

Meghan Birbeck

From: Lyle Killins [REDACTED]
Sent: July 14, 2021 9:51 AM
To: Meghan Birbeck
Subject: Re: Notice of Public Meeting - Rezoning Giro Estates

Hello Meghan,
No objection to the rezoning application as proposed.
Documents previously submitted by the applicants indicated Part 8, Ontario Building Code requirements could be fulfilled regarding on-site sewage system requirements.
Please contact should additional information be required.
Regards,
Lyle Killins C.P.H.I.(c)
BCIN# 11112

From: Meghan Birbeck <mbirbeck@westlincoln.ca>
Sent: July 8, 2021 8:30 AM
To: [REDACTED]

Subject: Notice of Public Meeting - Rezoning Giro Estates

Good afternoon,

Attached is a Notice of Public Meeting for a Rezoning application for the Giro Estates to be held over zoom with the Township of West Lincoln's on July 26.

Please see find the Notices for the applications attached.

Best,
Meghan

	<p>Meghan Birbeck</p> <p>Planner I</p> <p>Tel: 905-957-3346 ext. 5140 Email: mbirbeck@westlincoln.ca Web: www.westlincoln.ca</p> <p>  </p>
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Meghan Birbeck

From: Nikolas Wensing <nwensing@npca.ca>
Sent: July 21, 2021 3:41 PM
To: Meghan Birbeck
Subject: NPCA Comments - Rezoning Giro Estates
Attachments: 1. Full Package - Notice of Public Meeting - 1601-010-21 (Giro) (2).pdf

Hello Meghan,

I can confirm that the NPCA will not object to the proposed Zoning By-law Amendment as described in the attached Notice of Public Meeting. The NPCA is satisfied that the regulated features on site will remain zoned as Environmental Protection (EP).

Please note that the NPCA will still need to review and approve any development or site alteration which is proposed on the newly severed lots. I note that the Grading Plan entitled "Giro Estates St. Ann's, West Lincoln" prepared by Upper Canada Consultants and dated November 11th, 2020 is included as part of the notice of public meeting. NPCA staff note that the proposed septic system shown on Lot 5 may fall within 30 metres of a Provincially Significant Wetland (PSW). NPCA staff note that NPCA policy does not support new septic systems which are proposed within 30 metres of a PSW.

NPCA staff request that a revised Grading Plan be submitted for the NPCA's review and approval. The revised Grading Plan shall indicate that the septic system proposed on Lot 5 is located outside of the flood hazard as well as at least 30 metres from the PSW to the south.

Sincerely,

**Nikolas Wensing, B.A., MPlan
Watershed Planner**

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2
905-788-3135, ext. 228
nwensing@npca.ca
www.npca.ca

Due to the COVID-19 pandemic, the NPCA has taken measures to protect staff and public while providing continuity of services. The NPCA main office is open by appointment only with limited staff, please refer to the [Staff Directory](#) and reach out to the staff member you wish to speak or meet with directly. Our Conservation Areas are currently open, but may have modified amenities and/or regulations.

Updates regarding NPCA operations and activities can be found at [Get Involved NPCA Portal](#), or on social media at [NPCA's Facebook Page](#) & [NPCA's Twitter page](#).

The information contained in this communication, including any attachment(s), may be confidential, is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you

Meghan Birbeck

From: Alderman, Aimee <Aimee.Alderman@niagararegion.ca>
Sent: July 21, 2021 4:59 PM
To: Meghan Birbeck
Cc: Development Planning Applications; Boudens, Adam
Subject: RE: Notice of Public Meeting - Rezoning Giro Estates
Attachments: Regional Comments.pdf

Hi Meghan,

Regional Planning and Development Services staff has reviewed the proposed Zoning By-law Amendment for lands at 5482 Twenty Mile Road in West Lincoln. The rezoning has been submitted to fulfill a condition of the associated severance files (B04/2021WL, B05/2021WL, B06/2021WL and B07/2021WL), and proposes to rezone 2.1 hectares of land from Development (D) to Residential Low Density – Type 1A (R1) with site specific exceptions to reduce lot frontage. In addition, the application proposes to rezone the remaining land from Development (D) to Environmental Protection (EP).

