

Candace Hamm

Subject: FW: Comment on Consent Applications B-2020-082, -083, and -084
Attachments: Comments on Planning application, Jan 10, 2021.pdf; Potential Residential Development, Jan 6, 2021.pdf

From: [REDACTED]
Sent: Sunday, January 10, 2021 7:44 PM
To: Coreena Smith <CJSmith@brucecounty.on.ca>
Cc: Leanne Martin [REDACTED] Josh Fuller [REDACTED] Jeff Borth [REDACTED]
Subject: Comment on Consent Applications B-2020-082, -083, and -084

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Good morning,
Please find attached our comments on the above mentioned planning application.
I met with Jeff Borth a week ago and mentioned my thoughts.
I am hoping this will not be a surprise to him.
Many thanks,
Brian Knox
Weiss Drive Subdivision Ltd
32 Weiss Drive, POBox 28, Formosa, N0G 1W0
519 367 5295

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Attention; Coreena Smith

Consent Application Notice

File Numbers B-2020-082, B-2020-083 and B-2020-084

Comments of Weiss Drive Subdivision Ltd

January 10, 2021

Thank you for the opportunity to comment on these severances.

Our thoughts are as follows:

Proposed Lot 1

We support the application to sever Lot 1 and attach to the corner property.

Proposed Lots 2 and 3

We wish to reflect on the remainder of 43-acre property owned by the Borth's after completing the severance of Lot 1 and attaching to the corner lot .

We are aware that the Borth property is characterized by the following:

- The current extent of the urban area includes a strip of land along Adam Street.
- According to the South Bruce Official Plan
 - the proposed Lots 1 and 2 are designated Industrial.
 - and the remainder of the strip along Adam St is designated Future Development.
 - and the balance of the 43-acre farm is outside the limits of the South Bruce OP and therefore in the boundaries of the Bruce County OP and I imagine are designated Ag.

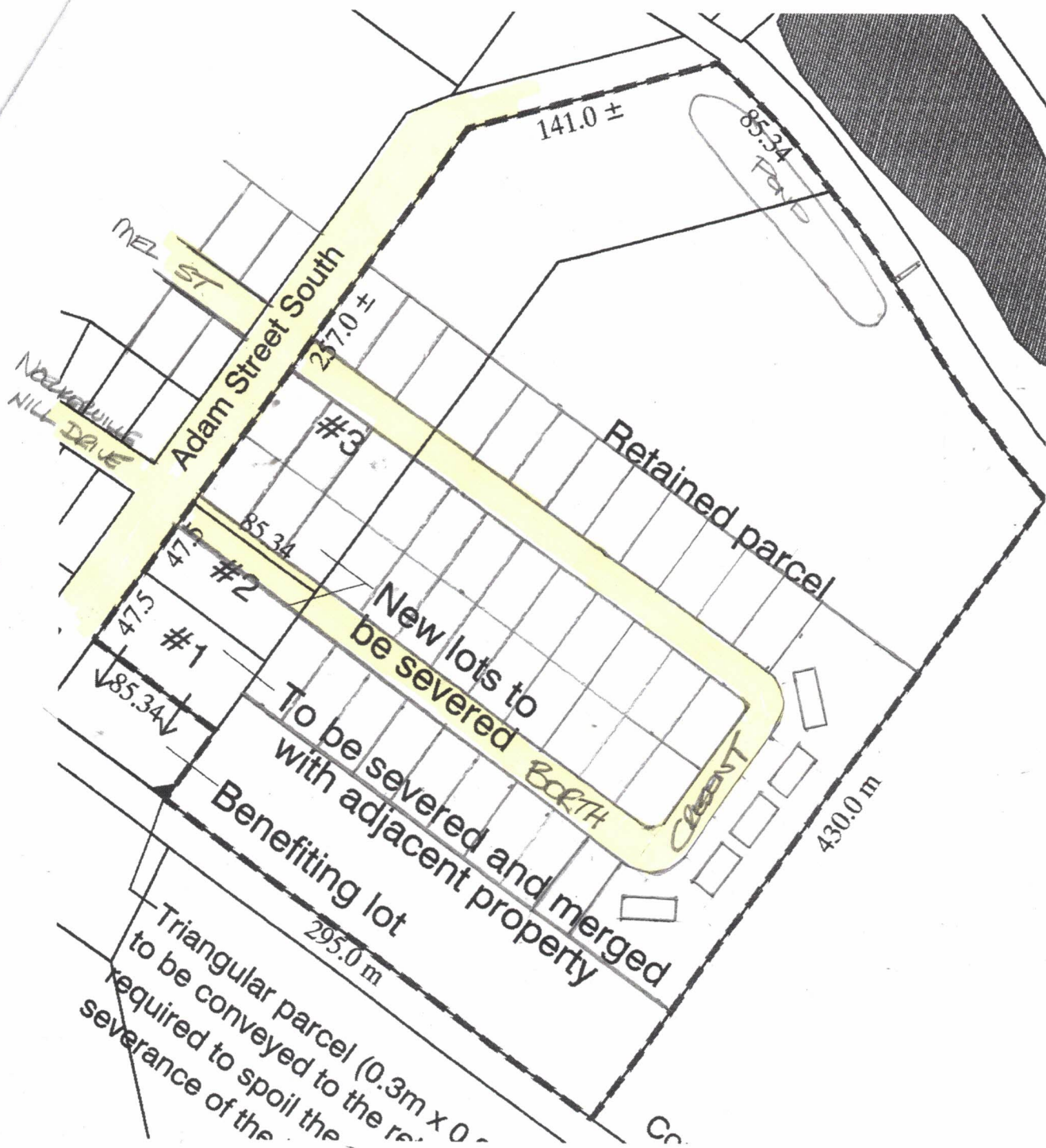
We are concerned with the creation of Lot 2 opposite Noeckerville Hill Drive for the following reasons:

- a. We believe that the best use of the balance of the 43-acre Borth property, after completing the severance of Lot 1 and attaching to the corner lot, is for Residential Development not strip development along Adam Street for Industrial/Commercial.
- b. We believe that the Noeckerville Hill development with residential streets intersecting Adam Street offer a road pattern that should be extended onto the Borth property. This is illustrated on the attached sketch entitled 'Potential Residential Development'.
- c. The servicing from Noeckerville Hill Drive and Mel Street can be extended across Adam Street to service a similar road pattern on the Borth property. The Noeckerville Hill Subdivision extended the water distribution system and sanitary sewer system to Adam Street. Union Gas has a main on Adam Street and Wightman also has fiber optics on Adam Street.
- d. The imminent Municipal reconstruction of Adam street can focus on road improvement. Considering the balance of the 43-acre Borth property to be residential may simplify the servicing required on Adam Street. The simplified servicing of Adam Street would be the extension of water and sanitary sewer across Adam Street and the looping of the watermain along Adam Street between Noeckerville Hill Drive and Mel Street.

- e. The impact of storm water in this area has been an ongoing issue. The 43-acre Borth property has several drainage outlets while the proposed Lots 2 and 3 currently drain onto the Noeckerville Hill Subdivision property where it causes distress to a number of properties. To date this issue remains unresolved until the Proposed Adam Street Construction Project is finalized.
- f. We understand that the Municipality is considering an Urban Area Servicing Master Plan and we think an urban area extension onto the 43-acre Borth property should be included in the study.
- g. The two Mildmay Schools are close to the Borth property. Adam Street is a direct feeder road to both schools. We do not believe further Commercial/Industrial development along Adam Street with a direct connection to Highway 9 is in the Community's best interests.
- h. The anticipated strip development along Adam Street will sterilize the balance of 43-acre Borth property.

I respectfully offer the following:

- We agree with that Lot 1 be severed and merged with the adjacent property.
- We believe that the severance of Lot 2 and Lot 3 be deferred at this time to allow the Servicing Master Plan review of the South Bruce Urban areas to be undertaken. We suggest that the review consider the potential of adding the balance of the Borth property to the Mildmay urban area.



POTENTIAL RESIDENTIAL DEVELOPMENT

125mm = 4.30m
1mm = 0.3m

JUN 6/2020