

February 18, 2015

Dear Deanna and Council Members:

As per our telephone call, during the morning of February 17, 2015, my wife and I are submitting this letter of concern regarding the proposed Bylaw No. 2015-08.

We have owned our lot since the fall of 2000, however my family has owned it and I have been personally vacationing there during the summers prior to 1980. The driving force to enjoy our time at the lot has always been the allure of leaving the city and spending quite time around the campfire and nature. Over this past decade our quite time has been steadily decreasing due to the increasing activity at the Empire Iron Works Ltd. site, which is the site that this proposed bylaw relates to. This site has always been a business site since I can remember, originally tile or pottery until it was vacant for a few years after which Empire Iron Works Ltd. moved in.

In the years since the emergence of the Empire Iron Works Ltd. the activity and noise levels has steadily increased, to the point that I can remember a number of weekends during this past summer the sound of loud machinery (air compressors or exhaust fans) continued throughout the Friday and Saturday nights. We feel that it is time, now that we have received this bylaw change proposal, to bring forward our issues and concerns so some of the present conditions can be improved upon. More importantly, we are also concerned that by re-zoning this lot from a CR-Country Residential District to a RIC-Rural Industrial District that we may lose the ability to be informed on future changes to the business operations at this location; this in turn may affect the already deteriorating future conditions of our neighborhood. While we have no interest in the removal of this business, the living quality and general condition of our neighborhood is also of importance.

We understand through my discussion with Deanna that there is no other RIC-Rural Industrial District zoned lots in our local district. This proposed Industrial zoning change to a Residential zoned district is not beneficial for the neighborhood especially when a Site Specific zoning will permit the existing business owners to continue their present operations.

Please consider attaching to the zoning permit a re-worded workday's condition similar to the one detailed in a 1988 Expansion development permit. I understand the noise issue was of concern regarding the 1988 Expansion development permit for Empire Iron Works Ltd. at which time conditions specifying work-days, specifically not Sundays or Statutory Holidays was agreed upon. According to my understanding, the conditions were described as "exterior work", however this condition does not properly address the intent of the restrictions. New wording should be described as "no noise generating work" on Sundays or Statutory Holidays. The newly worded restriction condition needs to be tied to noise, rather than work, because noisy compressors exhaust fans or machinery has been left running day and night during a number of summer weekends in 2014.

Although one can argue that Empire Iron Works Ltd. is an existing established business and is deserving of such zoning, one should not forget the numerous residents and their direct families that have been stakeholders in this neighborhood long before Empire Iron Works Ltd. arrived. When making the rezoning decision please consider the best interests for the entire neighborhood. We are submitting the five points of concern for you to review and consider when making your final decision.

Deanna:

No matter the outcome of the proposed bylaw decision, please consider addressing our roadway, culvert, noise and lot lighting concerns.

Our Concerns:

- 1) Lighting angled down the front street – we are requesting that the lights be pointed downward to cover area of interest (increase the number of lights pointing downward if required)
 - horizontally positioned light can be blinding when driving towards it during dark periods
 - the horizontally positioned light lights up our tree lines making star gazing harder to enjoy
- 2) Culvert being crushed (S.E. corner of Lot 1 & N.E. corner of Lot 4) by semi-trailers during deliveries / pickups
 - request that the culvert be replaced / re-enforced with larger gauge steel to prevent crushing
 - request for an improved road to facilitate the turning of larger truck-trailer combinations
- 3) During periods of wet weather, the heavy semi-trailer traffic significantly damages the road south of the railway crossing up to and including the Empire Iron Works Ltd main entrance intersection.
 - can this road be built-up or hardened to prevent this issue from regularly re-occurring.
- 4) All of the fabrications I have seen leaving the site are painted. Is the painting being conducted properly to prevent fumes from escaping into the neighboring lots. In the past we have smelled Varsol smelling paint fumes that are suspected as originating from Empire Iron Works Ltd.
 - is the proper scrubbing of ventilated air installed to prevent such pollution.
- 5) Loud noise levels during weekends, including multiple 24-hour periods in the summer, 2014. New work conditions wording would identify the restriction intent better.
 - the restriction conditions need to be tied to noise, rather than work, because
 - noisy compressors or exhaust fans may be left running day and night.

Thank you in advance for your time and attention to our concerns.

Antonette & Kent Fisher