REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION

Date of Consideration: **April 9, 2015** **TIME: 9:20 a.m.**

File Number: **B3/15**

Applicant: **Stanley & Jane Pilat**

Subject Lands: TOWN OF ERIN – Part Lot 3, Concession 7

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment 2.1 hectares (5.2 acres) with no frontage in the TOWN OF ERIN – Part Lot 3, Concession 7, vacant land to be added to abutting rural residential lot – Lisa & Tony Hartsink; retained lands are 32.1 hectares (79.3 acres).

ISSUES: CVC – confirm new lot line outside of floodplain;
neighbour – animals and concerns manure run-off; drainage

SUMMARY of FILED REPORTS and COMMENTS:

Town of Erin – application conforms to Official Plan and Zoning By-law; no conditions required

County Planning notice cards were posted; recommend deferral - information required to better determine appropriate policies to be applied; size and location of proposed barn; number of animal units proposed; MDS – information pertaining to size or capacity new structure will be required to comply with MDS 2 setbacks ***Updated comments (March 25/15) – agent provided additional information clarifying intended scale and nature of proposed hobby barn operation; additional lands for barn and paddocks required because of space and natural features; barn will house maximum 3 horses; staff satisfied that proposed hobby barn use is of a small enough size to be considered accessory use to main residential use and not an independent farming operation; MDS2 calculations for 3 horse barn – satisfied structure can be situated on property in accordance with required MDS2 setbacks; original concern re lot size and considered alternate lot configurations – due to presence of stream the present configuration offers the most practical configuration and would not result in creation of any inaccessible lands for the retained; no concerns – conditions to merge***

Conservation Authority (Credit Valley) – no objections to lot line adjustment provided that it is considered a minor lot adjustment; would like confirmation that the newly created rear lot line of Parcel A is outside of the floodplain.

County Engineering – no objection – entrance condition not required

Others (e.g. neighbours) – Raymond & Deborah Gear (5008 Wellington Rd. 24 R. R. #1 Stn Main Georgetown, ON L7G 4S4) – changing use of property from planted crops to horse pasture - concern with drainage; additional animals - concern with amount of run off from manure; **request notification of consideration and decision**

PROPOSED CONDITIONS of APPROVAL

1) THAT the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
2) THAT the solicitor for the Owner give and undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer **including the Form 4 Certificate** and **Application for Consolidation of Parcels document for the consented parcel and the abutting lands to which the consented parcel is to be added** for Consent **B**3/15.
3) THAT the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
4) THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
5) THAT the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
6) THAT the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.

*****Conditions may be deleted, added to, or changed at meeting*****

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph, ON N1H 3T9

March 26, 2015

NOTICE OF CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B3/15

APPLICANT

Stanley & Jane Pilat
2000 Islington Ave.
Toronto ON M9P 3S7

LOCATION OF SUBJECT LANDS:

TOWN OF ERIN
Part Lot 3
Concession 7

Proposed lot line adjustment is 2.1 hectares with no frontage, vacant land to be added to abutting rural residential lot – Lisa & Tony Hartsink. (Parcel A on sketch) Proposed addition to be used for a hobby barn and paddocks for horses.

Retained parcel is 32.1 hectares with 204m frontage, existing and proposed residential and agricultural use with existing house. (Parcel B on sketch)

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, April 9, 2015**

AT 9:20 a.m. for the purpose of considering this matter.

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR SHOULD ATTEND THIS CONSIDERATION**. Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional Information regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office - 74 Woolwich St. Guelph ON N1H 3T9

Phone - (519) 837-2600 x2170 Fax – (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇨ **Government**
- ⇨ **Council and Standing Committees**
- ⇨ **Land Division Committee**
- ⇨ **choose month & year in drop down menus**
- ⇨ **Choose Land Division Committee in the drop down menu**
- ⇨ **open appropriate agenda**

TO: **Applicant – Lisa & Tony Hartsink** **Agent – JL Cox**
Other: Raymond & Deborah Gear (5008 Wellington Rd. 24 R. R. #1 Stn Main Georgetown, ON L7G 4S4)

RECEIVED
FEB 18 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B3/15

APPLICANT

Stanley & Jane Pilat
2000 Islington Ave.
Toronto ON M9P 3S7

LOCATION OF SUBJECT LANDS

TOWN OF ERIN
Part Lot 3
Concession 7

Proposed lot line adjustment is 2.1 hectares with no frontage, vacant land to be added to abutting rural residential lot – Lisa & Tony Hartsink. (Parcel A on sketch) Proposed addition to be used for a hobby barn and paddocks for horses.

