

August 5 /2025

Hello all Council members of Grey County,

Grey Highlands File: Z26.2024; Grey County File: OPA 22 concerning Highland Estate (Beacalm Inc.) development in Eugenia, our thoughts and concerns still stand and myself and my husband still OPOSE the development.

My husband and now almost 2 year old son reside at [REDACTED], a portion of our property butts up aghast Highland Estates. We have already endured loud disturbances from this proposed site in the past.

I would also like to state that my husband and I own and Audio Production company, we provide live sound equipment for large/ small events and even weddings, we have first hand experience how live music and large groups of people work especially when alcohol is involved. I do not have any confidence in the Nagys to control peoples actions on site during events. I do not think that the weight of a fine set forth by the owners of this proposed events site is anything more than a potential money maker for these people. All this does is make more money for the Nagys and we have to endure the noise with no repercussions to the development.

It is completely unfair to people who reside around them to have to endure; 1 not only the noise that will impact us every weekend in the summer when we spend all of our time at home and outside and 2 the impact of the environment and animals here. We moved here for peace and quite. we did not purchase this land and build our home here with this venue beside it, IT IS NOT WHAT WE SIGNED UP FOR.

I would also like to bring back into light the track record of the Nagys, they have already broken the rules and regulations set forth by the municipality and the county. While everyone else around them are following said rules, while respecting the government that put them in place as well as the neighbours who surround them. What stops them from breaking these rule and guidelines set out by the municipality and by them selves to protect us.

I would like to ask you all a couple questions- IS THIS SOMETHING THAT YOU WOULD LIKE TO LIVE NEXT TO? Do you think it is fair for young families like us who have been lucky enough in this economy to be able to have a place to call their own to have to worry about what our future in said home will look like? Do you think its fair the retiring or retired people in this area to have to worry about what their future has in store for them? These are all things that have weighed heavily on all of us for the last two years.

I would like to reiterate some points that I had written in my last letter;

Found on the Government of Canada website is an outline of negative effects of sound on health and well being. We feel based on this outline that this proposed development will have and already has had a negative effect on our lives. We cannot even imagine enduring this 365 days of the year. I have copied it below for your reference.

Negative effects of sound on health and well-being

Sounds can also be unpleasant and unenjoyable. People often refer to unwanted sound as noise. Being bothered, disturbed, annoyed or experiencing stress because of unwanted sound will depend on the sound itself and on the person experiencing the sound.

Annoyance

Annoyance due to sound depends on the person and typically occurs when the sound is sustained over a period of time. A sound

that's highly annoying to you may not bother someone else. Also, a sound that bothers you one day may not bother you another day, depending on how you are feeling or the situation.

Factors that can influence your annoyance levels when exposed to a sound include:

- *pre-existing stress*
- *the source of a sound and your relation to it*
- *your expectations around sounds*
 - *for example, sound leads to higher annoyance when it happens at times when there's an expectation of quiet, like at night while sleeping*

Sleep disturbance

Sounds that intrude above background sound levels can disturb your sleep by:

- *making it difficult to fall asleep or stay asleep*
- *waking you up earlier than intended*

It's difficult to predict when sounds will disturb your sleep. However, it's more likely to happen because of sounds that are particularly meaningful to you, even at low levels. Meaningful sounds could be those you are sensitized to during your awake hours, like:

- *pets*
- *children*
- *someone saying your name*
- *sounds you find disturbing or particularly annoying*

Studies have shown that there are changes in brain activity, blood pressure and heart rate in response to sounds while you're sleeping. This occurs even when the sound doesn't cause you to fully wake up. This is because our ears don't turn off at night. Your brain is constantly evaluating the environment for sounds that may be threatening.

Common sources of sound that might affect sleep include:

- *television or music*
- *children, other people or pets*
- *heating, ventilation and air conditioning systems*
- *outdoor noise such as transportation, construction, snow and garbage removal vehicles, animals and weather events*

Sudden or intrusive sound is more likely to affect sleep than continuous quieter sound. Many people will also at least partially adapt to non-relevant sound in their environment. For example, people who move to a higher traffic neighbourhood might find at first that the increased traffic sounds affect their sleep. However, as they get used to the new sound levels, they may find that it doesn't bother their sleep as much.

We do not think that the proposed idea of not updating the septic to meet their requested capacity need prior to operations is fair as it creates a great concern for contamination to neighbouring ground water. We had to have our septic installed and inspected by the municipality prior to getting occupancy to move into our home. We do not think it is appropriate that this would be any different or why they would even think they could be exempt from doing the same. Porta pottys should be a temporary solution to increase options for bathroom use not as a solution to proper sanitation all together for a long period of time.

We are still concerned with the very high risk of people trespassing on our property, we did not purchase this property for strangers to have free reign of it. There are no clear dividing lines between our property and the proposed site. And find it even more disturbing with the lack of planning to protect the neighbours from their guests going where ever they want, as they have offered the option for overnights to use the trails to the rear of the property.

A simple google search turns up 9 local wedding venues and many more within a 20 minute drive of this location. We do not think that there is demand for this in our area, and feel that this specific location is completely inappropriate due to the proximity to other full time residences. We our selves as well as our neighbours have decided to live here for Peace, Quite and to enjoy the outdoors and the security of living in a rural neighbourhood. This proposed site offers nothing but stress for the people who reside around it. We deserve to live our lives how we intended it, not to worry about event after event and whether the next one will effect of lives negatively.

I do not have all the time in the world to spend researching all the negative effects on the environment but feel as if you all or more then educated in the rules and regulations governing the amount of people and size of the purposed site. Im positive my neighbour Laura Strum has

spent significant time researching this and the amount of people they are requesting seems to be high for the size of the purposed site.

Im also very concerned about the proposal and some of the contradictions with the site plan. Will the camping sites be included with the guest being requested? It does not seem to include, those guest, will this mean the there will be additional guests on site there.

We are also very concerned about the tent camping on the air strip out side of the quite zone, as the airstrip points and funnels noise directly at our bedroom window.

As we know that all of you make your decisions on a case by case without bias toward one another. But we would just like to mention that there has been a great deal of stress on residents around the New Farm on sidereal 6 & 7 Nottawasaga. The people whom reside around this business have been subjected to noise, their home life has become quite uncomfortable and now have no avenue to help to improve their lives. We fear that Highland estates being in such CLOSE proximity to our residence will be similar.

We wish we had more time to spend on this but have a young son, a business, and house work to attend to. We have a great deal more questions and concerns.

In general due to proximity and the general nature of weddings and events we honestly do not think that this is the location for this kind of business, we hope you agree and rule in favour to decline the proposal so that we can continue to live our lives here in peace and within nature.

Best

Sarah, Brooks, And Ben Cassidy