
Memo

To: Gerrit Boerema, Planner II, Jessica Dyson, Deputy Clerk
From: Jennifer Bernard, Coordinator of Engineering Services
Date: December 22, 2022
Re: File 1601-012-22 – 8535 Twenty Road - Bruinsma

A review has been completed of this application for a Zoning By-law Amendment to rezone the property at 8535 Twenty Road to permit an agri-tourism use, specifically a country market.

Public Works has no objections to this application however the Township has previously received complaints, and has concerns about vehicles stopping/parking on Twenty Rd that are visiting this property. Staff would like to see the owner address this issue by providing adequate on-site parking for the business.

Gerrit Boerema

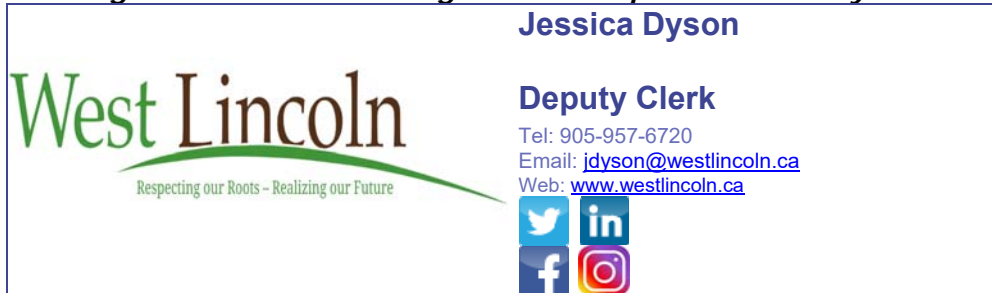
From: Jessica Dyson
Sent: January 3, 2023 9:56 AM
To: Gerrit Boerema
Cc: Stephanie Pouliot; Brian Treble; Jeni Fisher
Subject: FW: File No. 1601-012-22

Good morning

Please see comments below with respect to the Twenty Rd Public Meeting.

Thank you
Jess

Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.



The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.

From: Jason Bouwman [REDACTED]
Sent: December 26, 2022 4:02 PM
To: Jessica Dyson <jdyson@westlincoln.ca>
Subject: File No. 1601-012-22

We're writing to share a concern over the intent to permit a country market at 8535 Twenty Road. While we have no issues with the type of business being proposed we do worry about the traffic safety at the adjacent intersection of Twenty Road and Caistor Centre Road. This intersection is already tricky to navigate for many motorists. Increased flow of traffic due to a retail operation + vehicles slowing to turn into the parking area + vehicles entering the flow of traffic from a market's parking area + people that choose to park their vehicles on the shoulders of Twenty Road will potentially exacerbate the problem. Please give due consideration to this issue when deciding on this application.

respectfully,
Jason and Debra Bouwman

Jason Bouwman

PRINCIPAL



Gerrit Boerema

From: Jessica Dyson
Sent: January 3, 2023 3:19 PM
To: Gerrit Boerema
Cc: Brian Treble; Jeni Fisher
Subject: FW: Document shared with you: "Copy of WestLincolnFile#1601_012_22"
Attachments: imaged47d01.PNG

FYI

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From: [REDACTED]
Sent: January 3, 2023 3:01 PM
To: Jessica Dyson <jdyson@westlincoln.ca>
Subject: Re: Document shared with you: "Copy of WestLincolnFile#1601_012_22"

Hello Jessica,

I would like to add clarification to the first paragraph after the three bullets regarding the timing of notices and public meeting.

Where I wanted to inquire to see if the new owners applied for a building permit to relocate, enlarge, move the location, and changed the type of "Septic system" they did in early spring of 2021.

I wasn't clear that it was the "Septic system", so herein is the necessary information.

Thank you for your time and prompt response.

Yours respectfully

Darrell Patzalek &

Eda Martini

8555 Twenty Rd, Smithville, ON L0R 2A0, CA

On Tue, Jan 3, 2023, 2:44 p.m. Jessica Dyson <jdyson@westlincoln.ca> wrote:

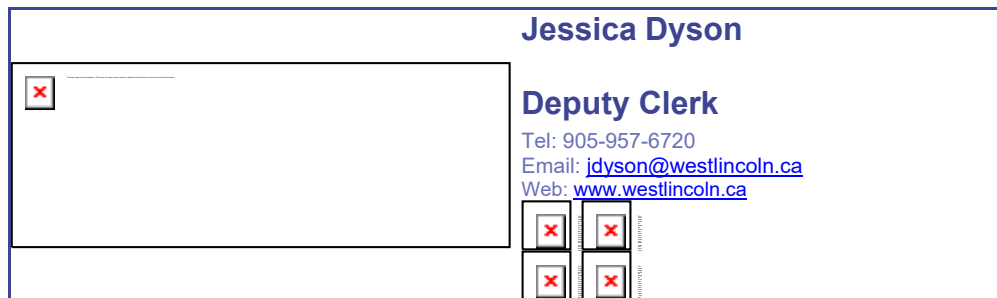
Good afternoon,

This is to advise that your comments with respect to the Public Meeting (File No. 1601-012-22 have been received.

