

A/141/2024

1178 Wood Place

PLAN 716 LOT 111

Proposed

Under Section 45(1) of the *Planning Act*

Zoning By-law 2014-014 requirements – RL1-0, Residential

1. To increase the maximum total floor area for the private garage to 48.54 square metres.
2. To reduce the minimum rear yard to 6.55 m.
3. To reduce the minimum front yard to 7.81 metres.

Comments from:

Letters of Opposition (1)

Attention: Sharon Coyne

Hello Sharon, again I write to the city to comment on the above property. I am grateful that some issues were addressed by the homeowner however, I still feel it necessary to address this committee. I am not available in person, but will live stream this event,

My additional concerns and comments are as follows:

- 1) I moved to the property on Lees Lane backing on said property above because of the backyard i.e. no two story houses aligning my back fence, no viewing out windows into our backyard and no sun blocking/shadowing effects. It truly is sad that a 2 story house can be built here without any concerns to the city. Is there any type of grandfathering laws in place to keep our neighbourhood character intact with one floor bungalows?
- 2) As I am not an architect or can interpret these drawings, can someone clarify how deep this house is being dug? I have grave concerns of flooding issues as I understand we are on water plates. (basement flooding several times at [REDACTED] Lees Lane). Are 2 sump pumps mandatory for a house this size?
- 3) I am still concerned with flooding into my backyard with the size of this house. My lot elevation is 3 feet below by the end back fence, and my property has a shed in the far corner. Will someone guarantee this will not happen at this corner of our properties?
- 4) I am not in agreement that the exterior design of this house blends in and is a reflection of the neighbourhood. It's a two story structure with excessive windows (especially in the backyard).

Can these issues please be considered and investigated?

Sincerely

Vivian Tonon-Clugston

█ Lees Lane

Hi Sharon,

I thought I would send you this picture as an attachment of our property line to show the height difference. Hence my flooding concern.

Thank you so much.

Vivian



