

Mark Andrews

Subject: RE: [EXTERNAL] Re: June 18th meeting, 20 Featherstone Ave

From: Fraser fernie
Sent: Tuesday, June 4, 2024 9:34 AM
To: clerk@haldimandcounty.on.ca <clerk@haldimandcounty.on.ca>
Subject: June 18th meeting, 20 Featherstone Ave

Hello,

Please see attached and confirmed received.

Thanks,
Alyson

Please accept this letter on behalf of the Notice of public meeting for a planning application at 20 Featherstone Ave.

We at 14 Featherstone Ave oppose this application, PLZ-HA-2024-067 for the following.

- As Councilor Lawrence stated at the Dec 12/23 council meeting the Carters have already been contravene of the by-law
- The only reason why the Carters have submitted the application is for the simple fact of being caught and was put on the spot to allow by-law to inspect the home for the purpose of illegal renting at the Dec 12th council meeting
- Chris Carter stated to the council on Dec12th that it is a relative living in the basement currently and he has fallen into hard times. The current renter is Cadd Lamb, he introduced himself to us shortly after moving in stating that he and the children had to move from a house on Lakeshore Rd that he was renting because the owner wanted to fix it up and use it as an Air- B&B and he was lucky to find this rental on Facebook
- Chris Carter states on Dec 12th they have no plans to move to the second story, no plans for Hydro and things and in the next breath states they will need Hydro for a car lift so they can do things themselves. Is it interesting that the new planned build is also two stories facing the lake??
- The agent from their last application will not represent them going forward because the Carters were being untruthful
- Having rentals within our single dwelling home will compromise our outdoor living enjoyment, the visual appearance of the neighborhood and an increase in traffic. This information was from one of our local Real-Estate Agents
- Property value. Having rentals in your neighborhood can devalue your property by 13.8%, that is slightly less than having a Strip Club near you, higher than living near a Power Plant
- We are not willing to lose money on our investment just so the Carters can gain. I'm sure the county doesn't want to subsidize our financial loss
- Granting this zoning change to allow renting will 100% set a precedent going forward, where will it end, does the county have the resources to support the extra work going forward?
- Our once beautiful, quiet, tranquil little gem has now been transformed into a nightmare, causing mental health concerns waiting for what will come next from the Carters. Please be a part of restoring our little gem by opposing this application

I would also like to speak at the June 18th meeting

Respectfully,

Alyson and Fraser Fernie

Mark Andrews

Subject: RE: [EXTERNAL] 20 Featherstone Ave Selkirk

From: Donald Gibson

Sent: Monday, June 10, 2024 3:45 PM

To: Mark Andrews <mandrews@haldimandcounty.on.ca>

Subject: [EXTERNAL] 20 Featherstone Ave Selkirk

Dear Mark,

Regarding the application for 20 Featherstone Ave. Selkirk

AnnMarie Thompson and Donald Gibson oppose the application for the secondary suite in the basement plus the Two storey addition to their existing home. The zoning is currently for single family dwellings and not multi family. I can't express enough how having multi-family dwellings would destroy the area of Featherstone Ave and devalue our properties due to these renters and would open the doors for future projects destroying our area.

Regards

Donald Gibson

Mark Andrews

Subject: RE: [EXTERNAL] 20 Featherstone Ave., Selkirk, ON

From: Eric Hagedorn

Sent: Tuesday, June 4, 2024 8:44 AM

To: Mark Andrews <mandrews@haldimandcounty.on.ca>

Subject: [EXTERNAL] 20 Featherstone Ave., Selkirk, ON

Re: Planning Application PLZ-HA-2024-067

We are sending this email to record our opposition to the above noted application to change the current by-law to allow multiple family dwellings on a single property on Featherstone Ave. We understand that there is a further application to permit the building of an addition dwelling on the property at 20 Featherstone Ave., Selkirk with the intention of creating another family suite and are opposed to this as well.

Eric Hagedorn

Bernardus Haller

10 Featherstone Ave., Selkirk, ON

Mark Andrews

Subject: RE: [EXTERNAL] Planning matter regarding 20 Featherstone Ave, Selkirk, ON

From: Heather Moerman

Sent: Tuesday, June 4, 2024 9:48 PM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] Planning matter regarding 20 Featherstone Ave, Selkirk, ON

June 4, 2024

I am writing this in response to the planning application currently before council for 20 Featherstone Ave. Please accept this as written opposition to the zoning amendments and I also wish to speak at the meeting.

