

From: [REDACTED]
To: [Planning; clerks](#)
Subject: 304 East River Rd
Date: October 7, 2024 3:00:40 PM

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Application ZBA22-24-DN-304 East River Rd.

I would like to comment on this application. When you look at the existing neighbouring homes that are within the proximity of the farm and the proposed home is the furthest away from the farm from the existing neighbours I do not see what the concern is.

The homes that have been there for a number of years closer to the farm than the new home have never raised any concerns with the farm.

It seems odd especially for one of the neighbours that instead of having the new home built beside their home now will have to stare at the inside of the garage from their backyard. So when sitting on their back deck they will be staring at the front of the proposed home.

I think that the reduction in the MDS to allow the new home to be built in line with the neighbours warrants the reduction in the MDS bearing in mind that the new home will be the furthest away from the farm vs. the neighbours which are presently living there.

I would like to be on the list for any notifications

Regards Case Vandenberg
Owner of 310 East River Rd

Frank Lamacchia

302 East River Road

St. George, ON N0E 1N0

October 3, 2024

County of Brant

To whom it may concern:

I am writing as the owner of the above noted property, which I have owned since 2020 and resided at since April 2021. Noted in preceding documentation provided to me by Mr. Kelly Vandenberg of the neighboring lot demonstrates a substantially large MDS line, resulting in his proposed residential dwelling to be of significant distance from the hobby farm located directly across from my property on the west side of the road.

It has been brought to my attention that the reasoning behind the MDS is due to concerns surrounding potential offensive odors from the hobby farm. Since 2021 I have been subject to all four seasons and weather conditions, having never been aware of any offensive odors from the said property. The property across the road is a significantly small hobby farm incapable of generating odors that will reach a dwelling located in the same position as my home, or surrounding homes.

Further to this, no such MDS restrictions existed when I purchased my land and constructed my home. At the time of purchase, I was presented with drawings of my property and adjacent lots with proposed development. These approved plans demonstrated a parallel dwelling located along a singular plane, increasing road appeal, and providing privacy to neighbors' backyard areas. The MDS should most definitely be reduced in this case to preserve both mine and my neighbors' backyard privacy.

In closing, the hobby farm located across the road has never presented any foul odors or any odors whatsoever on any part of my property. The MDS line that has been imposed on the neighboring lot should be reduced as there exists no reason for the non-existent odors to push back the location of the home, resulting in the loss of my backyard privacy.

If you wish to discuss this matter further, please feel free to contact me via telephone at [REDACTED]

Sincerely,

Frank Lamacchia

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: Notice of Complete Application Planning Act Application (ZBA22-24-DN-304 East River Road
Date: October 3, 2024 5:28:29 AM

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To whom it may concern:

Thank you for notifying us of the proposed zoning amendment for 304 East River Road here in Brant County. As immediate neighbours, we have a vested interest in what happens on the property. We agree with the proposed amendment for two reasons:

- 1) The aesthetic of the neighbourhood - it would be best for this new house to be built in alignment with the two houses immediately south of 304 East River Road. This also protects the current neighbours' privacy that would otherwise mean they could look into their neighbours' back windows if 304 East River Road would be built further back than the other houses.
- 2) Cutting of Trees - To build further back on the 304 East River Road lot would mean that they would have to cut many of the trees next our property potentially causing some environment concerns.

Sincerely,

Jonathan & Lori Stairs
Owners and Taxpayers for 306 East River Road
[REDACTED]

From: [REDACTED]
To: Sarah Dymen-Smith
Cc: [REDACTED]
Date: October 6, 2024 6:44:28 AM
Re: Notice of Complete Application Planning Act Application (ZBA22-24-DN-304 East River Road - Received

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Thank you Sarah! I forgot to mention that we love the Horse farm across the road from us and it does not present any type of smell that we have noticed.

Sincerely,

Jonathan Stairs

> On Oct 3, 2024, at 10 06 AM, Sarah Dymen-Smith <sarah.dymen-smith@brant.ca> wrote

>

> Good morning,

>

> Your written submission has been received and will form part of the agenda for the November 12th Information meeting (notices to be circulated in advance).

>

> Thank you.

