

March 13, 2023

Office of the Clerk
Haldimand County
53 Thorburn Street South
Cayuga, ON
N0A 1E0

Re: Planning Application PLOPZB-2022-144

We the undersigned residents of Seneca Village in Caledonia ask that Haldimand County Council reject any application to amend the current zoning of Caledonia Plan 51 Lots 80 to 89, Seneca, municipally known as 40 Cayuga Street, Caledonia (hereinafter referred to as “the property”). This request is based on the following concerns.

Seneca Village consists of nine single-dwelling residential homes that accommodate a total of approximately twenty adults and ten children. The planning application PLOPZB-2022-144 (hereinafter referred to as “the application”) proposes a 9-storey condominium, which, if approved, would become the tallest and most population-dense building in all of Haldimand County, destroying the existing integrity of the architectural landscape that residents and visitors find so appealing. We are not in support of this nine-storey, a six-storey, or anything over a three-storey building on this property. We understand that this is prime property to expand and build, so would open to single-dwelling or semi-detached homes being built on this property. This would support the current landscape and address the main concerns we have related to this application. Furthermore, this proposed property would be an eyesore to Grand River landscape that so many, both residents in our community and tourists, find attractive.

A major concern is the negative impact this development would have on our property values. We have all worked a significant portion of our lives to purchase our homes and have been, and still, pay mortgages and taxes on our properties as we have done for many years. A development of this nature would immediately devalue our properties by hundreds of thousands of dollars; certainly, Council would not permit this.

It is important to note that the previous owner of this property was not allowed to build four single family homes on this site and given this history it would be both highly contradictory and counterintuitive to approve rezoning that would allow for condominiums.

Although the developer is a local resident, his project is driven solely by profit, and we suspect he is requesting nine storeys expecting to receive approval for five or six storeys. He has arranged to meet with the residents twice to discuss the project but failed to follow through.

This developer has prior history with some members of this Council related to a previous and similar project in Hagersville, however, we feel this development is not remotely similar to the Hagersville project and does not fit this landscape. We trust that

Council will realize these projects, although similar in design, are vastly different in nature and that this type of building would be an abomination to the landscape of this area of Caledonia. We therefore vehemently oppose it.

Please also note that we the undersigned fully endorse the letter of February 10, 2023 sent to Melissa Lloyd, Property Coordinator by Kate and Jay Snell that opposes the sale of lands identified as Part of PIN 38155-0963; Part of King William St Plan 51; and a small parcel of property, Part of PIN 38155-0116; Pt LT 37-38 PL 51 PT 1 18R4394. Such a sale would not only exacerbate access to 686 Caithness Street East and significantly lower its property value, but would compromise safety for pedestrians using King William Street to access McClung Road to cross at the traffic lights to enter Seneca Park. A copy of the February 10, 2023 letter is attached hereto for ease of access.

Safety and the well-being of the current occupants of “Seneca Village” is a primary concern. This build would increase the traffic, both from construction vehicles and from unit owners on the property. It is well known that traffic in the McClung Road area is a growing concern with residents becoming injured or having close calls due to excessive speeding. For reference, please refer to the minutes of the Council meeting from September 2018. In addition, many of us attended a meeting with the OPP on November 22, 2022, when close to 100 Caledonia residents expressed their concerns with traffic levels and excessive speeding. OPP data identified surprisingly low enforcement. By adding 134 residential units, we believe that it is only a matter of time before someone is seriously injured, or worse. We also are concerned about traffic congestion as there are limitations on what can be done to McClung Road in order to avoid the congestion that would certainly occur should the application be approved, further exacerbating community concern about road safety.

As of this date, we have been told there will be no sidewalks for pedestrians to safely access and walk on to use Caithness Street East to either access Seneca Park and further west into town. Further concern related to safe access to Seneca Park revolves around the application to the sale of lands identified as Part of PIN 38155-0963; Part of King William St Plan 51; and a small parcel of property, Part of PIN 38155-0116; Pt LT 37-38 PL 51 PT 1 18R4394. Currently, the “Seneca Village” community utilizes this roadway to safely access crossing the street to Seneca Park for various recreational pursuits (walking, kayaking/canoeing, picnics, etc.). By approving this application, this will eliminate safe access to this area.

Next, this development would block a significant amount of sunlight for several homes located near the proposed building as this building would be higher than the current trees located on this property. We believe this will have negative effects on our current vegetation/gardens, surrounding trees, casting a shadow and reducing their capacity for photosynthesis, a vital part of their growth and well-being. The current forested property has a positive impact on absorbing water run-off that might otherwise contribute to significant flooding in our basements. Once again, this nine-storey building would disrupt the current landscape of this small community.

Conversely, the lighting that would be required at night would impose a negative impact on the rights of residents to the enjoyment of their properties, both indoors and outdoors. We are concerned about the lights from the proposed property and that of the adjoining parking lot going directly into the windows of the homes on King William and Cayuga Streets. This outdoor light pollution would affect our sleep health as lighting would go directly into the bedrooms of the near properties. It could also negatively affect our ability to observe the stars and the night sky. This excess outdoor lighting would have a significant impact on the health of the occupants in the adjoining properties.


