

February 4, 2021

RE: Zoning Application File NO. PLZ-HA-2020-157 by Mark McCutcheon

I am writing to inform you of my concerns with the proposed Zoning Amendment of Zoning Application File NO. PLZ-HA-2020-157 by Mark McCutcheon so that they may be brought to Council and Committee. I cannot attend the hearing of the application due to distance and the threat of Covid-19.

I have wrote to council in the past (July 2020) about this zoning Application. I trust my voice was heard through David Scott & Stewart Patterson, whom these concerns have been presented to. Progress on this land has already been moving forward with the demolition of the Historical Barn. This barn was once a central landmark in the community and is now a pile of waste.

I have three issues with the proposed Consent Application of PLB-2020-046, 047, 048 and 049 McCutcheon: 1. The zoning and the size of the of 3 of the 4 lots, 2. The zoning of PLB-2020-049 is in the area of a Hazard Lands Overlay: Natural Hazard and 3. The report states AGENCY & PUBLIC COMMENTS PUBLIC: No comments received (page 2).

First issue: the zoning and the size of 3 of the 4 lots.

The severed lands in applications PLB-2020-046, 047 & 048 will each measure approximately 30 metres by 61 metres (98.4 feet X 200 feet) and will contain an area of approximately 1,830 square metres

Approximately is a term I wish to address. I would like the proposed zoning change to exceed the minimum requirements, not just **maybe** meet them.

Minimum lot size is 1860 sqm - the application is proposing 1830 sqm

<https://www.haldimandcounty.ca/wp-content/uploads/2019/11/City-of-Nanticoke-By-law-2019.pdf?fbclid=IwAR37vPi-xZ3GpEWkb4whPQYH3qvnDmUKw5f51jpBQmT-coinq-uOh-2Lz9k>

page 68 Section 5.7 - read the details

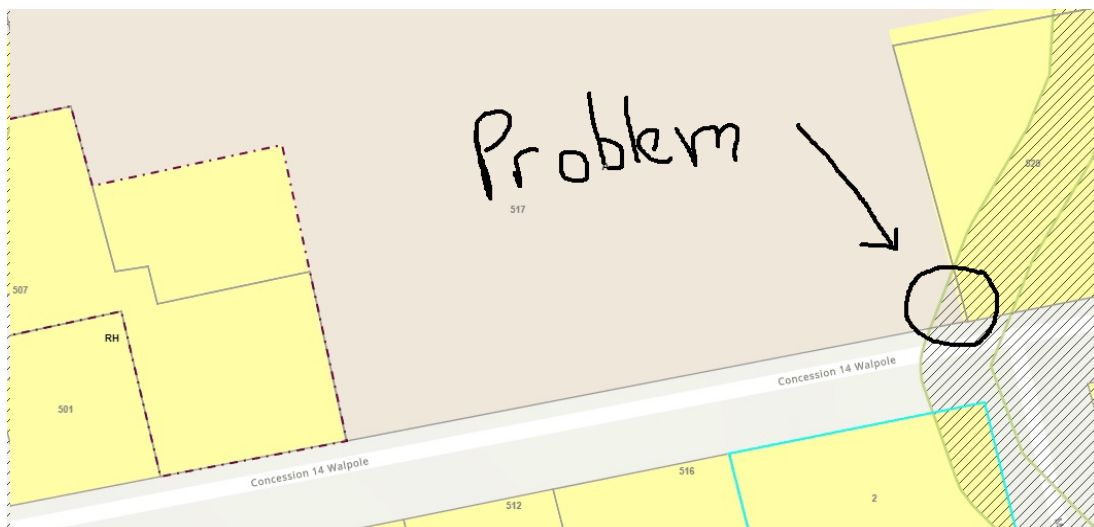
5.7.2 Zone Provisions

In an RH Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

(a) Minimum lot area:

(i) new lot: 1,860 square metres

Second issue - Zoning Application File NO. PLZ-HA-2020-157 by Mark McCutcheon is in the area of a Hazard Lands Overlay: Natural Hazard.



How did the Grand River Conservation Authority come to the conclusion that there is no concern with this? Is there documentation?

This area is an environmentally sensitive area. With many properties dependent on wells for their water, since there is no city sewer service or water systems in Springvale, a septic bed, holding tank and cistern are required. Four new septic beds, holding tanks and cisterns will be required for this application. I would like to see a buffer created, because of the sensitive nature of the land in that area. Perhaps the buffers needs to be increased, and or the lot sizes increased?

I would like a clear explanation and maybe even a second evaluation done for this Application, since it was denied already once, years ago. (By former owner The Teals' Gary and Shirley Teal)

Third issue - the report states AGENCY & PUBLIC COMMENTS PUBLIC: No comments received

Was my document Dated July 27, 2020 presented to Council? Is there proof? There is a greater need for transparency on this Application.

Why was my communication by Email with Stewart Patterson (then cc. to David Scott) on July 13 & 14 not included in the original report. I had commented on the concern for this application in writing by email.

A copy follows:

spatterson@haldimandcounty.on.ca

Mon 7/13/2020 8:21 AM

Stewart:

I would like to know how this application can be allowed to progress any further. An application for this area was denied in the past for reasons that it is on a flood plain. (Grand River Conservation). 4 new lots on this sensitive water table should not go forward. 4 new lots will require septic tanks and tile beds in a flood plain. How will this affect both of my houses on wells (2 maplewood ave and 12 pine cres)? There are no fire hydrants in the area the 4 houses would be built closely together, volunteer fire services would have a difficult time containing a single fire. Is removing the Barn an issue with heritage building designation?

I first moved to Springvale in 1980. The corner of Maplewood ave and Pine cres are flooded often to the point that vehicles cannot get through. I own two properties very close to this area. I would be very interested in how to proceed. Maybe you can reply to this email with suggestions and the process.

During Covid-19 is it really advisable to proceed with this application until certain studies can be completed?

I do not believe my concerns were presented to council back in July of 2020

Before anymore development proceeds, I would like the Zoning Application File NO. PLZ-HA-2020-157 by Mark McCutcheon to be fully reviewed.

Thank you for taking the time to review the Zoning Application File NO. PLZ-HA-2020-157 by Mark McCutcheon I trust the council will follow through with the proper procedures for informing the residents of Springvale of the proposed changes to their community.

Cavan Harrison