I am residing next to this property and purchased and built my home before the owners at 20 Featherstone Ave.

My peace and joy and safety in my home have and continue to be impacted by the applicants.

I purchased and built my home with the explicit understanding that this development was zoned single family. I wholeheartedly disagree with any change to this bylaw to allow for a secondary suite and to allow for a larger than allowable secondary suite. The applicant has other rental properties and knows exactly what they have been doing is wrong in having this illegal rental unit.

Despite this, our community bylaw has been required to educate and support the Carters even after they denied bylaw entry multiple times. At the meeting in Dec 2023, Carters said they wouldn't allow anyone in for bogus complaints however they did agree at the request of council and the complaints were true. Inspectors attended and there was an order eventually issued for compliance. On the date charges would be implemented after grace periods, the Carters filed this application to avoid charges. I do not want renters in my neighbourhood. This is why I purchased a single family zoned area. The builder had single family as part of the zoning and development approved by Haldimand County, my house was purchased and built with this understanding as was the applicants'. I oppose the change. Should they wish to build rental units, they should seek out land that is zoned for this purpose. For me in particular, our master bedroom and another bedroom are on the wall right beside 20 Featherstone's driveway. I am often woken by the applicants or their renters whether it be cars, dogs barking, bouncing balls or machinery. Adding to this noise pollution would further impact poorly on my health and the health of anyone residing in my home.

One person's profit should not be at the expense of many others or even one other. Approving any change to allow renters will open the floodgates of people using these large basements for extra income. This was not the approved land use. I expect Haldimand county to keep to their approval of the existing bylaw of single family.

I am concerned about additional noise, additional illegal rentals, the current septic capacity at 20 Featherstone was not made for multiple dwellings, our stagnant and huge water drainage issues. None of these have been addressed in the current application rather, all are now at heightened concern.

Since the last hearing date, the Carters have contacted the SPCA twice now for my household. I have remediated all of the issues they presented. There have been other complaints and calls by the Carters regarding other neighbours and different governing entities. This is not a family trying to make ends meet, this is a family who lies and is deceitful and twists and uses established Ministries or monitoring

systems to punish neighbours who have lived with their lies and unlawful behaviour for years now. I implore counsel to not approve the bylaw relief the applicants are seeking as it bears no positive gains for the neighbourhood or county and presents with negative impact on this neighbourhood including:

***further water/drainage issues,

***additional traffic,

***additional noise pollution,

***lower valuation of existing homes built under the current approved bylaw

***a septic that is already aging and being put under more than built for pressure right beside two homes and our beautiful Lake Erie

Respectfully and honestly submitted,

Heather Moerman

18 Featherstone Ave

Mark Andrews

Subject: RE: [EXTERNAL] 20 Featherstone Ave. Selkirk, meeting June 18th, 2024.

From: Lauren Moerman

Sent: Monday, June 10, 2024 7:55 PM

To: Clerk <clerk@HaldimandCounty.on.ca>

Subject: [EXTERNAL] 20 Featherstone Ave. Selkirk, meeting June 18th, 2024.

This letter serves as my response to the planning application for 20 Featherstone Ave. which is presently under consideration by the council. This is to be considered written opposition to the zoning amendments, and I am also interested in speaking at the meeting.

My parents, Larry and Heather Moerman purchased and constructed our residence adjacent to this property, 20 Featherstone Ave., before the proprietors' arrival.

The applicants have had and continue to have an impact on the serenity, pleasure, and safety that I experience in my home, my place of refuge.

I vigorously oppose any modification to this bylaw that would permit the construction of a secondary suite or a secondary suite that exceeds the permitted size. It is evident that the applicant is aware of the illicit nature of the rental unit in question and has other rental properties.

I do not desire to have tenants in my community. My parents purchased a single-family designated location for this reason. The builder's single-family unit was included in the zoning and development that was approved by Haldimand County. Consequently, my residence was acquired and constructed with this understanding, as were the applicants'. I am against the alteration. They should strive to locate land that is designated for the construction of rental units.

My personal preference is that my parents' bedroom and my bedroom are situated on the wall directly adjacent to 20 Featherstone's driveway. I am frequently disturbed by the applicants or their tenants, whether it be in the form of machinery, dogs howling, or vehicles. To further exacerbate this noise pollution would have a detrimental effect on the health of myself as I suffer from various forms of neurodivergence and noise is very triggering for me. Thus I fear my mental health would decline rapidly if the council does not decline this planning application from the Carters.

A single individual's profit should not be at the expense of many others or even one other. Approval of any modification that permits renters will foster an influx of individuals who utilize these expansive basements as sources of additional income. No, this was not the authorised land use. It is my expectation that Haldimand County will adhere to the current single-family bylaw that has been approved.

The current septic capacity at 20 Featherstone was not designed to accommodate multiple residences, and I am concerned about the potential for additional disturbance, illegal rentals, and stagnant and significant water drainage issues. In contrast, the present application has not addressed any of these issues; rather, they are now of greater concern.

The residence at 18 Featherstone Ave is also my inheritance. I'm concerned that the Carters' desire for a multifamily home will have a detrimental impact on the property's value. Davidoff et al. (2022) investigate the effect of surrounding rental properties, especially laneway dwellings, on the property prices of single-family residences. The study discovered that the presence of laneway dwellings has a detrimental impact on the value of nearby properties (Davidoff et al., 2022). The negative effect was more pronounced for higher-valued residences. Furthermore, according to research conducted by Harris and Kinsella (2017), there is a prevalent belief that suits diminish property prices. Furthermore, the Toronto survey revealed that 22% of individuals who bought apartments did so simply to boost the value of their houses (Harris and Kinsella (2017). This shows that property owners are concerned that having tenants in supplementary suites would have a detrimental influence on property values.

I implore counsel to decline the bylaw relief the applicants are requesting, as it does not provide any positive benefits for the neighbourhood or county and has a detrimental impact on this neighbourhood.

References

Davidoff, T., Pavlov, A., & Somerville, T. (2022). Not in my neighbour's back yard? Laneway homes and neighbours' property values. *Journal of Urban Economics*, 128, 103405.

<https://doi.org/10.1016/j.jue.2021.103405>

Harris, R., & Kinsella, K. (2017). Secondary suites: A research agenda. *The Canadian Geographer / Le G eographe canadien*, 61(4), 493–509.

Thank you for reading!

Lauren Moerman

Mark Andrews

Subject: RE: [EXTERNAL] 20 Featherstone Ave. Selkirk, meeting June 18th, 2024.

From: Larry Moerman

Sent: Wednesday, June 5, 2024 11:44 AM

To: Clerk

Cc: Sharon Stroud; Fraser fernie; Heather Moerman; Garry Stroud; Lauren Moerman

Subject: Re: [EXTERNAL] 20 Featherstone Ave. Selkirk, meeting June 18th, 2024.

Please accept this as my letter to OPPOSE the bylaw amendment change to allow a secondary suite set forth by the Carters at 20 Featherstone Ave PLZ-HA-2024-067.

I purchased our dwelling based on single family dwellings before the Carters moved in. The secondary dwelling was put in later as it was to be an inlaw suite not a rental situation. I live next door and our bedrooms are adjacent to the Applicants laneway. The noise pollution coming from 20 Featherstone Ave can be very disruptive especially early in the morning most times. Allowing multifamily and this secondary suite can open up to more tenants and more noise pollution.

In regards to the second dwelling which will affect our environment as we are so close to Lake Erie. Our homes were built for single family and thus single family septic system. **Septic systems** are sized according to how many bedrooms. Thus the septic system on 20 Featherstone Ave is based on 3 bedrooms not 5,6 or 7 bedrooms. Definitely not two kitchens, 2 dishwashers multiple laundry rooms.

The following is taken from Environmental Protection Agency Aug 7 2023,

A failing septic system likely discharges untreated wastewater, which contains pathogens (e.g., E. coli), nutrients and other harmful substances directly into the groundwater or onto the ground and into surface waters thus the run off makes its way into Lake Erie (which our subdivision is built next to). This causes not only damage to the wildlife but is very harmful to humans as well. Bacteria, viruses, and parasites (including worms and protozoans) are the types of pathogens in wastewater that are hazardous to humans. Fungi that can cause skin, eye, and respiratory infections also grow in sewage and sewage sludge.

In a report PUBLISHED: SEPTEMBER 17, 2019UPDATED: JUNE 22, 2022
Report reveals 41 per cent of Ontario septic systems have major deficiencies.

BY ANDREW CRUICKSHANK

There are approximately 250,000 waterfront properties spread across Ontario, most of which rely on septic systems to manage their waste water. These rural residential septic systems are regulated under the Ontario Building Code, but according to the FOCA report, 56 per cent of them were installed more than 20 years ago.

When I cut the lawn at 20 Featherstone Ave, I could only cut just to the end of their septic bed as it was too wet below due to the run off from the septic bed to cut for fear of my tractor getting stuck.

This water and run off goes straight into Lake Erie causing environmental issues.

Alliance for the Great Lakes organization states

<https://greatlakes.org/campaigns/lake-erie-algae-blooms/>

Lake Erie's algae blooms are caused by runoff pollution. This type of pollution occurs when rainfall washes fertilizer and other pollutants (fuel residue) that flows into Lake Erie. This fuels a bumper crop of algae each year that can make water toxic to fish, wildlife, and people. These algae blooms cause low oxygen and kill fish and other species. Higher flows of water can create erosion, loss of aquatic habitat and sediment deposition into Lake Erie.

Lake Erie's algae blooms are an annual threat to the health and drinking water of more than 11 million people. This is unacceptable.

Each summer, communities and businesses around Lake Erie worry about and plan for toxic algae blooms, wondering if the algae will:

- pollute their drinking water,
- harm the region's vital tourism economy, and
- prevent residents and visitors from enjoying boating, swimming, and visiting Lake Erie shorelines

National Geographic states that

<https://education.nationalgeographic.org/resource/how-climate-change-impacts-water-access/>

The algae blooms block sunlight from reaching underwater life and diminish oxygen levels within the water. Toxins from the blooms can kill off fish and other aquatic animals, make people sick, and even kill humans. These toxins are especially dangerous because they can survive purification processes, making tap water unfit to consume once contaminated. Algae blooms also impact industries that rely on the water for business, and often cause local waterfronts to shut down during blooms. As the climate warms, harmful algal blooms happen more often and become more severe.

According to the National Oceanic and Atmospheric Administration

<https://oceanservice.noaa.gov/facts/pollution.html>

“Eighty percent of pollution to the marine environment comes from the land. One of the biggest sources is called nonpoint source pollution, which occurs as a result of runoff. Nonpoint source pollution includes many small sources, like septic tanks, cars, and trucks. Millions of motor vehicle engines drop small amounts of oil each day onto roads and laneways. Much of this, too, makes its way to the (lakes). Dirt can also be a pollutant. Topsoil or silt from properties can run off into waterways, harming fish and wildlife habitats.”

So in allowing more renters we will increase traffic with more vehicles thus adding pollution to our ecosystem. I know that some will say and try to say its only a secondary suite but then there are 20 other houses in our subdivision that could do the same thing. When do we stop and say enough is enough! I think we need to make our stand now to oppose this secondary dwelling so as not to allow more danger to our ecosystem and environment.

If you allow bylaw to be changed the Carters intend to build onto their existing dwelling a 2 storey structure with more square footage than their existing dwelling and bring in more renters. Thus causing more noise pollution, environmental pollution and be detrimental to Lake Erie in extra runoff from the building, extra traffic and more septic bed issues.

The Carters will say the addition is for primary living space but again they are lying just so they can get their application put through.

There are too many negative impacts on our ecosystem, our environment, and our health to allow this bylaw application with the second dwelling to be approved and thus should be voted down.

Larry Moerman
18 Featherstone Ave

Mark Andrews

Subject: RE: [EXTERNAL] Planning Application PLZ-HA-2024-067

From:

Sent: Thursday, June 6, 2024 10:50 PM

To: Chad Curtis <ccurtis@haldimandcounty.on.ca>

Subject: [EXTERNAL] Planning Application PLZ-HA-2024-067

Attached is our response concerning the above reference application.
Unfortunately, we will be on vacation and unable to attend the meeting On June 18 , 2024.
Please include our comments when considering this application.

Regards

Ron Gowland

Our property at 1725 Lakeshore Rd is adjacent to Featherstone Ave and Featherstone Estates. We support our neighbor's concerns and **oppose** the requested rezoning of 20 Featherstone Ave from single family designation to allow for a secondary suite for non-family members. There is a significant difference in allowing construction of "Granny Flats" or additions to facilitate immediate family members than converting existing single family units to create secondary units for rental.

Converting single family housing in an existing single family neighborhood to multifamily may increase the value of the property being converted but will negatively affect the value of the surrounding single family properties.

If the current homeowners require additional space to accommodate their lifestyle or their immediate family, why are they considering a secondary suite as a potential rental space to accommodate nonfamily members?

Based on the sketch attached to Planning application PLZ-HA-2024-067 it appears the footprint of the planned addition is almost equal to the footprint of the existing single-family unit. Does it mean this is the first request to eventually accommodate additional rental units?

20 Featherstone Ave, the subject property is at the extreme dead end of a 548 meter (1800ft) Cul-de-sac. If there was a blockage of Featherstone Ave and Sweets Corner Road or anywhere on the street, how would emergency vehicles access this multi family unit or any of the other 16 units in the subdivision?

If the subject application is to be approved, would the Municipality consider including a condition in the approval that no further secondary or "rental" spaces be allowed on this site?

Corrinne Gowland

Ron Gowland

June 5 2024

Mark Andrews

To: Clerk
Subject: RE: [EXTERNAL] 20 Featherstone Ave. Selkirk, meeting June 18th, 2024.

From: Sharon Stroud
Sent: Tuesday, June 4, 2024 9:54 PM
To: Clerk <clerk@HaldimandCounty.on.ca>
Cc: Fraser fernie ; Heather Moerman; Larry Moerman; Garry Stroud
Subject: [EXTERNAL] 20 Featherstone Ave. Selkirk, meeting June 18th, 2024.

 We at 13 Featherstone Ave oppose the application.docx

Please confirm receipt.

Thanks,
Sharon Stroud

We at 13 Featherstone Ave oppose the application. We want the opportunity to speak at the meeting.

PLZ-HA-2024-067.

Many homes were sold with the understanding that they are buying a single family home, which was set up with the development of Featherstone Estates, through Haldimand County.

Each home in Featherstone Estates has been built with privacy back yards from their neighbour.

Current renters have no respect for entering some homes uninvited.

Renters spreading rumours that certain neighbours are mean, and showing disrespect.

Speeding down Featherstone Ave has been a problem from several past and current renters. There are several older owners who walk each day, who now feel unsafe.

The past 8 yrs have had illegal renters at 20 Featherstone Ave. Sometimes 2 different families have lived there in the basement. We were concerned with the safety for the renters.

Featherstone owners have been told to mind our own business or we'll be sorry.

Garry Stroud

Sharon Stroud

13 Featherstone Ave. Selkirk

Mark Andrews

Subject: RE: [EXTERNAL] 20 Featherstone Ave Selkirk Meeting June 18 2024**From:** tasha brownell**Sent:** Monday, June 10, 2024 8:11 PM**To:** Clerk <clerk@HaldimandCounty.on.ca>**Subject:** [EXTERNAL] 20 Featherstone Ave Selkirk Meeting June 18 2024

I respectfully submit this letter in opposition to the Carters' proposal to amend the bylaws to permit a secondary suite at 20 Featherstone Ave PLZ-HA-2024-067.

Prior to the Carters' moving into the neighbourhood, My father, Larry Moerman and his wife, Heather Moerman, acquired the residence on the basis of single-family residences. The secondary residency was constructed at a later date, as it was intended to serve as an in-law suite rather than a rental property. When 18 Featherstone Ave. was my primary residence, the noise pollution emanating from 20 Featherstone Ave can be extremely disruptive, particularly in the early morning. The inclusion of this secondary suite and multifamily housing has the potential to increase the number of tenants and the amount of noise pollution.

The home residing on 18 Featherstone Ave is also my inheritance. I fear that if Carter's request for a multiple-family dwelling will negatively affect the value of the property. The article by Davidoff et al. (2022) discusses the impact of nearby rental properties, specifically laneway homes, on the property values of single-family houses. The study found that the presence of laneway homes had a negative spillover effect on the value of neighbouring properties (Davidoff et al., 2022). The negative effect was strongest for higher-valued properties and non-existent for median and lower-valued homes. Additionally, according to a study by Harris and Kinsella (2017), there is a widespread perception that suites lower property values. Additionally, the Toronto survey found that 22% of those who owned suites did so primarily because they believed that this would increase the value of their property (Harris and Kinsella, 2017). This suggests that there is a concern among property owners that having renters in secondary suites may have a negative impact on property values.

References

Davidoff, T., Pavlov, A., & Somerville, T. (2022). Not in my neighbour's back yard? Laneway homes and neighbours' property values. *Journal of Urban Economics*, 128, 103405. <https://doi.org/10.1016/j.jue.2021.103405>

Harris, R., & Kinsella, K. (2017). Secondary suites: A research agenda. *The Canadian Geographer / Le Géographe canadien*, 61(4), 493–509.

Respectfully,
Tasha Brownell