

CLERK'S

AUG 18 2020

Corporate Services Dept.  
Haldimand County

August 15, 2020

Ralph and Martha Colosimo  
[REDACTED]  
[REDACTED]

Re: LJM Developments- File No. PLOP-HA—2020-037, File No. PLZ-HA-2020-036 Applications

To Whom it May Concern,

We are writing this letter to share our concerns with the proposed applications for redevelopment of 63 Pyle Road, Lowbanks.

- 1) As everyone is well aware, the hazardous lands in this area including 63 Pyle Road have faced extensive erosion over the years, which have been exacerbated most recently with the high lake levels and powerful storms. How does LJM plan to slow the erosive process along its' shoreline?
- 2) The proposed property houses several gas wells, one of these being close to the lake and possibly leaching as evidenced by the sulphuric odour from time to time. What measures are LJM taking to ensure the environmental safety of these gas wells?
- 3) OMAFRA (Ontario Ministry of Agriculture, Food, and Rural Affairs) has policies in place to protect agricultural land for the long term. Are they being consulted regarding the above proposed development?
- 4). Drainage Issues: Due to the natural and steep slope of the land toward Pyle Road, large runoffs during spring thaw, etc. create flooding on Pyle Road as well as neighbouring Dickhout Road. How will this be addressed?

5) Sewer/ Septic/ Grey Water Issues: A proposed complex of this size will create enormous waste water when factoring in the number of dwellings multiplied by the number of people per site. This region is primarily heavy clay soil which would not support septic drainage for the number of occupants. How does LJM propose to sustain an adequate system without excessive drainage and contamination to nearby ditches, properties, as well as Lake Erie?

6) Excessive Traffic/ Poor Road Condition: Pyle Road is very narrow and poorly maintained road. It is difficult for 2 average sized vehicles to pass each other on this road without one vehicle having to pull to the side. How does Haldimand County and LJM propose to fix this issue with what would be an excessive amount of traffic flow if this development is built? According to the 'Owner's Sketch' of the proposed development, there will be two points of entry/exit on Pyle Road as well as one on Northshore Drive. Having lived in this area for many years, we have witnessed many 'close calls' concerning accidents on Northshore Drive and the Pyle Road intersection. The steep hill, excessive speed by some drivers, and the extra summer traffic from neighbouring trailer parks adds extra risk when turning onto or from Pyle Road and Northshore Drive. An entrance at the top of the hill would also be dangerous due to the natural blind spots that exist in both directions. How can this safety issue be addressed?

To conclude, we understand the need for progress and development . We also realize that there is a shortage of permanent year round housing in this area and beyond. However, given the points listed above, as well as the fact that there are already 2 trailer parks next to this property, we do not believe that a complex of this size and nature is best suited for 63 Pyle Road nor for the neighbouring communities.

Sincerely,

Ralph and Martha Colosimo