

Chris Tsiropoulos  
Brantwood Homes Inc.



August 13<sup>th</sup>, 2023

Attention: Stephanie Pouliot  
Township of West Lincoln  
131 St. Catharines Street  
Smithville, ON

Re: File: B06/2024WL

I have reviewed the notice of public hearing for the Committee of Adjustment as it pertains to 131 St. Catharines Street (Plan M90, Lot 44) in Smithville, Ontario. The write-up you provided states:

"A consent application for a minor boundary adjustment has been applied for by Fernick Investments Inc. to sever off +/- 2,378.5 square meters of land, referenced as Parcel 1 on the survey sketch from 131 St. Catharines Street, referenced as Parcel 2, being the retained parcel. The proposed severed lands will be consolidated with the abutting lands to the rear known as 132 College Street for a future residential development. (Please see the attached sketch)."

Upon reviewing the attached sketch plan, I have identified three critical issues:

- 1. There is no reference to Parcel 1 on the map provided**
- 2. There is no reference to Parcel 2 on the map provided**
- 3. There are many address numbers provided on the sketch, but none that clearly reference 132 College Street.**

The absence of these crucial details means that the proper data required for abutting landowners has not been provided, making it impossible to have a serious notice of public hearing for the Committee of Adjustment on this file.

This oversight is unacceptable, and I expect an immediate correction and clarification of these issues. Please provide the necessary information and ensure that all affected parties are properly informed well before the scheduled hearing.

Sincerely,

A handwritten signature in black ink, appearing to be 'CT' or similar initials.

Chris Tsiropoulos  
Brantwood Homes Inc.  
Abutting Landowner

## Stephanie Pouliot

---

**From:** Malcolm High <[REDACTED]>  
**Sent:** August 15, 2024 2:43 PM  
**To:** Stephanie Pouliot  
**Subject:** Comment on Application for consent B06/202WL, Fernick Investments boundary adjustment

I would like to make a comment and on the Application for consent B06/202WL, Fernick Investments boundary adjustment.

If the future intent is to cut down the trees on the North end of Parcel 1, lot 44, then I am directly affected. I realize that the current question is of consolidating land but looking to the future it is obvious that these trees are in danger of being removed for development, which this consolidation will enable.

I currently have a view of these trees from my house and back yard. My enjoyment of the view and my property value will be negatively affected if these trees are cut. These trees can be seen from several points in the area, not just my yard. The trees are well matured and it would be a shame to cut them, thereby reducing the natural appeal of my home and Smithville. Additionally there are several bird species in the area which quite likely use this stand of trees for habitat. Robin's, finches, cardinals, blue jay's and others frequent the area. Even bats, which play an important role in controlling insects, can be seen nightly in this area.

132 College Street will be developed inevitably and even the new residents of that site would be able to appreciate and enjoy this stand if trees. The builder of that site might potentially even sell at higher prices since these mature trees would be included in the surrounding area. Consolidating these lands would allow more space to build but most likely be the end of this stand of trees.

Since there is a requirement to create park space in any new development, if you allow the consolidation of these lands I recommend writing in a clause to save this tree stand as part of that park space. Trees of this size and importance to animals and people cannot be replaced for decades.

Malcolm High

Get [Outlook for Android](#)