Thank you,

Jessica

Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.



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From: Xendogz M (via Google Docs) [mailto:emartinilucky13@gmail.com]
Sent: January 3, 2023 12:29 PM
To: Jessica Dyson <jdyson@westlincoln.ca>
Cc: Gerrit Boerema <gboerema@westlincoln.ca>; Mike Rehner <mrehner@westlincoln.ca>
Subject: Document shared with you: "Copy of WestLincolnFile#1601_012_22"

Xendogz M shared a document



invited you to **edit** the following document:



File No. and Name: 1601 012 22- 8535 Twenty Road - Bruinsma.



Copy of WestLincolnFile#1601_012_22



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TOWNSHIP OF WEST LINCOLN

RECEIVED

JAN 04 2023

PER 

SMITHVILLE, ONTARIO

Darrell Patzalek & Eda Martini
8555 Twenty Road, R.R.# 1
Smithville, Ontario, L0R 2A0, Canada

3rd January 2023

Mayor Cheryl Ganann,
Counselor Mike RehnerMCEO,
The Township of West Lincoln 123 Address St
318 Canborough St., P.O. Box 400
Smithville, ON L0R 2A0
Canada

RE: File No. and Name: 1601-012-22 - 8535 Twenty Road - Bruinsma

Dear Mayor & Counselor,

SUBJECT MATTER: Request for an extension

Due to the lack of time to thoroughly examine and prepare written comments with regard to above noted File, it is only fair to grant an extension of twenty (20) business days. Only seven (7) business days have been given at this time.

- The Township of West Lincoln received South Coast Consulting Package on October 18th, 2022.
- Notification to 8555 Twenty Road from West Lincoln Township was postmarked December 13, 2022, and received by 8555 Twenty Road residence late afternoon of Friday, December 16th, 2022.
- The Township of West Lincoln and other bodies that need to be contacted were all closing for the holidays. Closures began Friday 23rd December at 4 pm and were not reopening until today's date of 3rd January 2023.

We have several concerns that need addressing, such as whether was there ever a building permit attained when 8535 Twenty Road, the new owner's, changed the type, moved from the original location, and made larger and closer to the protected water, (CNHS) Core Natural Heritage Wetland Complex. Then there is the rear parking lot, on the north side of the existing barn, (proposed commercial business of marketplace), an area that they have made into a parking lot. This area is located immediately horizontal to the east of my back door, approximately 10 meters, right on the property line.

Then there is the issue of 8555 Twenty Road's Well that supplies our water being located way over on 8535 Twenty Road by the driveway on the east

*Eda
of Septic management*

side of the barn, proposed grocery store, and slightly northwest of the home. This easement was clearly noted on the original surveys and at the time of severance of the mid-1960s, then finally at the time of sale and purchase of 8535 Twenty Road property in 2022. The increased driveway on the east side of the proposed grocery, and the newly formed parking lot on the north side of the proposed grocery store now extend, we believe, into the 120 metre protection zone of the KNHF, NHE, and over top of our water pipes from the well to our home.

These are just a few of the very urgent issues that must be addressed, before moving forward with this **HYBRID PUBLIC MEETING**, January 6th, 2023 cutoff, and the meeting itself scheduled for Monday, January 16th, 2023 at 6:30 PM.

We respectfully request full transparency on behalf of the Township of West Lincoln by granting us this extension.

Yours Respectfully,

The image shows two handwritten signatures in blue ink. The top signature is 'Darrell Patzalek' and the bottom signature is 'Eda Martini'. Both signatures are fluid and cursive.

Darrell Patzalek & Eda Martini

DM: em

Cc: Gerrit Boerema, MCIP RPP, Senior Planner

Email: gboere@westlincoln.ca

Darrell Patzalek & Eda Martini
8555 Twenty Road, R.R.# 1
Smithville, Ontario, LOR 2A0, Canada

5th January 2023

Gerrit Boerema, MCIP RPP,
Senior Planner, Planning/Building/Environmental
The Township of West Lincoln
318 Canborough St., P.O. Box 400
Smithville, ON LOR 2A0

RE: File No. and Name: 1601-012-22– 8535 Twenty Road – Bruinsma

Dear Gerrit,

SUBJECT MATTER: Supporting Documents of Water Well Easement:

- ☐ Enclosed herein:
- ☐ The survey, dated 25 Nov 1995, 2 pages
- ☐ Indenture, Deed, dated 27th February 1980
- ☐ MLS Real Estate Listing, dated 7th January 2021

Herein, is documented proof of easement for our well and piping over on 8535 Twenty Road to our address of 8555 Twenty Road. Which I feel is self-explanatory.

