

Wednesday, April 28th, 2021.

RE: Official Plan Amendment No.13
File No. 39-AM-OPA13

Durk Vanderwerff
Director of Planning
County of Middlesex
399 Ridout Street North
London, ON N6A 2P1



Dear Durk Vanderwerff;

As owners of the Texas Longhorn Ranch, which is a business located east of Sydenham Ridge Estates, we are writing to express our opposition to this venue.

It has operated since 2015 (the first 2 seasons without a permit) and they have yet to address the noise issue. We as neighbours had numerous meetings the first year and a half to ask to have these noise issues resolved. We **still** hear the music, speeches, doors slamming and then there is the traffic leaving the venue in the middle of the night, which is right at the corner of our property. Some honking to others leaving, and just the noise of the traffic itself wakes up our Guests.

Some folks believe that a Wedding Licensing By-Law will fix the noise issue. But from personal experience, we did a couple weddings a year for about six years, the noise is ongoing through the night, with the takedown, clean up, caterers packing up, and then of course their vehicles leaving. We decided it was too much noise for our campground and neighbours, even though it was only one or two a year. Mostly family and friends' weddings.

Our business is based on an atmosphere of Well Being. We sell 'Peace & Quiet'. A 'Getaway' for those with PTSD, stressful jobs, or just some time for a couple to reconnect with each other away from their busy technical lives. Mental Health & Wellness. More than 56% of our Guests are Nurses, Doctors, Paramedics, Journalist, Firefighters & Police. We also get quite a few foreign visitors come to stay. They want to experience Rural Canada.

Sydenham Ridge is now booking more than one night a weekend for 2022. Our business will not be able to withstand the noise at night and during the day when folks are getting there and are excited. Hooting and hollering, enjoying seeing other wedding goers. **It is not quiet!**

In summary, this is the same scenario in which a wedding Barn in Oxford County (2017) was denied a zoning change for many of the same reasons that are taking place here. (Report NO. CP 2017-139)

We have enjoyed having Guests from all over the world now for the past 38 years. We would like to continue.

Thank you in advance,

Yours truly,

Fred & Gail Cahill

Texas Longhorn Guest Ranch
1745 Melwood Drive