Staff provided comments on the associated severance applications, on May 10, 2021 (refer to attached comments), which offered support for the lot creation subject to the satisfaction of a number of conditions, including entering into a Development Agreement, the submission of a Stage 3 Archaeological Assessment and associated acknowledgement from the Ministry of Heritage, Sport, Tourism and Culture Industries. As these conditions will satisfy most of the Regional requirements/concerns, the rezoning application was reviewed from an environmental perspective:

The Environmental Impact Study (EIS) prepared for 5482 Twenty Mile Road, WL confirmed the presence of a Provincially Significant Wetland (PSW), Critical (Type 1) Fish Habitat, Significant Wildlife Habitat (SWH), and foraging habitat for Barn Swallow (Threatened species) on the subject lands. As a result, the EIS recommended that a 30 m naturally vegetated buffer be maintained from the boundary of the mapped PSW. Regional Environmental Planning staff have reviewed Schedule 'A' of the proposed Zoning By-law Amendment (ZBA) which adequately places Regionally designated natural heritage features and their recommended buffers in an appropriately restrictive environmental zone.

Given the above information, and associated consent applications, Regional Planning and Development Staff offer no objections to the proposed rezoning from a Provincial or Regional perspective. Staff are satisfied that the proposal is consistent with the Provincial Policy Statement and conforms with the Regional Official Plan.

Should you have any questions regarding the above comments, please contact me.

Thank you,

Aimee Alderman, MSc, MCIP, RPP
Senior Development Planner
Planning and Development Services
Regional Municipality of Niagara | www.niagararegion.ca
1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
Phone: 905-980-6000 ext. 3352 | Toll-free: 1-800-263-7215
Email: aimee.alderman@niagararegion.ca

Memo

To: Meghan Birbeck, Planner I
From: Jennifer Bernard, Coordinator of Engineering Services
Date: May 7, 2021
Re: File B04/2021WL, B05/2021WL, B06/2021WL & B07/2021WL – Giro Estates – 5482 Twenty Mile Road

A review has been completed of the applications for consent for 5482 Twenty Mile Road to create four lots each at 0.42 hectares in size. The retained land will be Lot 5 and be 1.73 hectares in size. Lots 3, 4 and 5 are proposed to front the Township road, Meadow Court.

The proponent will be required to complete the road design, in consultation with Public Works staff, for improvements to the bulb of Meadow Court. The bulb will need to be widened and road dedications to the Township will be required on Lots 3, 4 and 5 to acquire the proper road allowance.

The design will meet Township standards for road design and drainage. A geotechnical report is required for the road improvement area and an illumination review is to be undertaken to confirm if a streetlight is required. The proponent will be responsible for all road design and construction costs.

The driveway entrance locations need to be shown with properly sized culverts. The driveway entrances will be paved from the road to the property line.

One tree will be required per lot.

A stormwater management plan must be submitted for review.

Finally, the Engineering submission will include the road design, grading plan, erosion & sediment control plan and a landscaping plan.

Via Email Only

May 10, 2021

File No.: D.06.12.CS-21-0033
D.06.12.CS-21-0034
D.06.12.CS-21-0035
D.06.12.CS-21-0036

Meghan Birbeck
Secretary Treasurer of the Committee of Adjustment
Township of West Lincoln
318 Canborough Street
Smithville, ON L0R 2A0

Dear Ms. Birbeck:

**Re: Regional and Provincial Comments
Proposed Consent (Severance) Applications
Township File Nos.: B04/2021WL, B05/2021WL, B06/2021WL, B07/2021WL
Agent: Upper Canada Consultants (Matt Kernahan)
Address: 5482 Twenty Mile Road (Giro Estates)
Township of West Lincoln**

Regional Planning and Development Services staff has reviewed the information circulated for the above noted consent applications. The applications propose the creation of four (4) new rural residential lots (Lots 1-4), with one lot (Lot 5) retained for residential purposes. Lots 1-4 are proposed to be 1.04 acres (0.42 hectares) in area, and Lot 5 will be 4.3 acres (1.73 hectares) in area. The subject lands will require a future Zoning By-law Amendment, due to their current Development 'D' zoning. It is noted that a draft Zoning By-law Amendment was provided with the Planning Justification Report (dated January 15, 2021, prepared by Upper Canada Consultants); however, Regional staff note that the subject application is only proposing land severances.

