

To: Brant County Planning Department: Kayla DeLeve & Dan Namisniak

From: Sabrina & Barry Hart, Scotland residents

Date: July 15, 2024

Subject: application #ZBZ12-24 & PS1-24-KD-Hayley-29 Thirteenth Concession Rd.

The council meeting on Tuesday July 9th, provided members of the public the opportunity to voice their concerns, regarding Haley's Elevator Inc. proposal for a 108-lot subdivision, located at 29-Thirteenth Concession Rd. in Scotland. From that meeting, I've received a broader range of information of which I am writing to you about.

First of all, I would like you to know that only one person was informed about the proposal, with a delivered letter to their property, addressed from Ruchika Angrish (the Angrish Group) and Bob Phillips (JH Cohoon). The letter was circulated on a FB group, which left residents thinking what is this, who is this from, what's going on? By the time we digested what it was about, the deadline date of May 10th, for questions and comments to be submitted, came and went. This was a calculated, sneaky and underhanded move by these individuals. If they led you to believe Scotland residents were made aware of this subdivision plan, that is untrue. The notice states "the process involves receiving feedback from the community". Well, how could the community provide feedback, when they were not informed. This was completely unprofessional and most certainly unfair.

We have been fortunate to live in the country, escaping the city and all its stresses. We've raised our children in a clean-living environment, with fresh air and good water quality. Growth has crept its way around our community, however, now it's making its way here. Right out of the gate, the number of homes on that piece of land, is far too dense to support water wells and septic safely. The disregard for the 3000-square-meter lots, to reduced 2000-square-meter lots, is just outright blatant.

The row upon row of lots in this proposal, present as an Urban plan, which have municipal water towers and sewers. Scotland is not on these types of services and thus all development should continue as a Rural plan, which have septic and water wells. As these two types of plans are very different from each other, I wonder if this distinction was ever made or understood, by the Angrish Group and/or J.H. Cohoon.

Surely the county planning department made this realization, and thus, must not recommend approval of the development plan as presented, to council. Regarding the application, the property at 29-Thirteenth Concession Rd, is zoned as SR-H, which means it has a holding provision condition. This was set by the OLT itself and what Michael Hayley is trying to do now, is to have the hold removed. If this were to occur, it would give him "carte blanche" to do whatever he wants with the subdivision, including commercial use. This is the country; commercial is not a necessity out here and would only junk up the area. Those that move to the country are well aware they will need to drive to a grocery store, hardware store, etc....and we accept that. Scotland is 15 minutes to Paris as well as West Brant, 10 minutes to Waterford as well as Mt. Pleasant and 17 minutes to Simcoe. We have everything we need all around us.

The special exception SR-h-33-SR (d) requires “That the Draft Approved Plan of Subdivision, achieves a structure of complete communities, through an efficient, compact, connected and coordinated development pattern, with a range of housing types/uses where appropriate”. The subdivision proposed, does not achieve these parameters, nor fit in with the rest of Scotland, plain and simple. This is one of several reasons why county planning must not recommend approval to council.

The residents of Scotland are very concerned about their water quantity and quality. The county deemed a hold on future development, after the Royal Troon development was completed. Kayla, this may have been before your time with the county, but the concern was over the quality & quantity of the water. Currently, there is no infrastructure in place to safely support/sustain such proposed subdivisions of this magnitude. If our current water table level (aquifer) was to drop, dry up or worse...become contaminated from the types of developments like the one on 13th Concession Rd, that would be a health hazard to the whole community. Recalling the Walkerton water contamination and how it affected residents there, the Ontario government would not want another class action lawsuit.

I understand there are other property owners, in/around the area of 29-Thirteenth Concession Rd, who are awaiting the outcome of this subdivision development. If approved, you can bet there will be other subdivision applications popping up so fast, heads will spin. With unsupported infrastructure for 108 lots, how on earth is the area going to safely handle more? Answer is, it cannot. Think of the big picture here, this isn't just about one development, but all future developments in this area.

Kayla, on behalf of Scotland residents, I urge you to review the above details carefully and meaningfully. Do not be swayed by this property owner, his engineer, planning consultant or legal counsel. They have only one interest in this, and that is to make money. Do not allow those with money to dictate Scotland's fate. Our quality of life, in our wonderful rural farm community, hinges on your recommendation. Just because the applicants did not follow your recommendations, and went ahead with the application, doesn't mean we as the county and community should not continue to fight for what we believe is best for the area.

Scotland residents anxiously await the planning report, containing staff recommendation to council. Please do the right thing of not recommending approval of the current subdivision plan, nor the removal of the holding provision condition.

Respectfully yours,

Sabrina & Barry Hart

From: [Kayla DeLeye](#)
To: [REDACTED] [Dan Namisniak](#)
Cc: [Sarah Dymont-Smith](#)
Subject: RE: Proposed Scotland Development Concerns
Date: Monday, July 22, 2024 3:24:42 PM

Good Afternoon,

Thank you for the email, Emmi. Please note it will be part of the public record.

You will receive notice when the application is scheduled to come back to Council for a decision. Currently, planning staff are working with the applicants to address concerns and reviewing the proposal against all relevant planning policies.

Thank you,

Kayla DeLeye MA, Ec.D, MCIP, RPP
Supervisor of Development Planning

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

C 226.387.8653 | F 519.442.7268 X 3081 | kayla.deleye@brant.ca



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From: Emmi Donaldson [REDACTED]
Sent: Thursday, July 18, 2024 1:53 AM
To: Dan Namisniak <dan.namisniak@brant.ca>; Kayla DeLeye <kayla.deleye@brant.ca>
Subject: Proposed Scotland Development Concerns

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to you over concerns surrounding the proposed Scotland Development of 108 lots.

My concerns are as follows:

1. Road Infrastructure and traffic: Highway 24 is getting more and more traffic,

accidents, and slowdowns as it is. Can this Highway and surrounding roads even support the drivers for the future homes of these 108 lots? Not to mention the smaller roads like Norwich Road and roads right in Scotland.

2. Sewage and water: can the grids even support this? If not who will pay for these improvements? Taxpayers of Brant County for a development that most people don't even want?

2. Increased amenities that are required for all of these future homes. Scotland has very few businesses. Where will more businesses even go? There is no space. What's next? Investors leaning on farmers to sell until they have no other choice but to sell, just so the developers can get their land to build the businesses that these developments will require?

3. Quality of life for those who moved to Scotland to be away from these exact type of developments and what they bring... cities are encroaching more and more on small towns and there will be no small towns left. Preserving Scotland to be the safe haven that it is would be so much more preferable to many of its residents, versus than beefing up the population count just to satisfy a developer and their investors pockets, or to further political agendas by showing that Brant County excels at economic development: there are other ways to excel at economic development. Perhaps focusing on Paris would be a good place to start, because the issues in Paris are the future issues of Scotland.

4. Crime. Scotland currently has very little crime. This onslaught of homes would increase that drastically, and with persons coming from larger cities out to small towns like Scotland it increases the severity of crimes too, including but not limited to human trafficking rings, and drug trafficking.

