

**From:** [McCauley, Kirsten](#)  
**To:** [Millar, Chris](#)  
**Subject:** FW: 11673 Burnaby Rd, SABR ID # 2184  
**Date:** Tuesday, February 1, 2022 12:27:35 PM  
**Attachments:** [11673 Burnaby-Residential.pdf](#)  
[11673BurnabyRd-Siteplan\\_jan18.pdf](#)

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**From:** Baijumon George [REDACTED]  
**Sent:** Tuesday, February 1, 2022 12:10 PM  
**To:** McCauley, Kirsten <Kirsten.Mccauley@niagararegion.ca>; Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Kevin Gibson <kgibson@wainfleet.ca>  
**Cc:** Gale, Bob <Bob.Gale@niagararegion.ca>  
**Subject:** RE: 11673 Burnaby Rd, SABR ID # 2184

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Hi Kirsten,

I have attached my comments on the subject property as per our discussion last Monday, January 24<sup>th</sup>.

Please let me know if you would need any additional details.

Thanks and Regards  
Baijumon George

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**From:** Gale, Bob <Bob.Gale@niagararegion.ca>  
**Sent:** January 27, 2022 9:00 PM  
**To:** Baijumon George [REDACTED]; Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Kevin Gibson <kgibson@wainfleet.ca>  
**Cc:** McCauley, Kirsten <Kirsten.Mccauley@niagararegion.ca>  
**Subject:** RE: 11673 Burnaby Rd, SABR ID # 2184

Great to hear Baijumon!

Bob

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Sent from [Workspace ONE Boxer](#)

On January 27, 2022 at 12:58:53 PM EST, Baijumon George [REDACTED] wrote:

**CAUTION EXTERNAL EMAIL:** This email originated from outside of the Niagara Region email system. Use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Dear Councillor Bob,

Thank you for directing my request on subject property to the appropriate personnel.

I had a chat with Kristen McCauley, and will be forwarding my comments to her for a review.

I have also requested a pre-consultation meeting with Township of Wainfleet.

Hope it could be considered for Residential development.

Thank you once again for your help in this matter. You have been always very supportive.

Thanks and Regards

Baijumon George  
[REDACTED]

**From:** Gale, Bob <[Bob.Gale@niagararegion.ca](mailto:Bob.Gale@niagararegion.ca)>

**Sent:** January 21, 2022 3:39 PM

**To:** Sergi, Michelle <[Michelle.Sergi@niagararegion.ca](mailto:Michelle.Sergi@niagararegion.ca)>; Kevin Gibson <[kgibson@wainfleet.ca](mailto:kgibson@wainfleet.ca)>; [REDACTED]

**Cc:** McCauley, Kirsten <[Kirsten.Mccauley@niagararegion.ca](mailto:Kirsten.Mccauley@niagararegion.ca)>

**Subject:** RE: 11673 Burnaby Rd, SABR ID # 2184

Thanks Michelle

Bob

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Sent from [Workspace ONE Boxer](#)

On January 21, 2022 at 3:38:31 PM EST, Sergi, Michelle <[Michelle.Sergi@niagararegion.ca](mailto:Michelle.Sergi@niagararegion.ca)> wrote:

Hi Councillor Gale,

Kirsten McCauley, one of our senior planners will be reaching out.

Thanks, Michelle

**From:** Gale, Bob <[Bob.Gale@niagararegion.ca](mailto:Bob.Gale@niagararegion.ca)>

**Sent:** Friday, January 21, 2022 3:29 PM

**To:** Sergi, Michelle <[Michelle.Sergi@niagararegion.ca](mailto:Michelle.Sergi@niagararegion.ca)>; Kevin Gibson <[kgibson@wainfleet.ca](mailto:kgibson@wainfleet.ca)>; [REDACTED]

**Subject:** Fwd: 11673 Burnaby Rd, SABR ID # 2184

Hi Baijumon

Thanks for the email. I have cc'd the Commissioner of Planning on this, Michelle Sergi, as well as Mayor Kevin Gibson from the Town of Wainfleet.