>

> Sarah Dymen-Smith

> Planning Administrative Assistant/ Secretary Treasurer to the Committee of Adjustment

>

> Development Services Department

> County of Brant

> 66 Grand River Street North, Paris, On N3L 2M2

>

> T 519.442.7268 x 3014 | sarah.dymen-smith@brant.ca | https://linkprotect.cudasvc.com?url=https%3a%2f%2fwww.brant.ca&e=E1jCTxaUxtmnc7fv_FzhPw4O_Mj3esbusqGbB5EhDMc89aj115gOJLTchqjeaUek15StiAxXikeVkpC-sCOv6QYcUW-mX1uf_JXvOEuVTsRlqFCD6fndfZcuVg_&typo=1

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>

> -----Original Message-----

> From Jonathan Stairs [REDACTED]

> Sent October 3, 2024 5 28 AM

> To Planning <planning@brant.ca>

> Cc Lori Stair [REDACTED]

> Subject Notice of Complete Application Planning Act Application (ZBA22-24-DN-304 East River Road

>

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>

>

> To whom it may concern

>

> Thank you for notifying us of the proposed zoning amendment for 304 East River Road here in Brant County. As immediate neighbours, we have a vested interest in what happens on the property. We agree with the proposed amendment for two reasons

> 1) The aesthetic of the neighbourhood - it would be best for this new house to be built in alignment with the two houses immediately south of 304 East River Road. This also protects the current neighbours' privacy that would otherwise mean they could look into their neighbours' back windows if 304 East River Road would be built further back than the other houses.

> 2) Cutting of Trees - To build further back on the 304 East River Road lot would mean that they would have to cut many of the trees next our property potentially causing some environment concerns.

>

> Sincerely,

>

> Jonathan & Lori Stairs

> Owners and Taxpayers for 306 East River Road

[REDACTED]

From: [Spencer Pluck](#)
To: [Sarah Dymont-Smith](#)
Subject: Fw: Application Number ZBA22-24-DN-304 East River Rd
Date: October 4, 2024 8:46:43 AM
Attachments: [Outlook-County-of-.png](#)

Good morning Sarah,

Do you have a file going by chance for comments regarding the application for 304 East River Rd?

Thank you!

Spencer Pluck
Deputy Clerk
Corporate Services Department – Council Services Division
County of Brant
66 Grand River Street North, Paris, ON, N3L 2M2

C: 519.732.4828 T: 519.442.7268 x3043 | 519-44BRANT x3043
F 519.449.2454 | www.brant.ca | spencer.pluck@brant.ca



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From: Haynes, Wesley [REDACTED]
Sent: Thursday, October 3, 2024 3:02 PM
To: clerks <clerks@brant.ca>
Cc: Martina Wilson [REDACTED]
Subject: Application Number ZBA22-24-DN-304 East River Rd

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Good afternoon.

My wife Martina Wilson and I live at 300 East River Rd. We received the above planning application.

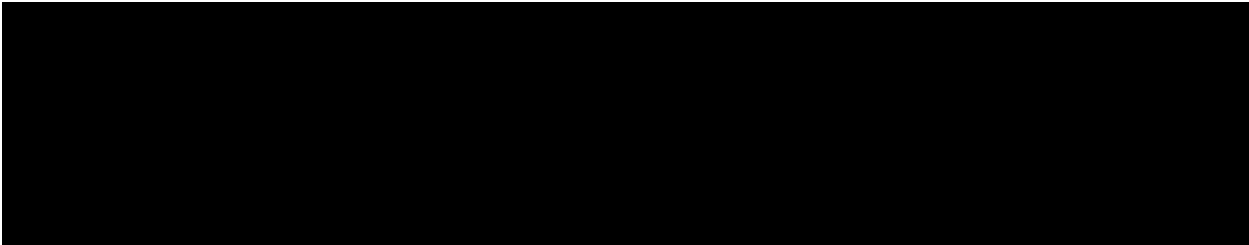
We would like to see the setback amended to 20 meters from the road. We would like to see the MDS setback at the proposed 160 meters. The houses that will be built on the lots that are for sale beside us would look a lot aesthetically better if they were approximately on the same line as ours and our direct neighbor.

In addition we are within the set back and we do not get any smell at all from the horse farm and are not impacted at all by the farming operations.

This is our feedback.

Thank you and have a great day!

Wesley



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