Also included, is Darrell's lawyers' application for Land Ownership Deed to Darrell Patzalek, dated 1980 27th February. If I could bring to your attention to paragraph 2, at the bottom of the page, where it is written clearly about easements which we claim.

Finally, I've enclosed a copy of the original MLS Real Estate Listing, which was used at the time of sale to A. Bruinsma & Pamela H., (now only by A. Bruinsma).

Yours Respectfully,



Darrell Patzalek & Eda Martini

DM: em

Enclosures

THERE ARE NO HANGING LINES ON THIS PLAN.

- 3 1/2 B. BENTON'S STANDARD IRON BAR
1" SQUARE, 4' LONG.
- 17 B. BENTON'S IRON TIES
- 3 1/2 B. BENTON'S IRON BAR 1/2" SQUARE, 4' LONG
- 0 1 1/2 B. BENTON'S ROUND IRON BAR 1 1/2" DIA
17 B. BENTON'S FIBERS

BEARINGS ARE ASTRONOMIC AND ARE
REFERRED TO THE EASTWAY LINE LOT 11,
CONCESSION 7, THE CANTON AS N^O 44 30' W
ACCORDING TO BEAUMONT PLAN N^O 981.

Attachment 3 to PD-02-2023
File No. and Name. 1601-012-22-8535 TWENTY ROAD -
BRUINSMA
Pg 3 of 4

ENCL: #18

Barich Grenkie Surveying Ltd.

Edward J. Grenkie, O.L.S., S.L.S.
President

Unit C, 28 King St. E
P.O. Box 66703
Stoney Creek, ON L8G 5E6
Bus: (905) 662-6767
Fax: (905) 517-9947

CULVERT FEB/2005

This Indenture

94 of 6

made in duplicate the 27th day of February
one thousand nine hundred and eighty

In Pursuance of the Short Forms of Conveyances Act:
Between

DAVID BRUCE COX, of the Township of West
Lincoln, in the Regional Municipality of
Niagara, and HELEN COX, his wife, of the
same place,

hereinafter called the Grantors of the FIRST PART

DARRELL PATZALEK, of the Town of Stoney Creek,
in the Regional Municipality of Hamilton-
Wentworth, and NANCY KIRKWOOD, of the same
place,

and the sum of ONE----- (\$1.00)----- dollar of
lawful money of Canada now paid by the said grantees to the said grantors (the receipt
whereof is hereby by them acknowledged) they the said grantors DO

GRANT unto the said grantee in fee simple as joint
tenants and not as tenants in common.

ALL and Singular that certain parcel or tract of land and premises, situate, lying and
being in the Township of West Lincoln, in the Regional Municipality
of Niagara, and the Province of Ontario, and being composed of
part of Lot Eleven (11) in the Seventh Concession of the said
Township of Caistor, and designated as Part 1, according to a
Reference Plan deposited in the Registry Office for the Registry
Division of Niagara North as Plan 30R-1419;

Together with the exclusive right and easement in perpetuity of
using the water from the existing dug Well situate on that part
of said Lot Eleven, designated as Part 3, on said Plan 30R-1419,
to be appurtenant to and for the benefit of said Part 1, with the
right and easement to enter upon the said Part 3 for the purpose
of repairing and cleaning the said Well and the waterline and
pipes leading therefrom on said Part 3 to said Part 1.

File No. and Name: 160-012-22-8535 Twenty Road - BRUINSMA
Attachment 3 to PD-02-2023

HAZELL, GAY & WHITE
Barristers - Solicitors - Notaries
20 HUGHSON STREET SOUTH
HAMILTON, ONTARIO

Pg 5 of 6.

WILLIAM HAZELL, Q.C., B.A. - 1920 - 1962
LESLIE W. GAY, Q.C. - 1921 - 1958
WILLIAM J. C. WHITE, Q.C., B.A.
—
ERIC H. PALMER, B.A., LLB.

TELEPHONE: 522-4611
MAILING ADDRESS:
P. O. BOX 906
HAMILTON, ONTARIO
L8N 3P6


27th February, 1980

Mr. Frank Vine
Barrister & Solicitor
272 Kenilworth Avenue North
Hamilton, Ontario
L8H 4S9

Dear Sir:

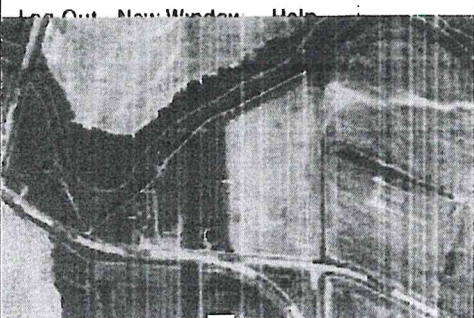
Re: Cox sale to Patzalek and Kirkwood
Regional Road #6, Smithville
Our file #50 - 80P

At this time we enclose herewith draft deed in the above matter.

