

Dear Members of Council, Staff

Re: Proposed Amendment to By-law 37-2006, Property Roll #4205 220 004 14710 0000
to permit the use of lands for a private tent campground

Attached please find residents' written submission in opposition to the proposed Zoning By-law Amendment with respect to the above to be considered at a Public Meeting Tuesday September 8, 2020.

We plan to attend the (virtual) public meeting and request someone provide written confirmation of the plan to accommodate residents without zoom, or reliable internet connectivity.

[REDACTED]

Thank you for your time and consideration.

Heidi Hart, [REDACTED] Townsend Lake Road
on behalf of
Jim and Donna Thompson, [REDACTED] Townsend Lake Road
Fred Rigden, [REDACTED] Townsend Lake Road
Elg Farms Ltd., Ralph and Eleanor Elg, [REDACTED] Townsend Lake Road
Leanne Thompson and Howard Bradley, [REDACTED] Glenelg-Holland Townline
Dave Nagle, [REDACTED] Glenelg-Holland Townline

1 September, 2020

Municipality of West Grey
402813 Grey County Rd 4
Durham, ON N0G 1R0

Hand delivered

Re: Public Meeting, September 8, 2020, Written Submissions of Opposition re:
Proposed Amendment to By-law 37-2006, Property Roll #4205 220 004 14710 0000
to permit the use of lands for a private tent campground

Attached and enclosed please accept the following documents with respect to the above:

1. Written letter of opposition, signed by the following residents:
Jim and Donna Thompson, 475290 Townsend Lake Road
Heidi Hart and Bill Bishop, 475287 Townsend Lake Road
Fred Rigden, 475214 Townsend Lake Road
Elg Farms Ltd., Ralph and Eleanor Elg, 475195 Townsend Lake Road
Leanne Thompson and Howard Bradley, 563614 Glenelg-Holland Townline
Dave Nagle, 563580 Glenelg-Holland Townline
Liz and Bert Habicher, Property Roll#4205 220 003 11100 0000
2. Schedule "A" Fred Rigden
3. Schedule "A" Elg Farms Ltd.
4. Schedule "A" Dave Nagle
5. Schedule "A" Ulrich Furtmair
6. Schedule "A" Martin Ungar
7. Schedule "A" Liz and Bert Habicher
8. Schedule "A" Robert and Debra Wanless

Accepted 1 September, 2020 by: _____ Position: _____

August 30, 2020

Municipality of West Grey
402813 Grey County Rd 4
Durham, ON N0G 1R0

sent by email, original with signatures and attach., hand delivered to Municipal Office

Members of Council, Staff

Re: Proposed Amendment to By-law 37-2006, Property Roll #4205 220 004 14710 0000

We are writing to express our strong opposition to the proposed rezoning of Part of Lot 5, Concession 15, Geographic Township of Glenelg, Municipality of West Grey from Rural (A2) to Rural (A2-419), to permit the use of lands for a proposed private campground for five tents and a minimum of eight parking spaces. We would appreciate confirmation from Council that this significant rezoning application to permit the use of land as a tent campground is subject to all specific studies and reports from authorities having jurisdiction to evaluate the proposal with respect to agriculture, environment, liability, facilities, sewage, waste, water, layout, maximum occupancy, and any and all other approvals. At the time of writing this submission, despite our best efforts to obtain a copy of the complete rezoning application, it was not made available to us; we were advised no reports were currently available. We reserve the right to review reports and comment on results of these reports and the complete rezoning application.

While we support West Grey's initiative to welcome development, the proposed rezoning is incompatible with surrounding existing owner occupied agriculture, rural, residential properties. The lands adjoining south of subject proposal operate as agriculture/livestock (see attached Schedule A); immediately to the east agriculture/rural residential; to the north and west rural residential/agriculture.

The Ministry of Agriculture, Food and Rural Affairs, *Provincial Policy Statement* omafra.gov.on.ca and *Guidelines on Permitted Uses in Ontario's Prime Agriculture Areas* [permitteduseguide.pdf](#), identify the criteria for agricultural uses; areas surrounding agriculture operations shall be compatible with, and shall not hinder, surrounding agriculture operations; ensure agricultural operations pursue practices without impairment or inconvenience, potential sources of conflict include noise that disturbs farm operators and livestock, trespass incidents, increase in traffic that may conflict with slow moving farm vehicles on local roads; uses should be appropriate to available rural services.

