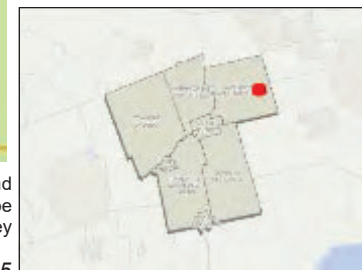


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

February 14, 2025

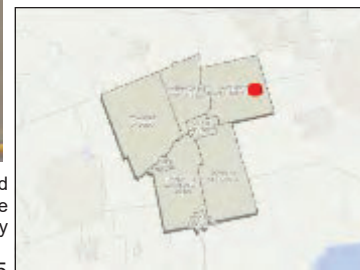




Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
 - 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 205 409 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

February 14, 2025



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Zoning Floodlines

Regulation Limit

- 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



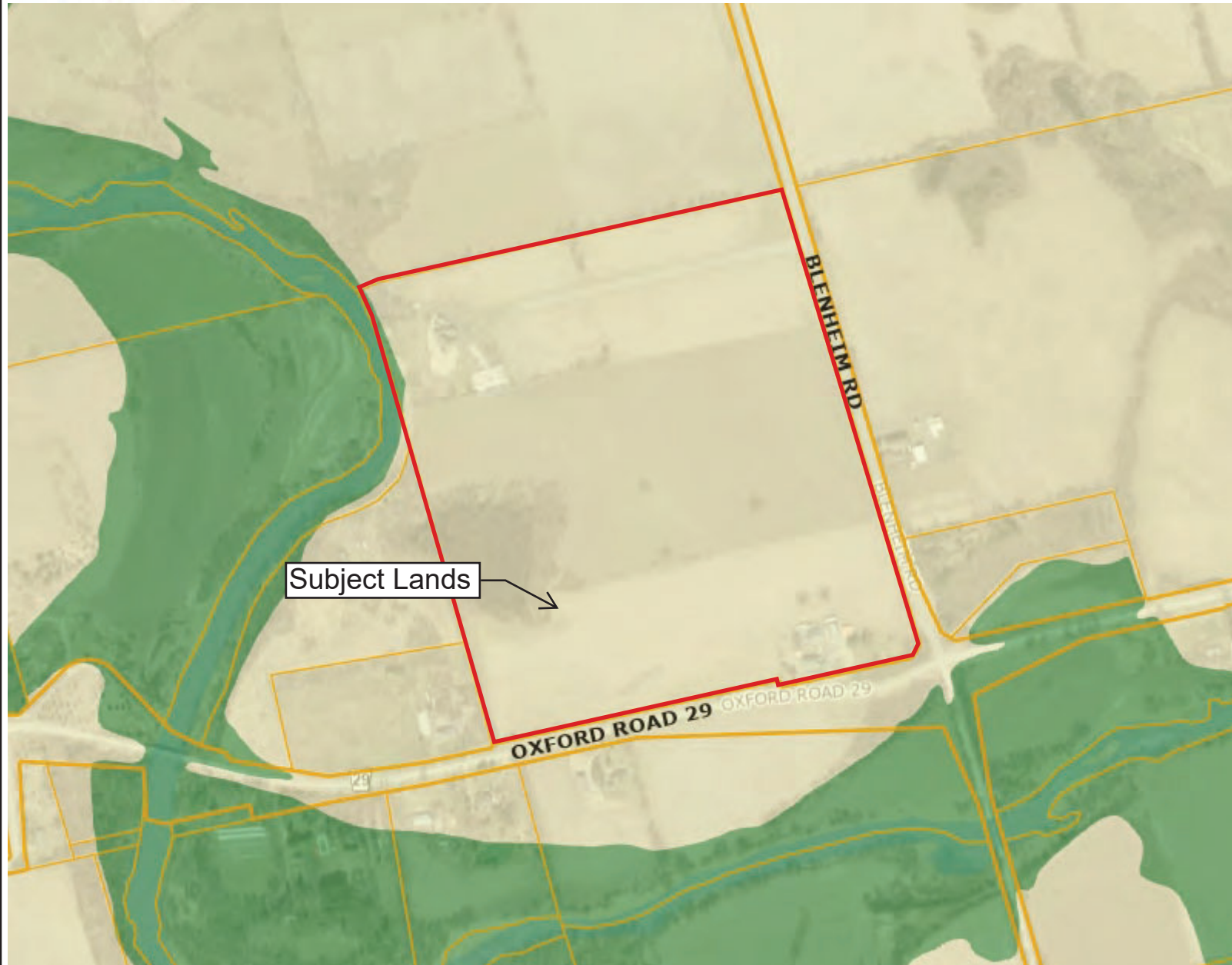
0 51 102 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

March 28, 2025



Legend

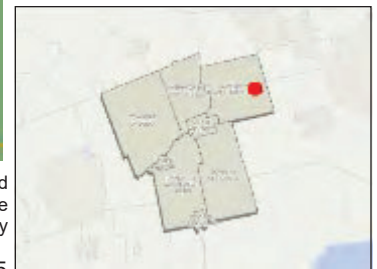
Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary
- 100 Metre Buffer Ingersoll

Land Use Designation

- Residential
- Residential Reserve
- Central Business District
- Entrepreneurial District
- Neighbourhood Shopping Centre
- Service Commercial
- Regional Commercial Node
- Business Park
- Traditional Industrial
- Community Facility
- Open Space
- Environmental Protection
- Future Urban Growth
- Rural Buffer
- Industrial Site Specific Policy Area
- Agricultural Reserve
- Settlement
- County Biosolid Storage Facility
- County Landfill Site
- Quarry Area
- Industrial
- Prime Industrial
- Linear Rural Cluster
- Pedestrian Predominate Area

Notes



0 205 409 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey


March 28, 2025

Plate 5: Applicants' Sketch
File No. OP25-02-1 and ZN1-25-1 (Catana)
Part Lot 7, Concession 7 (Blenheim), As In 492273, Except Part 3 and 6, Registered Plan 41R-3823, Township of Blandford-Blenheim,
807417 Oxford Road 29



Figure #:
Inset Map/ Parking Concept

925929 Blenheim Rd
Township of Blandford-Blenheim
County of Oxford

 Subject Lands (39.3ha)

 Total Lands Occupied
(0.7ha / 1.8%)

Conceptual Parking Area:
Parking Provided: *100
*Including 4 Accessible Spaces

Notes:
• For conceptual purposes only

DATE: January, 2025

FILE: 24330A

SCALE: 1:750

DRAWN: GC



K:\24330A- CATANA ESTATE\CP\INSETPLAN_CP_25JAN2025.DWG

Iosif and Lidia Catana Zoning Adjustment.