Please note I do understand that my questions above will not be answered directly, but I really hope they are considered, if they haven't been already.

I care so much about this proposal because Scotland is where I hope to raise my children in the future, but it's the Scotland now that I want to raise a family in. Not the one it will become if this development is allowed. I think you would find a lot of young families settling into Scotland right now would agree with me in why they picked Scotland, for the small town life, safety & escape from the city, and I think you would also find that they would not have picked Scotland if this development was announced before they moved there, and that they WILL move before it happens if they have the financial means to do so.

I also care so much about this proposal because my horses are kept at a barn in Scotland and so many of these concerns I have will affect my horses quality of life, safety, and care. I don't want them around more traffic because it takes away from their enjoyment and quality of life. I don't want them to be at a higher risk for violence, theft, or vandalism of their barn, which is their home, with an increased population. Not to mention the extra air pollution for them that I really don't want increased for them. I want them to be safe in their home. Scotland is their home. This proposed development looks to take away their safety and quality of life.

I truly do not believe this development is required, nor should it be allowed in any capacity. I cannot say this strongly enough. I believe this to my core. I have never

written an email like this, but I had to. I had to try and voice my concerns and deep seeded refusal for this proposed development to be approved. I almost feel desperate as I write this, because I just truly cannot stress how much this development should NOT happen, ever. Not in Scotland. Pick somewhere else. Please.

Thank you for your time and consideration.

Emmi Donaldson

Location: 29 13th Concession Road, Scotland, Ont.

My name is Edna MacDonald at 13 King's Lane, Scotland.

Concerning the opening of a 108 housing development in a new sub-division that is off the 13th Concession and extends down to the Norwich Road and surrounds the existing Hunter sub-division and Optimist Park, then yes I have a few questions that need to be answered.

Where is all the water run off going from the hard surfaces (houses, pavement road, cement walks, drainage ditches etc.)?

Scotland is on a hill. We all know that water runs downhill and takes the easiest path. King's Lane and Prince Court are down the hill from this location. The Storm catch basins end at Queen St. North (the old Burford Township line). When the Hunter Survey was done, Burford Township wanted to partner with Oakland Township on water management. However, at that time Oakland Township did not have the money to properly complete the project.

Water has become an issue for us. It follows a natural path that comes down from up town. It flows through the Donn's, Lowe's and between our lots and the Fuller's farm. At one time it ran into the stream that flows behind the Fuller's farm, but somehow this got changed. The county keeps referring to this as the stream, or drainage ditch, which it is not and it does not show up on any maps of the Oakland Township/Brant County. This was confirmed by the County. It is not a stream or municipal drainage ditch, but a natural run off of excess water from above.

When we first moved in at 13 Kings Lane we only ever saw water flow down when we had a heavy rain storm. Now that more building have gone up, we are getting more and more water. The area gets constantly wetter. People run their sub-pumps, empty their pools into the catch basins up town and this comes down to us. Our septic system is on that side of the house. I am afraid that this will erode the earth away from our septic system and then we will have a mess.

My husband had a hard time mowing the grass in this area and at one time we had a residential muskrat who lived in the water. After a heavy rain you can watch the water come down, it is like a tidal surge. To help with this problem

so we can maintain our property, we have put in a big “O” to help with the drainage. Every so far a clean out was put in so that we could wash any dirt etc. out. It also acts as an overflow. The area has drained faster. However, with more water coming down from new builds this is going to become a bigger issue.

How do I know this? My father was Harry Martin, former Road Superintendent of Burford Township. When we moved in he asked about why the big culvert on King’s Lane by our property, this was when he explained it to us what went on.

All this area water flows on down to Willow Lake, McKenzie Creek, Upper Oakland Ponds and Lower Oakland Ponds eventually to the Grand River. I believe this is designated as a Drinking Water area.

I have been told by the older generation that this area is an underground lake and with underground springs run through the area. The water level rises and lowers during the winter run off. We have a sub-pump that ran only during the winter melt run off. Now it is starting to run longer and longer.

Drinking Water: Everyone in Scotland uses water wells and septic systems. Our well is only 40 ft. deep with 28-30 feet of water. Adding another 108 houses, what is all this septic systems going to do to our drinking water? Will we have enough to supply the area? Are we going to be another Burford, that you cannot drink the water?

All the pretty little plans in the world look good at the present time on paper but what about the future? Do you have plans to cover that?

Thank You for listening. Please see the attached photos.













From: [David Miller](#)
To: [C Craig](#); [Kayla DeLeye](#)
Subject: Re: Proposed lots on Concession 13 in Scotland County of Brant
Date: December 3, 2024 4:33:19 PM
Attachments: [Outlook-4v1n2dli.jpg](#)

Kayla,

Can you please include the Craig's comments in the Planning file?

thx,

Dave Miller
Councillor, Ward 4
County of Brant
66 Grand River St. N., Paris, ON

T 519.44BRANT (519.442.7268) 1.855.44BRANT I C 519 449 1240 I www.brant.ca



From: C Craig [REDACTED]
Sent: December 3, 2024 4:24 PM
To: David Bailey <david.bailey@brant.ca>; David Miller <david.miller@brant.ca>; Robert Chambers <robert.chambers@brant.ca>; Stefanie DiGiovanni <Stefanie.DiGiovanni@brant.ca>
Subject: Proposed lots on Concession 13 in Scotland County of Brant

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Hello! I am writing to voice my concern over the development of land near the intersection of Bishopsgate road and Concession 13 in county of Brant in Scotland On.

It has come to my understanding that the water supply for this area may not perform adequately for more homes. As it is there are issues with water supply for the existing subdivision behind the Optimist Park.

We as a small community have concerns about this proposed development for a variety of reasons (traffic, crime, quality of rural living) and water supply is yet another concern.

Please take this into consideration

John and Cynthia Craig -Scotland residents.

From: [REDACTED]
To: [clerks](#)
Subject: Housing development Scotland
Date: Tuesday, July 9, 2024 8:23:31 PM

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Two other developments were already turned down and this is an even larger one which will have an even bigger strain on our water system among everything else and turn our quaint tiny village into a big town, which then in turn increases our taxes yet again above the recent 9% which has hit us like a brick. We are 100% against this development, just look at paris the new brantford.....its sad. If this continues in every rural area there won't be any rural areas left and once it's gone there is no turning back. Think of the future generations. Do right by those who put you in your seat.

Regards
Mr.&Mrs Swartz

K&P Swartz.

From: [Kayla DeLeye](#)
To: [REDACTED]; [Dan Namisniak](#)
Cc: [Sarah Dymont-Smith](#)
Subject: RE: scotland development
Date: Monday, July 22, 2024 3:25:52 PM

Thank you for the email, Kim. Please note it will be part of the public record.

You will receive notice when the application is scheduled to come back to Council for a decision. Currently, planning staff are working with the applicants to address concerns and reviewing the proposal against all relevant planning policies.

Thank you ,

Kayla DeLeye MA, Ec.D, MCIP, RPP
Supervisor of Development Planning

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From: Kim Rowe [REDACTED]
Sent: Thursday, July 18, 2024 12:02 PM
To: Kayla DeLeye <kayla.deleye@brant.ca>; Dan Namisniak <dan.namisniak@brant.ca>
Subject: scotland development

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Hey;

Its been some time but after the difficulties we went through, I am astonished that you are even considering the current subdivision plan that violates all the rules that you pushed on me at great expense. How about a level playing field here? Minimum 3/4 acre lots with safe curved streets would be much more appropriate. It would fit in with the neighborhood and make sure the water table is not disrupted.

Alternatively, we could support the development of a complete sewage treatment system along with municipal water guarantees with no change in our taxes.

Why such a hack job and unlevel playing field?

Best Regards, Kim Rowe,

74 Simcoe St, Scotland,

ON, N0E 1R0 Canada

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

This message is private and confidential. If received in error please notify the sender and delete the message.

From: [Kayla DeLeye](#)
To: [REDACTED]; [Dan Namisniak](#)
Cc: [David Bailey](#); [Sarah Dymont-Smith](#)
Subject: RE: Concerns about Development Plan - File No. ZBA-12-24-PS1-24-KD-Haley-29 Thirteenth Concession Rd. Scotland
Date: Friday, August 9, 2024 2:33:21 PM

Hi Larae,

Thank you very much for the detailed submission, it will become part of the public record and taken into consideration during the review process.

You will be notified of any future meetings on this site.

Thank you,

Kayla DeLeye MA, Ec.D, MCIP, RPP
Supervisor of Development Planning

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

C 226.387.8653 | F 519.442.7268 X 3081 | kayla.deleye@brant.ca



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From: Larae Massicotte [REDACTED]
Sent: Tuesday, July 30, 2024 10:58 AM
To: Kayla DeLeye <kayla.deleye@brant.ca>; Dan Namisniak <dan.namisniak@brant.ca>
Cc: David Bailey <david.bailey@brant.ca>
Subject: Concerns about Development Plan - File No. ZBA-12-24-PS1-24-KD-Haley-29 Thirteenth Concession Rd. Scotland

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Hello Kayla and Dan,

My name is Larae Massicotte and I am writing to you as a concerned resident of Scotland regarding the proposed development of 108 houses off of 13th Concession Rd. (File No. ZBA-12-24-PS1-24-KD-Haley-29 Thirteenth Concession Rd.)

My husband and I were both born and raised in the Scotland/ Oakland area but we bought our first home in Brantford on Grey St between Wayne Gretzky Parkway and Gardner Ave. We lived there during the development of Gardner Ave and the expansion of the Grey St extension. In just 5 short years our neighbourhood changed as more houses were built and I fear it will happen in Scotland:

1. Increase in traffic and safety concerns - Grey St became a speedway for people to quickly access the new developed homes on Gardner Ave. We lived 3 houses down from a 4-way stop and people would roll through it so it was never safe for children to cross. There were accidents at the intersection often.

2. Increase in noise - gone were the days of relaxing in the evenings with the windows open as it was just too loud from both the increase in vehicle and pedestrian traffic outside.

3. Increase in vandalism and theft - Signs, fences and vacant properties were spray painted, damaged or broken into by vandals and car break-ins became a common occurrence in the area.

My husband and I jumped at the opportunity to move to Scotland at the end of 2020. We now live at 1 Talbot St. in Scotland and feel blessed every day to be back to our roots and out of the city.

The houses you wish to build on 13th Concession will have the same effect on Scotland as it did to our Grey St home. Simcoe Street in Scotland will become a speedway as people race to get to the other side of the village, no doubt contributing to the noise we already endure from the transports that must cross directly through town. There is not a complete sidewalk from one end of Simcoe St to the other and there are two active businesses on this road that use the shoulder of the road for parking so I can only imagine the danger to pedestrians and more accidents that will occur due to the increase of traffic. We already struggle with car break-ins and petty theft in the area (these events are shared on the Scotland Facebook group often to keep the community alert) so more houses can attract more vandals and there is no police presence to deter them.

There is also my concern of the amount of houses proposed for this space. 108 houses in that section of land is more suited for a urban development strategy (with sewer and water supply), whereas Scotland is rural (uses septic and wells). The people that live in Scotland choose to live here because of the rural, small-town look and feel. This development will change the look and feel completely. There have been developments to Scotland in the past (Royal Troon Drive and the expansion to Angustus St) but those developments kept the rural feel of the town by allowing 0.8acr (approx.) lot sizes so the houses can be spaced apart, keeping the look of a city at bay. This development needs to respect the rural community of Scotland.

I think as a village, Scotland understands that development will happen eventually, but squeezing as many houses as you possibly can into a space where we love and enjoy the farmland surrounding us is not the appropriate approach. You will destroy Scotland for the existing homeowners and I cannot sit quietly as this happens. Please reconsider this development strategy and listen to the community as we tell you this is not a good plan for Scotland.

Thank you for your time,
Larae Massicotte

Nicole Campbell

From: lloyd saunders [REDACTED]
Sent: July 8, 2024 11:39 AM
To: Kayla DeLeye; clerks
Subject: 29 Thirteenth Concession Road Planning Act
Attachments: IMG_E3513.JPG

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Hi My name is Lloyd Saunders
Owner @ 27 thirteenth concession road Scotland

I'm completely not in favor of this proposed subdivision , I will add pictures to explain , as well I asked many times to the owner and his relator of land I bought from him Micheal Hailey that there where no side and rear neighbours , I have also attached original relator MLS listing and the words in the document



[IMG 3511.JPG](#)

, as well a picture of what was said to be true of lands around my house as to long term lease with Smith Family and company Sangi High Farms , as well the late Murry Smith says they would not build around this house.

I moved from the City and the sole condition of buying this old farm house was no Neighbours , Guessing I have no leg to stand on with the Lie's of seller and his Realator !

This town of Scotland does not have infrastructure for this amount of homes , Schools are not big enough , water supply not enough , roadways not strong enough , No sewage system big enough etc. , Restaurants , grocery stores and so on !!

The Subdivision started in the downtown area , the builder went bankrupt as I heard (may not be true) that project is no where near completed , Maybe this would be a priority to look at first .

The 5 lots Mr Hailey has already on the 13 th are not sold been over a year , I understand the severance of those 9 lots as it is a small strip of land , 4 houses already built #4 # 8 #12 and #16 The other 5 lots with only one fore sale sign seems odd as well .

How much Farm land that a grain elevator guy wants to destroy ? I'm sure he is a good Business man looking to fill his pockets .



[IMG 3509.JPG](#)



[IMG 3510.JPG](#)



[IMG_E3513.JPG](#)



[IMG_3510.JPG](#)



[IMG_3512.JPG](#)

As we Can see in first photo of ponds , buildings , my knowledge of a dry well collapse all just filled in Buried in the ground ,

Photo 2 NO Neighbours ! Stated and was confirmed at the time but , Micheal Hailey is now Changing ?

Photo 3 Stated in the public library under Victorin homes BY the Shepard Farm History , Long term lease of farm land !

Photo 4 Same sorry not sure how to remove

Photo 5 Goes with Photo one as to where lots are planned ,old barn foundations , ponds , I assume with no permits to fill in , barns buried no permits ? Also in photo possible My septic weeping bed location JUNE OF 2021 I discussed this with Dan in the planning department he told me not to worry as they will never build around your house ! I would assume that the severance of my property back in the day septic location was not looked at , I think this should have been part of a severance ! 2012-2013

The signage of this proposed Scotland # 2 as it really is not part of the town or meet up with any lands of the town , was posted for 2 days (Blew Away In wind !) Adjacent the Smith driveway, Small and un seen by people in town , I think something like this should be billboard size , as the Optimist park(why we need another park ?) and many other people would like to see , a letter to every house in 5 mile radius should get a letter ,

Water on my farm , Very high in Black Iron , as yearly i need to clean , So my Not inexpensive Furnace also listed in MLS listing works decent , I can send pictures if anyone cares .

On closing I think You will see I have documentation to cover my concerns , Facts etc.

Thanks if you actually read this

Lelsie Lloyd Saunders
27 thirteenth concession road Scotland Ont



From: [Spencer Pluck](#)
To: [Briar Allison](#)
Subject: FW: Farmers Opposing Proposed Residential Development - 29 13th Concession Rd
Date: Thursday, July 11, 2024 10:39:57 AM

From: Lynelle Aasla [REDACTED]
Sent: Tuesday, July 9, 2024 4:28 PM
To: David Bailey <david.bailey@brant.ca>
Subject: Farmers Opposing Proposed Residential Development - 29 13th Concession Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor David Bailey,

I am writing to you today in respect to the Planning and Development Committee meeting happening tonight addressing the proposed 108-home subdivision at 29 Thirteenth Concession in Scotland as a member of a nearby farming family **in opposition** to this. *However, due to the ties that the individual proposing this development has to the farming community, I ask that my email and concerns be addressed anonymously to avoid unwelcome personal and professional repercussions.*

It is disheartening to know that this dense of a development could go ahead on land that is capable of supporting agriculture. **Arable land is a vital, non-renewable resource that is worthy of preserving.** And as members of the Ontario Federation of Agriculture (OFA) we stand by the belief that the highest and best use of our province's arable land is agricultural activity. And yet, we continue to see surrounding communities have thousands of acres of farmland sold off, rezoned and developed at a rate that is alarming for the future of farming. **What is the government doing to ensure the future of farming stay local, and keep foods & resources accessible and affordable?**

However, we are not naive to the fact that there is a trend in increased housing development. And so, if we are not able to stop this subdivision from happening, we ask that our government work with the community to **reach a much more reasonable and manageable number of homes on this proposed site.** I ask that you take a moment to read through the below concerns that have arisen and take these into consideration as the County reviews this proposal.

One of the adverse effects that concerns my family directly is that of **the increased risk of road safety.** As currently the only 2 proposed access points in and out of this subdivision are both to be located on the south side of the 13th Concession which are flanking our farm's entrance- which is located on the north side. There naturally becomes an increase in the risk of accidents, near misses, and aggressive drivers for our workers- including our temporary foreign workers of whom our farm *and the*

government have made a commitment to the responsibility of their safety- while driving large machinery and slow moving vehicles in this area. This concession is an essential route for many farm vehicles, not just our own, as well as many large trucks and transports. **What are the alternative locations that these access points could be moved to?** All of this, in addition to the increased number of cars, noise, and pollution **needs to be addressed** by the County and the individual proposing this. Such as, **what road or traffic studies have been done? And which comparable communities are being used as reference for this type of study?**

And how does the County justify such a large growth in population, in respect to Scotland's current population, without causing long-term, detrimental effects on the environment? We, as well as other neighbouring farmers, are concerned about environmental impacts that the months, if not years, of construction and a densely populated subdivision may have on our surrounding fields and crops. **How can the government reassure the farmers in this community that there will be minimal ramification to the welfare of our businesses; that feed, clothe, and support our province?**

I cannot urge you enough to come and take a drive down the 13th Concession and surrounding landscape. Especially during this time of year, as you'll be met with the picturesque views of a true farming town. Rolling hills, thriving crops (corn stalks as tall as I am), the noise of tractors hard at work- from sun rise to sun down, the sounds of wildlife and the smells of livestock. Our family has lived and worked here for decades, and have contributed to the wellbeing of this community and the people that live in it. We have seen the community change and grow- so let me be clear, it is not change that we are against. It is the disruption and risks that are posed on this community, without thoughtfulness and proper evaluation of the outcomes, that we do not accept.

How will we know our **generations of hard work** will not be put to risk by 108 new families (not to mention the people drawn in by the proposed park and mix-used site) moving to our small farming community? We have grown accustomed to the sounds and smells that go hand-in-hand with agriculture (manure, fertilizers, rotting crops on a hot fall day, dust & dirt blown up from the fields during planting and combining, loud machinery, grain dryers running around the clock- to name a few). And as you can imagine, these aren't always embraced by those who are less familiar. What happens if these individuals were to complain? Why should our farm, family, and employees suffer the consequences of something out of our control? We have taken reasonable measures to mitigate these in the past out of respect for the neighbours in our community, but naturally there is a limit as to what can be done. So what is the impending fate of our livelihoods if we become grossly outnumbered?

There are also more general concerns that we face as members of the community: such as the water table and septic systems, the power stations, the school system, the postal service, the telecommunications providers, the fact that the fire station is volunteer run, there are no medical offices nearby, no public transportation options, no grocery or pharmacy, and no police or EMS in our community. What is the proposed solution to the limited infrastructure and amenities currently in our

community? If these new homes are to rely on the outside communities, like Burford, for these then **how does the County uphold that there will be sufficient and sustainable supply, employees, parking, etc. to keep these running without overwhelming their current infrastructure as well?**

And with an increase in population comes an increased risk of crime. Has there been a study done to anticipate the amount of increase in the rate of crime in relation to increase in population? Will there be a study done? What is the County's plan for increased police presence and availability? Scotland is located at the edge of Brant County, wavering on the border of Norfolk County, so how do we know these resources are equipped for a spike in population? If the closest OPP station is Paris, then how do we know there will be enough resources to handle the immense increase in Paris' community as well as in ours?

What is the cost of this proposal going to be on the future of Scotland's social and economic infrastructure? What is the environmental impact on drilling such a large amount of wells? How will this be studied? How will it change the course of the underground aquifers? What is going to happen with the lot at the east end of 13th Concession on Bishopsgate and Elliott that was recently sold to developers? How are they going to develop both of these parcels amid all of the concerns discussed above?

Thank you for taking the time to read through. I trust that you will take these issues seriously into consideration and stand with our community and its farmers while deciding our future.

Lynelle Smith

From: [Kayla DeLeye](#)
To: [REDACTED]
Cc: [Dan Namisniak](#); [Sarah Dymont-Smith](#)
Subject: RE: Scotland Development
Date: Monday, July 22, 2024 3:22:50 PM

Hi Mike,

Thank you for the email. Please note it will be part of the public record.

