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Hello distinguished Chair of the Niagara Escarpment Commission James Collard,

I am writing to you today to request a Delegation before the Commission pertaining to our Application File Number: G/A/2022-2023/583.

Our property at 576799 Concession 9, Chatsworth was formerly known as Ridgewood Springs Farm & Retreat Centre and is now known as Bubble Grove & Rhythmic Roots Farm.

We had our initial meeting in front of the Commission on July 20th, 2023.

We ask to re-present by way of Delegation an amended Application focusing solely on acknowledging the historic Existing and Ongoing agritourism business which has been active on our property since 1983.

At the first meeting in front of the Commission Council, the way in which our file was written and presented by Staff has caused concern. NEC Staff who were active on our file and present in the meeting allowed bias and non-relevant information to be included in the Staff report and spoken to during the commission meeting, clouding the real matter ahead of the Commission.

We have greatly amended our Application to better focus just on presenting the evidence of the 40 years of Existing and Ongoing use of the Retreat Centre business on our property to offer clarity to all sides.

We are no longer including an expansion plan for any additional structures, we are not looking to expand or change the use with this amended Application.

It is our hope that you will allow us to present to the Commission by way of Delegation a clear and concise overview of the history of this property, and have that use properly explored and understood before it is judged upon, and without the

cloud of bias.

We would present only the historic evidence and details about our property and leave out any conversation of our challenges with Staff. We only include them here to highlight the reasons for our concerns and to support our request for a Delegation opportunity.

We had at a time intended to host a one time fundraising event on our property.

We were shocked to see mention of the event in the Staff Report presented to the Commissioners for the reasons presented below. The petition and letters of opposition which have been put forward heavily focus on the event we had planned, and include defamatory statements and untruths.

It was decided ahead of the Commission meeting to cancel the event and I informed NEC staff (the senior planner on our file, the manager of planning, and the Director of the NEC), that the event had been cancelled on the Monday preceding the Commission meeting.

It was our assumption that as the event was outside of the NEC's jurisdiction and especially since the event had been cancelled, that mention of the event would not be allowed during the Commission meeting so as not to cloud our Application.

Since May 17th we have been in a struggle with NEC Staff over this event. A Notice of Violation was levied for all activities regarding Bubble Grove, and specifically mentioning the event with a cease and desist order to shut down the event and all advertising associated with it.

I discussed with Staff for weeks on the NEC's stance on events and that one time events are the responsibility of the Municipality and specifically exempted from NEC overview due to Ontario code 828/90, and supported by the NEC's own internal

guiding document on Events.

7 weeks after that Notice of Violation was levied, NEC Staff including the Director apologized and acknowledged the NEC had no jurisdiction to put a cease and desist order on our legal business activities surrounding the event, yet then 2 weeks after that they included mention of the event in our Staff Report and allowed a petition and numerous letters focusing on the event to be entered against our Application and then continually discussed during the presentation time.

We have many questions and concerns over this and we hope that the Chair and Commissioners do too.

Even though the event was cancelled and Staff were very aware of the cancellation, they did nothing to inform the Commission meeting of this fact or protect the NEC process from allowing biased, non-relevant information to be included. Although, the Manager of Planning did confirm upon questioning during our file meeting in front of the Commissioners that the NEC should not and could not oversee one time events.

We are very much asking for the opportunity to present our Application focusing on the Ongoing & Existing uses and have it judged fairly without having information about a non-relevant event that never happened being allowed to cloud the history of this property.

None of our supporting evidence was included in the Staff Report package to the commissioners, nor was the faulty Notice of Violation, the professional lawyers overview of the history of use on our property, the brochure for the business from 2003 which has been in NEC files dating back over 23 years, nor even our original full application with supporting information and maps which we hired in at great expense.

We are asking why these were omitted and would very much like to share these with the people responsible for making the decision on our file.

No questions were asked about the existing use or our expansion proposal, while a number of questions and comments centred around the event.

This is why we are asking for a Delegation opportunity to present our re-focused Application to discuss just the Existing and Ongoing use on our property and have this decided upon based on the evidence and history.

A decision to refuse or support 40 years of history is a great responsibility.

We are looking to you Mr.Chair to be the beacon of fairness in this process and help to clear space for a fair and unbiased review of our Application as the implications for our business, our character, our family and future are in the balance.

If you have any questions I am happy to answer or provide further information.

Your time to read this letter is very much appreciated and we hope we have been able to advocate effectively for access to a Delegation opportunity.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

Owner/Operators at Bubble Grove and Rhythmic Roots Farm