Yours very truly,
HAZELL, GAY & WHITE
Per 

EHP:jn
Encls.

File No. and Name: 1601-012-22-8535 TWENTY ROAD-BRUINSMA

	8535 Twenty Rd		Sold: \$875,000	Pg 6 of 6
	West Lincoln Ontario LOR 2A0		List: \$999,900	
	West Lincoln Niagara			
	Taxes: \$1,706.00 /2020	For: Sale	% Dif: 88	
	SPIS: N	Last Status: Sld		
	Con 7 Pt Lot Rp 30R1419 Part 2 Part 4		DOM: 34	
	Detached	Fronting On: N	Rms: 6	
	Link: N	Acreage: 5-9.99	Bedrooms: 3	
	Bungalow	Lot: 607.67 x 736.69	Washrms: 1	
	Irreg: Easement For	Feet	1x4xMain	
	Well			
	Dir/Cross St: Caistor Centre Rd			

MLS#: X5055948

Seller: Thomas Howard Packham

Occupancy: Owner

PIN#: 460560275

ARN#: 260201000235900

Contact After Exp: N

Holdover: 90

Kitchens: 1	Exterior: Brick / Stone	Zoning: A2
Fam Rm: N	Drive: Private	Cable TV: Hydro:
Basement: Finished / Full	Gar/Gar Spcs: Attached / 1	Gas: Phone:
Fireplace/Stv: Y	Drive Pk Spcs: 20	Water: Well
Heat: Water / Oil	Tot Pk Spcs: 21	Water Supply: Cistern
A/C: Central Air	UFFI:	Sewer: Septic
Central Vac:	Pool: None	Waterfront: Direct
Apx Age: 51-99	Prop Feat: Golf,	Retirement:
Apx Sqft: 1100-1500	Grnbelt/Conserv, Library, Park, Place	Farm/Agr: Other
Assessment: 197000 / 2016	Of Worship, River/Stream	Oth Struct: Workshop
POTL:		Spec Desig: Other
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.82	x 6.82	
2	Kitchen	Main	12.66	x 10.99	
3	Living	Main	10.99	x 8.66	
4	Dining	Main	17.42	x 12.76	
5	Master	Main	12.33	x 11.15	
6	2nd Br	Main	12.23	x 9.15	
7	3rd Br	Main	13.25	x 9.74	
8	Rec	Bsmt	23.75	x 11.32	
9	Laundry	Bsmt	16.66	x 12.23	
10	Workshop	Bsmt	16.5	x 12.17	
11	Games	Bsmt	18.73	x 15.25	
12	Utility	Bsmt		x	

Client Remks: Picturesque 7.6 Acre Hobby Farm Backing Onto Twenty Mile Creek. 60' X 24' Barn That Includes Storage Area, Two Cooler Rooms, Large Storage Loft Plus A 34' X 12' Lean-To Behind The Shop. Connected To The Barn Is A 44' X 24' Shop With One Bay Heated By A Woodstove, Plus Another Double Bay For Storage. Shop/Barn Is Serviced By 100 Amp Service & Water Line From The Cistern. Approx 4 Acres Rented By A Neighbouring Farmer For \$300/Year On A Year-Year Basis.

Extras: Propane Tnk, Irrigat Pmp, Ss Fridge, Stove, Bi Mw, Bi Dw, W & D, All Win Cover & Blnds, Garage Door Op, Work Bnches, Woodstve In Shop, Air Compressor, Weider, 220 Heater. (All in As is Condition On Closing). Chest Freezer And Fridge in Basem Brkage Remks: Attach Sch B & 801. 24 Hours Irrev. Co List W Schilstra. "1% + Hst Reduction To Cooperating Broker Commission If Buyer (Or Buyer's Family) Is Shown By Listing Brokerage & Brings Successful Offer (Oh Excl)

List: RE/MAX ESCARPMENT REALTY INC., BROKERAGE Ph: 905-573-1188 Fax: 905-573-1189

CONRAD GUY ZURINI, Broker of Record 905-573-1188

Co-Op: NON-TREB BOARD OFFICE, BROKERAGE

Member Non-Treb, Staff

Contract Date: 12/03/2020

Sold Date: 1/06/2021

Leased Terms:

Expiry Date: 2/27/2021

Closing Date: 2/12/2021

Original: \$999,900

Last Update: 1/07/2021

CB Comm: 2.5% Plus Hst

905.957.1188