You will receive notice when the application is scheduled to come back to Council for a decision. Currently, planning staff are working with the applicants to address concerns and reviewing the proposal against all relevant planning policies.

Thank you ,

Kayla DeLeye MA, Ec.D, MCIP, RPP
Supervisor of Development Planning

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

C 226.387.8653 | F 519.442.7268 X 3081 | kayla.deleye@brant.ca



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From: Mike Mcinnis [REDACTED]
Sent: Thursday, July 18, 2024 8:45 AM
To: Kayla DeLeye <kayla.deleye@brant.ca>
Cc: DanNamisniak@brant.ca
Subject: Scotland Development

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Hello,

My name is Mike McInnis and I am from Scotland Ontario and I have some concerns regarding the possibility of this project being permitted in our location.

My first concern is a 3000 square meters to a 2000 square meters lot is going to be too small for a house on a septic system. That will lead to pollution of our ground

water.

My second concern is infrastructure, we would have to build a new school because our school is too small for a possibility of 200 to 300 more children. Also our storm sewers cannot handle 108 extra houses.

My third concern is traffic, Simcoe St. is already an extremely busy street here in town with all the truck and car traffic and adding more cars to that would be highly dangerous for the pedestrians trying to cross the road especially for those who are handicapped and also the children.

My final concern is that we would be wasting valuable farm land. A lot of us rely on the produce that comes from these fields and this project would take that away from us.

Thank you for your time for addressing my concerns.

Regards,
Mike McInnis

Nicole Campbell

From: Matt N. [REDACTED]
Sent: July 9, 2024 5:34 PM
To: David Miller; Robert Chambers; David Bailey; clerks; Planning
Subject: ZBA12-24-PS1-24-KD 29 Thirteenth Concession Road, Scotland

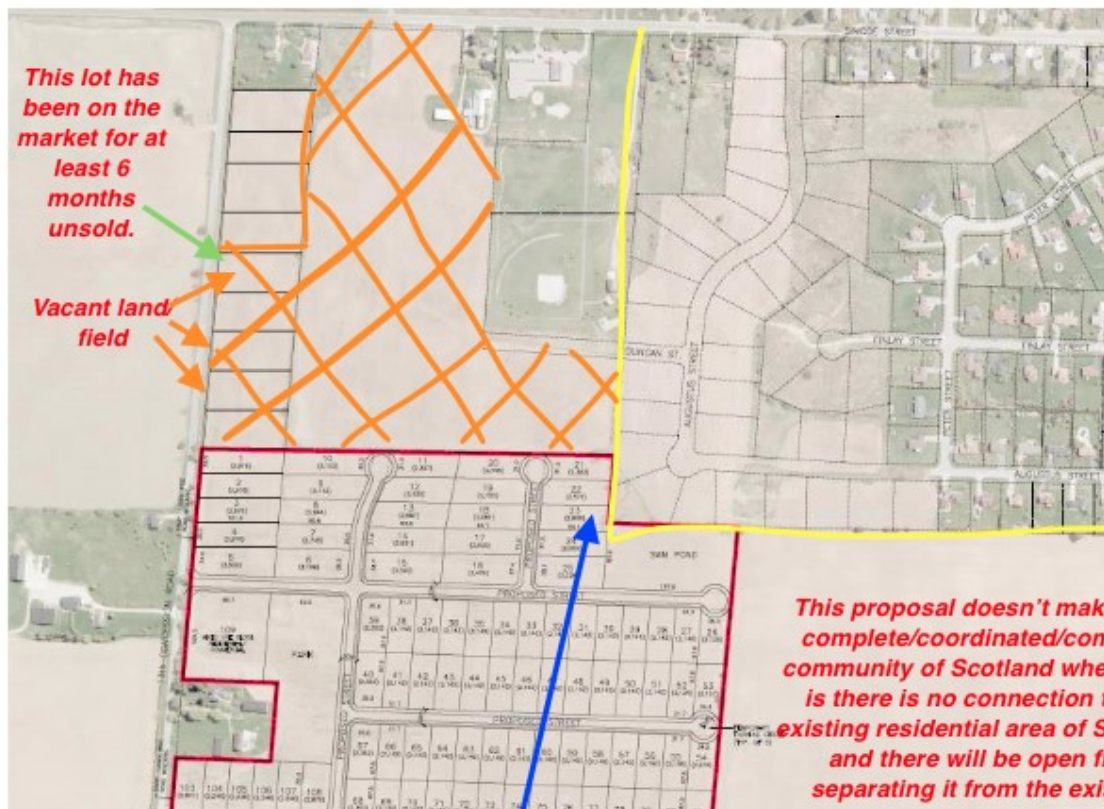
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor, councillors, and staff,

I have concerns with the application for a 108 house subdivision on the West side of Scotland:

1. I'm concerned about the ability to support the # of wells, sanitary/septic systems and storm drainage. Nearby residents already have issues with all three of these.
2. Special exception holding Suburban Residential h-33-SR (d) requires "That the Draft Approved Plan of Subdivision achieves a structure of complete communities, through an efficient, compact, connected and coordinated development pattern with a range of housing types / uses where appropriate." I don't see how the proposed entrance to the subdivision off of the 13th meets this requirement since it's not connected to the rest of the town of Scotland and doesn't make for a complete community of Scotland. There are no existing entrances to Scotland off the 13th and there is vacant land/field separating all but 3 lots of the perimeter of the proposed subdivision from Scotland. You can see from the official aerial image in the planner's package that the lots shown adjacent to the north of the subdivision on the 13th are not actually

severed, their plan seems to show what they plan to



sever.

3. The proposed expansion of Scotland is too dense and too fast for our small town. As you can see from Slide 4 of Kayla's presentation (see copy above with modifications), this is nearly doubling the area of Scotland west of Simcoe St. (half of town). People live in Scotland to be away from more populated areas and this is going to change that. Some people in Scotland have moved away from Paris to get away from the large developments there and the council is well aware of how much of the community was against that. We don't need to repeat past mistakes from Paris's rapid growth.

Thank you,
Matt N.
Scotland, ON

P.S. The public notice sign was never displayed at the proposed site for any time where I drove by it, as others confirmed in their statements. I only saw two stakes in the ground.

From: [REDACTED]
To: [David Miller](#); [Robert Chambers](#); [David Bailey](#)
Cc: [Briar Allison](#)
Subject: RE: Proposed development on 13th Concession, Scotland
Date: Tuesday, July 9, 2024 4:00:22 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello – I am unable to attend the meeting this evening at which the planned residential development on the 13th Concession in Scotland will be shared. I would like to stay informed about this project and have several questions that relate to areas of concern. I have listed these below and wonder what the opportunity is to have these addressed?

