
Memo

To: Gerrit Boerema, Planner II, Jessica Dyson, Deputy Clerk
From: Jennifer Bernard, Coordinator of Engineering Services
Date: January 5, 2023
Re: File 1601-005-22 – 197 Griffin St

A review has been completed of this application for a Zoning By-law Amendment to address zoning deficiencies as part of the redevelopment of the site.

Public Works has no objections to this application. Staff will want to review the site servicing plan which should detail the location of the existing/proposed water and sewer services for the development. It should be noted that the sanitary sewer is located in an easement behind the property.

Gerrit Boerema

From: Matt Wichmann [REDACTED]
Sent: January 2, 2023 7:37 PM
To: Gerrit Boerema
Cc: Andrea Wichmann; Jessica Dyson; Jeni Fisher; Jeni Fisher
Subject: Re: 197 Griffin Street Zoning Amendment Revised application

Morning Gerrit,

As discussed I would like to attend the public meeting for the 197 griffin st #1601-005-22 i am expecting to attend in person but would like to have the option to receive the link to attend virtually. For clarification I am the owner of 195 griffin st.

would you be able to provide me with the east and west elevations if available, as well as any further information you may have? there appears to be less detail with this application with comparison from their last application!

Below are questions for the meeting if you can please review?

-I am concerned that there is not enough space to turn/maneuver a vehicle into the garage or even simply use the traffic lane without vehicular trespass?

-****what is the water management plan for the site as all of the absorptive areas have been removed?

-snow management/storage plan on property?

-this is a big project! What is the plan for preservation of neighbouring properties, and not just simply trampling all over?

If I have any further questions I will have them submitted before the january 6th deadline.

Thanks Matt

On Mon, Dec 19, 2022 at 1:15 PM Gerrit Boerema <gboerema@westlincoln.ca> wrote:

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.

	<p>Gerrit Boerema</p> <p>Planner II</p> <p>Tel: 905-957-3346 ext.5133 Email: gboerema@westlincoln.ca Web: www.westlincoln.ca</p> <p> </p>
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Attachment 5 to PD-01-2023



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To Whom It May Concern,

I'm writing to table my concerns about the proposed alternations to buildings at 197 Griffin Street. I live at 108 West Street, so my home is directly adjacent to this property.

My primary concern is the proposal to add two stories to the garage at the back of the property. Because of the orientation of the properties, this garage is built directly behind my property. The addition of two stories will deprive my backyard and my house of the natural light from the South that comes in all year and throw the backyard into constant shade. If this is allowed to pass, I will be facing a 3-storey building immediately on the South property line towering over my yard and home. I also have concerns about privacy as the plan included a window that is facing the back of my house and will look directly down into my backyard. I don't think this proposed change gives proper consideration to my concerns as a homeowner as they are completely written off in the report the developer submitted. Guidelines have been put in to protect the residential buildings adjacent and behind properties. "Ensure built form compatibility and transition of building heights with adjacent detached and semi-detached dwellings by providing a maximum 45-degree angular view plane projected from the rear property line" Though my building is not behind the property, I think these guidelines should be considered as the property is directly behind mine. The proposed secondary building will not ensure compatibility with my home and will loom over my property and home. The secondary building already does not follow the guidelines with regards to setbacks and further allowances should not be given as the proposal will negatively impact my property.

My secondary concern is that the proposed buildings are not in keeping with the character of the downtown core. The buildings adjacent to these two are all homes built around 100 years ago and very modern-style buildings are not in keeping with the character of these homes or the desired character of the Smithville downtown. One of the guidelines from the Smithville Urban Design Manual states that "Mixed-use buildings should be compatible in design and massing with adjacent buildings." The proposed design of this property is completely different from the surrounding buildings. The plan is to take a century home and make it into a modern "box." When this design may be suitable in some places, it will not suit the heritage aesthetic that the Smithville Urban Core is aiming for. This proposal will not "protect and enhance the character of the historic Downtown," but instead will replace one of the historic buildings in the downtown with a contemporary design that's not in keeping with Smithville's character. Sincerely,

Kenneth Kranendonk

108 West Street, Smithville, ON

Gerrit Boerema

From: CP Proximity-Ontario <CP_Proximity-Ontario@cpr.ca>
Sent: March 9, 2022 6:47 PM
To: Gerrit Boerema
Subject: RE: Notice of Public Meeting for Zoning Bylaw Amendment - 197 Griffin Street/RR20/14 - File No. 1601-05-22

Good Afternoon,

RE: Comments on File No. 1601-05-22, 197 Griffin Street/RR20/14, Smithville, ON, within 500m of CP Rail line

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company. The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change. CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. The 2013 Proximity Guidelines can be found at the following website address: <http://www.proximityissues.ca/>.

