-22-DN-6 Maple Ave North

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Hi Alyssa.

I managed to print the document to the detail I needed . I would still like to speak to someone regarding this plan vs the previous plan submitted. Either you or Dan. My phone is 5197572637

Thanks

Colleen

On Wed, Mar 15, 2023 at 3:29 PM Colleen Durham [REDACTED] wrote:

Good afternoon Alyssa

Would it be possible to get a copy of both maps?

I am unable to print them with all the details?

As well, are you able to summarize the differences this time, from Mr. Grovers last application?

Thank you

Colleen Durham

On Wed., Mar. 15, 2023, 9:20 a.m. Alyssa Seitz, <[alyssa.seitz@brant.ca](mailto:alyssa.seitz@brant.ca)> wrote:

Good morning,

Thank-you for your interest in the above zoning by-law application. This application is scheduled to be presented for recommendation at the April 4, 2023, Planning Development Committee meeting.

Kindly see attached the Notice of Public meeting for your information. If you have any questions or comments to submit please do not hesitate to contact myself or the planner on the file, Dan Namisniak.

Many thanks

Alyssa

**Alyssa Seitz**

Development Agreement Coordinator/ Secretary Treasurer to the Committee of



**From:** [Dan Namisniak](#)  
**Subject:** RE: Maple Ave School Revised Proposal  
**Date:** Tuesday, March 28, 2023 7:16:00 AM  
**Attachments:** [image001.jpg](#)

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Barry,

Thank you again for staying involved in this development application and for providing your comments.

It is important that the public opinions and concerns are heard for Committee and Councils consideration.

Thank you for letting us know about the sign. I was by the site yesterday and noticed it has not been replaced.

I will have a new sign created and will posted this week.

If you have any questions about the current proposal please let me know and I will be happy to provide a response.

Thank you

**Dan Namisniak**  
Senior Planner

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

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**Sent:** Monday, March 20, 2023 1:05 PM

**To:** Lauren Graham <[lauren.graham@brant.ca](mailto:lauren.graham@brant.ca)>

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Lauren,

I appreciate your quick responses and all the others who have connected with me as to the procedure on this new proposal.

I prefer to have my comments and suggestions presented to you for furtherance to the council after watching the Council Meeting back in November on the 30 year plan for Burford.

It's doubtful that I would ever want to go through what Mr. Mike Robinette did.

The stance by the people of Burford has not changed, nor has anyone seen any details on the promised Town Hall Meeting on that issue.

This type of mass residential housing requiring water and waste water treatment is not wanted as it will lead to Paris 2.0 which quite frankly, is very sad what has been done to that town.

Mr. Mike Robinette, had previously submitted a petition to stop an 80 Unit Condo development for this site, so now the owner comes back with a reduced project.

Mike's idea of suggesting a cul-de-sac with a few homes makes sense and would likely be agreeable to Burford residents, but not this.

But clearly, that suggestion would likely not be agreeable to the owner or builder as they won't make near as much money.

It's always just about the money.

Has Mr. Grover proposed a similar development for the Highland Estates where he lives?

Probably not.

Imagine the outrage from his neighbours?

One other comment, I believe that it was unfair to send the written proposal only to those within 125 meters.

And by the way, the two signs fall down every time after the staff puts them up.

They are currently flat on the ground, so nobody can see them.

Thanks for your time and consideration.