A pre-consultation meeting for this proposal was held on October 15, 2020, with staff from the Region and Township, Niagara Peninsula Conservation Authority (NPCA), and the agent in attendance. The following comments are provided from a Provincial and Regional perspective to assist the Committee in considering this application.

Provincial and Regional Policies

According to the Provincial Policy Statement (PPS), the subject lands are located within the Settlement Area and are designated as Hamlet (St. Ann's) in the Regional Official Plan (ROP). Hamlets are designated in local Official Plans for further development of a low-density nature without the provision of municipal water and sewer services. Development in the Hamlet area must be on lots that have an adequate water supply and are suitable for private waste disposal systems.

The ROP requires that the minimum lot size for new lots within Hamlets shall be 1 hectare, unless it is determined through a hydrogeological study that a smaller lot size will adequately accommodate private water and sewage treatment systems for long term operation. The proposed new lots (Lots 1-4) are approximately 0.42 hectares in area and, accordingly, a Hydrogeological Assessment (prepared by Terra-Dynamics Consulting Inc., dated November 4, 2020) was submitted with the consents to support the reduced lot area. This Assessment is discussed in more detail in the Hydrogeological Review section below.

Regional staff consider the creation of the new lots to be consistent with the Provincial Policy Statement and conform with the Regional Official Plan.

Hydrogeological Review

Regional staff has reviewed the Hydrogeological Assessment (by Terra-Dynamics Consulting Inc., dated November 4, 2020) and offer no objections to the recommendations of the report. Staff acknowledge that the proposed lots are to use cisterns for private water supply. The proposed septic systems will require 75% nitrogen removal (denitrification system) and be located approximately as shown in Figure 7 and Appendix A of the submitted report to ensure sufficient dilution is achieved. The locations of the septic systems should be controlled through Development Agreements registered for each lot; refer to the conditions of consent outlined in the Conclusion.

Natural Heritage

The subject property is impacted by the Regional Core Natural Heritage System (CNHS), consisting of the Lower Twenty Mile Creek Provincially Significant Wetland Complex (PSW) and Type 1 (Critical) Fish Habitat. Regional Environmental Planning staff has reviewed the Environmental Impact Study (EIS), prepared by LCA Environmental Consultants (dated October 2020) that was submitted in support of the Consent applications.

As discussed below, Regional Environmental Planning staff are satisfied that the results, proposed mitigation measures, and recommendations identified in the EIS sufficiently address Provincial and Regional environmental policies. As such, Environmental Planning staff offer no objections to the development proposal, provided

all mitigation measures identified in the EIS and further described below are implemented. Additionally, a Development Agreement is required for Lot 5 which requires the active restoration of the 30 metre (m) PSW buffer.

Core Natural Heritage Features (CNHF)

The EIS confirms the presence of PSW and Type 1 Fish Habitat on the property, and states that Significant Wildlife Habitat (SWH) for Turtle Nesting Area and Habitat of Species of Special Concern is present on the property (both related to Snapping Turtle). General foraging habitat for Barn Swallow (Threatened) was also identified within the PSW.

The EIS recommends a 30 m buffer be applied to the PSW. All CNHF, including the 30 m PSW buffer, are located within the NPCA Floodplain Hazard Zone, which is the greatest development constraint on the property. The EIS also recommends that maintenance and plowing of the 30 m PSW buffer cease, which will allow for natural revegetation, improve the function of the buffer and filter overland flow to the PSW.

While staff recognize the benefit of allowing the buffer to regenerate naturally, it is recommended that a Landscape Planting Plan is prepared to include shrubs and wildflowers, and potentially trees. The purpose of the planting plan is to provide immediate protection for the natural heritage features, rather than allowing the buffer to regenerate slowly. The goal of the planting plan is to create a naturalized buffer area that is not maintained by future landowners.

Mitigation Measures

Staff note that the following mitigation measures were recommended in the EIS:

1. During development of the site plan for Lot 5, the perimeter of the 30 m PSW buffer should be clearly delineated and all building footprints and septic systems shall be located outside of the buffer and floodplain hazard zone.
2. Throughout the duration of the construction phase, sediment and erosion control fencing should be installed and properly maintained along the boundary of the PSW buffer.