1. How will a significant increase in traffic be managed? Scotland is already inundated with dangerous speeding vehicles.
2. What is the accommodation plan for educational opportunities of people who move to the community as childcare, the elementary school, and secondary school buses are already at maximum capacity, with long wait lists for the childcare services?
3. What will the impact be on water availability? Is there a plan to move to sewers for this development, and, if so, would that extend into the village as well? What would the cost implications of this shift be for existing property owners, and over what time period?
4. Is there road access planned into the development from anywhere but the 13th Concession (e.g., from Augustus St.)?

I appreciate, in advance, your help with gaining the answers to these questions and identifying how I can be kept informed of this process.

Regards,

Nancy Dubois
12 Finlay St.
Scotland, ON
[REDACTED]

From: [Briar Allison](#)
To: [David Miller](#); [REDACTED]
Cc: [Kayla DeLeye](#)
Subject: RE: development for 100 plus houses
Date: Tuesday, July 9, 2024 5:27:49 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Hello Councillor Miller,

I have printed the correspondence and will have it available for viewing in Council Chambers. I have also cc'd the planner for the file on this email, who will be able to answer your questions.

Thank you!

Briar Allison
Deputy Clerk

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

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From: David Miller <david.miller@brant.ca>
Sent: Tuesday, July 9, 2024 5:24 PM
To: [REDACTED] Briar Allison <briar.allison@brant.ca>
Subject: Re: development for 100 plus houses

Good afternoon, Briar.

Would you be able to get Mr. Dyer's concerns on to the agenda for tonight? If not, at least pass them on to the Planner.

Thank you for the email, William. Tonight's meeting is strictly for informational purposes only so it's important that we hear from as many people with concerns as possible.

thx,

Dave Miller

Councillor, Ward 4

County of Brant

66 Grand River St. N., Paris, ON

T 519.44BRANT (519.442.7268) 1.855.44BRANT I C 519 449 1240 I www.brant.ca



From: cdncowboy e [REDACTED]
Sent: July 9, 2024 5:14 PM
To: David Miller <david.miller@brant.ca>; Robert Chambers <robert.chambers@brant.ca>; David Bailey <david.bailey@brant.ca>
Subject: re: development for 100 plus houses

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hello my name is William Sean Dyer

I have lived at 41 simcoe st in scotland for 10 years now. we moved here for the small town for our kids to grow up in a tight knit community.

we are at max as is .. our water table, our school and our resources, we have already complained about traffic and the county refused to do what was asked of them to remedy the

situation they refused increase in patrol, stop signs they attempted speed bumps it was loud since the trucks coming from the Toyota parts plant don't care and just hit them full speed or above the speed limit since then they have bolted signs in the middle of the roads that do nothing to calm traffic as I have witnessed people actually trying to hit them, the only street they did correct was talbot . adding another 100 plus houses with minimum of one car most of them having 2 – 3 daily drivers is just going to add to that and cause more traffic issues that people who actually live here do not want to deal with.

our school already has one portable and I do not want the school to become more over crowded we already know the county wants to remove the school and the library it has been proven in the past and recently with the condemning of the play ground with little to no support to replace it. we don't want our kids shipped to places like paris even more now that it has become an over grown city. unless we have a written guarantee on an actual upgrade to our school not just portables or tempory fixes.. or building a new school in our village and keeping our library and not putting our taxes towards the destruction of the beautiful place we once knew as paris.

But that still won't change the fact of our water table and waste management . I for one do not want county water I much prefer my well and septic it allows me to be self sufficient and not rely on others. This is another reason we moved to a rural village

Such a large development will alter and destroy our community and overall feel of our quaint little village and cause so much more unwanted traffic.

Then on to the destruction of prime farm land. We have lost too much farm land and greenspace in our county to development already we do not want to loose more if anything the land should be bought and turned back in to farm land or green space like a forest replanted with trails and a place for the wild life to live that have been displaced by to much development in our county already

so keeping scotlands population to it's current number would be an asset to our village and keep it's farm village feel

lets keep our village small where we can watch our kids walk to school and play, ride and live

all the best

Sean Dyer

From: [REDACTED]
To: [Kayla DeLeye](#)
Cc: [Dan Namisniak](#); [Jennifer Kyle](#); [John MacAlpine](#); [Steve Howes](#); [Lukas Oakley](#); [John Peirce](#); [Robert Chambers](#); [David Miller](#); brianatbridgeview@gmail.com; [Christine Garneau](#); [David Bailey](#); [Sarah Dymont-Smith](#); [Alysha Dyjach](#)
Subject: Re: application #ZBZ12-24 & PS1-24-KD-Haley-29 Thirteenth Concession Rd.
Date: Sunday, August 18, 2024 9:17:14 PM

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Thank you for your reply Kayla. Glad to hear county planning staff shares many of the same concerns, outlined in my letter from the July 9 council meeting.

However, on August 12, there was an article in the Brantford Expositor which brought to light Mr Hayley's reasoning for the 108 lot subdivision. You can imagine to the community's surprise, that the additional high-density, along with a mix of residential-commercial, were recommendations by county staff. According to the article, this was confirmed by the acting general manager of development services, Alysha Dyjach.

The confusion surrounding this particular application, from a community perspective, has significantly increased. If you recall from my letter, the current proposal for 108 lots and commercial development, is that of an urban plan and not a rural plan. To reiterate, Scotland is a small rural village, with no municipal services (water/sewage) with existing rural lots and thus why on earth would county staff suggest an urban plan here? This has turned into a mess, to say the least.

At this point, the right thing to do would be for the county to encourage Mr Hayley to withdraw his current urban proposal and reapply with a rural plan that more suits the community's best interests. A meeting, much like the one for the storm water plan, should be afforded to all Scotland residents. Communication is key, to a successful outcome for everyone.

The community is aware of the upcoming deadline, for the September 10

council meeting. This leaves very limited time for residents feedback/ideas to help convince Mr Hayley this is not in the best interest of Scotland.

Sincerely,

Sabrina Hart

Sent from my iPad

On Jul 16, 2024, at 8:40 AM, Kayla DeLeye
<kayla.deleye@brant.ca> wrote:

Good Morning Sabrina,

Thank you for the submission- it has been filed as part of the public record.

Please note that the lands are designated for some level of development; planning staff do have many of the same concerns that you speak about in your letter and are carefully taking these into account as we review the proposal from a planning policy perspective.

Thank you,

Kayla DeLeye MA, Ec.D, MCIP, RPP
Supervisor of Development Planning

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

C 226.387.8653 | F 519.442.7268 X 3081
| kayla.deleye@brant.ca



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From: SABRINA HART [REDACTED]

Sent: Monday, July 15, 2024 8:06 PM

To: Kayla DeLeye <kayla.deleye@brant.ca>; Dan Namisniak <dan.namisniak@brant.ca>

Cc: Jennifer Kyle <jennifer.kyle@brant.ca>; John MacAlpine <john.macalpine@brant.ca>; Steve Howes <steve.howes@brant.ca>; Lukas Oakley <lukas.oakley@brant.ca>; John Bell <john.bell@brant.ca>; john.pierce@brant.ca; Robert Chambers <robert.chambers@brant.ca>; David Miller <david.miller@brant.ca>; brianatbridgeview@gmail.com; Christine Garneau <christine.garneau@brant.ca>; David Bailey <david.bailey@brant.ca>

Subject: application #ZBZ12-24 & PS1-24-KD-Haley-29 Thirteenth Concession Rd.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Brant County Planning Department: Kayla DeLeve & Dan Namisniak

From: Sabrina & Barry Hart, Scotland residents

Date: July 15, 2024

Subject: application #ZBZ12-24 & PS1-24-KD-Hayley-29 Thirteenth Concession Rd.

The council meeting on Tuesday July 9th, provided members of the public the opportunity to voice their concerns, regarding Haley's Elevator Inc. proposal for a 108-lot subdivision, located at 29-Thirteenth Concession Rd. in Scotland. From that meeting, I've received a broader range of information of which I am writing to you about.

First of all, I would like you to know that only one person was informed about the proposal, with a delivered letter to their property, addressed from Ruchika Angrish (the Angrish Group) and Bob Phillips (JH Cohoon). The letter was circulated on a FB group, which left residents thinking what is this, who is this from, what's going on? By the time we digested what it was about, the deadline date of May 10th, for questions and comments to be submitted, came and went. This was a calculated, sneaky and underhanded move by these individuals. If they led you to believe Scotland residents were made aware of this subdivision plan, that is untrue. The notice states "the process involves receiving feedback from the community". Well, how could the community provide feedback, when they were not informed. This was completely unprofessional and most certainly unfair.

We have been fortunate to live in the country, escaping the city and all its stresses. We've raised our children in a clean-living environment, with fresh air and good water quality. Growth has crept its way around our community, however, now it's making its way here. Right out of the gate, the number of homes on that piece of land, is far too dense to support water wells and septic safely. The disregard for the 3000-square-meter lots, to reduced 2000-square-meter lots, is just outright blatant.

The row upon row of lots in this proposal, present as an Urban plan, which have municipal water towers and sewers. Scotland is not on these types of services and thus all development should continue as a Rural plan, which have septic and water wells. As these two types of plans are very different from each other, I wonder if this distinction was ever made or understood, by the Angrish Group and/or J.H. Cohoon.

Surely the county planning department made this realization, and thus, must not recommend approval of the development plan as presented, to council. Regarding the application, the property at 29-Thirteenth Concession Rd, is zoned as SR-H, which means it has a holding provision condition. This was set by the OLT itself and what Michael Hayley is trying to do now, is to have the hold removed. If this were to occur, it would give him "carte blanche" to do whatever he wants with the subdivision, including commercial use. This is the country; commercial is not a necessity out here and would only junk up the area. Those that move to the country are well aware they will need to drive to a grocery store, hardware store, etc....and we accept that. Scotland is 15 minutes to Paris as well as West Brant, 10 minutes to Waterford as well as Mt. Pleasant and 17 minutes to Simcoe. We have everything we need all around us.

The special exception SR-h-33-SR (d) requires “That the Draft Approved Plan of Subdivision, achieves a structure of complete communities, through an efficient, compact, connected and coordinated development pattern, with a range of housing types/uses where appropriate”. The subdivision proposed, does not achieve these parameters, nor fit in with the rest of Scotland, plain and simple. This is one of several reasons why county planning must not recommend approval to council.

The residents of Scotland are very concerned about their water quantity and quality. The county deemed a hold on future development, after the Royal Troon development was completed. Kayla, this may have been before your time with the county, but the concern was over the quality & quantity of the water. Currently, there is no infrastructure in place to safely support/sustain such proposed subdivisions of this magnitude. If our current water table level (aquifer) was to drop, dry up or worse...become contaminated from the types of developments like the one on 13th Concession Rd, that would be a health hazard to the whole community. Recalling the Walkerton water contamination and how it affected residents there, the Ontario government would not want another class action lawsuit.

I understand there are other property owners, in/around the area of 29-Thirteenth Concession Rd, who are awaiting the outcome of this subdivision development. If approved, you can bet there will be other subdivision applications popping up so fast, heads will spin. With unsupported infrastructure for 108 lots, how on earth is the area going to safely handle more? Answer is, it cannot. Think of the big picture here, this isn't just about one development, but all future developments in this area.

Kayla, on behalf of Scotland residents, I urge you to review the above details carefully and meaningfully. Do not be swayed by this property owner, his engineer, planning consultant or legal counsel. They have only one interest in this, and that is to make money. Do not allow those with money to dictate Scotland's fate. Our quality of life, in our wonderful rural farm community, hinges on your recommendation. Just because the applicants did not follow your recommendations, and went ahead with the application, doesn't mean we as the county and community should not continue to fight for what we believe is best for the area.

Scotland residents anxiously await the planning report, containing staff recommendation to council. Please do the right thing of not recommending approval of the current subdivision plan, nor the removal of the holding provision condition.

Respectfully yours,

Sabrina & Barry Hart

From: [Kayla DeLeye](#)
To: [REDACTED]
Cc: [Dan Namisniak](#); [Sarah Dymment-Smith](#)
Subject: RE: Development Plan for Scotland
Date: Friday, August 9, 2024 2:31:54 PM

Hi Sandy,

Thank you very much for the detailed submission, it will become part of the public record and taken into consideration during the review process.

You will be notified of any future meetings on this site.

Thank you,

Kayla DeLeye MA, Ec.D, MCIP, RPP
Supervisor of Development Planning

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

C 226.387.8653 | F 519.442.7268 X 3081 | kayla.deleye@brant.ca



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From: Sandi Hunter [REDACTED]
Sent: Monday, July 29, 2024 4:00 PM
To: Kayla DeLeye <kayla.deleye@brant.ca>
Cc: Dan Namisniak <dan.namisniak@brant.ca>
Subject: Development Plan for Scotland

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Hello Kayla and Dan

I hope I have reached the right people to express my concerns about the Scotland development proposal. If not please forward this email.

If my understanding is correct a plan for development has already been approved but what is not approved is the number of houses and lot sizes.

It is this which I would like to address. If the plan is to put 108 houses in these are my concerns.

1. Wells. What steps will be taken to ensure the wells of current home owners don't go dry? What is the recourse for current homeowners if after your water study is done, the houses go in and our wells go dry? I am familiar with developments that were poorly planned, approved quickly and the existing homeowners are now trucking in water forever, as their wells are dry. 108 homes means some will want swimming pools, some will want inground sprinklers. This will place increasing demands on our water we all will have to share. And what of the local farms who also need water for their crops?

