

Please accept this letter as our concerns for the "Notice of Complete Application" we received regarding Planning Application, PLZ-HA-2023-121, Applicant David Ralph Carter for 20 Featherstone Ave, Selkirk.

The existing zoning for Featherstone Ave is "RL", single dwelling residential homes which was a selling point when purchasing our homes. All lots in our subdivision are one acre lots plus and without this zoning and bylaw that have been put in place there could be significant building on these properties which is opposite to the original development plan approved for Featherstone Estates.

When referring to the owner's sketch 1 of 2 site plan it states that the building is a storage building, however when reviewing owner's sketch 2 of 2 site plan the building elevation is clearly showing an upper level that would be used as a family dwelling. In elevation north, I look at a main entrance, many large windows, sliding patio doors that lead out to a large deck that happens to face the lake, which is shown in sketch one. The "storage building" is also too large for an outbuilding and has two stories.

Other concerns would be that this would cause additional drainage problems, which many of us have been dealing with costing some of us significant amounts of money, upkeep and hard work. Building close to the lake brings many challenges, zoning rules and building codes, affecting the water table, flooding which many of us have had the misfortune of, flood zone, erosion and soil problems, citrine and septic concerns.

If the zoning change is passed for the Carters, you would be setting a precedent that would allow other owners in the neighborhood to do the same which would devalue our homes, our investment and scare the beauty of Featherstone Estates.

Mr. Carter has told me that the purpose of the building was that his wife and he would move to the top of the new building and have a view of the lake and then would rent out the top floor of the current home. Mrs. Carter also had a conversation with my husband and told him the exact same thing.

The Carters are and have been renting their basement out for years and have no problem telling you about it and the amount of rent they are getting, cash. We have all turned a blind eye on this as we haven't wanted to cause any problems knowing the Carters are difficult people to reason with. The current renters are a

family of 5, one adult and 4 children, who are at my house most of the time. The Carters are also currently being investigated by Haldimand bylaw for illegal renting and have tried several times to gain entrance to the home and been told to get off their property.

Please accept this letter as our disagreement for the proposed building and zone change for 20 Featherstone Ave

Respectfully,

Alyson and Fraser Fernie

**From:** [REDACTED]  
**Sent:** Monday, November 13, 2023 1:50 PM  
**To:** Evelyn Eichenbaum  
**Cc:** John Douglas; John Metcalfe  
**Subject:** [EXTERNAL] Written submission regarding Planning Application: PLZ-HA-2023-121

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution**

This email is NOT from a Haldimand County Employee

To whom it may concern,

Please accept this submission against the proposed planning application at 20 Featherstone Ave Selkirk, ON.

**Written submission regarding Planning Application: PLZ-HA-2023-121**

I live at 18 Featherstone Ave, Selkirk ON and have received the plans for a structure to be built at 20 Featherstone Ave, Selkirk, ON. I am **OPPOSED** to this structure and do not want this to be built.

The outdoor structure being proposed would be over the allotted amount of square footage for outdoor structures since he already has a large outdoor structure on this property.

Second would be the drainage, last year we spent over \$10,000 in French drainage tiles to alleviate the water issues we were having. With the proposed structure and the long laneway access to this structure we would have issues with drainage and run off.

Third is the proposed 2 storey structure which alone presents issues as in our survey there is a bylaw restricting this type of structure. Mr. Carter had told me his plans for the new building this two storey and it was **NOT** being built for "STORAGE" as it states in the application. If we allow this to happen then we are setting a precedent for others to follow suit thus not only causing obstructed Lake view but also add to our drainage issues and run off from large storms. He indicated he was going to build a two storey for he and his wife to live in the 2<sup>nd</sup> storey while he rented out the main floor and the basement as apartments. The basement has been a RENTAL ever since his son moved out back approximately 2015, I believe. Why the need for a balcony and walkout with all the windows with two separate entrances in the proposed

“Storage” building. If it was truly meant for storage, you wouldn’t want people to see what you were storing for fear of theft happening. I indicated to him in conversation that I would be opposed to them building this as I did not want more traffic going in and out of the property as the noise pollution we get is adjacent to our bedrooms.

Fourth issue is mentioned in the previous paragraph. Featherstone Ave estates were single family dwellings not built for rentals and multifamily dwellings. Our two main bedrooms are adjacent to this laneway and suffer from noise pollution from not only the vehicles but also the occupants of the rental as well. We have had trouble sleeping on many occasions due to the noise created. If allowed to build this structure he will definitely be using it as a residence/rental and not “Storage” creating even more traffic and noise.

Thank you

Larry Moerman

Sent from my iPad

**From:** [REDACTED]  
**Sent:** Monday, November 13, 2023 1:39 PM  
**To:** Evelyn Eichenbaum  
**Cc:** Larry Moerman; John Metcalfe; John Douglas  
**Subject:** [EXTERNAL] Written submission regarding Planning Application: PLZ-HA-2023-121

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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## Written submission regarding Planning Application: PLZ-HA-2023- 121

Please accept this written submission as my opposition to this plan being approved for the building and the bylaw amendment on 20 Featherstone Ave, Selkirk, ON.

I live to the right side of this property, #18 and along the existing access point, which is directly beside my bedroom. There is already great noise pollution and disruption on this access path that adding another building and further cars would hinder my health and wellbeing. We had our home built prior to the applicant so no idea that this driveway/access way would be right beside our bedroom.

Our understanding of the development was no outdoor storage buildings at two stories to prevent loss of access to the stunning lake view our subdivision has. Also the size of this building is by far bigger than the allowable square footage given the existing outdoor structure. Given we are so close to the Lake, we already have struggles with drainage. We just recently spent significant amounts of money to have remedial grading and piping and tile put in to avoid further damage and non draining areas on the property. Given adding another building and settling and waterways to the lake, it is of significant concern that this building will further disrupt drainage and water table levels.

Also the original approved plan for this subdivision was that the homes be single family dwellings. It was one of the selling features by the developers. These are very large lots and without this designation and bylaw there could be significant building on these properties that is contrary to the original development plan approved for Featherstone Estates.

Setting a precedent of allowing a bylaw change allows other properties to do this same building or larger buildings which does impact our and our neighbours opportunity to keep our lake view, to keep our drainage and grading correct and moving properly.

The proposed building has two garage doors and two separate entrances, patio doors and a balcony. I don't know of any storage that requires a second level and these amenities.

What I do know is that the Carters' are already having bylaw infractions for renters in their current home and refusing entry of bylaw enforcement. I know that Mr. Carter told my husband and

others that he will be renting these units either in the 'storage' unit or his home and living in one unit. So the plan is he will have three rentals minimum and at least one unit he and his family would reside in. The Carters' have many rental units so on the balance of probabilities, this is exactly the purpose and the plan calling it 'storage' is fully misleading. Mr. Carter has said to me he will never allow access for any member of the government for investigating things like property values or bylaws. This was in a discussion regarding MPAC. He said if he ever caught someone from the government on his property he would shoot them. You can see why no one in this community has previously made any reports. However, now with this misleading plan and bylaw unable to complete their investigation about the renters, this community is reaching out to oppose this plan.

Mr. Carter mentioned building a rental building to my husband approximately 6 months ago at which point he told Mr. Carter that we did not agree. Mr. Carter said he would never do anything his neighbours didn't agree with when he asked me about building the white storage/garage building currently on the property. Yet here we are.

Please accept this as my written submission against all proposed actions presented in this aforementioned planning application.

Regards,  
Heather McDermid-Moerman

November 26<sup>th</sup>, 2023

To Whom It May Concern,

I am writing this letter with our concerns for the "Notice of Complete Application" we received regarding Planning Application, PLZ-HA-2023-121, Applicant David Ralph Carter for 20 Featherstone Ave, Selkirk.

Our first concern pertains to the zoning of the resident lots in Featherstone Avenue. We currently live at 15 Featherstone Ave, located directly beside 20 Featherstone, and when we bought our home 16 years ago, we were told the lots were zoned RL, being single dwelling residential homes. This was a selling point for purchasing our house. We are disappointed now to know that renters are allowed in this beautiful hamlet as we did not buy in this court knowing that there may be rental opportunities.

The sketch of the owner's building plan is our second concern. It states that the building will be used for storage, however the plans clearly show there is an upper level with a main entrance, large windows, a sliding patio door that leads out to a deck and a balcony. Why are these elements needed for a storage building? Mr. Carter has mentioned to many neighbours, including us, that him and his wife will be living in the "storage building" while he will be renting his house out. This information appertains to our third concern, being the renters who may be coming in and out of the existing home. We do not have a say in who will be the renters and where they are from. This raises a safety concern for us. We have elaborated on this point further in the letter.

Our **biggest concern** is drainage. We have been dealing with drainage concerns for years. Our lot connects to Mr. Carter's lot and during the spring season and/or when there is a considerable amount of precipitation, the area where the "storage building" would be is significantly flooded as it has a natural lower elevation than the rest of the grass area. For days after a rain, we are unable to cut a considerable area of grass due to this and we are fearful that additional drainage problems will elevate if our neighbour's building is erected. We would like to contact the GRCA to see if they have jurisdiction in this area and if they could help guide us with information re: the water table and flooding for this area.

One last concern relates back to the amount of traffic renters in 20 Featherstone's basement brings to our area. We live in a cul-de-sac and in the past, renters have included young children and dogs. We try to get along with Mr. Carter and his wife, as well as the renters, but the additional traffic creates a safety concern. Over the years we have turned a blind eye to two or three dogs running around our property. When my parents, who are seniors in the 80's, come for a visit they are always concerned about the dogs who come running over once they get out of their car. My daughter is a new driver and when she backs out of the driveway, she never knows how many renters are riding their bikes or even hanging out on the curb. The unknown factors of who future renters are, how many renters there are, if the renters have a criminal record and if they have animals (pets) elevates the safety concern for us.

We try our best to get along with our neighbours, however we feel the new "storage building" the Carters want to build, along with renting out their home to "whoever" is not what we pay our incredibly high taxes for. What was once a small problem that we tolerated has now escalated to a situation that we cannot ignore.

We thank you for taking the time to read our concerns. Please accept this letter as our disagreement for the proposed building and zone change for 20 Featherstone Ave. We would appreciate if you could reach out to let us know you received this written concern.

Respectfully,

Steve and Laura Lee Verhoeven



**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** [EXTERNAL] Application PLZ-HA-2023-121 for David Carter, 20 Featherstone Ave  
**Date:** Thursday, November 9, 2023 10:02:39 AM

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**Caution**

This email is NOT from a Haldimand County Employee

I strongly object to this application for a number of reasons.

We have lived in Haldimand for 78 years and moved accross the street from Dave Carter 10 years ago. We thought we were moving into a quiet single family development.

He follows his own rules with 2 large dogs that run through the neighbour hood without any control as they bark and defecate on lawns.

He has rented out his basement over the past years to one and currently 2 families are living there with children that catch the school bus daily. We have reported this to Haldimand By-law several times over the years but nothing is done.

Dave Carter does not communicate with neighbours as all of us are tired of his attitude.

Dave Carter has his own set of rules to follow and they are not those of Haldimand County.

Please take these concerns into consideration when reviewing this application.

Garry and Sharon Stroud

13 Featherstone Ave.