The Ministry of Agriculture, Food and Rural Affairs, *Minimum Distance Separation (MDS) Document* identify formulae and implementation guidelines for setbacks for (proposed) new land uses in prime agricultural areas and on rural lands required in all designations and zones where livestock facilities...are permitted; for all proposed amendments to rezone or redesignate land to permit non-agricultural uses or residential uses already permitted.

Our concerns include but are not limited to health and safety, environment, equity, property value.

The potential of multiple open air fires in the proposed campground pose unpredictable risk to ignite the adjoining hay and cattle field to the south; open field and rural residence to the north; agriculture field and rural residence to the east and west properties of the proposed rezoning part lot. Rural residents, already subject to high risk insurance premiums, may face increased premium costs with associated proximity.

Smoke from multiple open air fires raise concerns for pollutants settling on areas where livestock graze, crops, air quality and odour problems, negatively impacting both indoor and outdoor settings.

In addition to jeopardy to our forests by the spread of invasive pests, species and diseases in the event firewood is transported from other locations. A mass infestation can limit our ability to enjoy our environment and negatively affect the property value of our homes. *Canada Food Inspection Agency*

Another issue for rural area residents is increased noise pollution. Noise travels freely and extended, excessive noise from the proposal under consideration for an outdoor recreation private campground would negatively impact existing farm and livestock operations, reduce natural enjoyment of nature in its quiet form for our rural community.

We do not consider proposed development of a private tent campground as an equitable improvement to the community thereby reducing the value and sale on neighboring properties.

We understand how stretched municipal and emergency services are in our rural community. We have experienced unresolved thefts in our area, and while we are not suggesting campers are thieves, increase in transient traffic may result in increased crime, vandalism, trespass. We fear the ability of West Grey services to enforce meaningful laws pertaining to this rezoning application, potentially leaving area residents with the (unwanted) responsibility to confront campers disrespectful of land, property and signs, clean up of garbage. Enforcement of campground rules and regulations, fire safety measures, security, responsible alcohol/drug consumption are all areas of concern.

All of the above resulting in adverse negative impact on livelihood, personal health, well being and quality of life in our community.

In our discussions with additional Townsend Lake, Glenelg-Holland Townline residents, we wish to note our opinions expressed are shared by many.

We urge council in the strongest possible terms to support our agriculture areas, and deny the proposed rezoning application for a private tent campground. On a positive note, we support the intended use of the land as rural residential, abiding by existing zoning and by-laws.

Thank you for your support of our rural agriculture community.

Sincere regards,

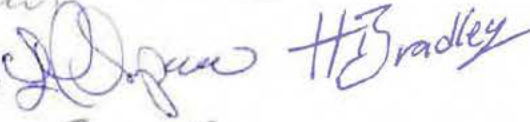
Jim and Donna Thompson



Heidi Hart and Bill Bishop



Leanne Thompson and Howard Bradley



Fred Rigden



Dave Nagle



Ralph and Eleanor Elg
Elg Farms Ltd.



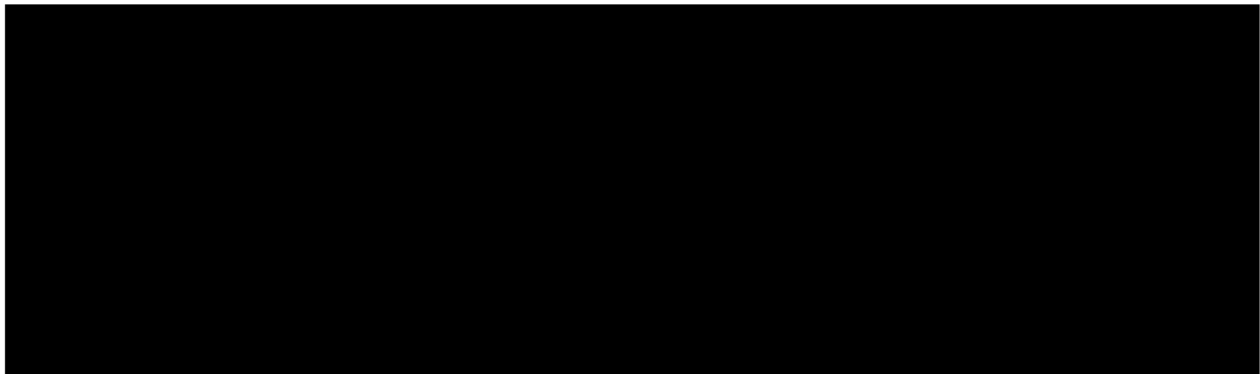
Liz and Bert Habicher (electronic signature)

Re: Application to amend zoning by-law, Property Roll#4205 220 004 14710, 0000

Hello,

I am writing on behalf of residents opposed to an application to amend zoning by-law 37-2006 to create a private campground.

The notice of complete application and public meeting provides additional information may be obtained by contacting the Municipality of West Grey. In response to our verbal request for a copy of the complete application, as well as any reports that evaluate the proposal, I understand you advised this information would be public, on-line, Friday September 4. The public meeting is currently scheduled, following the long weekend, Tuesday September 8, limiting our opportunity to review documents, consult, and provide meaningful input into the process. I would appreciate if you would forward the available documents by the end of this week so we may complete our written submission of issues to be considered by Council at the public meeting.



We are requesting the above-noted be addressed.

In addition to our concerns about the proposed appropriateness of the land use, we have concerns that the applicant would continue to not respect municipal by-laws.

For information, the applicant has only ever been in discussion with area residents about his intent to build a residential dwelling, so I'm sure you may appreciate our concerns in response to receipt of the proposed application for a campground, and associated risks, in the midst of our close community.





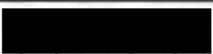

I look forward to hearing from you so we may proceed with our written submission in a timely manner.

Regards,

Heidi Hart, resident Townsend Lake Road

SCHEDULE "A"

Municipality of West Grey Complaint Response Policy Form

Your Name (Print):	FRED RIGDEN
Your Name: (Signature)	
Telephone Number:	Home: 
	Work: 
	Cell: 
Mailing Address:	 TOWNSEND LA ROAD
	RR6 MARKDALE NOC 1H0
Email Address:	
<p>What is your complaint? Please include relevant date(s), location, and background information, including the Municipal employees you have contacted regarding this matter. Additional space is available on the back of this form.</p> <p>Please Note: You may be summoned to court to testify concerning this complaint.</p>	
1ST I HAVE HIGH TENCIL ELECTRIC FENCE	
WHICH MAY BE TOUCH AND I DONT WANT TO	
BE RESPONSIBLE AND SUE	
2ND I DO NOT WANT BE RESPONSIBLE FOR	
AGGRAVATION OF CATTLE AND BULL WHICH	
COULD CAUSE HARM	
3RD WHAT ABOUT NOISE AT NIGHT. WITH COWS	
AND SMELL SMELL WITH MANURE	

SCHEDULE "A"

Municipality of West Grey Complaint Response Policy Form

Your Name (Print):	Elg Farms Ltd. Ralph & Eleanor Elg		
Your Name: (Signature)	Ralph Elg Eleanor Elg		
Telephone Number:	Home:		
	Work:		
	Cell:	[REDACTED]	
Mailing Address:			
Email Address:	[REDACTED]		





What is your complaint? Please include relevant date(s), location, and background information, including the Municipal employees you have contacted regarding this matter. Additional space is available on the back of this form.

Please Note: You may be summoned to court to testify concerning this complaint.

Our concern/complaint is in regards to the proposed rezoning of Part of Lot 5 Con 15, Township Glen Elg - West Grey from Rural A2 to Rural A2419 permitting use of lands for a private campground. Concerns (1) could add to our already unresolved thefts & vandalism that has occurred in the past - many times!! (2) Possible trespassing & more damage to crops by ATV, also witnessed in the past. (3) Possibility of campers complaining of farming operations late at night. (4) We reside on Townsend Lake part time and very concerned about the traffic already on this small lake. (certainly an attraction to campers.

SCHEDULE "A"

Municipality of West Grey Complaint Response Policy Form

Your Name (Print):	Dave Nagle
Your Name: (Signature)	
Telephone Number:	Home:
	Work:
	Cell: 
Mailing Address:	 Glenelg-Holland Townline
	West Grey
	NON IRD
Email Address:	
<p>What is your complaint? Please include relevant date(s), location, and background information, including the Municipal employees you have contacted regarding this matter. Additional space is available on the back of this form.</p> <p>Please Note: You may be summoned to court to testify concerning this complaint.</p>	
Our biggest concerns include	
safety + security	
criminal activity such as trespassing, theft + vandalism, and crop damage	
excessive noise	
increased litter + trash	

Just to mention a few.

How could this situation be improved?

Don't allow these types
of businesses

Additional information:

Office Use Only:

File No.

Received by:

Forwarded to:

Acknowledgement of Receipt of Complaint:

Sent Date:

By Staff Name:

Action taken:

Final Response to Complaint:

Sent Date:

By Staff Name:

SCHEDULE "A"

**Municipality of West Grey
Complaint Response Policy Form**

Your Name (Print):	Ulrich Fortmair
Your Name: (Signature)	U. Fort
Telephone Number:	Home: [REDACTED]
	Work: same
	Cell:
Mailing Address:	[REDACTED] Concession 3b
	Chatsworth, NOH-1R0
Email Address:	[REDACTED]
<p>What is your complaint? Please include relevant date(s), location, and background information, including the Municipal employees you have contacted regarding this matter. Additional space is available on the back of this form.</p> <p>Please Note: You may be summoned to court to testify concerning this complaint.</p>	
Our biggest concerns include:	
Safety + security	
activity such as trespassing	
theft and vandalism and crop	
damage.	
excessive noise	
increased litter + trash	

How could this situation be improved?

Don't allow these
types of business

Additional information: This is a rural/residential
area where all the residents work
Mo - Fri, therefore we need to
rest on the weekend. We are
not a tourist area where we
work on weekends to tend to
the tourist. We have to deal
now with the added noise and
traffic.

Office Use Only:

File No.

Received by:

Forwarded to:

Acknowledgement of Receipt of Complaint:

Sent Date:

By Staff Name:

Action taken:




Final Response to Complaint:

Sent Date:

By Staff Name:

SCHEDULE "A"

Municipality of West Grey
Complaint Response Policy Form

Your Name (Print):	MARTIN HUNGAR
Your Name: (Signature)	
Telephone Number:	Home:
	Work:
	Cell: 
Mailing Address:	 GLENVILLE HOLLAND TWP
	RR #2 HOLLAND CENTRE
	N04100
Email Address:	
<p>What is your complaint? Please include relevant date(s), location, and background information, including the Municipal employees you have contacted regarding this matter. Additional space is available on the back of this form.</p> <p>Please Note: You may be summoned to court to testify concerning this complaint.</p>	
<p>WE ARE CONCERNED THAT THERE WILL BE EXCESS NOISE, PUBLIC INTOXICATION, EXCESS TRAFFIC, BREAK AND ENTERS, EXCESS LITTER ON THE ROAD WAY, THE CAMPGROUND WILL NOT BE BIG ENOUGH FOR ANY FORM OF ENTERTAINMENT, MEANING OUR LOCAL LAKES AND PROPERTIES WILL FEEL THE BRUNT OF IT.</p>	

How could this situation be improved?

DO NOT ALLOW IT.

PUT IT ON A PROPERTY THAT HAS
100 ACRES, SO PONDS CAN BE
BUILT, POOLS PUT IN, KEEP THE
CAMPER'S ON THE PROPERTY, BY
BUILDING WALKING TRAILS.

Additional information:

A SMALL PIECE OF PROPERTY
LIKE THAT ONE WILL NOT BE
ABLE TO ~~STAY~~ SUSTAIN THE PEOPLE
THEY ~~WILL~~ WILL BE LOOKING FOR
THINGS TO DO OUTSIDE OF THE
CAMP GROUND

Office Use Only:

File No.

Received by:

Forwarded to:

Acknowledgement of Receipt of Complaint:

Sent Date:

By Staff Name:

Action taken:

Final Response to Complaint:

Sent Date:

By Staff Name:

SCHEDULE "A"
Municipality of West Grey
Complaint Response Policy Form

Your Name (Print): Elizabeth and Bert Habicher

Your Name: (Signature) Liz Habicher, Bert Habicher, Aug.
30/2020

Telephone Number:

Work: Bert; [REDACTED]

Cell: Liz; [REDACTED]

Mailing Address: [REDACTED] Bound Brook Court, Kitchener, On. N2A3L2

Email Address: [REDACTED]

What is your complaint? Please include relevant date(s), location, and background information, including the Municipal employees you have contacted regarding this matter. Additional space is available on the back of this form.

Please see attached.

Please Note: You may be summoned to court to testify concerning this complaint.

Willing to attend as required.

Aug. 30, 2020

Attention: West Grey Zoning Committee, Regarding the Amendment to By-law # 37-2006,
Property Roll # 4205 220 004 14710 0000

To the Zoning Committee; and whomever else this complaint may apply to,

We are currently residents of West Grey County, and hope to have our opinion known over the new commercial development planned for our area.

Recently we were informed of an application to convert a parcel of land, (part of Lot 5, Concession 15, Glenelg Township - from rural A2 to rural A2-419) which was formerly used in farm production, into a commercial "Camp Ground Operation". This raises many concerns for us, and others who live in our area.

