

Adrian Verburg  
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August 14, 2020

CLERK'S

AUG 18 2020

Corporate Services Dept.  
Haldimand County

To: Haldimand County

NOTICE OF OBJECTION Re; File # PLOP-HA-2020-037  
File # PLZ-HA-2020-036

The subject lands have, for many years, been farm land used to raise crops of corn, beans and wheat. These lands have been a noise buffer between the two "seasonal trailer parks" to the west and the residential area to the east.

The subject land contains at least one abandoned gaswell and has had spring water diversion, as well as having a high pressure natural gasline running through the north side of the property.

The majority of the subject land slopes down to the east towards Pyle Rd. Many times in the past the run off storm water, during severe rains, overwhelms the ditches along Pyle Road, even though this is cultivated land. The storm water floods across Pyle Road to the east side as far as, and beyond, our property. Cottages, streets and asphalt will only make this worse.

The proposed plan shows two entrance/access points on Pyle Road. Pyle Road is a very narrow tar and chip road which has not been able to sustain heavy traffic or loads. If two vehicles are meeting on the road, one has to pull over or drive with passenger side tires on the shoulder of the road. Access from Northshore Drive, to and from Pyle Road, is very dangerous at the best of times with poor visibility due to the hill and speeding traffic. There have been many near misses at this intersection.

The southern portion of this property is designated " Hazard Land " using old data and projections. As everyone knows in this area, the bank has been receding at an astounding rate over the past years. Huge amounts of monies are being spent to breakwall the 50 ft banks in this area, to no avail. The corner of Pyle Road and Villella Road, I expect, will not be usable in the very near future due to bank erosion.

It is my premise that these lands cannot support 173 "seasonal cottages" What is to be done with storm water? What is to be done with sewage and grey water? The heavy clay in this area will not support septic systems without draining to the lake or ditches. The prevailing winds would make the odour from a lagoon objectionable to all. Potable water, if processed lake water, will overwhelm any systems used to process the water. If I read the Ontario Building Code correctly, regarding design sewer flows, section 8.2.1.3 item 5. The design flow for a cottage is 500 L per day per person. If I was to extrapolate; occupancy of 173 cottages X two persons, this requires a sewage and water system to process 173,000 L per day ( approximately twelve truck loads per day). Taking it a step further, 173 cottages X four persons requires a system to process 346,000L per day( approximately 24 truck loads per day). It is impossible to manage these flows on the subject lands. A development of this magnitude is not suited for this area with no municipal water and sewage services.

The " trailer parks" to the west are "seasonal parks" and are controlled by the park owners and bylaw. This proposal of 173 seasonal cottages, assuming they are freehold, or type of condo, will only have seasonal use bylaws determining occupancy. It has been very evident that the County, in the past, has had little will to enforce seasonal use bylaws regarding occupancy, especially in RS zoning.

Sincerely, Adrian Verburg

A handwritten signature in blue ink, appearing to read 'Adrian Verburg', with a stylized flourish at the end.