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April 24, 2024

VIA E-MAIL: svandalen@haldimandcounty.on.ca

Haldimand County
53 Thorburn Street South
Cayuga, Ontario
N0A 1E0

Attention: Shannon VanDalen, Manager for Haldimand County

Dear Ms. VanDalen:

RE: Planning Application PLZ-HA-2023-128
Our File No.: 2280

We represent Railview Investments Inc., the owner of a strip of land on the west side of Tuscarora Street between Tuscarora Street and the railway, stretching from Foundry Street north close to Oneida Street. Upon this property are situated three large grain storage silos and associated equipment. This facility has been in place since 1969. At the present time, it houses grains such as peas, lentils, oats, millet and milo. These grains are shipped in from the U.S. Midwest and distributed from these bins to local mills. This dispersal operation is by truck which can carry on from 6 a.m. until 11 p.m., 6 days a week.

Immediately to the south of these three bins are seven hopper grain bins and associated equipment, including a tower 185 feet high topped by a fan. There is a conveyor on the level for unloading trucks. When the conveyor runs so does this fan. These seven newer elevators contain mustard seed which comes in by train and truck from the West. Trucks come and go from this facility 24 hours a day, 6 days a week, not a steady 24 hours but at any time within a 24 hour period. There are 30 to 50 loads a week that come and go from these elevators, each load containing 40 metric tons. When loads must be shipped out at night, the system has to run, including the fan. Most of the seed coming in arrives during the day.

The company plans future expansion to the south towards Foundry Street with respect to the mustard seed operation.

The original three grain storage bins extend from a point opposite Railway Street north about halfway to Victoria Street. The new bins extend south from a point opposite Railway Street towards Foundry Street.

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***Practising through Carolyn Johnson Professional Corporation**

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The lands of Railview Investments Inc. extend from Foundry Street north almost to a point opposite Oneida Street. These lands are zoned MG General Industrial Zone, under the present Haldimand County Zoning By-Law and were so zoned under the previous by-law 1-H86, Town of Haldimand.

Railview Investments Inc. has no objection to the Applicant's proposal. However, it is asking that a notice be placed on the Applicant's title, similar to notices that are often placed on residential developments when in proximity to a rail line, warning potential purchasers of future residential units of noise that may be associated with Railview Investments' activities.

We are suggesting that the title warning read something along the following lines:

Warning: Railview Investments Inc. Grain storage operation within 105 meters of the subject lands. There may be alterations to or expansions of these facilities toward the south, closer to the subject property, in the future. Present operations and any expansion thereof may affect the living environment of residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual buildings on the subject lands. Noise may emanate from the operation of the conveyor belt and fans associated with the grain storage operation as well as noise from trucks coming and going making deliveries to and deliveries from the subject operation. Railview Investments Inc. will not be responsible for any complaints or claims arising from the use of such facilities and/or operations on the property owned by Railview Investments Inc. being that part of Block 48, Plan 905 designated as Part 1, Plan 18R-7209.

The writer would like an opportunity to speak to the committee on April 30, 2024.

Yours very truly,

UNDERWOOD, ION & JOHNSON LAW*

Per:



Carolyn J. Johnson

CJJ/jz

Encl.