

Letter of Concerns to Land Development in Mount Brydges

Letter of Opposition to Land Development Plans located on the south side of Falconbridge Drive (between 8625 and 8729 Falconbridge Drive) and East side of Adelaide Road, Mount Brydges.

Attention: Mayor Grantham, Strathroy Caradoc Council, Municipal staff

Bujnowski Farms (Jerry and Rose Bujnowski) have many concerns about the future development plans put forth by LDS Consultants for 959239 Ontario Ltd.

This development proposal is located adjacent to our farmland located on 8779 Falconbridge Drive, Mount Brydges.

Our concerns are:

1. Storm water drainage feeding into the Arnold Drain which will directly drain into our pond. The proposed Storm water drainage plan from the development is located at the start of the Arnold drain. The plan is to release the storm water drainage into the Arnold Drain feeding our pond located at 8779 Falconbridge Drive which will pollute the pond water. The pond is vital to our farming operation as we use it for irrigating our crops. (Ginseng, vegetables, tobacco and cash crops) There was a survey of Mount Brydges re: storm water drainage which indicated how polluted this water can be.

Should this be approved by council/ township, we want to have the municipal drainage ditch bypass our pond. In replacement of the water lost, we would like a refill option of points feeding the pond with electric pumps at 100 gallons a minute to feed the pond when the water is required to be replenished in the summer. This will require underground pipes from the pumps close to the barns/ kiln yard (for hydro) to the pond.

2. Dewatering- During the construction phase dewatering is known to be needed due to the high-water table. This is of concern as the water supply could be an issue for our business during this process, especially our pond levels. It will directly affect yield and quality of our crops if we cannot irrigate sufficiently which could be losses in the hundreds of thousands of dollars. We also need water for our greenhouses, kilns, bunkhouse, spraying crops, washing the crop and washing/sterilizing equipment. The water is vital throughout from March to December. It is a day-to-day need for our business and any interruption in supply would be detrimental. We are requesting a plan of action is developed prior to any dewatering happening in the area.

3. Traffic flow on Falconbridge Drive is heavy and fast at times. Our vision is obstructed by a dip in the road close to driveway entrances of our house and farm entrances which can make it hazardous for turning farm vehicles. The addition of this development (construction traffic and increased vehicles from the 111 homes and 3 townhouse complexes) and the planned development on Rougham Rd, Adelaide and Falconbridge will make it hazardous for our Jamaican workers and family members to drive tractors and equipment on the roads between our farms located at 8408 Falconbridge Drive and 9501 Glendon Drive Komoka.

Should this be approved, we request traffic calming measures, road widening and an assessment of the road to implement improvements for visibility and traffic safety. We are having issues with this now, with increased development it will be much worse.

3. This proposed development plans have no recreational areas planned. We currently have trespassers coming to our land leaving alcohol bottles and having bon fires near our pond and others have been walking their dogs. With the proposed land development on Falconbridge Drive there will be likely about 800 to 1000 new residents in a small area adjacent to our land with no recreation outlets.

Should this be approved, we ask that an appropriate barrier (fencing) which we both agree upon be built between our farmland and any adjacent developments whether it be from Glendon Drive developments or Falconbridge Drive developments. Our concerns about liability on us should someone trespass and is injured or lose their life while on our land against our will even though we have signage and do not approve of anyone coming on our land. Who will be liable? We want that in writing from the developers or the municipality. We have signs which are taken down or burned in the fires they have.

4. Complaints will likely evolve with our normal business practices of needing to irrigate with irrigation pumps (noise), smells that people will not like, dust and noise from tractors and equipment; at times work is around the clock. We are a farming operation; people need to be aware and possibly sign off on this prior to their moving into a rural area.

We welcome the discussion with the Council and Strathroy Caradoc Municipal staff to discuss and address our concerns.

Sincerely,

Jerry Bujnowski and

Rose Bujnowski



Bujnowski Farms Inc



December 4, 2023