Summary

Regional Environmental Planning staff are satisfied that the EIS demonstrates that the development can be accommodated without negative impact to the natural heritage features. Regional staff require that a Landscape Planting Plan for the 30 m PSW buffer on Lot 5, as well as a Sediment and Erosion Control Plan, be prepared in accordance with the future Development Agreement on the lot.

Please note that the NPCA continues to be responsible for the review and comment on planning applications related to their regulated features. As such, NPCA should continue to be consulted with respect to their comments and permit requirements pursuant to Ontario Regulation 155/06.

Archaeological Potential

The PPS and ROP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS and Policy 10.C.2.1.13 of the ROP state that development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved.

The subject lands exhibit potential for the discovery of archaeological resources due to proximity to the Welland River and a number of registered archaeological sites. A Stage 1 & 2 Archaeological Assessment (prepared by Earthworks Archaeological Services Inc., dated October 26, 2020) was submitted with the consents. The Assessment identified three locations of cultural heritage value and interest, and recommends a Stage 3 site-specific assessment of these locations. As a condition of consent, Regional staff will require that the Stage 3 Archaeological Assessment (and any other required assessments) be completed for the subject lands, to the satisfaction of the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI).

Regional staff will also require the submission of an acknowledgement letter from the MHSTCI to confirm that the Archaeological Assessments align with Provincial guidelines and protocols. A condition requiring the submission of the acknowledgement letters has been included in the Conclusion.

Recognizing that no archaeological survey, regardless of its intensity, can entirely negate the possibility of deeply buried archaeological materials, Regional staff also recommends the inclusion of a standard warning clause in the development agreement for each lot, relating to deeply buried archaeological materials that may be encountered during grading and construction activities.

Regional Permit Requirements

Region staff acknowledge that a new residential lot is proposed along the frontage of Regional Road 69 (Twenty Mile Road). This proposed lot requires the construction of a new access. Please be advised that prior to any construction taking place within the Regional road allowance, the applicant is required to obtain the necessary Regional Construction Encroachment and Entrance permits from Niagara Region's Transportation Services Division, Public Works Department. Construction specifications and design requirements will be addressed through the Regional Permit process. Regional Road Permit applications can be made online through the Region's website using the following link:

<http://niagararegion.ca/living/roads/permits/default.aspx>

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The proposed residential lots are eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following curbside limits are met:

- Recycling: No limit blue/grey boxes collected weekly;
- Organics: No limit green bins collected weekly; and,
- Garbage: Two (2) garbage bags/cans collected every-other-week.

Conclusion

Regional Planning and Development Services staff is not opposed to the subject consent applications, as provided, subject to the satisfaction of any local requirements and conditional on:

1. That the applicant enter into a Development Agreement for each lot (Lots 1 to 5, inclusive), to be registered on title which requires the following:
 - a. That the recommendations of the Hydrogeological Assessment (prepared by Terra-Dynamics Consulting Inc., dated November 4, 2020) be implemented for all lots.
2. That the Development Agreement require the following for Lot 5:
 - a. That a Landscape Planting Plan be prepared for the 30 metre Provincially Significant Wetland buffer, to the satisfaction of the Niagara Region, prior to any site alteration.
 - b. That a Sediment and Erosion Plan be prepared illustrating that sediment and erosion control and limit of development fencing to be installed between the proposed development and site alteration and the adjacent natural heritage features, to the satisfaction of the Region, prior to any site alteration.
3. That the applicant submit a Stage 3 Archaeological Assessment (and any required subsequent archaeological assessments), prepared by a licensed archaeologist, to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) and receive an acknowledgement letter from MHSTCI (copied to Niagara Region) confirming that all archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the Ministry through Niagara Region confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
4. That the applicant receive acceptance from the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) for the Stage 1 & 2 Archaeological

Assessment (prepared by Earthworks Archaeological Services Inc., dated October 26, 2020).

If you have any questions or wish to discuss these comments, please contact the undersigned at aimee.alderman@niagararegion.ca, or Lola Emberson, MCIP, RPP, Senior Development Planner, at lola.emberson@niagararegion.ca.