To begin with the increased transient population associated with any camp ground operation puts a strain on already limited public services. West Grey is an area with a high population of senior's and families. Hospitals, Emergency Services and other medical practices are based on the existing population. The increase of a transient population will impact existing residents with longer wait times, access and restrictions to much needed care and services.

Mail service, garbage and waste pick-up will be increased. Roads will be over used and stressed by motor homes and trailers alike. The resulting impact is a strain on existing services, and an increased cost to resident's taxes for replacement of overused infrastructure; all for the sake of one business.

Police services will need to be increased to monitor and manage campground transient's noise and behaviors. The reality is that most "Campers" don't stay in the campground, putting the local community at risk. This is not to say that all transients are criminals, but it only takes a few to spoil things for everyone.

Permanent and seasonal residents alike have concerns about safety, and the security of their homes and farm businesses. We already have issues with litter dumped on our fields and in our woodlands, and many issues with break-in's, thefts and damage of personal and farm production property. Our own personal experience with these issues has had no resolution. How is increasing the transient population with people who have no vested interest in this area, going to help with this problem? The higher the risk, the higher our insurance rates increase.

I have already mentioned pollution due to garbage and littering; please consider our drinking water and recreational waterways. Abuse and overuse of these natural resources hurts us all.

One last thing to consider is regarding camp fires. The land under consideration is very close to several operating farm businesses. One stray fire on the campground could burn down and destroy many family farms, homes and livelihoods that have been in this area for generations. The costs are too high and the risk is too great to take this chance.

Increasing the transient population here in West Grey through the re-zoning of viable farm land to accommodate a commercial camp ground is a big mistake in many ways and we do not support it. Please take this petition against the granting of re-zoning this property into consideration before making your decision.

Thank-you for your consideration.

Respectfully,
Elizabeth Habicher
8/30/2020

Bert Habicher
8/30/2020

Roll # 42 05 220 003 11100 0000

SCHEDULE "A"

Municipality of West Grey Complaint Response Policy Form

Your Name (Print):	ROBERT + DEBRA WANLESS
Your Name: (Signature)	RD Wanless Debra Wanless
Telephone Number:	Home: [REDACTED] Work: Cell:
Mailing Address:	[REDACTED] GLENELG - HOLLAND TOWN RR 2 HOLLAND CENTRE NOHIRO
Email Address:	[REDACTED]
<p>What is your complaint? Please include relevant date(s), location, and background information, including the Municipal employees you have contacted regarding this matter. Additional space is available on the back of this form.</p> <p>Please Note: You may be summoned to court to testify concerning this complaint.</p>	
<p>PART LOT 5, CONC 15, GLENELG, WEST GREY - CAMPGROUND AUG 31/2020</p>	
<p>Too close to residential buildings Increased traffic Noise</p>	

Robert and Debra Wanless

██████ Glenelg-Holland Townline
RR 2 Holland Centre N0H 1R0

August 29 2020

Property: Part Lot 5, Conc. 15, Glenelg, West Grey

Complaint: Too close to residential
Increased traffic
Noise

RD Wanless

Debra Wanless

SCHEDULE "A"

Municipality of West Grey Complaint Response Policy Form

Your Name (Print):	James Ross Thompson
Your Name: (Signature)	Donna Sharon Thompson
Telephone Number:	Home: [REDACTED]
	Work: [REDACTED]
	Cell: [REDACTED]
Mailing Address:	[REDACTED] Townsend LK Rd.
	RA#6 Markdale Ont N0C1H0
Email Address:	[REDACTED]

What is your complaint? Please include relevant date(s), location, and background information, including the Municipal employees you have contacted regarding this matter. Additional space is available on the back of this form.

Please Note: You may be summoned to court to testify concerning this complaint. *CONTACTED - SENIORITY WAIVER - BY-LAW OFFICER*

Proposed camp ground on part of lot 5 concession 15 Glenora Municipality of West Grey. Being rezoned from rural (A2) to rural (A2-419). This will cause property de-valuation, environmental problems, fire safety & noise pollution. We have paid property taxes on this lot for (29 yrs.), being told it could only be rural residential. To our knowledge all our neighbors are all strongly opposed to this as well.

Dated Aug 26/2020

We only received this notice on Aug 24/2020

How could this situation be improved?

By not allowing this camp ground

Additional information:

Office Use Only:

File No.

Received by:

Forwarded to:

Acknowledgement of Receipt of Complaint:

Sent Date:

By Staff Name:

Action taken:

Final Response to Complaint:

Sent Date:

By Staff Name: