


Re:
File Number: ZBA27-22-SL
Location: 532 Blue Lake Road
Applicant: Adam and Beckie Munce
Agent: Adam and Beckie Munce

August 15, 2022

From:
Brian and Susan Schroeder
528 Blue Lake Rd


As received by mail regarding the application for zoning change, we have concerns regarding the changes.

Please find below in no specific order, the concerns regarding these requested changes.

1. Increase in carrying noise with 20 attending children plus applicants 3 children at any given time in a "field trip" environment basically in our backyard.
2. Road Safety (see attached photos) Child Drop Off
 - a. 60kph speed limit on blind corner Westbound
 - b. Hidden entrance Eastbound
 - c. Common area for vehicles to leave the road due to corner navigation
3. Hunting in the area
 - a. Applicants are aware of hunters on adjacent lands during hunting season
 - b. Unsafe environment during these times in the forest.
 - c. Perches mounted in adjacent trees
4. Wildlife disturbance
 - a. Sanctuary to deer, fox wild turkeys, protected Pileated Woodpecker etc. will now be in jeopardy
5. Sanitary concerns
 - a. Current septic not adequate for 20 plus tenants of the home (27 total)
 - b. Visual and odorous issues with Portable Toilet as proposed
6. Water table disturbance
 - a. Excessive water usage on well based water for area residents
7. Home depreciation **as camp is in our back yard**
 - a. Daycare environment above current 5 limit (20)
 - b. Excessive noise
 - c. Visual eyesore (portable toilets)
 - d. Traffic in/out (safety)
8. Poison Ivy Poison Oak etc.
 - a. Area excessively covered in plants

9. Southern Shed to be used has been recently constructed by previous property owner without proper permit. Positioning and accessibility require review.

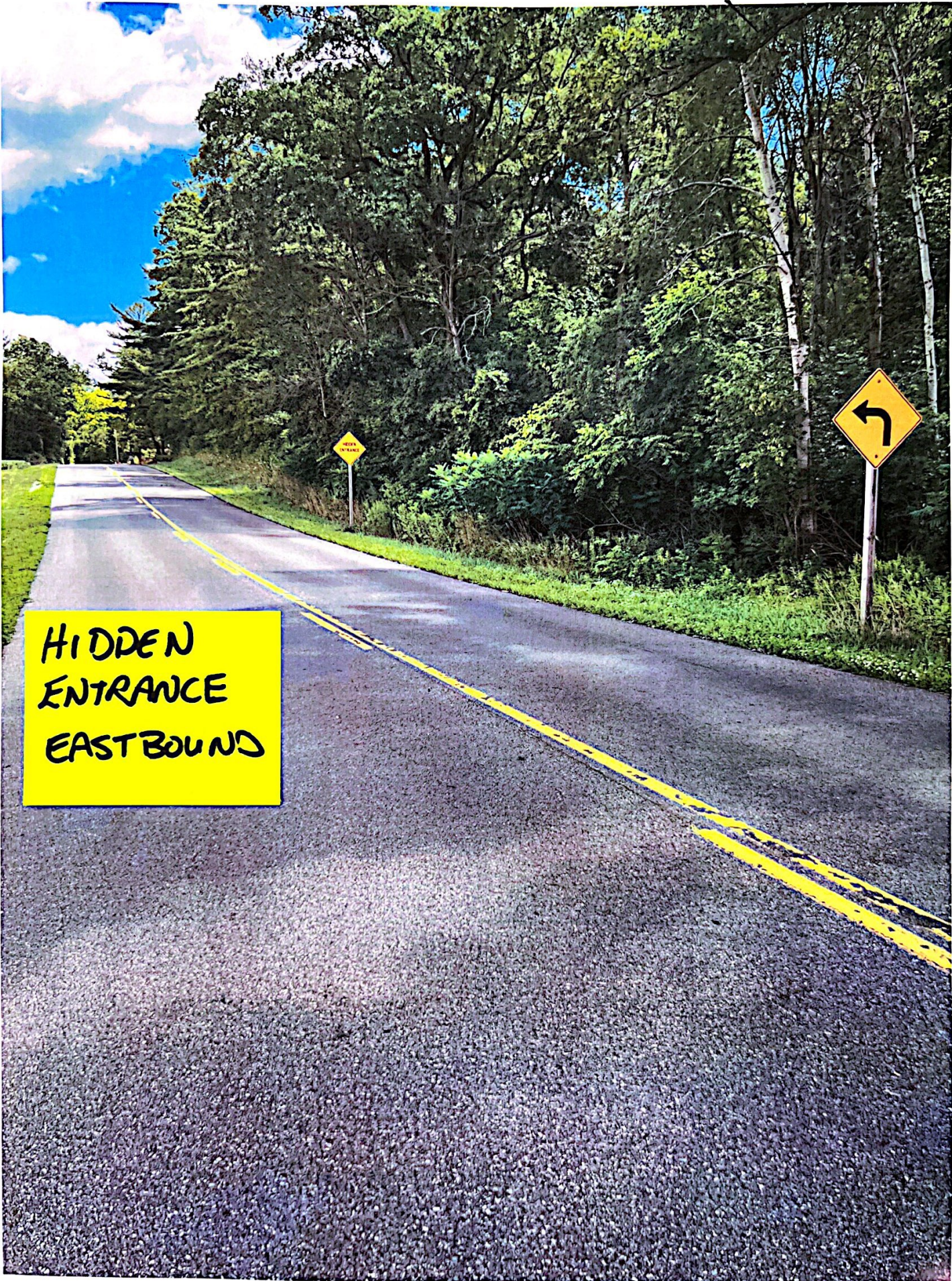
- a. This is currently a bunk house complete with power not a shed
- 10. Tree danger (see pictures)
 - a. Aged forest with trees that have suffered severe deterioration due to Gypsum
Month infestation
 - b. As a result, many unsafe dead wood causing an unsafe environment
- 11. Neighboring homeowners are also concerned with proposed application
 - a. Names and numbers of those concerned can be provided
- 12. Consideration of alternative site? Instead of our backyard?
 - a. Complete sanitary needs
 - b. Proper safe drop off/pick up areas
 - c. Apps Mills, Pinehurst, Braeside, Tim Horton's Camp area

As discussed with Shannon at the County of Brant office, it appears that the application has been made due to the participants of this camp exceeding the 5 persons allowed under current by-laws. This will impact the 4.16.4 By-law (Nuisance) listed which covers noise, odor, fumes, traffic etc.

If the above concerns are not enough to deter the Forestry School, we ask that a consideration for the temporary zoning change of 2 years, limit the school participation to 5 instead of the 20 requested.

This will enable the County of Brant to determine the participation level of the Forestry Camp, the safety impact of the traffic as well as the effect that will be felt by the neighbouring homes.

When reviewing this information, please consider if you would want 20 children next door to you in a camp/school environment Monday to Friday. This is not a "home based" type of business to consider in a residential area.



HIDDEN
ENTRANCE
EASTBOUND



**EAST BOUND
HIDDEN
ENTRANCE**



WESTBOUND
HIDDEN
ENTRANCE



WEST BOUND
BLIND
CORNER TO
#532

MAXIMUM
60
km/h

SEE
TREE
DAMAGE ↓

COMMON
ACCIDENT ↗
LOCATION
AREA

ROPE
PLAY
AREA ↑





ROLLOVER
SEPT. 27/18
IN LANEWAY
ONE OF MANY

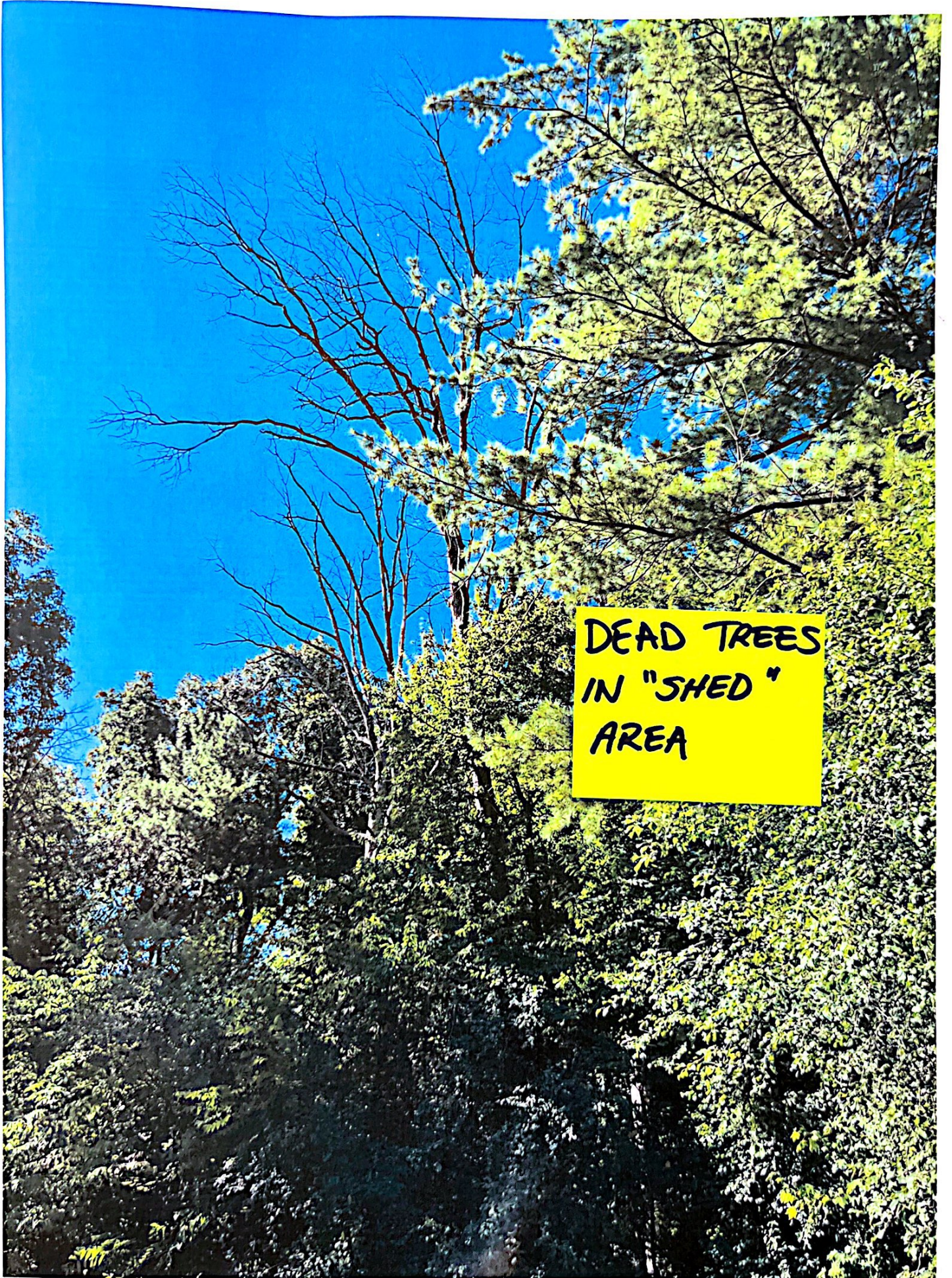


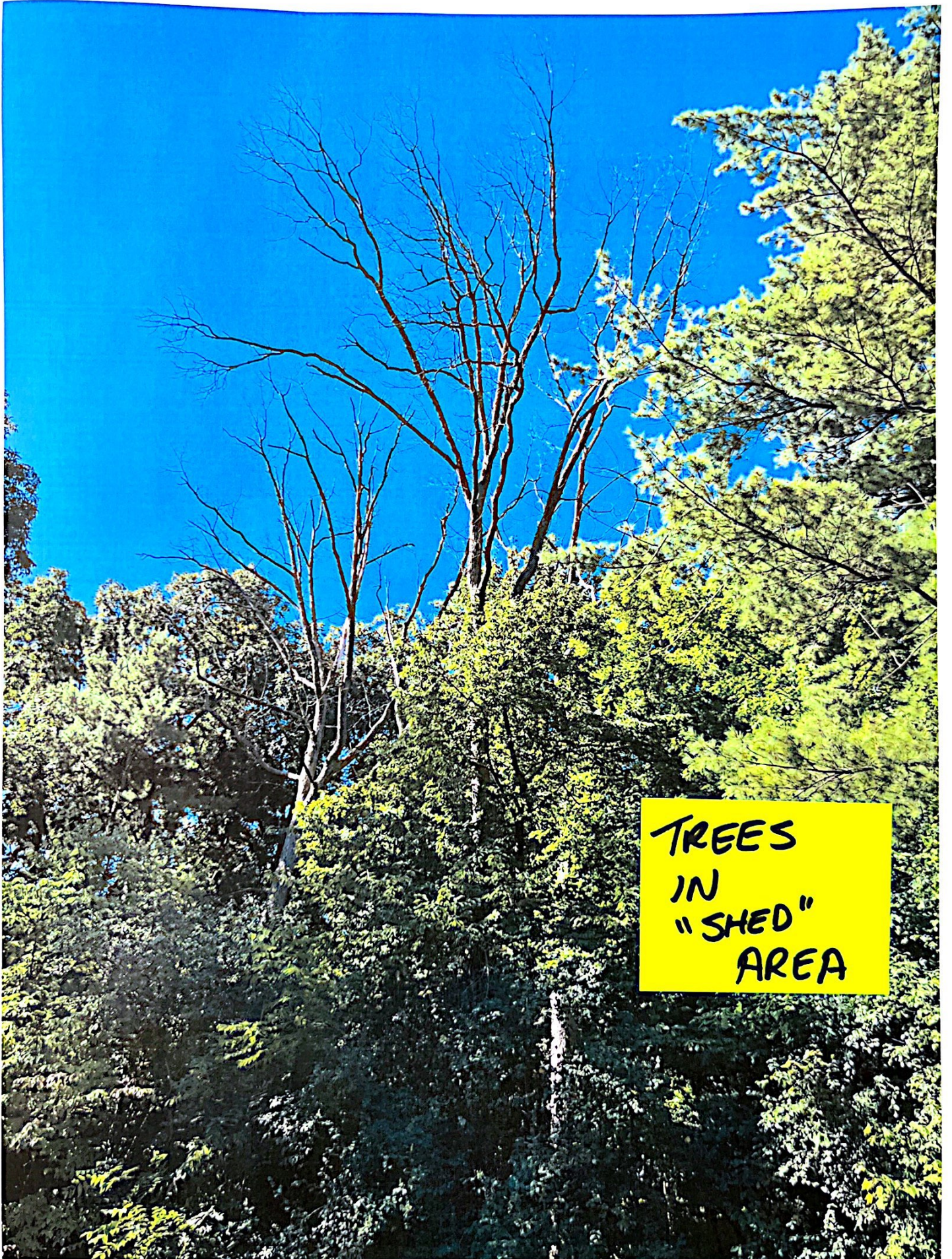
FIRE
NUMBER
NOT
VISABLE



CAR
IMPACT
POINT







TREES
IN
"SHED"
AREA