Please send notice of the Committee's decision on these applications.

Best regards,

A handwritten signature in black ink, appearing to read 'Aimee Alderman', with a stylized, flowing script.

Aimee Alderman, MCIP, RPP
Development Planner

cc: Mr. R. Alguire, C.E.T., Development Approvals Technician, Niagara Region
Mr. P. Lambert, P.Eng., Director, Niagara Region
Ms. L. Karlewicz, Planning Ecologist, Niagara Region
Ms. C. Lampman, Manager, Environmental Planning, Niagara Region

Meghan Birbeck

From: Nikolas Wensing <nwensing@npca.ca>
Sent: May 10, 2021 10:19 AM
To: Meghan Birbeck
Subject: Re: Notice of Hearing - B04, B05, B06, B072021WL - Giro Estates - Extra COA Hearing for May 12

Hello Meghan,

No problem! Thank you for confirming this for me, I appreciate it.

The NPCA will have no objections to the proposed severances, as the proposed lot lines will not bisect any NPCA regulated features, hazards, or other NPCA regulated areas.

However, I note the presence of numerous NPCA regulated features and hazards on the subject property. While the NPCA will not object to the proposed severances, we would like to request that any future applications, proposed development and/or site alteration on the subject property be circulated to the NPCA for review and approval. I note the presence of regulated Watercourses, Provincially Significant Wetlands, and a Flood Hazard on the subject property.

Regarding the Watercourses on the property, please note that development or site alteration within 15 metres of a watercourse requires a work permit from the NPCA, and possibly studies to be provided to the NPCA depending on the scope, nature and location of what is being proposed.

Regarding the Wetlands on the property, please note that the NPCA cannot support development within a Wetland. In addition, please note that development is generally not permitted within 30 metres of a Wetland, and that limited development may be permitted in accordance with NPCA policies.

Regarding the Flood Hazard on the property, please note that the NPCA generally does not support development or site alteration within a Flood Hazard. Floodplain mapping may be required to be generated (at the landowner's expense), and submitted to the NPCA for review and approval should any new development or site alterations be proposed within the flood hazard. This would be to ensure no new development or site alterations that could have a negative impact to the floodplain are located within the flood hazard.

Sincerely,

Nikolas Wensing, B.A., MPlan

Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)

250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2

905-788-3135, ext. 228

nwensing@npca.ca

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Meghan Birbeck

From: Gordon, Carrie <carrie.gordon@bell.ca>
Sent: May 5, 2021 11:09 AM
To: Meghan Birbeck
Subject: RE: Notice of Hearing - B04, B05, B06, B072021WL - Giro Estates - Extra COA Hearing for May 12 - 905-21-192

Hi Meghan,

Re: Severance application B04, B05, B06, B072021WL

Subsequent to review of the abovementioned severance application at Giro Estates, Bell Canada's engineering department have determined that there are no concerns or comments at this time.

If you have any questions regarding this response, please do not hesitate to contact me.

Kind regards,

Carrie Gordon



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

From: Meghan Birbeck <mbirbeck@westlincoln.ca>
Sent: Wednesday, April 28, 2021 6:34 PM
To: Meghan Birbeck <mbirbeck@westlincoln.ca>
Subject: [EXT]Notice of Hearing - B04, B05, B06, B072021WL - Giro Estates - Extra COA Hearing for May 12

Good afternoon,

Please find attached the above mentioned Notice of Hearing for the Consent application for **Giro Estates:**

- **B04/2021WL - Giro Estates**
- **B05/2021WL - Giro Estates.**
- **B06/2021WL - Giro Estates.**
- **B07/2021WL - Giro Estates.**

If you have any new comments regarding this application I would appreciate if I could get them to me by Monday, May 12th, 2021.

If you have any questions, please contact myself at 905-957-5140 or by email at mbirbeck@westlincoln.ca

Sincerely,
Meghan Birbeck

**BUILDING DEPARTMENT
MEMO**

DATE: MAY 7, 2021

TO: Planning Department (Committee of Adjustment)
Meghan Birbeck - Secretary Treasurer

FROM: Lyle Killins, Septic Inspector

SUBJECT: File(s) B04/2021WL, B05/2021WL, B06/2021WL & B07/2021WL
Giro Estates - 5482 Twenty Mile Road

Dear Ms. Birbeck,

Please be advised the submitted application, pertinent files and supporting documentation have been reviewed relating to this file.

The scoped hydrogeological study relating to the proposed residential development of four (4) newly created lots at 5482 Twenty Mile Road has been received and reviewed relating to on-site sewage system disposal. The report prepared by Mr. Jayme Campbell of Terra Dynamics Consulting Inc., was provided for review. Upon review of the submitted report, the following is provided relating to Part 8 (Sewage Systems), Ontario Building Code:

1. Cistern water supply provided;
2. Design to include treatment tank (septic) level IV treatment unit;
3. Treatment unit to be equipped with approved N-I nitrate reduction capability;
4. Installation of type A disposal area;
5. Each sewage disposal bed and down gradient area be equal to 500 sq. m. or greater.

In conclusion with regards to implementation of the preceding, it would appear that the applications and data submitted would be satisfactory to allow for compliance with Part 8 (Sewage Systems) Ontario Building Code for the creation of the four proposed lots. The four sewage system locations as proposed appear to fulfill the intent of the minimum separation distances as specified within Table 8.2.1.6 A&B, Ontario Building Code.

Further information is required for the existing Class 4 sewage system servicing the premise at 5482 to determine that it is wholly located within the newly created 5482 lot boundaries.

Thus, it is requested that the Committee consider the following as a Condition of Severance: confirmation from a qualified engineer, licensed sewage system designer and/or contractor be provided indicating that the current sewage system servicing the newly created 5482 lot is wholly located within the lot boundaries to the satisfaction of the Township of West Lincoln Building Department.

Please note the preceding is meant to address these severance application proposals only. As with these applications all future building applications must adhere to current Ontario Building Code requirements and pertinent regulation and/or by-laws pertaining thereto.

We trust the preceding serves as required; however, should additional information be required please contact this office at 905-957-3346.

Yours truly,

A handwritten signature in black ink, appearing to read 'Lyle Killins', is written over a faint, circular official stamp.

Lyle Killins C.P.H.I.(c)
BCIN # 11112
/jk

To the Township of West Lincoln:

We are writing to you today in regard to the Application for Consent for the following file number:

[REDACTED]

We have a few concerns that we would like to bring forward with regards to the properties being developed for residential use.

Our main issue is drainage. We live in an older home that has natural drainage and therefore we do not have sub pumps. We are concerned that with new development properties that will be lining the rear of our property, this could lead to water leakage and lot drainage problems. There is currently a natural swale drainage lining the rear of our property going down to the creek, and we want to ensure this will remain. We want to confirm that these properties will not be built up to compromise the drainage.

Our second concern we have was road frontage to property. Can you confirm if there is a by-law stating if each property requires a certain amount of road frontage to property?

Lastly, we were concerned about house sizes. Cosmetically, we are hoping that the houses being built will align in size and fit in with the existing houses in the subdivision.

Thank-you for taking the time to review our concerns.

Sincerely,
Jonathan and Robin Jorritsma

May 1, 2021

Meghan Birbeck
Secretary Treasurer of the Committee of Adjustment
Township of West Lincoln
318 Canborough St.
Smithville, ON
[REDACTED]
mbirbeck@westlincoln.ca

Alf Connell
[REDACTED]
St. Anns, ON
[REDACTED]
[REDACTED]
[REDACTED]

Dear Meghan:

I received the Notice of Public Hearing you sent me a few days ago. Your attached site plan sketch of the proposed severance to my neighbour's property was barely legible and contained some terminology not familiar to me. Nevertheless, it's what comes after the severance procedure that concerns me, and I would like to share that with you.

There are four areas of concern:

1. Surface and sub-surface drainage, including septic bed location for any future buildings.
2. Size and type of buildings that might be constructed.
3. Traffic access if pertaining to Meadow Court.
4. Potential need for a privacy wall on the west side of my property, southern section (dependant on item 2 above).

What concerns me the most is item 1. If there are buildings planned for the severed or retained lots indicated on the sketch, then there must be adequate and effective drainage away from my property. Such drainage on these lots must have an engineered solution, possibly requiring separate ditches or channels that would take the discharge south to 20-mile Creek.

The reason for this statement? Already, my basement sump-pump runs constantly during Springtime and other times of the year. Winter-melt is responsible for the early seasonal spike, but high-water tables from rainfall can occur at other times, causing my sump pump to operate constantly. Specifically, in one instance, rainwater flowed like a small stream onto my property from my neighbour's backyard to the west (Plan 30R – 3739) and I was forced to paddle the rising pool into the ditch nearby. There is a mound directly south of that property that likely contributed to the channeling of water onto my property. The lay of the land to the west of my house is poorly graded and over the years I came to realize that this might have been done to provide adequate slope for my neighbour's septic bed discharges and groundwater.

I feel that my present system is maxed-out and further discharges might seriously challenge the systems capability to cope.

Generally, the information sent to me is too meagre to assess these issues, and I am left wondering what the impact this proposal might have.

My 2nd concern involves the type, size and location of buildings envisaged for these lots. What will be the location of any septic tile beds? Are multi-occupancy buildings being considered for these lots? If so, how might it affect property values?

My 3rd concern is that traffic access is being planned for Meadow Court in this proposal. Any increased flow and noise would decrease my quiet occupancy, especially if multi-residence units are constructed. When planning my house location in 1998, it was mentioned to me by the City that any development would not be considered due to road safety reasons and unsafe access onto Hwy # 69. Has the situation changed and is additional traffic flow now being considered along Meadow Court?

My 4th concern involves the proximity of future buildings close to my property as regards privacy (or lack of). I would not normally want a barrier wall, but too close is too much. Distance may solve the perceived problem.

I would certainly like to attend the virtual meeting on May 12th and, because of my hearing impairment, would like my son-in-law to attend also as my second pair of ears.

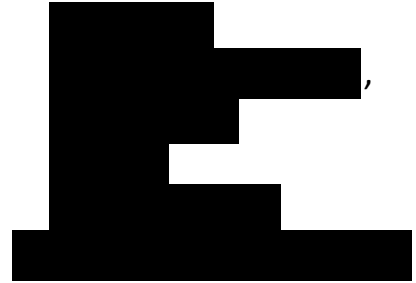
Please call me if information is available that addresses the above concerns, and I will gladly pick up the information from you. My number is at the top of this letter.

Yours sincerely:

Alf Connell

May 11, 2021

Meghan Birbeck
Secretary Treasurer of the Committee of Adjustment
Township of West Lincoln
318 Canborough St.
Smithville, ON
LOR 2A0
mbirbeck@westlincoln.ca



Dear Meghan:

Thank you for the information sent to me yesterday. It provided information that lessened some of my concerns. My follow-up e-mail to you on May 2nd regarding drainage was not included in the package but is still relevant - hopefully it will not be dismissed lightly for the following reason:

My neighbour's letter (redacted but assumed to be 5472 Twenty Mile Road) states a 'natural swale going down to the creek'. In reality, their backyard drainage water empties predominantly onto my property to the east. The mound and lay-of-the-land (mentioned in my earlier letter) mostly restricts flow from going south from their property at this point. The grading plan for my property was supposed to send water further eastward (north of my house) toward properties #2490 and # 2484 Meadow Court, and **only then**, go southward toward the creek. This can be seen from the original survey/grading plans.

All I am saying is that grading on my property barely covers present drainages but may not cover future loads. Terra-Dynamics may not be aware of the situation and hence their assessment that site drainage is suitable. (Ref agenda pages 44 & 45). In my mind, until the exact location, building size and septic beds for Lots 2 and 3 are fully known, will I be fully comfortable regarding drainage. Perhaps, it will become clearer at the meeting tomorrow.

As mentioned previously, I will make myself available for a site visit to verify any statements I make, either prior to our Zoom meeting or later. Masking and distancing will be respected. Please don't let this 'fall through the cracks'...oversights do happen.

My concern about increased traffic is no longer valid. Also, as any proposed buildings will be single/detached houses (presumably 2 levels max. above ground), this too will not be contested, only their proximity to my home and drainage effects are of concern. A shortened barrier will also be considered depending on the proximity of future buildings and the view; which should lessen developer costs.

Yours sincerely:

