

NOV 23 2020  
3:06 pm hand delivered  
ydw

Monday, November 23<sup>rd</sup>, 2020

To: Scott Taylor  
(Grey County Planner)  
Planning and Development  
County of Grey  
595 – 9<sup>th</sup> Avenue East  
Owen Sound, Ontario  
N4K 3E3  
(519) 372 – 0219, ext. 1238  
scott.taylor@grey.ca

Lorelie Spencer  
(West Grey Planner)  
Municipality of West Grey  
402813 Grey Road # 4, R. R. # 2  
Durham, Ontario  
N0G 1R0  
(519) 369 – 2200, ext. 236  
lspencer@westgrey.com

From: Ms. Carolin Banjavčić, B.A., B.Sc., MLT (Cyg), A.R.T.  
323105 Durham Road East  
R. R. # 1  
Durham, Ontario  
N0G 1R0  
(519) 369 – 3619  
Cell (519) 378 – 6562

Re: **Grey County Plan of Subdivision File # 42T-2020-01**; and Municipality of West Grey  
Zoning By-Law Amendment for Part of Divisions 2 and 3 of Lot 24, Concession 1 East of the  
Garafraxa Road, Municipality of West Grey (Geographic Township of Glenelg)  
**Municipality of West Grey Zoning By-law Amendment File # Z06.2020**

To Whom It May Concern:

On behalf of my brothers, Frank Banjavčić and Dr. Marko Peter Banjavčić (PhD), and myself, Carolin Banjavčić, owners of the property known as Parts of Lots 55 and 56, Concession 2, 323105 Durham Road East, R. R. # 1 Durham, Ontario N0G 1R0, which is the potentially most significantly impacted adjacent property, I would like to oppose the proposed amendments and subdivision plan referred to above, for the reasons which are to follow. I would also like to request to be notified of the decision to give or refuse to give approval of this amendment, or of changes to the conditions of approval of this Official Plan Amendment in regards to the re-designation of the lands described as "Part of Divisions 2 and 3 of Lot 24, Concession 1" East of the Garafraxa Road (Geographic Township of Glenelg) in the Municipality of West Grey from "Future Development 'FD' to Residential 2 'R2' and Residential 3 'R3' with exceptions" to permit the development of a plan of subdivision on full municipal services.

I would further also like to state our family's official objection to all of the above described amendments and subdivision plan, based on the fact that ours is the property immediately adjacent (on the eastern boundary) to the property in question and on the fact that neither the Planning and Community Development Committee of the Corporation of the County of Grey, and/or the Municipality of West Grey, have ever contacted or informed us of the original severance of these "Divisions 2 and 3 of Lot 24" whenever they occurred, nor any other Developments or Construction on any other adjacent properties, within 120 metres of ours, since 2008.

The reasons for our opposition are as follows:

- 1) There is a phrase known to most environmentalists: "We all live downstream". This phrase applies not only to our family, but also to everyone else in Grey County who lives "downstream" of, and obtains their water supply from underneath this proposed subdivision

on the top of the Durham Road East hill (Drumlin). Our family has serious concerns regarding the environmental impact of covering the Significant Recharge Area of the highly vulnerable Durham Road East Aquifer with not only the 118 single detached residential dwelling lots, but also the "up to 5 blocks for up to 87 townhouse dwellings" and the seven (7) or more future roads they plan to create and are now proposing "would connect to an extension of Jackson Street and via two entrances off Durham Road East". Currently, 100% of the rain and snow covering the proposed development site naturally permeates through this Recharge Area to replenish the Groundwater Supply for not only the town of Durham, but also for our own private well, which is my family's only source of drinking water. The environmental impact of the over 200 future lots, the operation and run off of all motorized vehicles associated with each one of these future lots, and the new seven roads intended to cover over this Recharge Area would not only have the potential of increasing the risk of highly contaminating this Groundwater, but will also result in the lowering of the Groundwater Water Table level in the Durham Road East Aquifer, thereby increasing the Drawdown Cone surrounding our private well Drinking Water Source and our Well Capture Zone. This could result in our Drawdown Cone and Well Capture Zone being increased to extend directly beneath the back yards and driveways of many (possibly more than 10) of these future lots, which could result in the contamination of our family's only source of drinking water. Therefore, allowing this proposed development could greatly impact not only our drinking water, but also that of the entire area of the town of Durham and parts of Grey County relying on the water purified and stored within, and flowing out of the Durham Road East Aquifer and into the Saugeen River Drinking Water Source Protection Zone.

