

Thursday Feb. 28, 2019

Mr. Dan Namisniak

Planner, Secretary-Treasurer, Committee of Adjustment
Development Services Department
Corporation of the County of Brant
66 Grand River Street North
Paris, ON
N3L 2M2

Dear Mr. Namisniak,

**Re: 186 East River Road - Zoning Amendment Application
ZBA1-19-DN**

Further to our letter of January 31, 2019, (copy attached) we are the owners of 565 Blue Lake Road and purchased the lot in January 2018. We do not support this re-zoning (and future severance) and do not believe it is the type of building lot that is consistent with the surrounding area, nor is it the type of lot the residents of Brant County want.

During the information session, the applicant stated the reason they want to build in this location is because it is private. When we purchased our lot at 565 Blue Lake Road, we believed that it was a private location. Trees and bush to the north, open farmers field and trees to the east and a neighbour to the west, of which we and they have planted and transplanted many mature trees to ensure both parties privacy (pictures attached).

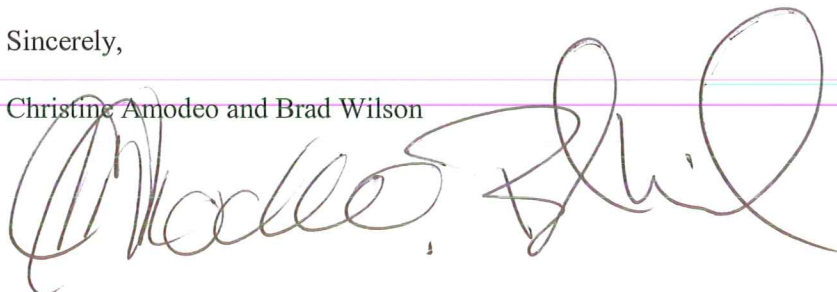
We were aware that in 2011 a severance had been approved to create the lot at 186 East River Road, however we certainly did not believe an additional lot would be severed. Much less one that does not meet the zoning bylaw and must have a 75% reduction in the frontage requirement, with the only way to meet the County standards for creating a driveway is to utilize the existing driveway for both driveways. The building area is 1,000 feet from the addressed entrance and encroaching on our and neighbouring home owners privacy on a completely separate roadway. The applicant stated that the area they intend to build is a private area, and won't have much impact on the neighbours. We disagree. The lot we purchased is approximately 160 feet in distance from where the applicant's new home will be constructed. We purchased a lot that was going to have trees and open space in our rear yard, now we will have a house in our back yard, vehicle noise, outdoor activity noise, and possible recreation vehicle noise. I believe the impacted neighbour's opinions, are significant and should be the ones determining whether the impact is significant or not.

The lot that is being proposed does not conform to the lots within the neighbouring area and I question whether this type of lot is the vision this Council has for Brant County. The frontage is a laneway with no view of the house, a 160 meter long laneway to a lot that has a building area an additional 140 meters to the rear of the property. As you drive surrounding roadways, it certainly does not represent other building lots or homes in the area.

We do not support this re-zoning application and look forward to reviewing the staff report. We will be at the meeting on March 5th to answer any question Council members may have.

Sincerely,

Christine Amodeo and Brad Wilson

The block contains two handwritten signatures in dark ink. The signature on the left is for Christine Amodeo, featuring a large, stylized 'C' and 'A'. The signature on the right is for Brad Wilson, featuring a large, stylized 'B' and 'W'. Both signatures are written in a cursive, flowing style.

View from road side, 565 Blue Lake Road. Laneway, well & hydro installed



View from rear of proposed house to be built at 565 Blue Lake. Rear property line in red, top of first bank.



View to west from rear of proposed house at 565 Blue Lake Road. Trees planted by owners for privacy.



View to east from rear of proposed house at 565 Blue Lake Road. Open space to farmer's field.





- Emergency Services
- Ambulance
- Fire Station
- Police Station
- Address
- Highway Centerline
- Street Centerline
- Buildings
- Parks
- Assessment Parcels
- Settlement Boundaries Outline
- County of Brant
- Lots Concessions



January 31st, 2019

Mr. Dan Namisniak

Planner, Secretary-Treasurer, Committee of Adjustment
Development Services Department
Corporation of the County of Brant
66 Grand River Street North
Paris, ON
N3L 2M2

Dear Mr. Namisniak,

**Re: 186 East River Road - Zoning Amendment Application
ZBA1-19-DN**

We are the owners of 565 Blue Lake Road and purchased the lot in January 2018. We have transplanted trees to enhance our lot, installed a well, driveway entrance, underground hydro and are in the final stages of construction drawing preparation with the intent to begin constructing our home this year.

We were aware that 186 East River Road was severed from 188 East River Road in 2011, and a new home constructed on the severed lot. We did not expect any further severances, much less a lot this deficient to the current zoning by-law and a house location with a significant distance from the roadway placing it right in our and others direct view from the property's rear yards.

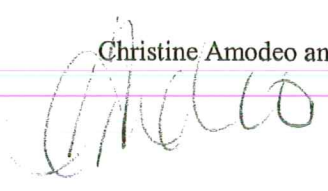
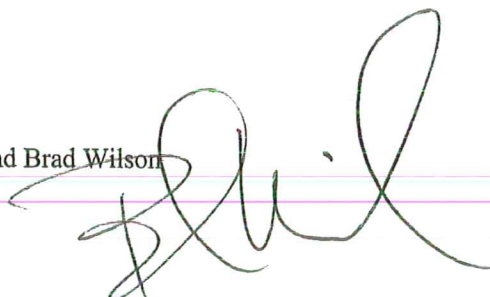
We feel that the location of the house to be built will substantially impact the privacy of our future home and other existing homes already built.

I understand an Environmental Impact Study has been completed of which I have not received a copy for review. Did the EIS include a tree inventory and a preservation plan of the entire lot, specifically in the areas where trees will be removed for the driveway and house building envelope? Are there any suggestions that the house be oriented to have the rear of the house facing east to reduce the impact it will have on the neighbours visual amenity space? Will there be any recommendations or conditions of severance to have the owner of the severed lot plant conifer trees at the rear and side yards of the lot to create more privacy for the existing neighbours?

Finally, has emergency services provided comments at this time? Given the vast distance from the roadway, the extremely steep hill to the building location, will there be a requirement to have a fire cistern installed for fire protection or any special access or laneway configurations to allow for emergency vehicle ingress and egress?

Unfortunately, at this point we are unable to attend the meeting on February 5th due to a prior commitment but look forward to learning more about this proposed zone change and severance and to review the staff recommendation in the near future.

Sincerely,

 
Christine Amodeo and Brad Wilson