

RE: APPLICATION NUMBER Z03204 034541 CONCESSION ROAD 8-9 ROLL#124000

Dear Mark,

Thank you for providing an extension so that we may voice further concerns regarding the proposed zoning by-law amendment.

We request that an Ontario Land Surveyor complete a detailed survey of the property prior to changing any zoning bylaw. There is currently no recorded survey on file for the above-noted property. Our research has indicated a discrepancy in evidence that would require additional research and fieldwork in order to verify the property's boundaries.

We request that a privacy fence be placed prior to the beginning of any property development that is 3 metres or higher. Since this property is extremely small the majority of the current trees and vegetation will have to be removed to accommodate this development. Therefore removing any nature that is currently acting as a buffer zone for this property. This fence will separate the adjacent property and provide the developing property with a buffer for our daily agricultural practices. This will also help in avoiding any future conflict with the owner of the property and the adjacent farmer.

The property developers must ensure that all drainage does not encroach onto the adjacent property.

The property developers, at all times, must remain on the developing property and not encroach onto the adjacent property during their development of the property. The privacy fence will ensure this stipulation is maintained.

As this home will be built so close to the road I want to ensure that it will not result in a closure of Sideroad 21/22. This road is vital for our community and I would like a guarantee that it will not be impacted by this decision now or in the future.

The property developers must fully disclose in the deed of this property that the property is adjacent to prime agricultural farmland and that any current or future owners must be aware that their property may be impacted by the spraying of fertilizer, pesticides, and the spray drifts of fertilizer and pesticides that will occur right up to the property line. It must be noted that these practices can happen at any time of the day or night, as is common farming practice.

When amending the Official Plan the above should be requirements put in place when developing property that are less than a half acre.

Lastly, I ask that the Mayor and Council, before reaching a decision, actually do their due diligence and go view this property in person to get a better understanding of how small this lot is and how it will affect the people who will be living there.

Sincerely,
Maria Lelli-Dickson