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

CP Proximity Ontario



CP Proximity Ontario
CP_Proximity-Ontario@cpr.ca
7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9

From: Gerrit Boerema <gboerema@westlincoln.ca>
Sent: March 9, 2022 7:28 AM
To: 'Development Planning Applications' <devtplanningapplications@niagararegion.ca>; 'Busnello, Pat' <pat.busnello@niagararegion.ca>; Nikolas Wensing <nwensing@npca.ca>; DL-Council Members <DL-CouncilMembers@westlincoln.ca>; Joanne Scime <jscime@westlincoln.ca>; Jessica Dyson <jdyson@westlincoln.ca>; Lisa Kasko-Young <lyoung@westlincoln.ca>; 'Sue Mabée' <Sue.Mabee@dsbn.org>; Clark.Euale@ncdsb.com; Young, Katie <Katie.Young@niagararegion.ca>; CP Proximity-Ontario <CP_Proximity-Ontario@cpr.ca>; Ron.Etchen@mpac.ca; tedc@metisnation.org; consultations@metisnation.org; pontdj@hotmail.com; jocko@sixnations.com; hdi@bellnet.ca; traceyghdi@gmail.com; fawn.sault@mncfn.ca; megan.devries@mncfn.ca; peter.epler@mncfn.ca; lonnybomberry@sixnations.ca; tanyahill-montour@sixnations.ca; executivedirector@nrnc.ca; executivedirector@fenfc.org; Jennifer Bernard <jbernard@westlincoln.ca>; Dennis Fisher <dfisher@westlincoln.ca>; John Bartol <jbartol@westlincoln.ca>; John Schonewille <jschonewille@westlincoln.ca>; Tiana Dominick <tdominick@westlincoln.ca>; Lyle Killins <lkills@live.com>; Beverly Hendry <bhendry@westlincoln.ca>; Ray Vachon <rvachon@westlincoln.ca>; Fred vanderVelde <fredv@royalpage.ca>; West Lincoln Chamber

Attachment 5 to PD-37-2022

<westlincolnchamber@bellnet.ca>; Jesse Auspitz <jauspitz@npgsolutions.ca>

Subject: Notice of Public Meeting for Zoning Bylaw Amendment - 197 Griffin Street/RR20/14 - File No. 1601-05-22

This email did not originate from Canadian Pacific. Please exercise caution with any links or attachments.

Good Morning,

Please find attached the notice of public meeting for 197 Griffin Street, Smithville ON, File No. 1601-05-22. More information regarding the application can be found in the link below:

https://www.dropbox.com/sh/2zaelbfuy8vlke4/AAC5lcX_yYIMcN7N-v3FoiDya?dl=0

A subsequent site plan approval application is proposed to be submitted following a decision on the zoning amendment.

If you have any questions please let me know.

Gerrit,

	<p>Gerrit Boerema</p> <p>Planner II</p> <p>Tel: 905-957-3346 ext.5133 Email: gboerema@westlincoln.ca Web: www.westlincoln.ca</p> <p>  </p>
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----- IMPORTANT NOTICE - AVIS IMPORTANT -----

Gerrit Boerema

From: Young, Katie <Katie.Young@niagararegion.ca>
Sent: April 1, 2022 10:59 AM
To: Gerrit Boerema
Subject: RE: Notice of Public Meeting for Zoning Bylaw Amendment - 197 Griffin Street/RR20/14 - File No. 1601-05-22

Good morning Gerrit,

I wanted to confirm to you that the Region will have no comments for the Zoning By-law Amendment application at 197 Griffin Street; however, will require fees and circulation for the future Site Plan application.

If you have any questions, please let me know.

Thank you,

Katie Young, MSc (PI)

Development Planner

Planning and Development Services Department

Niagara Region | www.niagararegion.ca

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

P: 905-980-6000 ext. 3727 Toll-free: 1-800-263-7215

E: katie.young@niagararegion.ca

From: Gerrit Boerema <gboerema@westlincoln.ca>
Sent: Wednesday, March 9, 2022 9:28 AM
To: Development Planning Applications <devtplanningapplications@niagararegion.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Nikolas Wensing <nwensing@npca.ca>; DL-Council Members <DL-CouncilMembers@westlincoln.ca>; Joanne Scime <jscime@westlincoln.ca>; Jessica Dyson <jdyson@westlincoln.ca>; Lisa Kasko-Young <lyoung@westlincoln.ca>; Sue Mabee <Sue.Mabee@dsbn.org>; Clark.Euale@ncdsb.com; Young, Katie <Katie.Young@niagararegion.ca>; CP Proximity-Ontario <CP_Proximity-Ontario@cpr.ca>; Ron.Etchen@mpac.ca; tedc@metisnation.org; consultations@metisnation.org; pontdj@hotmail.com; jocko@sixnations.com; hdi@bellnet.ca; traceyghdi@gmail.com; fawn.sault@mncfn.ca; megan.devries@mncfn.ca; peter.epler@mncfn.ca; lonnybomberry@sixnations.ca; tanyahill-montour@sixnations.ca; executivedirector@nrnc.ca; executivedirector@fenfc.org; Jennifer Bernard <jbernard@westlincoln.ca>; Dennis Fisher <dfisher@westlincoln.ca>; John Bartol <jbartol@westlincoln.ca>; John Schonewille <jschonewille@westlincoln.ca>; Tiana Dominick <tdominick@westlincoln.ca>; Lyle Killins <killins@live.com>; Beverly Hendry <bhendry@westlincoln.ca>; Ray Vachon <rvachon@westlincoln.ca>; Fred vanderVelde <fredv@royalpage.ca>; West Lincoln Chamber <westlincolinchamber@bellnet.ca>; Jesse Auspitz <jauspitz@npgsolutions.ca>
Subject: Notice of Public Meeting for Zoning Bylaw Amendment - 197 Griffin Street/RR20/14 - File No. 1601-05-22

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