Michelle: Baijumon owns a large property in Wainfleet and would like advice on the Official Plan with regards to portions of his land. Would you or your staff please reach out.

Kevin: If you feel that anyone in your staff should reach out to Baijumon regarding this, please have them do so.

Thanks very much,  
Bob

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Sent from [Workspace ONE Boxer](#)

----- Forwarded message -----

**From:** Baijumon George [REDACTED]  
**Date:** January 21, 2022 at 12:40:36 PM EST  
**Subject:** 11673 Burnaby Rd, SABR ID # 2184  
**To:** Gale, Bob <[Bob.Gale@niagararegion.ca](mailto:Bob.Gale@niagararegion.ca)>

**CAUTION EXTERNAL EMAIL:** This email originated from outside of the Niagara Region email system. Use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Bob,

Further to our tele-conversation I'm attaching the details of the subject property and my conceptual vision of the property.

We had a brief discussion with Township of Wainfleet back in July last year, prior to the purchase of the property. It was told that about total of 15 acres could be used for residential/ development as 1 acre lots, leaving about 10 hectares as agricultural land. Now we have received a letter from the region saying that the subject land is considered as Rural Employment Lands. Now we are requesting to consider the land for Residential development.

Please see what you can do.

Property Address: 11673 Burnaby Rd,

SABR ID # 2184

Thanks and Regards  
Baijumon George



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**SABR ID # 2184** (approximately 15 ha)

Address/Location: 11673 Burnaby Road Assessed for: Rural employment lands

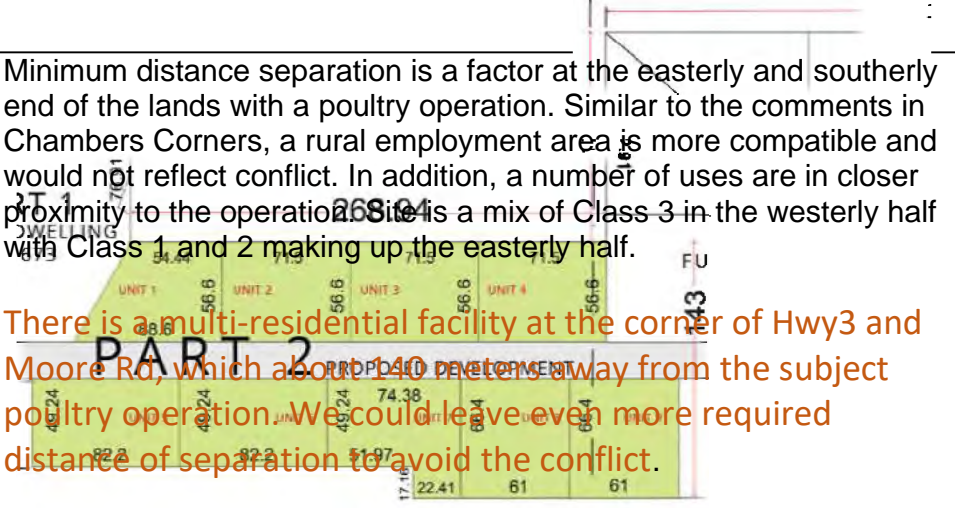

Consider for: Community/Residential lands

Our desire is to convert about 10 acres of the adjacent to the existing house for the use of residential purpose and create a small rural residential subdivision. We are attaching a conceptual design of the proposed subdivision. (We could not get the service of a surveyor or the professional planning company due to the time constraints.)

Our initial development would include 9 lots with 1 acre of land. The nearest similar residential area is within a few hundred meters away – Elisabeth Crescent. We believe adding 9 more houses would add population growth and more economic activity in the area, it will have a positive economic impact to the gas station, Café, and satellite beer store.

Hamlet is predominantly a rural residential community. So, addition of these land would add to potential of lands presently under utilized and have potential for sizable residential supply with negligible impact to the hamlet character.