The undersigned purchased our properties never conceiving that such a concerning zoning application would be submitted. Some of us have lived here 20, 30, and 50 years with intent on raising our children and families in a safe, quiet, rural, single-dwelling community. Some of us have dedicated our lives to volunteering our time throughout these decades to enriching this same community. We are all long-standing members of Caledonia.

An approval of this application would represent a violation of our privacy. We would no longer have privacy afforded to us in our yards as occupants of the proposed buildings would be able to look on our properties and into our homes from their dwellings, and there would be a significant increase in foot traffic around our current private lots. We are concerned that should the application be approved that we would see a positive correlation between crime, vandalism, and trespassing and population density. We have seen a large increase in this over the last few years with increased localized density far lower than the proposed structure, and it will only get worse if this application is approved. We have personally witnessed the increased use of our first responders (fire, police, and paramedics) to the Avalon community and we fear an increase of crime and vandalism on our properties with an increased population in our small community.

Another concern is the noise and dirt that would be generated from a development of this size. Currently, the noise from nearby construction is overwhelming and this will only become more of a problem as this development is much closer to the existing residents. The dirt that would be generated from construction of a development this size would also cause the same problems, affecting our garden landscapes, cleanliness of our homes and vehicles. We are concerned about the high levels of noise that would be created by hundreds of workers that would be required for a project of this size. We are also concerned about the ongoing of concentrated noise that would be generated by the large number of people living in the proposed building, which would be between 134 and, say, 400, or more. It is because of all of these concerns that current residents cannot have their windows open in the nice weather due to the excessive noise and dirt that is in the air. We expect the same to occur should this application be approved.


Please note that many of us will be in attendance at the public meeting scheduled for March 21, 2023 at 9:30 a.m. We thank you for your consideration.

Yours truly,


Kate Snell and Jay Snell, P.Eng.
[Redacted]


David Montgomery & Kate MacDonald
[Redacted]


Betty MacDonald
[Redacted]



Colin and Angie McPetrie
[Redacted]



Sandra and Joanne Woods
[Redacted]


Monica and Brad McPherson
[Redacted]


Dan and Amanda Myers
[Redacted]

Paul Lafleshe
[Redacted]


Andrew and Alicia Pyziak
[Redacted]


Francis Walker / ERIC + KELLY GONDER
[Redacted]



John and Bev Van Marrum
[Redacted]

Adam and Stacey Forestieri
[Redacted]


ADAM FORESTIERI

Wally and Ruth Zandberg
[Redacted]



ZACK MYERS


Attached: Letter to Melissa Lloyd, Property Coordinator, February 10, 2023

Copy: Councillor Dan Lawrence

Kate and Jay Snell

[REDACTED]
Caledonia, ONT.
[REDACTED]

February 10, 2023

Melissa Lloyd
Haldimand County Properties
Haldimand County
53 Thorburn St. S.
Cayuga, ONT.
N0A 1E0

Dear Melissa,

Re: Letter of interest to purchase Part of PIN 38155-0963; PART OF KING WILLIAM ST PLAN 51; HALDIMAND COUNTY; and a small parcel of property, Part of PIN 38155-0116; PT LT 37-38 PL 51 PT 1 18R4394.

We were dismayed to see this notice of interest to purchase the subject lands that directly abuts our property as this would have a severe impact on our lives, and it shows a blatant disregard for our property.

The largest impact is that we would lose our primary access point to our property (driveway). Our main driveway off King William Street is the ONLY access we have to our double garage. After speaking to a contractor, there is no way we could reroute a driveway to reach our garage off Cayuga Street. The garage and access to it were the main reasons our family originally purchased the property close to 30 years ago. This driveway provides ease of access in and out of our property which we rely on daily to conduct our work, personal business, and hobbies. Figure 1 shows an example of how much we depend on this. Without our primary access point, we would not be able to conduct our daily lives.



Figure 1. Main driveway off King William Street

Secondly, if the subject land were to be sold to any contractor, the consequences would be that we would have to move. We would lose tens of thousands of dollars in legal, realtor, and moving fees. During this volatile real estate market, we doubt we could find a comparable house.

Additionally, it is well known that properties in our area have ground water issues and especially ours as it is at the lowest elevation (bottom of the hill). For reference, we are lucky to get ~1.5 years of service from our sump pump (note after storm last spring it ran for 30hrs continuously). It is because of this that we rely heavily on the ditches and land grading on all sides of our property. The ditch on the North side of King William Street is most important as this diverts storm water away from our property. We have put a large amount of effort into continuously improving the drainage around our property, but if any changes to the ditches surrounding our property are made it will put our drainage system at well over capacity. This would then cause our basement to flood causing an extensive amount in damages.

Next, there are concerns that if a development is built on the subject lands, and right against our property line, that we would see an increase in vandalism, theft, and trespassing. We have seen a large increase in this over the last few years, and it will only get worse if a large development is built there.

Lastly, there are also numerous utilities that run along both sides of King William St. (within the subject lands) which supply to our property which would need to be altered if this land was sold.

Without access to our property and adequate drainage around our property, living on our property would no longer be feasible. Our family would have to move. We have made substantial improvements to our home and property with the intent of remaining there long term under the assumption that these basic needs would remain in place.

Regards,



Kate Snell and Jay Snell, P.Eng.