- 2) My family is also very concerned with our potential loss of privacy created by the building of up to 205 homes on these potential lots. For over forty years we enjoyed not only the privacy of not being watched by prying eyes only a few yards away on the other side of some little fence, but we routinely observed and photographed celestial events throughout the calendar year. In the past my family has refused offers of cell phone tower development on our property in an effort to retain our enjoyment of our property by refusing to be a party to increased light pollution levels. The light pollution created by the dozen new homes built on Durham Road East since 2008 have already eliminated our capability of enjoying our previous over forty years of celestial observation, and our privacy for over ten years now.

Since the dozen or so lots along Durham Road East, extending west of our property line, became occupied after 2008, we have had to deal with threatening dogs coming onto our property; numerous trespassers feeling entitled to wander our land as they please; including one pair of men who, when asked why they were walking around our house, garage and barn, explained that they had been flying their expensive drone, over our buildings and land from their nearby backyard, which now appeared to be stuck in one of our trees, and they didn't think we would mind them now searching for it – they neither requested permission to fly their drone over our property and then also never thought to ask for permission to search for it – they simply felt entitled to invade our privacy and trespass as they pleased; and most recently we found numerous golf balls lining our driveway, all driven within inches of our vehicles (one had rolled under my truck), our glass enclosed front porch, our garage and our barn – luckily none of our vehicles were damaged, that time, nor were we driving in or out on our driveway, or hit by a golf ball while out in our yard doing chores.

The most egregious incursion on our property and privacy resulting from the post-2008 adjacent subdivision of Lot 24 is actually ongoing; the original owner of the Lot immediately

adjacent to our driveway and gate damaged all of our mutual fence posts when they dug out their foundation hole right to our property line to build their illegal over-sized home, then at a later unknown exact date (while I was visiting our dying father at Rockwood Terrace on a daily basis) this original lot owner cut our wire fence separating our properties, from their backyard property line all the way around to the front of our property and our gatepost, and removed all of the fencing and posts – destabilizing our front gate every since – and then they, and every subsequent owner of this lot, began gradually cutting back our trees and “landscaping” up the embankment of our driveway and across the front of our property every since, as if they were somehow entitled to encroach onto our private property.

What, or who, will guarantee us that the new 20 out of 205 proposed Lot owners backing onto the western edge of our private property (approximately 12 Lots of which will back onto within 100 metres of our front door and/or our barn, and within 3 metres from the edge of our driveway), will not also feel entitled to encroach onto our privacy and/or property.

One final privacy issue which greatly concerns my family is the fact that we might be held responsible if a future occupant or guest from this proposed subdivision trespasses onto our land and hurts themselves in, on or near our barn and/or farm equipment, damages our annual crops, or drowns in our pond.

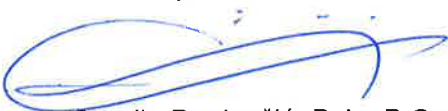
- 3) We are also concerned that the future occupants of this proposed subdivision might object to, or impact, any future organic farming endeavours we are currently investigating and hope to one day pursue.

We hope that you will seriously consider all of our concerns in regards to our opposition of this proposed subdivision and its approval by the Corporation of the County of Grey and the Municipality of West Grey.

We also hope that you keep in mind the fact that we are only stewards; it is our duty not to pass on land that can't sustain us, water which cannot slack our thirst, or an ever emptying and increasingly contaminated aquifer.

My family and I eagerly await your decision.

Sincerely,



Carolin Banjavčić, B.A., B.Sc., MLT (Cyg), A.R.T.