<b>Criteria</b>	<b>Commentary</b>
Contribution to Rural Character	<p>Addition of these lands at the southerly end of the hamlet would be considered to have negligible impact to the hamlet area. Lands would be considered appropriate for rural employment use considering the adjacent contractor's yard and the airport further south. Westerly half is not encumbered by active poultry so potential for a portion of the lands to be considered for that use. Not desirable as rural residential with adjacent and area uses.</p> <p>We don't believe that contractor's yard on to the north and the airport further south would have an impact in anyway for residential houses as there are already numerous houses surrounding the area. A sound barrier/fence will be erected to cover the immediate face of the contractor's yard.</p>
Support for the Agricultural Community	<p>Hamlet is predominantly a rural residential community. Some under-utilized highway commercial sites are located outside of the hamlet to the east, including a gas station serving the area, café</p>

	<p>and satellite beer store. Generally limited offerings leading to reliance on other hamlets or urban areas.</p> <p><b>We don't believe anything against for considering Residential development</b></p>
<p>Hydrogeological Considerations</p>	<p>Feasible only due to cistern being the most common water supply. There are a very limited amount of wells known in the area. No immediate concerns known for this location within the municipality. Generally outside of the highly vulnerable aquifer</p> <p><b>We don't believe anything against for considering Residential development</b></p>
<p>Natural Environment Impacts</p>	<p>Assessed as highly feasible with some wetland immediately adjacent but can be buffered.</p> <p>Provincial natural heritage system is identified on the subject lands despite limited natural features apparent on the lands, however some features are found adjacent to the north. If considered, it would appear as though a large portion may be eligible to develop following detailed study for providing connection and continuity of the system.</p>
	<p><b>We don't believe anything against for considering Residential development</b></p>
<p>Agricultural Impacts</p>	<p>Minimum distance separation is a factor at the easterly and southerly end of the lands with a poultry operation. Similar to the comments in Chambers Corners, a rural employment area is more compatible and would not reflect conflict. In addition, a number of uses are in closer proximity to the operation. The site is a mix of Class 3 in the westerly half with Class 1 and 2 making up the easterly half.</p> <p><b>There is a multi-residential facility at the corner of Hwy3 and Moore Rd, which about 140 meters away from the subject poultry operation. We could leave even more required distance of separation to avoid the conflict.</b></p> 
	

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<p>Other Constraints/ Considerations</p>	<p>Access to the lands is feasible from Burnaby Rd. small gravel surface is available on Moore Road North on the east end that would require improvement.</p> <p>There are no identified aggregate resources on the site or active operations in close proximity. There are small sand and gravel resources small portion of northern area of hamlet. The lands have an active contractor's yard on the north side. Potential for noise from machinery. The Port Colborne Airport (grass airstrip) is a little over 0.5 km south of the site and host skydiving. Potential for seasonal air traffic noise. If subject lands were to be used for rural employment, less of an impact.</p> <p>A sound barrier/fence will be erected to cove the immediate face of the contractor's yard. There are numerous houses surrounding the area, the traffic noise is much more prevalent in the southern side, not as much here.</p>
	<p><b>Recommendation:</b> Expand boundary immediately south to include 5 ha of land between Burnaby Road and the easterly Hamlet boundary.</p>

THE KINGS HIGHWAY No 3

R E S I D E N T I A L  
C O N C E S S I O N

C O M M E R C I A L

PART 3  
TURE DEVELOPMENT

A G R I C U L T U R A L



BURNABY

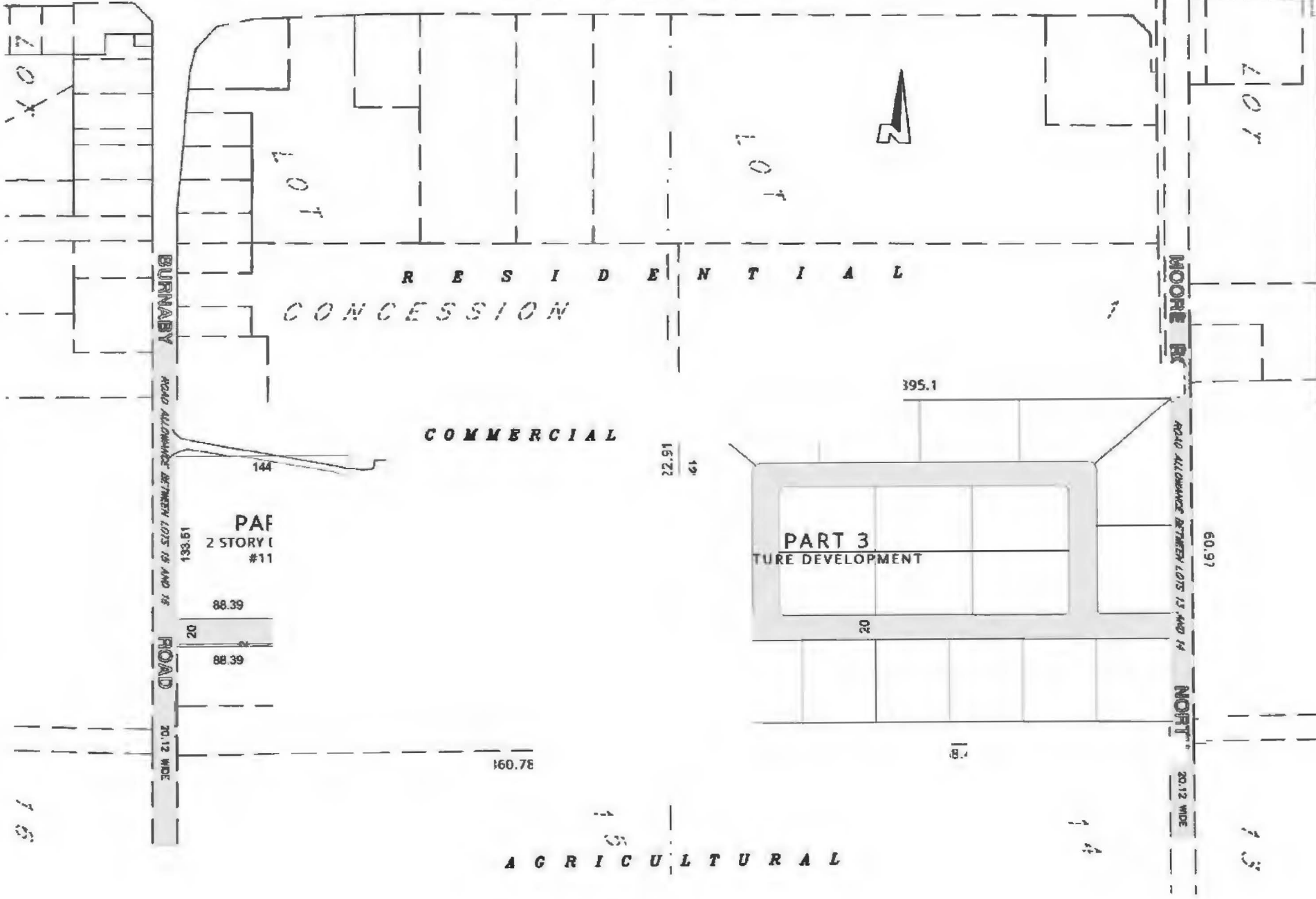
ROAD ALLOWANCE BETWEEN LOTS 19 AND 18

ROAD 20.12 WIDE

MOORE BC

ROAD ALLOWANCE BETWEEN LOTS 13 AND 14

ROAD 20.12 WIDE



PAF  
2 STORY I  
#11

88.39

20

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144

22.91

41

395.1

20

18

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160.78

20.12 WIDE

15

14

13

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17