

April 10, 2021

Haldimand County Planning Technician  


Dear Ms. Easson,

I am writing in opposition to the application for the addition of the special policy in the Haldimand County Official Plan and the special provision in the Zoning By-Law (PLOP-HA-2020-919 and PLZ-HA-2020-192) to permit a year-round dwelling on the lot that fronts Hoto Line (a private road).

I have been a property owner on Erie Heights Line, a private road off of Hoto Line, since 2003. Going to the cottage has always been a very peaceful, relaxing experience. With only 13 cottages in a 1 km radius, and the beauty of Lake Erie, it offers the tranquil feel of an expensive vacation. The unpaved private road limits traffic and compensates for extensive land erosion. Garbage pick-up is located at the intersection of Hoto Line and Northshore Drive and emergency services are limited to road accessibility.

The proposal to change the by-law to allow permanent residence on Hoto Line will only add to an existing problem. In recent years, families are purchasing cottages with the intent to reside year-round. It started with one resident living there until the road was impassable then going to Florida for a couple months. We now have three (cottage # 05, 16 & 25) owners residing year-round on Erie Heights Line. These owners are well aware of the fact that they are violating the zoning law, however, no consequences from the county have been implemented to deter this. Currently Hoto Line is maintained by the cottage owners (Erie Heights Association) and the cost is skyrocketing with year-round accessibility. Now, add on heavy machinery for building and daily traffic, who will maintain the road if this application is approved? The applicants have offered to contribute to the cost, but who enforces it? What would their contribution be? When they sell who is responsible then? The Haldimand by-law officers don't even enforce illegal residence, so I'm quite sure no one will care about road maintenance. It is not fair for seasonal cottagers to pay for extensive repairs caused by plowing and heavy machinery.

I recently received a letter from the applicants and their lawyer stating, "Justin and Miranda plan to assist with plowing Hoto Line in the winter and to assist with the shared costs associated with maintaining the road on a yearly basis." I don't want the road plowed in the winter months as it creates extensive damage. See attached pictures from this year after one plowing. The road was never intended for winter access. It is a private road, owned by the 2 residents on Hoto Line, allowing access for seasonal cottagers. It's unfortunate the applicants did not investigate the legalities prior to purchasing the land.

On a separate but equally important note, the Ontario wind turbine website ([ontario-wind-resistance.org](http://ontario-wind-resistance.org)) states any dwelling in Ontario must be setback a minimum distance of 550 meters from an industrial wind turbine. I have not measured the distance, however, I would expect that the applicant has and this requirement is being considered.

I am strongly opposed to changing the by-law for permanent residence on a private road and hopeful action will be taken on persons who disregard Haldimand's zoning by-laws. These laws are created for a reason and should not be overturned without full consideration of the outcome.

Sincerely,

Ruth Augustine

28 Erie Heights Line - Cottage owner