

The purpose of this application is to purchase the abutting road allowances (Onondaga St - PIN 381550137 and King William St. - PIN 381550962) and merge them with our existing property.

The reasons we would like to acquire this land are as follows:

1. Preservation of the woodlands.

The trees on this property form part of a woodland under the forest conservation by-law 2204/20 to prohibit and regulate the injury or destruction of trees in woodlands (Forest Conservation By-law). As stated in the Haldimand County Forest Strategy "The urban forest is a key element of green infrastructure. Without healthy trees and forests, Haldimand County would not achieve its vision of environmental integrity, social wellbeing and economic vibrancy as laid out in its Strategic Direction and Official Plan." This woodland contributes to: community health and aesthetics, shade, shelter and energy savings, environmental quality and wildlife habitat, and ameliorating climate change by improving carbon cycles and reducing fuel consumption.

2. Prevention of water management issues

In accordance to the The Haldimand County Official Plan - Official Plan Amendments (Urban areas pg 95) New development and redevelopment in the Urban Areas shall generally proceed where the development is fully serviced by adequate drainage and storm-water management facilities. The age of our sub-division would likely pre-date the requirement of a robust storm-water drainage plan that could support increased intensification development.

3. Hazard Land

Over 50% of this property is zoned hazard land: Natural Hazard (noted from Zoning Map). The Hazard land policy indicates that development should generally be deterred from hazard land. This is to protect the life and property by respecting natural and man-made hazards. Note: Haldimand counties Master Service Plan has identified erosion of these hazard lands in this localized area.

4. Minimal intensification (vs Major intensification)

Possible consideration of a minor addition to our home to create an in-law suite for aging parents and growing families would not be out of the question. We are not against development, just against significant development. A large home and it's amenities would negatively impact surrounding homes, trees and the environment.

5. Preservation of our privacy by acquiring the property abutting 496 Winniett St.

6. Neighbour consideration (492 Winniett St)

By preserving this lot against being fully developed, it would provide our neighbours with some safeguarding as their century home structure and access are within the Onondaga road allowance.

7. Personal reasons

For the past 20 years since we have lived here, ourselves, the neighbours and prior residents have maintained this property. We have truly enjoyed the trees and the nature which surround us. Our kids have been so lucky to grow up with nature at their doorstep. They have been involved in scientific studies on the hunt for endangered species of snakes using this property we speak of for the cover-board habitats, supplied by 8trees.ca. They have on many occasions, spotted eagles and owls perched in the tops of the trees, spotted foxes or coyotes and of course sightings of all the animals you would expect to see in a forest and stream setting.

In conclusion, we would like to preserve the woodlands, continue to allow for protection of life and property by respecting the natural hazards, protect existing homes/structures from potential negative impact of a significant dwelling in regards to drainage, storm water issues and more, open the door for the possibility of minor additions to help our family during the affordable housing crisis, maintain the level of privacy we are accustomed to, safeguard our neighbours and to continue to be stewards of the land.

#### About the Property

- This road abuts my property
- I would like this property to merge with my abutting property

#### IMPORTANT INFORMATION FOR APPLICANTS

##### Consent

 I have read and agree with the Important Information for Applicants listed above

#### ACKNOWLEDGEMENT

##### Signature of Applicant/Agent