Retained parcel is 32.1 hectares with 204m frontage, existing and proposed residential and agricultural use with existing house. (Parcel B on sketch)

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 02-046

Does this description reasonably describe the parcel holdings? YES(X) NO( )

If answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? YES(X) NO( )

What Section(s) does it conform to or contravene? (Please specify)

_____

_____

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [X] NO [ ]

(Please Specify) _____

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [X] NO [ ]

(Please Specify) _____

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-Law to permit the proposal to conform? YES( ) NO( ) N/A( ) or **Minor Variance** YES( ) NO( ) N/A( )

Is proposal on an opened maintained year-round public road YES( ) NO( )
If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road ?

Please specify _____

_____

Is the Proposed Lot(s) serviced now by Municipal Water YES( ) NO(X)

Is the Retained Lot serviced now by Municipal Water YES( ) NO(X)

Is the Proposed Lot(s) serviced now by Municipal Sewers YES( ) NO(X)

Is the Retained Lot serviced now by Municipal Sewers YES( ) NO(X)

Is there a **Capital Works Project** underway to service these lots in the near future YES( ) NO(X)

Approximate Time of Servicing Availability: _____

Are there any other servicing arrangements, Municipal easements <u>or</u> Municipal Drains on the subject lands?

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B3/15

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?
YES [X] NO [ ]

Is there any further information that may assist the Planning and Land Division Committee?
[A letter may be attached if there is insufficient space to explain]

Is the Municipality in support of this application? **YES( ) NO( )**

What Conditions, if any, are requested by the Municipality if the Consent is granted?

no conditions required

Does the Municipality request a Notice of the Decision? YES(X) NO( )

SIGNATURE _____

TITLE: PLANNER, TOWN OF ERIN

ADDRESS: 5684 TRAFALGAR RD, HILLSBURGH ON N0B 1Z0

DATE: Feb 18/15

Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

Application	B3/15
Location	Part Lot 3, Concession 7 TOWN OF ERIN
Applicant/Owner	Stanley & Jane Pilat

UPDATED COMMENTS: The applicant's Agent has provided staff with additional information clarifying the intended scale and nature of the proposed hobby barn operation. The additional lands are required because the current property does not have space, due to natural features, to accommodate the proposed hobby barn and paddocks. The hobby barn which will be constructed will house a maximum of three horses.

Staff is satisfied that the proposed hobby barn use is of a small enough size to be considered an accessory use to the main residential use of the property and not an independent farming operation. Further, we have conducted the necessary Minimum Distance Separation 2 (MDS 2) Calculations for a 3 horse barn and are satisfied that the structure can be situated on the property in accordance with required MDS 2 setbacks.'

It should be noted that Staff initially had concerns regarding the lot size and considered alternate lot configurations, which would reduce the size of the severed parcel. Due to the presence of a stream cutting the severed lands off from the balance of the retained lands; the present configuration offers the most practical configuration and would not result in the creation any inaccessible lands for the retained parcel.

We would have no concerns, provided that the following matters are addressed as conditions of approval:

a) That any concerns of the Conservation Authority can be adequately addressed;
b) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
c) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

Jameson Pickard

Jameson Pickard, Junior Planner
March 25th, 2015

RECEIVED
MAR 25 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

Application	B3/15
Location	Part Lot 3, Concession 7 TOWN OF ERIN
Applicant/Owner	Stanley & Jane Pilat

PLANNING OPINION: This proposed lot line adjustment would sever a 2.1 ha (5.18 ac) vacant Agricultural parcel and add it to an abutting rural residential lot. The resulting lot would be a 4.1 ha (10 ac) rural residential parcel with existing dwelling and proposed hobby barn use. A 32.1 ha (79 ac) Agricultural parcel with existing dwelling would be retained.

Staff recommend deferral of this application In order to allow the applicant time to provide Staff with clarification about the proposed use of the property and details about the proposed hobby barn to be constructed:

Should this application be approved we would request that the following be made conditions of approval:

a) That any concerns of the Conservation Authority can be adequately addressed;
b) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
c) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.4 states that "In rural areas located in municipalities... a) permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses;... c) new land uses, including the creation of lots shall comply with the minimum distance separation formulae".

Regarding Minimum Distance separation (MDS), staff have received the necessary farm data sheets for surrounding livestock facilities and have performed the necessary calculations and are satisfied that MDS1 compliance can be achieved. Staff would note that we have not been provided with any information pertaining to the size or capacity of the new barn proposed for the subject property. This new structure will be required to comply with the appropriate MDS 2 setbacks.

GREENBELT PLAN: The subject property is within the protected Countryside of the Greenbelt Plan and is subject to the pertinent policies of this plan.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated SECONDARY AGRICULTURAL and CORE GREENLANDS. The Greenland feature protects hazardlands and is located outside of the proposed severed parcel. Section 10.4.6 states that lot line adjustment are permitted where there are no adverse effects on agriculture will occur and are encouraged where:

a) More viable agricultural operations will result;
b) An undersized lot is made useable given the requirement for appropriate sewer and water systems.

Lot line adjustments are deemed not to create new lots for the purposes of this plan.

The application does not indicate whether the subject property will be used as agricultural use or continue to be used as a rural residential lot. This information is required in order to better determine the appropriate policies to be applied to this application. Information pertaining to the size and location of the proposed barn should be provided, as well as the number of animal units proposed to be housed in the barn. This information will allow staff to better determine if the proposed operation is accessory to the residential use or an agricultural operation. Depending on the scale of the proposed use further information may need to be provided.

LOCAL OFFICIAL PLAN: The subject property is designated Secondary Agricultural and Core Greenland's in the Local Official Plan.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agriculutral (A) and Rural Environmental Protection (EP2). Section 4.22.2 of the by-law indicates that no livestock facility shall be erected unless it complies with the Minimum Distance Separation (MDS2), calculated using the formulas set out by the Province of Ontario.

SITE VISIT INFORMATION: The subject property was visited and photographed on February 6th, 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Jameson Pickard

Jameson Pickard, Junior Planner
February 18th, 2015

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

RECEIVED
FEB 13 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

January 16, 2015

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: January 9, 2015

FILE NO. B3/15

APPLICANT

Stanley & Jane Pilat
2000 Islington Ave.
Toronto ON M9P 3S7

LOCATION OF SUBJECT LANDS:

TOWN OF ERIN
Part Lot 3
Concession 7

Proposed lot line adjustment is 2.1 hectares with no frontage, vacant land to be added to abutting rural residential lot – Lisa & Tony Hartsink. (Parcel A on sketch) Proposed addition to be used for a hobby barn and paddocks for horses.

Retained parcel is 32.1 hectares with 204m frontage, existing and proposed residential and agricultural use with existing house. (Parcel B on sketch)

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION, WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

February 18, 2015

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
FEB 03 2015
Date:

MAILED TO:

Local Municipality – Town of Erin County Planning

Conservation Authority – Credit Valley County Engineering

Bell Canada County Clerk Roads

Neighbour - as per list verified by local municipality and filed by applicant with this application

ENTRANCE CON'D NOT REQ'D

February 10, 2015

RECEIVED
FEB 24 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

County of Wellington
Land Division Committee
74 Woolwich Street
Guelph, ON N1H 3T9

Attention Deborah Turchet, Secretary-Treasurer

Dear Ms. Turchet:

Re: CVC File No. B 15/003
Your File No. B 003/15
Stanley & Jane Pilat
4982 Trafalgar Road
Part Lot 3, Concession 7
Town of Erin

Staff of Credit Valley Conservation (CVC) has now reviewed the information submitted with the above noted application and we provide the following comments for your consideration:

PURPOSE:
Proposed lot line adjustment is 2.1 hectares with no frontage, vacant land to be added to abutting rural residential lot – Lisa & Tony Hartsink. Proposed addition is to be used for a hobby barn and paddocks for horses.

Retained parcel is 32.1 hectares with 204m frontage, existing and proposed residential and agricultural use with existing house.

SITE CHARACTERISTICS:
Regulated Area: The subject property is located partially within the Regulated Area. A permit may be required from CVC for any grading or construction works within this area.

Watercourse: Within the vicinity -to the east is a tributary of Snow's Creek, to the west is a tributary to Beeney Creek. Any alteration to a watercourse (i.e: culverts, bridges, ponds etc.) requires a permit issued by CVC. Our concerns for new construction would include maintaining setbacks to address channel bank erosion, sediment control during construction, and to ensure no degradation to water quality.

Floodplain: The subject property is located partially within the Regulatory Storm Flood Plain associated with the tributary of Snow's Creek. A permit may be required from CVC for any construction activity in this area. Our primary concern is the protection of life and property from the flood hazard. We have specific criteria and requirements for construction in the flood plain.

Wetland: The subject property contains portions of the Provincially Significant Acton Silver Creek Wetland Complex. Wetlands are diverse and productive ecosystems that are hydrologically significant to a watershed. They store water during flood events and provide low flow augmentation during dry periods. The vegetation

and organic soils of wetlands aid in the filtration of nutrients and sediments that enhances water quality and assists in the maintenance of cool water temperatures. Wetlands also provide habitat for diverse and uncommon species of flora and fauna. CVC does not support new development in wetlands, including buildings, structures, driveways, septic systems, ponds…etc. An Environmental Study Report may be required for new development located adjacent to wetlands, depending on potential impacts.

Erin Greenlands: This is County of Wellington significant woodland. The subject property is partially within an area designated as Core Greenlands by the Town of Erin. It is the policy of the Town of Erin to protect the form and function of these natural areas. CVC provides technical support to this agency with respect to delineation of natural features and reviewing potential impacts from subsequent development within and adjacent to these lands.

Provincial Greenbelt: According to Schedules 1 and 4 of the Province of Ontario's Greenbelt Plan 2005, the entire property falls within the Protected Countryside of the Greenbelt Plan. We recommend that you contact the Town of Erin for further information with respect to these designations as certain polices of the Greenbelt Plan apply to the future use of the property.

COMMENTS:
CVC would like confirmation that the newly created rear lot line of Parcel A is outside of the floodplain. Once that is confirmed then, CVC has no objection to the proposed lot line adjustment provided that it is considered a minor lot adjustment (Section 4.6 c) of the Greenbelt Plan) by the County of Wellington. The proposed lot line adjustment would not increase the fragmentation of the key natural heritage features or key hydrologic features. Connectivity among these features would be maintained provided that any additional structures are located outside of the features and their respective buffers/vegetation protection zones.

There appears to be ample room on added lot line adjustment portion in which the new development (e.g.: barn, paddock etc.) can go. In the future, should development be proposed on newly added portion, the following buffers should be maintained in order to preserve the ecological functions of the features:

- 10m buffer for the significant woodland.
- 30m buffer from all wetlands (PSW and field-identified).
- 30m buffer from all watercourses.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x. 245).

Yours truly,

Suzie Losiak, M.Sc.Pl, MCIP, RPP
Planner

cc: **Town of Erin**
Attn.: Sally Stull

J.L. Cox Planning Consultants Inc.
Attn: John Cox
17 Spencer Crescent
Guelph, ON N1L 1N1

February 2, 2015

RECEIVED
FEB 09 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Raymond and Deborah Gear
5008 Wellington Rd 24
RR1 Stn Main
Georgetown,ON L7G 4S4
(Con7 E PT Lot 3 PCL 4)

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street,
Guelph, ON
N1H 3T9

B3/15

Dear Ms Turchet;

As per the Notice of an Application for Consent dated January 16, 2015, comments on this application are to be submitted to your office for submission of comments and to be notified of the date and time of the consideration of this application. Please notify us of any future decisions.

Our property at 5008 Trafalgar Rd is located in a depressed area which has two adjacent properties water flow affecting our ability to use our own land.

These sloping hills come into a wetland. Our property is at a hollow on the north and west sides. (North being considered as property of 5010 Wellington Rd 24 and the west property in which we have been advised of requested changes).

Town has no limitations on the number of animals on a property. Currently the neighbor to our north, currently have 10 sheep, 25+ chickens, 25+ rabbits and 25+ pigeons. Over a period of time the property to our north has had significant land fill (over 80 loads) which has cause our property to have increase flooding over the past 10 years. The town has not enforced water drainage or grading problems cause by these changes to date, and we have concerns that the property in the west may potentially change the slope, causing us additional flooding.

With the addition of additional animals, we have concerns about the amount of run off from manure our property is exposed to. We feel that this additional run off will put our property and health at risk, especially since our property is already very wet. How will we be safeguarded from an additional onslaught of animals? It is unclear to us what the current town by-law is, as we have been told by town staff that it is inaccurate on the town website.

Changing the use of the property from planted crops to horse pasture will cause the land to become more solid, increasing the run off, which will flow directly onto our property.

We need to understand how the water will drain, will it be controlled on their property, or will it become our problem. We need to understand how the water quality will be monitored and how to be reassured that it will be regularly completed. We need to understand what limitations will be placed on the number of animals allowed on the property, as our current exposure is already very high, which directly effects our property.

Regards

Raymond Gear

Debby Gear