2. Services are not adequate for 108 new "affordable" homes. Specifically:

- we already have an excessive traffic noise and speed issue coming in and leaving Scotland effecting both homeowners and safety with the Community Center. We have as a community tried to get large trucks diverted out of the village but are told over and over again this is not possible but we CAN limit vehicles from new homes.
- Scotland is a RURAL area not appropriate for 108 city lots.
- Transportation is an issue, there is no bus service, I have never seen a cab here or an Uber
- The school cannot accommodate all these new children, especially if these children are "irregular" and not able to easily integrate into a small rural school with limited resources, aids and teachers.
- The store is realistically only available for convenience purchases, for discount grocery purchases home owners need a car for Burford, Simcoe or Brantford.
- there is nothing for youth to do in this rural area and city kids don't seem to want jobs on farms, that means no employment

3. Crime. Scotland is seeing an increase in crime. I realize this is happening in many communities. The response time from Police to Scotland is not fast. The Royal Bank was robbed several times and has now closed. The Store has had shoplifters and grab and go robberies. Home owners have had cars broken into and vehicles stolen from driveways. A car was set on fire on Oakland Rd a few months ago. Last week a home on Peter St had their window screen cut by one person while another was at the front door as a distraction. 108 new "affordable" homes will bring more people, and more crime and we have no close police presence here. Kids won't be able to get work in Scotland, they won't have anything to do in Scotland so they will do what bored kids do, get into trouble.

4. Garbage. Currently we as home owners in Scotland, and the school organize community clean ups for the very little garbage that accumulates, mostly as a result of recycling bin content being blown about when pick up is delayed. The Optimist Park is clean and pristine, current home owners take pride in this beautiful property and pick up the occasional garbage that is left. With 108 new homes being built adjacent to the park, there will be more use of the park and thus more garbage, more vandalism from young people with nothing to do out here in a rural area.

5. Quality of home construction. Currently Scotland is a mix of new and original homes. Current home owners take pride in their property, they renovate, they are tidy, grass is cut, fences are mended. The homes are well maintained and quality built, taken care of by the owners. Many houses have no fencing due to good neighbours. Large lots, and expensive

homes are mixed in with modest well built well kept older homes. If 108 new "affordable" homes are slapped together I question the quality of construction. I have seen this happen in other parts of Ontario. Cheap building materials are used, the houses are sold, and in just a few years ago they look run down. Affordable means small lots, and this is not in keeping with the current homes and lots in Scotland. This is a rural area.

Kindly consider this...

If you are going to approve new homes on this plot of land make them bigger lots and fewer homes. Instead of 108 homes what about 50? Let Brantford offer "affordable" homes so newcomers can buy a house and have access to services close by with public transportation. There is a market for more expensive homes, those buyers will buy a house in Scotland and have vehicles and will be able to drive for services, schools.

Don't let the vacant lots on Augustus St make you think people don't want those lots. Look at the development in Oakland - it was sold out quickly with big beautiful homes. The reason the Augustus St lots are vacant is due to the builder/developer fiasco, buyers completely lost trust in those deals and there is no consumer confidence with negativity on social media. And now that part of the street looks derelict. Cleaned up, and managed those lots will sell and should be sold BEFORE new development takes place elsewhere in Scotland.

Thank you for your time and for reading this.

Respectfully submitted with sincere appreciation for the work you do.

Sandi and George Kosch Scotland

From: [REDACTED]
To: [Planning](#)
Subject: Scotland Development Plan
Date: Monday, August 5, 2024 2:55:12 PM

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Hello

Re: Scotland Development Plan

I hope I have reached the right people to express my concerns about the Scotland development proposal. If not please forward this email.

If my understanding is correct a plan for development has already been approved but what is not approved is the number of houses and lot sizes.

It is this which I would like to address. If the plan is to put 108 houses in these are my concerns.

1. Wells. What steps will be taken to ensure the wells of current home owners don't go dry? What is the recourse for current homeowners if after your water study is done, the houses go in and our wells go dry? I am familiar with developments that were poorly planned, approved quickly and the existing homeowners are now trucking in water forever, as their wells are dry. 108 homes means some will want swimming pools, some will want inground sprinklers. This will place increasing demands on our water we all will have to share. And what of the local farms who also need water for their crops?

2. Services are not adequate for 108 new "affordable" homes. Specifically:

- we already have an excessive traffic noise and speed issue coming in and leaving Scotland effecting both homeowners and safety with the Community Center. We have as a community tried to get large trucks diverted out of the village but are told over and over again this is not possible but we CAN limit vehicles from new homes.
- Scotland is a RURAL area not appropriate for 108 city lots.
- Transportation is an issue, there is no bus service, I have never seen a cab here or an Uber
- The school cannot accommodate all these new children, especially if these children are "irregular" and not able to easily integrate into a small rural school with limited resources, aids and teachers.

- The store is realistically only available for convenience purchases, for discount grocery purchases home owners need a car for Burford, Simcoe or Brantford.
- there is nothing for youth to do in this rural area and city kids don't seem to want jobs on farms, that means no employment

3. Crime. Scotland is seeing an increase in crime. I realize this is happening in many communities. The response time from Police to Scotland is not fast. The Royal Bank was robbed several times and has now closed. The Store has had shoplifters and grab and go robberies. Home owners have had cars broken into and vehicles stolen from driveways. A car was set on fire on Oakland Rd a few months ago. Last week a home on Peter St had their window screen cut by one person while another was at the front door as a distraction. 108 new "affordable" homes will bring more people, and more crime and we have no close police presence here. Kids won't be able to get work in Scotland, they won't have anything to do in Scotland so they will do what bored kids do, get into trouble.

4. Garbage. Currently we as home owners in Scotland, and the school organize community clean ups for the very little garbage that accumulates, mostly as a result of recycling bin content being blown about when pick up is delayed. The Optimist Park is clean and pristine, current home owners take pride in this beautiful property and pick up the occasional garbage that is left. With 108 new homes being built adjacent to the park, there will be more use of the park and thus more garbage, more vandalism from young people with nothing to do out here in a rural area.

5. Quality of home construction. Currently Scotland is a mix of new and original homes. Current home owners take pride in their property, they renovate, they are tidy, grass is cut, fences are mended. The homes are well maintained and quality built, taken care of by the owners. Many houses have no fencing due to good neighbours. Large lots, and expensive homes are mixed in with modest well built well kept older homes. If 108 new "affordable" homes are slapped together I question the quality of construction. I have seen this happen in other parts of Ontario. Cheap building materials are used, the houses are sold, and in just a few years ago they look run down. Affordable means small lots, and this is not in keeping with the current homes and lots in Scotland. This is a rural area.

Kindly consider this...

If you are going to approve new homes on this plot of land make them bigger lots and fewer homes. Instead of 108 homes what about 50? Let Brantford offer "affordable" homes so newcomers can buy a house and have access to services close by with public transportation. There is a market for more expensive homes, those buyers will buy a house in Scotland and have vehicles and will be able to drive for services, schools.

Don't let the vacant lots on Augustus St make you think people don't want those lots. Look

at the development in Oakland - it was sold out quickly with big beautiful homes. The reason the Augustus St lots are vacant is due to the builder/developer fiasco, buyers completely lost trust in those deals and there is no consumer confidence with negativity on social media. And now that part of the street looks derelict. Cleaned up, and managed those lots will sell and should be sold BEFORE new development takes place elsewhere in Scotland.

Thank you for your time and for reading this.

Respectfully submitted with sincere appreciation for the work you do.

Sandi and George Kosch Scotland