I wanted to write a personal letter regarding my neighbors requesting a change in zoning so they can pursue and expand their wedding venue.

The Catana family have been great neighbors and friends. Me and my family support their request here today. Over the past few years, we have supported and helped them transform their property into an amazing venue for the community. Their hard work, dedication and commitment to the township of Blandford Blenheim and to the town of Drumbo has only led to positive improvements to the other neighboring properties.

This venue proposal reaches further into the community by also supporting many smaller businesses in the area. Restaurants in Drumbo, Variety Stores, local historical business like Morrows. All become attractions and receive an increase in revenue when Catana Estates hosts these events..... attracting hundreds of potential customers.

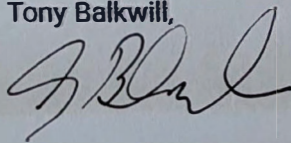
I ask this question to the group present. "What other business in the community have the capacity to bring in hundreds of people to support our other small businesses?"

Any of the past events hosted by Iosif and Lidia Catana have been extremely professional. We have found little to no issue with music and entertainment. Every event that has been hosted has respected all the neighbours in the area by keeping the noise to a minimal. The parking and traffic are never an issue either. They have done an exceptional job of designing their property with very little impact to other neighbouring properties.

We hope to see the Catana Family approved for this zoning change and offer our full support and commitment as neighbour in their business pursuit.

Respectfully,

Tony Balkwill,



Balkwill Farming Company Inc

Drumbo, ON, N0J1G0

Kathy and Wayne Coghlin

Drumbo, Ont
April 30, 2025

Re: File No: OP 25-02-1 and ZN 1-25-01

We are grateful that the Township Council voted against the application for the Official Plan Amendment and did not approve the Zone change application. This denial was supported by Dustin Robson's knowledgeable, professional and thorough report detailing that the proposal is not considered reasonable for an OFDU and is not consistent with Provincial Planning policies.

At the Township meeting Kathy and I concentrated on extreme noise problems. The agent's lip service response to this was a suggestion that the noise at its source might be reduced. With a possible crowd of 500 guests we don't see this happening. He also suggested possible abatement. This is only possible with sound insulation, which we don't see happening on the walls and roof in a 9,000 plus square foot "tent".

Mr Catana's agent claims that they have rarely had more than 200 paying guests. With only these "few 200" guests, the noise is unbearable as stated in our previous submission. We cannot even imagine what the noise levels will be if "500 guests", as their website states are allowed to attend.

We feel that the Township Council recognized that the Catana Estates facility has been operating illegally for at least 4 years (our first complaint and call to the police occurred July 2021) and that Mr Catana's agent did not represent the total venue as promoted on the Catana Estates Website and advertised on numerous bridal websites. The Venue was active and had numerous events during the pandemic and COVID Lockdown when other venues were closed.

When Catana Estates started holding events and weddings four (possibly five) years ago we had assumed that the buildings were erected with the legally required permits and that the Venue met zoning laws. We had assumed that the events were being held legally and had legal liquor licenses.

We hope the County Councillors did their homework and reviewed the Catana Estates Website and recognize that there is a lack of relationship from the proposed Plan Amendment and Zone Change to what is advertised on the Catana Estates Website.

They are presenting a fairy tale wedding venue and this fairy tale extended to the presentation by their agent. The agent's presentation deceptively focused on only a small part of the total Venue.

Kathy and Wayne Coghlin, April 30, 2025

The agent repeatedly said a max capacity of 250 in contrast to Catana Estate's professionally prepared website that states 500 guests in numerous places with full access to the complete grounds, not just the restricted area that their agent suggested. Their agent kept repeating 250 guests but past history guarantees they would **not restrict themselves** to 250 guests.

The advertised uses listed and suggested through their pictures include wedding events, concerts (mentioned on facebook), bridal and baby showers, photo events, and dinner parties.

Though the presentation claimed that the Mansion is not part of this Venue, it is listed on their website that the “Bridal suite” and the “Private grooms lounge” are included in both the “Full Day Package” and “Half Day Package”. The package lists additionally state “Exclusive use of estate grounds”, “Access inside estate for bridal party photos”, “Access to all outdoor locations” and more. This is supported by numerous pictures on their website and pictures posted by Catana Estates and past paying guests on Instagram and other social media sites. Photographers have posted numerous interior shots of the bridal group in various rooms on their websites. During a recent open house to promote the wedding venue the Mansion was included in the tour with an emphasis placed on the “grand foyer”, “bridal suite” and “groom lounge” located in the Mansion.

A sample of direct quotes from their website: “Access to All Outdoor Locations: The Courtyard, The Cliff-Side View, The Cobblestone Patio, The Backside Terrace, The Collosium”, “exclusive access to the luxurious property and the tented space“, “accommodate events from 50 to 500 guests”, “luxury outdoor and event venue”, “access to all areas” gives the evidence that no restrictions exist.

In addition the Venue is available for “Photo Shoots” at their “\$20 million Countryside Estate”. A sample of statements from their photo shoot web page “with endless photo opportunities” – showing photo’s from both inside and outside the mansion – and access to “One suite – Tower/West End”. The page also lists “Photo Shoot Costs – Add ons: Inside Estate \$500, Swarovski Room \$500”.

On wedding days we hear kids playing on the playground equipment which we find more pleasant than what is to follow. The extravagant playground is presented on the website as part of the Venue. Has this playground been built to meet all safety standards, not only for the sake of the safety of the children, but also from a liability standpoint for commercial use?

In the agent’s presentation the area presented was limited to the paved and grass parking area, the 3 event tents and the stone washroom. The area is presented as .7ha /1.7 acres. By my amateur use of Google Maps the total area removed from farming is approximately 2.4 hectares / 5.9 acres. This is in addition to the area of the original barns and farm building area

(approximately 1.28ha / 3.16 acres) which is used for storing construction equipment and building materials used in Mr Catana's construction business. There are 2 new structures erected in this area. On the website there is no mention of any restrictions to access the Venue grounds and who is going to enforce 250 guest limit? From the past history of ignoring bylaws, we know that any suggestion of a limit of 250 will be totally ignored.

What was presented was what they hoped would pass, not an honest presentation of the Venue.

The guests are paying for the total grounds presented as the Venue and will demand the full use of the grounds. They will NOT accept being restricted to the area in the presentation.

This is a "20 million dollar wedding venue" running illegally – advertising that they are currently accepting deposits for future weddings in 2026. This is against zoning bylaws, being held in buildings erected without permits, not meeting building codes, or fire regulations. It is evident from the past history that we must have some way to enforce the bylaws and shut down events on the weekends.

What is to stop them from holding these illegal events when they state they have 20 Saturday events booked for the May to October period in 2025. Enforcement is required, they have regularly laughed at the law. How can an illegal venue that does not meet fire or building codes have liability insurance or legal liquor licenses. Should Mr Catana receive a legal order to stop holding events?

Although Mr Catana's agent diminishes the effects that the number of days that are affected to "only 20" from May to September, this is an unrealistic "joke". For us in actuality it means that we have lost the enjoyment of our property, both inside and outside, for most weekends from May to October. There will be no enjoyable, peaceful backyard BBQ's for us or our guests. There will be no peaceful quiet time in the evenings sitting out enjoying the evening sky. Because the noise levels are so bad on Saturdays, this results in us not sleeping and we are like "zombies" on the following Sunday. We are suffering pounding headaches and our ears are still ringing from the previous nights noise.

In addition, still aggravating, but not as noisy as the extreme noises on the actual event day, usually Saturdays, during the week prior, there are noises and constant beeping from equipment further prepping the Venue, trucks dropping off Event and Venue supplies, bands or DJ's practising and doing sound checks. Even today, April 30/2025, we are already seeing equipment further prepping the Venue in the playground and tent area.

Almost 50 years ago, we purchased this property and paid a premium at the time, because it provided us with the peace, quiet and solitude that we desired which is now totally destroyed since this Catana Estates has existed, especially now as an Events Venue. If this is allowed to

continue with our house being only 600 feet from the Catana Estate and Venue, our property's value is greatly diminished.

Does the legal and financial liability for the Township and County increase because they now know that illegal events are happening?

It would be interesting and most informative to know how MPAC has this property assessed. Do they know there is a \$20 million Estate used for commercial events? Catana's themselves state that it is a \$20 Million Estate. Does MPAC know about all of the additional buildings and their values? Do they know that this is a commercial venue that has no relationship to farming and none of the buildings are used for any farm related purpose?

The planning report lists restriction on fireworks (there have been a few occurrences). Are sky lanterns included in fire bans similar to Toronto? A neighbour was very concerned when the sky was full of lit candle sky lanterns drifting over his property from Catana Estates during an extended dry spell.

When we attended the Township Council meeting for the application we had assumed an honest presentation by their agent.

Why are legal representatives of the Township and County not going on Mr Catana's property to do a full and complete inspection to determine what has not been legally erected?

In closing we would once again like to thank the Township Council for their decision to NOT approve this Proposed Official Plan Amendment and Zone change. With the additional submissions that we, who are opposed to these changes are presenting, hope that the County Council are in agreement that this application and request are denied.

Reference Websites:

catanaestates.com
 instagram.com/catanaestatevenue/#
 weddingwire.ca/castle-wedding/catana-estate--e64251
 yelp.ca/biz/catana-estate-drumbo
 weddinghero.ca/wedding-venue/kitchener/catana-estate
 facebook.com/catanaestate
 fofoto.ca/story/catana-estate-wedding/

Google Earth Historical Imagery:

Images show on specific dates (month/day/year)

- 05/15/2017 - cement pad approximately 50m x 100m
- 07/08/2018 - first “tent” shown being erected
- 06/07/2019 - 2 “tents” shown erected, gap in centre
- 06/18/2020 - 3 “tents” shown erected
- 04/14/2021 - additional stone washroom building shown erected
- 06/28/2023 - additional kid’s play area shown erected in place of cropland
 - work started in Venue parking area

Thank you for your time and consideration,
Kathy and Wayne Coghlin

From:
To:
Subject: File No.:OP 25-02-1 & ZN 10-25-01
Date: Friday, April 11, 2025 12:28:35 PM

Kathy and Wayne Coghlin

[REDACTED]

Drumbo, Ont

N0J 1G0

RE: File No: OP 25-02-1 and ZN 1-25-01

We have been living quietly in our house on our 13 acre property in the middle of A1 and A2 agricultural farmlands for almost 50 years. We have a farming background. We totally accept the noises that may occur from farm machinery or other farming practices .

By google maps our brick house is approximately 600ft from the permanent commercial event "tent" buildings.

We have been enduring the noise from weddings and other events in the "tents" (permanent structures and a stone washroom building) for a number of years. During the previous year there has been entire days of constant beeping from construction equipment on the site for days on end.

The loud, thumping, pounding music habitually starts at 6pm, but has started as early as 9am. The noise goes regularly to midnight, but has gone to 2am maybe with a break for speeches around 6 when we can hear the names of the bride, groom, wedding party and other speeches. The commercial events are not always on a Saturday. Bands come out and practice during the week and some commercial events start Friday night and run all weekend.

We do not have a multi-million dollar mansion to protect us. Our brick house has the windows shake with the noise. Even with the windows and blinds closed we have a difficult time hearing the TV.

Initially, a number of years ago, we tried to phone Mr Catana to tell him the noise was bothering us, but he would not talk to us. He had a real estate agent call to tell us that he was a

busy man. The agent described him as very abrupt and loses his temper easily. After a number of calls the agent offered us a small amount of money to leave for the night – we declined – why should we be forced to leave our home? The agent finally told us that there were a number of events still booked that year and we would have to put up with the noise. The agent told us that they had permits and could do what they wanted.

We called the police, usually around 11pm or 12pm, a number of times because we could not sleep or even watch TV. We phoned the township office a number of times and complained about the noise and the use of A2 farmland for commercial events. The office said Mr Catana did not have permits and that no one works on weekends to deal with complaints. The township office told us we had to hire a lawyer and go to Toronto to complain. We were told that Mr Catana brings a lot of money into the township and county. Nothing was done and we gave up.

We no longer phone the police to complain because we feel it is a waste of their time and resources because they cannot make changes.

Currently when these commercial events, making 10's of thousands of dollars occur, we try to suffer through it. We shut our doors and windows and close the blinds. We try to calm each other down, but we still must raise the volume on our tv to even hear it. At times our house is shaking from the constant pounding of the music.

I have high blood pressure which increases and my wife has asthma and the increased stress requires numerous extra puffs. We close our windows although she requires fresh air to reduce the asthmatic symptoms. We are not able to sleep.

Why is this application happening now when the events have been held for years? Mr Catana is a professional developer who deals with zoning and bylaws regularly. He knew his A2 farm property was not zoned for commercial use, but has ignored the zoning and bylaws. His website states that there is only 1 Saturday night left to book for the May to October season.

Mr Catana's application proposes uses that in no way relate to farming and shows a total lack of respect for the local rural community. Years previous Mr Catana had offered to buy our property for considerably less than market value, maybe we should have sold.

The community planning website highlights the goal – “resident's overall quality of life” . With the exponential increase in commercial events, all my wife and I can expect is increased health issues, ongoing stress, depression, anxiety and insomnia. The rural community will see a large increase in noise and road traffic.

Kathy and Wayne Coghlin

County meeting-Catanas

In response to the go ahead on the county meeting after the Township meeting of Blandford Blenheim was a solid no, I would like to add to my previous submission, dated April 15, 2025.

Many issues were brought up at the meeting on April 16th in the township hall.

The obvious deception we were forced to listen to by Catana's agent and then later the daughter was difficult to listen to when their website contradicted what was coming out of both of their mouths.

It is sickeningly obvious that they (Catanas and their agent) have no concern for the wellness and peace of this community they have planted themselves in.

We presented our serious concerns which I have outlined in my previous submission. We became aware of many more - more serious concerns during the council meeting on April 16, 2025. This caused us to dig deeper on the impact this rezoning will have on the Collective, including potential lawsuits in the future. Our concerns as a community include a broad expanse which comprise of many residential properties. As I have mentioned before, and their website states...the location of this business is right up against the cliff which abuts the Nith River valley. I have included a print off from their website which advertises this feature. This 'feature' is where many of our issues lie. The booming of the music and drums and then the speeches as well as other very loud noises which we cannot identify (which happen during the week as well as during the event) - is so disturbing - it pervades our environment so that it is humanly impossible to live our lives peacefully in our homes or on our property. Even with the windows closed tightly.

Add to this harassment is the effect the high powered lighting which they have installed - it has totally violated the sanctity of our countryside and permeates our home. It lights up the sky above their settlement as if it was a city block.

We have neighbours and we ourselves suffer with ill health. We have many elderly who have lived here for decades who cannot attend this meeting, who are affected. Who cannot just up and sell their property to get away from this assault.

I have noticed on their website that they have enough reviews from previous weddings they have entertained. How were they able to carry this out without permits for the buildings they have built? During the Covid era? When all such events were cancelled? Are they above the community, in that the laws, rules, bylaws and just common sense that you do not antagonize your neighbour or your community as a whole? We, as a community would like to see these buildings removed as has been done in the past for community members who have not followed Township rules and bylaws.

We have been approached by neighbours who are saying that they are setting a precedent in this community.

Go ahead and do what you want...ask for forgiveness and carry on.

Disregard building codes..fire codes.. regulations of any sort. ..set in place for the safety and peace of the collective community .. and It was not enough for them to have the council say No to the proposal and allow them to keep their structures.

This brings to the forefront... how will the governing body handle this disrespect and blatant disregard for a community that in the past has been able to appreciate their home and surrounding environment which includes the Nith River Valley. This is an environmental issue. I am including this concern because I am committed to the protection of our neighbourhood and was asked to share this unsettling situation.

There was another concern brought up by the collective neighbours.

That is of the liquor served at such an event as a wedding or other event which could also serve alcohol. I have included an overview of the steps and qualifications required to obtain a liquor license in Blandford Blenheim Township. It is quite clear that the Catanas have been operating illegally for these past years according to the necessary stipulations to acquire said liquor license.

Zoning - their business is not in compliance with the Township bylaws. They have been operating illegally and should suffer repercussions so that others in the community realize that these bylaws are for our safety and well being. They are not above the law.

Pls refer to the entire overview attached.

Further to the above.... Who will monitor these guests who have been drinking at the event (should they get their way)? How many will be driving these country roads inebriated and how many have in the past almost 5 yrs put our community at risk? Their site says they are booked for every weekend except for one Saturday.. from May to October. Yet their agent knowingly fraudulently in his presentation to the township council insisted that their season runs from May to September. It is October-not September. This means that our community is put at risk every single weekend for their season in 2025. We know it only takes one slightly inebriated driver to further destroy our safety on our country roads. With a crowd of 500 people, which is what they advertise on their website - even tho their agent again fraudulently claimed they capped it at 250, there is bound to be a few in that crowd that will slip through. That is a lot of cars for that area.

We have not been able to rely on the police force to stop the harassment of the noise-how can we rely on them to protect our roads from guests leaving the Catana events?

This is egregious behaviour. The liabilities of this type of business in this community could have enormous repercussions.

We are not ok with allowing this.

They advertise their estate house and have a bride and groom portrait in their foyer underneath a chandelier . A bride pictured on their grand staircase inside the home. A place for the groom in the tower suite at the front of the estate. Yet when they were asked if any of the house would be used in these events, the agent said No. Add to that the bridal suite. So much fraud, trickery and illegal activity.

After visiting Catana weddings website and going over what was said at the Council meeting, I attended the meeting but (I also watched the online video), it is vividly clear to us that they think we are a pushover and their 'powerful' influence will indeed grant them their wishes. What was presented by their agent is NOT what is on their public site.

Our group here in this community are prepared to go further to stand up for rights as humans and long standing inhabitants of this community.

We knew that they were planning to push this further. Their behaviour after the meeting at the front steps of the Township Hall was pathetic. It was clear as we walked out of the building, that they had other plans as they were standing there at the front of the doors, laughing and guffawing and eyeing us as we walked out the door and past them to the right.

We are aware that the Balkwills -Jim and Ella, who live across the road from the Catanas, who were the original owners of that property in question - are not bothered by anything they have done or plan to do. Their son Tony rents their farmland. Why would they protest and ruin the business relationship that the Catanas have with their son?

In conclusion, it is painfully obvious that the Catanas are not community minded people. Which in and of itself is just fine.. to each his own... however, this bullish behaviour in pushing past all stops put in place to protect us, the victims is at a scale which They are prepared to push forward on their agenda despite the damage their business and plans for our section of Blandford Blenheim township will have on their neighbours on a broad scope.

Their delusional claims by their agent that they are 'adding' to our community with their business was painfully false. Nothing from that operation gives to the community. The past 4+ yrs are proof. There are no surprises here as to the future with this business..they are not people who abide by the codes the rest of us are happy to follow for the good of all. This rezoning proposal and the very presence of the illegal buildings is proof. This whole issue we are dealing with is is damaging and rapes our neighbours and ourselves of our peace and safe space in our homes and on our properties in so many ways....

As I'm writing this I'm putting up with the backup beeping of construction vehicles coming from [REDACTED] Blenheim Rd. I feel so very sorry for the elderly couple-the Coghlin's who are a mere 600' - [REDACTED]-from where all this is going on. There is no solitude or safety left in this end of our community.

Our town council is elected to protect everyone in our neighbourhood and community. They are doing a great job fulfilling their promise to us. The threat to this longstanding arrangement and system is extreme. Our peace and safety is being threatened and we are prepared to fight back to protect everyone of us.

At this time, I feel it is appropriate to thank our elected township and county members for following the laws and bylaws the rest of us in this community are pleased to have in place and pleased to follow and abide by. I think this is not said enough. I feel it is our place to protect this governing setup from future potential threats which will arise from rezoning this illegal setup by overseeing the removal of the permanent structures put up without permits and denying the rezoning.

Thank you for hearing us...

Mark, Myra, Deanna, James Livingstone
On behalf of concerned citizens of Blandford Blenheim Township.

Community Statement Opposing Rezoning of the Catana Property

To the County Officials of Oxford County,

Following the Township of Blandford-Blenheim's clear decision to reject the Catana rezoning proposal, our community finds it both troubling and disheartening that this issue has proceeded to the county level for further consideration. I write this on behalf of concerned residents living near 935929 Blenheim Road, whose lives have been significantly disrupted by the unauthorized and inconsiderate actions of the Catana events business. This letter builds upon my previous submission dated April 15, 2025, and incorporates further insights and concerns shared at the township council meeting on April 16, 2025.

Lack of Transparency and Deception

The public meeting laid bare a pattern of misrepresentation. Statements made by the Catanas and their agent were directly contradicted by their own website and marketing materials. Claims regarding the seasonal scope of events, the use of buildings, and attendance numbers were all inconsistent with publicly available information. For instance, their website lists bookings every weekend from May through October, while their agent falsely claimed their season ends in September and that their events are capped at 250 people, despite advertising a capacity of 500.

Such discrepancies not only undermine public trust but also indicate a calculated effort to bypass accountability. If the foundation of a business relies on misinformation, how can the community be expected to believe that future operations will be conducted ethically?

Disruption to Peace and Environmental Integrity

Residents living near the Catana site face persistent, invasive disruptions. Loud music, drumming, amplified speeches, and unidentifiable mechanical noises routinely disturb the community-extending beyond weekends and well into the week. These auditory intrusions make it impossible for residents to enjoy their own homes and properties, even with windows sealed. Compounding this disturbance is the use of intense, high-powered lighting that blankets the night sky, destroying the rural character and tranquility that long-time residents have cherished for decades. This light pollution represents not only a quality-of-life issue but also an environmental concern, given the property's proximity to the Nith River Valley and its sensitive ecosystems.

Community Health and Vulnerable Populations

Our neighbourhood includes elderly residents and individuals coping with chronic health conditions. These individuals are especially vulnerable to environmental stressors such as noise and light pollution. Many cannot attend public meetings or relocate. The suggestion that they must endure these stressors-or move-is not only inhumane but an affront to the values of community care and inclusion.

Illegal Activity and Lack of Accountability

Serious legal and regulatory concerns surround the Catanas' operations. Despite having hosted numerous weddings and events-evidenced by reviews and photos on their

website-it appears that no proper permits were obtained for the structures on the property, nor for liquor licensing. This raises disturbing questions: How were events allowed to proceed during the COVID era, when public gatherings were restricted? Why has there been no enforcement of building and zoning bylaws? Many in the community fear the establishment of a dangerous precedent: operate illegally, ask for forgiveness later, and pressure officials into retroactive approval. This approach not only mocks the bylaws designed to protect public safety but sends a message that rules do not apply equally.

Public Safety and Traffic Risks

The scale of the Catana events-often drawing hundreds of guests-creates clear risks for road safety. Many guests are served alcohol, yet no effective plan exists to monitor or manage impaired driving. Rural roads are ill-equipped to handle the traffic volume, and with a season stretching across six months, the risk becomes chronic and severe. We have already seen a lack of responsiveness from law enforcement in addressing noise complaints. How can we trust that more serious safety concerns-such as drunk driving-will be adequately managed?

Conclusion and Request

It is painfully clear that the Catana operation has prioritized profit over people, convenience over compliance, and personal ambition over community well-being. Their

repeated violations of township rules and their dismissive attitude toward community concerns cannot be ignored.

We respectfully ask that:

1. The rezoning application be denied.
2. Existing illegal structures be removed, consistent with how bylaws have been enforced for other community members.
3. The county reinforce the principle that no one is above the law-regardless of their resources, connections, or ambitions.

Our elected township and county officials have a solemn duty to protect the integrity of our neighbourhoods, our environment, and our collective peace. We are grateful to the Township of Blandford-Blenheim for standing with us and upholding these values. Now, we call on the County of Oxford to do the same.

Sincerely,

Mark, Myra, Deanna, James Livingstone

On behalf of the Concerned Residents of Blandford-Blenheim Township

Health and Environmental Impacts of Non-Compliant Neighbors

Health and Environmental Impacts of Non-Compliant Neighbors Operating a Wedding Venue in a Residential, River Valley Setting

Key Issues and Their Effects:

1. Chronic Conflict and Stress - Ongoing battles create constant stress leading to sleep disturbances, anxiety, depression, hypertension, and heart disease. - Feelings of helplessness and violation of personal rights can cause moral injury and long-term mental health challenges.
2. Noise Pollution from Unauthorized Events - Weddings and amplified music can easily exceed 60-70 decibels at night, far above healthy nighttime limits. - The river valley amplifies sound, making it travel further and affect more homes. - Nighttime noise disrupts sleep, increases stress hormones, and damages cardiovascular health.
3. Light Pollution and Circadian Rhythm Disruption - Industrial-grade lighting floods the area with artificial light, affecting the natural country skyline. - Exposure to high-intensity lighting at night disrupts melatonin production, causing insomnia, immune dysfunction, and mental health deterioration. - Light pollution harms wildlife ecosystems, particularly those dependent on darkness for migration and feeding patterns.
4. Environmental Degradation and Bylaw Violations - Unauthorized construction and operation of a commercial venue violates zoning laws designed to protect residential and rural environments. - Heavy traffic, waste, and land alteration can damage the watershed, contribute to erosion, and contaminate the river ecosystem.

Big Picture: Why This Matters This is not just an inconvenience—it is cumulative harm to residents' health, environmental integrity, and community trust. Allowing such operations without enforcement leads to a failure in governance and devalues rural and residential lifestyles.

Resident Rights Include: - Enforcement of municipal noise bylaws (especially at night). - Protection against excessive and misdirected lighting (dark sky standards). - Upholding of zoning bylaws preventing unauthorized commercial activity. - Safeguarding of rivers, wetlands, and rural ecosystems.

Residents have every right to demand compliance, enforcement, and protection from activities that compromise their health, property value, and natural environment.

Mark, Myra, Deanna, James Livingstone on behalf of concerned citizens of Blandford Blenheim Township.

The Erosion of Community Trust

Introduction

Community health, safety, and trust are built on the collective understanding that all members abide by established bylaws and regulations. When one individual willfully disregards these rules—particularly through deception and unauthorized development—it not only endangers immediate neighbors but also threatens the social fabric of the entire community.

Deception and Bylaw Evasion: A Serious Breach of Trust

The operation of a commercial wedding venue on land specifically zoned for Agricultural purposes constitutes a direct and knowing violation of Oxford County's zoning regulations. The property owners constructed multiple permanent structures and began hosting large events without any permits, approvals, or environmental considerations. Rather than seeking appropriate permissions beforehand, they operated outside the law since at least 2021, causing repeated disturbances to neighboring residents. Only after several years of continued unauthorized activity—and growing resident frustration—have they now applied for rezoning, attempting to retroactively legitimize their unlawful actions. This approach reflects a clear disregard for community standards and the rule of law.

Immediate Impacts on Health, Safety, and Peace

The unauthorized wedding venue has already caused serious and measurable impacts, including:

Noise Pollution

- Loud music and amplified voices, especially in a river valley setting, disturb sleep cycles, increase stress levels, and contribute to long-term health problems such as hypertension and anxiety.

Light Pollution

- Industrial-grade lighting installed without consideration for environmental or residential impacts disrupts natural circadian rhythms, harms nocturnal wildlife, and degrades the rural

nightscape.

Environmental Risk

- The construction and operation of unregulated facilities near sensitive ecosystems, such as river valleys, risk soil erosion, habitat destruction, and water contamination. These effects are not hypothetical—they are immediate, cumulative, and detrimental to the physical and mental health of nearby residents, who have endured these conditions since 2021.

Long-Term Damage to Community Compliance and Civic Culture

Perhaps even more dangerously, if this unauthorized wedding venue is allowed to continue operations without proper enforcement, it will send a damaging message to the wider community:

Erosion of Rule of Law

- Residents observing the lack of consequences for major bylaw violations will become disillusioned with the fairness and effectiveness of governance structures.

Increase in Non-Compliance

- Other individuals may feel emboldened to disregard zoning laws, building codes, environmental protections, and noise regulations, believing enforcement to be arbitrary or nonexistent.

Community Division

- Perceived favoritism or uneven application of rules fosters resentment, distrust among neighbors, and a breakdown of community solidarity.

Decline in Property Values and Residential Appeal

- A community known for weak enforcement and unregulated commercial activity risks losing its rural residential character, thereby diminishing property values and deterring future responsible residents. The prolonged period since 2021, during which residents have been

forced to endure constant disturbances, has already strained community cohesion and eroded confidence in local governance.

Environmental and Ethical Responsibilities

Beyond civic concerns, there is a moral and environmental responsibility at stake. Rural environments and river valley ecosystems are fragile. They rely on conscious stewardship and regulation to survive human activity. Unregulated commercial operations place unsustainable pressure on these natural systems, degrading resources that all community members depend upon.

Conclusion: Why Enforcement Matters

Allowing such clear and serious violations to persist without strong corrective action would be a grave mistake. Enforcement is not merely about punishing wrongdoing; it is about upholding fairness, protecting the vulnerable, preserving community integrity, and maintaining the delicate balance between human settlement and natural environment. Prompt, decisive action by local officials is necessary to restore trust, protect the health and safety of residents, defend agricultural zoning integrity, and reaffirm the principle that no individual is above the laws that protect us all.

Mark, Myra, Deanna, James Livingstone on behalf of the concerned citizens of Blandford Blenheim Township.

Health Repercussions from Construction Equipment Beeping

Main Health Impacts:

1. Stress and anxiety

- Chronic exposure to repetitive, high-pitched beeping can trigger the body's stress response.
- Over time, it can cause constant low-grade stress, irritability, mood swings, trouble concentrating, and even depression or anxiety disorders.

2. Sleep disruption

- Persistent beeping during resting hours can seriously disturb sleep patterns.
- Poor sleep weakens immune function, raises blood pressure, and impacts memory and mental health.

3. Hearing damage (at close distances)

- Beeping alarms often range from 97 to 112 decibels (dB) - very loud!
- Repeated exposure can cause cumulative hearing strain and permanent hearing loss.

4. Cardiovascular effects

- Chronic noise exposure is tied to increased risks of hypertension (high blood pressure) and heart disease.

5. Cognitive and emotional effects

- Repetitive noise reduces cognitive function and emotional well-being.
- Children exposed to environmental noise show poorer academic performance and behavioral challenges.

Official Standards and References:

- World Health Organization (WHO): Recommends average daytime noise exposure be below 55 dB and nighttime exposure below 40 dB.
- U.S. Environmental Protection Agency (EPA): Recognizes construction noise as a harmful environmental stressor.
- Health Canada: Lists environmental noise as a public health risk.

Health Repercussions from Construction Equipment Beeping

Summary:

Long-term exposure to loud construction beeping can cause stress, sleep problems, cardiovascular risks, cognitive decline, hearing issues, and mental health struggles.

Sources for Case Studies and Research:

Sources for Case Studies and Research:

- World Health Organization (WHO) - Environmental Noise Guidelines

(<https://www.who.int/publications/i/item/9789289053563>)

- U.S. Environmental Protection Agency (EPA) - Noise Pollution Resources

(<https://www.epa.gov/noise>)

- Health Canada - Guidance for Environmental Noise Impact Assessment

(<https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/environmental-noise.html>)

- PubMed Database - Search for "construction noise health impacts"

(<https://pubmed.ncbi.nlm.nih.gov/>)

- National Institute for Occupational Safety and Health (NIOSH) - Noise and Hearing Loss Prevention

(<https://www.cdc.gov/niosh/topics/noise/>)

These resources contain scientific studies, public health guidelines, and documented cases examining how noise, including construction beeping, impacts human health.

Mark, Myra, Deanna, James Livingstone on behalf of the concerned citizens of Blandford Blenheim township.

From:
To:
Subject: OP 25-02-1 and ZN 1-25-01
Date: Tuesday, April 15, 2025 8:29:21 PM

OP 25-02-1 and ZN 1-25-01

Josif and Lydia Catana

Application for official plan amendment and zone change Pt Lt 7, Conc Blenheim 492273 was except Pt 3 and 6 Pl 41R-3823
807417 Oxford Rd 29.

I am responding to the notice of the application for zone change by Mr and Mrs Catana located at 935929 Blenheim Rd, sent out to specific property owners in this community.

We did not receive notice of the proposed zone change. I have since learned that because our property boundaries are not within the specific range, even tho we are very much affected by the business being run by these two neighbours, that we did not 'qualify' to be made aware of the zone change scheduled for April 16, 2025.

It can be assumed that many others who are directly affected by this proposal are also not aware of this event and the process required to address this.

I was contacted by a neighbour.

This matter seems to be pushed thru at a very fast pace. Apparently the letter was received by the select group of property owners within the qualifications required. . We are proposing to have this slowed down to a pace where all involved can have their opinions and rights heard.

We have grown up in this area and in this community. We have many decades of functioning as a close community, where we respect each others properties and lifestyles. After a brief absence of a few years, we came back to this community to build our home in 1991. Many of our neighbors, both on either side and across from us, as well as down in the village of Wolverton have lived here for decades. There have been a few new families who have moved in who have adapted and aligned with the peacefulness of this community.

Approximately 6+ years ago, the Catanas started building their home. There have been many years of construction that has gone on to complete what they now have there. We have, as a community and as close neighbours accepted what goes into building a home. We also have a very good understanding of what agricultural zoning means, we have no issues with accepting what is involved and included in farming.

I have spoken with various neighbours and I would like to address the one question which seemed to stand out.

The Catanas would've had to have building permits for what is going on there on their property. How were those permits authorized if the Township and county were not aware of what their future plans were? The entertainment industry on a commercial scale. .. And if they were, why were they allowed to pursue that when it is not zoned for that particular activity? We heard construction for months which would not be required to set up tents. We have witnessed numerous loads of concrete being delivered to the Catana address. We would like to review the building permits issued to the Catanas for the commercial venue business that they now have set up there. It is advertised as such **WITHOUT THE APPROPRIATE ZONING AND IS NOW ALMOST FULLY BOOKED FROM MAY-OCTOBER**. This is obvious a classic case of **MISLEADING THE PUBLIC AND THEIR CUSTOMERS..**

Who would want to have their event interrupted by the police?? If the police are called to deal with the neighbours who disregard the bylaw put in place to protect ALL members of the community, then this would be a constant issue that would ultimately affect their business.

This past year we have had to put up with constant construction noise and the back up beeping of huge equipment, which would start up before any of us were even awake. We would wake up to it. It would go on late into the night.

At times we have woken up at 12:30 am and 1:30 am to that same beeping.

It was constant. We could not get away from it and even with our windows closed and our AC on we could not escape it.

Over the past years, of non enforced zoning - we have been forced to endure the big parties which Catanas have put on - the sound of the music - the pounding, and then when the speeches start we can hear exactly what they are saying. As if it is happening in our front yard. We are 2 fields over from where their commercial operation is set up. . It is obvious that part of the reason for this is because the sound travels down the cliff to the river and as we are so close to the river, it hits us full force. We are only two small fields to the north of [REDACTED].

I have recordings of the level of noise that comes from their parties. From our front door.

Bylaw#2357-2023 should be protecting us from this onslaught of intrusion and invasion of our once peaceful environment here in Blandford Blenheim.

I have contacted the OPP numerous times to file a report on the harassment. I followed this up with written complaints filed with Mr Dave Robertson. These complaints spanned over 2024. I have copies of these complaints and I'm sure the bylaw officer also has them filed.

=

Bylaw #2357-2023 /section 7: ENFORCEMENT.

It is seriously concerning that...

They(Catanas) know we are being affected, yet they continued with no permit or legal right. If they would have had a permit why was the excessive noise allowed to go on so far into the night when these permits would or should have taken into consideration that we, as a community, also have rights. How is it ok to victimize such a large part of the community?

When the peace is being disturbed at such a high level and when it affects such a broad area, **SOMEONE NEEDS TO HAVE THE POWER TO PROTECT THE VICTIMS** . The Catanas are not operating under the construct that the rest of the community lives under. They have not suffered any debilitating penalties or repercussions for their past violations. We **MUST** defend our rights to live in peace in our homes .

I would like to bring to attention that even though I have filed numerous complaint letters to Mr. Dave Robertson, the bylaw officer, following numerous calls after hours to the police, nothing has ever changed. Filing for a zone change is not the solution to this concerning, controversial obvious situation we have been suffering through.

Allowing this illegal activity to continue without zoning and then deceitfully claiming they have permits from the very beginning should be addressed.

I have had numerous conversations with Mr. Dave Robertson, which also included the helicopter which has been flying overhead and down into the valley of the Nith river onto Catanas' property once a week for at least six years. He found this to be suspicious activity. I have recorded footage over the years of this helicopter flying overhead once a week. Dave himself has also seen and heard this same craft and has asked me to try and get the numbers off the helicopter, but it is pretty well impossible without trespassing.

I have had feedback from one of the officers who apparently did show up to the Catana residence during one of their parties and said that when he reached them it was obvious it was a large party by the vehicles parked there but .. that they had stopped the music.

It appeared to me that no follow up was ever done on some of the other calls, as the music just kept going. We have always been careful to quote the bylaw which protects the residents of this community with respect to noise and heavy traffic but nothing has been done to protect our rights in accordance with the bylaw sections included in this letter of concern but can also easily be pulled up online. Yet, the Catanas ignored this.

Through my multiple conversations with Mr. Dave Robertson, he was very gracious, supportive and compassionate with what we were having to live with. He actually informed

me that he has no power and no authority to change anything. That we, in fact, have more power than he does. He is an ex police officer.

This constant battle with the Catanas has affected our health to a degree where we have to abandon our home when they decide that they're going to have their parties and events.

Last summer, when the construction vehicles were constant and continuous, we also had to abandon our home to get relief. This does not align with our rights to have a place of refuge and a place where we can heal. We cannot enjoy our property as is our human right.

Another concern by those informed of this zone change is ~ How will this zone change affect our property value???

It is very obvious that the Catanas are quite confident that they are going to get their zone change. That their financial contribution to sections of the community would serve them well. They have built a huge city block, which includes their commercial business with the confidence that what they have had planned all along would be possible without first applying for a zone change. .. With no regard to the community and how their plans will affect not just agricultural farming residents, but also the residential area surrounding them. Wolverton is just across the river and they can hear the noise so loud that it is like it is in there very living room in the home in which they live.

We are located at [REDACTED] which is just over the bridge and we are surrounded by several properties very close to each other which are all zoned residential.

I have a sister who lives on Oxford Rd 29 [REDACTED]. Their home is over 1 km away from the Catanas. They are unable to be here for the zoning meeting as they are in Holland. They can hear the party from their farm and the noise does not travel along the river to get to them.

The noise levels can be heard with windows closed. The lighting they use lights up the whole section of Blenheim Road and Township Road 7 and 8. It is like a city block lit up with power lights that radiate across the two fields which separate us and light up the entire sky above them. There is no reason why we should have to close our windows to be able to live in our homes and close our blinds to shut out the bright lights to accommodate their business.

I have visited their online website and they offer 100 acres of scenic beauty in the heart of Blandford Blenheim. With room for 100-500 guests. Their proposal for Zone change caps the amount of guests at 250. Quite the discrepancy. Why the need to be deceitful? What else are they being deceitful about? Is it 250 or 500? What other surprises are we going to see?

We will fight to protect the value of our properties in this community as well as the peace and right to enjoy our homes. In accordance with the bylaws.

We are here to oppose this zoning change at every level!

Bylaw #2357-2023

h) Noise means sound that is unusual or excessive, and likely to disturb the quiet enjoyment of

the inhabitants of the municipality.

i) Residential area means an area designated as residential in the zoning by law of the township of Blandford Blenheim, as may be amended from time to time.

Section 2: GENERAL PROVISIONS

a) No person shall make, cause or permit to be made, any noise or vibration, at any time, which is likely to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of the inhabitants of the township.

Section 3: PROHIBITIONS BY TIME AND PLACE

a) No person shall make, cause or permit to be made those noise or vibrations, specifically listed in scheduled to within the prohibited time shown for residential areas if those noises are vibrations are likely to disturb the quiet, peace, rest enjoyment, comfort, or convenience of the inhabitants of the township.

We are fighting to retain the landscape of our peaceful community. We stand firm on our rights to ensure that each member has peace and a place of refuge in their home and on their property.

Thank you for hearing and taking into consideration our concerns and fears for the future of our community.

Mark, Myra, Deanna, James Livingstone

Sent from my iPad