



Ms. Nancy Bozzato
Town Clerk / Secretary-Treasurer
Town of Pelham
20 Pelham Town Square,
Fonthill, Ontario
L0S1E0

Re: File A22 / 2019P – 250 Canboro Rd., Pelham (Part Lot 4, Concession 8)
Application For Variance

Notice of Objection

Dear Ms. Bozzato,

Please accept this document as my Notice of Objection to the variance sought by the Applicant in the above matter with respect to the maximum lot coverage and maximum height of accessory buildings as set out in Pelham Zoning By-law 1136 S. 7.7(a) and 7.7 (d).

I only received notification of this application by mail on Friday July 26, 2019 and note that submissions are due by Thursday August 1, 2019. This provided me with a minimal amount of time to prepare this submission, which was done without the benefit or assistance of a planning specialist. Please note that I intend to engage the services of a planning specialist to represent my interests in this matter, and will make further submissions in writing or orally at the hearing scheduled for August 13, 2019 at 4:00 P.M.

I would like to start by saying that for the last 7 years, my family and I have enjoyed a friendly and amicable relationship with the Applicant and his family, and I am disheartened that this application was made by him without any notice or discussion with me, considering the significant impact it will have on my home. My fear is that my opposition to this application will have a negative and long-lasting effect on our previously excellent relationship as neighbours, and for that, I am truly sorry. I have always tried to be a good neighbor wherever I have lived and I really don't want to be "that guy", however I do have multiple concerns with this proposal that I will outline only briefly at this time.

Size – This proposed structure is an "addition" to an existing detached garage in name only. This is a very large, new-build garage capable of holding an estimated 9+ cars, which is located in the front yard of the existing residence. The proposed new building is 36 ft. wide by 71 ft. 6" long and is 20 ft. high. The "addition" is actually separated from the original detached garage by a 22 ft. 8" wide by 43 ft. 5 3/4" long expanse of concrete pad between the two structures, which are only joined together by a new carport type roof covering this area, which is open to the front and rear (directly adjacent to my residence).

Setback and Location – Although this new garage could have been constructed smaller in depth and 22' 8" closer to the original detached garage (and therefore further rearward on the property) by eliminating the concrete pad, the entire proposed garage structure will now sit forward of the front of my residence at [REDACTED] Canboro Rd. In other words, when I walk out my front door and look east, or when anyone enters onto my property via my driveway, we will now be facing the entirety of a proposed 20 ft. high, 36 ft. wide and 71 ft. 6" long "warehouse" structure due to the angle that the proposed new building will be placed on the lot. I anticipate that this will seriously impact both the aesthetic and resale value of my home and property.

The proposed new structure has also been located at the absolute minimum setback of 3 metres from the mutual property line, leaving minimal room on the Applicant's property for additional foliage to potentially camouflage the appearance of this massive structure. The existing tall pine trees on the Applicant's property, which have a high needle canopy, provide almost no ground level screening and the two small "mulberry bushes" identified on the Applicant's drawing are no match for the imposing size of this structure. Because the existing foliage is already setback from the property line, the location of the proposed structure will likely preclude new plantings and construction may impact on the existing plantings resulting in their removal.

Purpose of the Proposed Structure – In a brief advisory phone call received from the Applicant on July 24, 2019 notifying me of his intention to build a "little garage and breezeway" next to his existing detached garage, the Applicant indicated that a letter would arrive shortly (received on July 26). When I jokingly asked why he needed more garage space (beyond his current 6-7 spaces) because "you can only drive one car at a time", the Applicant indicated, "to work on cars". Given that the Applicant is involved in the automotive salvage industry, I am concerned that he will potentially engage in a noisy car repair or spin-off automotive commercial venture in a large garage / display area located less than 30-40 ft. from the east side of my home.

Subsequent to receiving the notification letter from the Town, I texted the Applicant to ask to meet with him in person on Monday July 29 to discuss the setback and positioning of the proposed structure (as it was difficult for me to discern the layout and dimensions on the Town letter). Although he agreed to let me know when he was home and meet with me later that day, the Applicant has not contacted me since that time. Although my concerns regarding the purpose of this large structure are speculation, my attempt to seek information, discussion and reassurance from the Applicant was unsuccessful, in spite of our amicable relationship.

Roof Drainage and Water Flow – The new garage and carport will add 3,556 square feet of roof to collect rainwater. As noted in the Applicant's own drawings, the grade slopes toward my property. In fact, the entire front half of the Applicant's property drains toward my property, and in some places is up to 4 ft. higher. The

downspouts of the existing detached garage empty off the back of that structure directly toward my property, and there is an additional drain that surfaces from the ground at the rear of this garage bringing water from an unknown location.

Previously the volume of water draining from the Applicant's and my property combined resulted in a torrent of water draining downhill along the east side of my residence, across my back yard and entering onto the property to the west, resulting in complaints from that neighbor. This resulted in me installing swales along the east side of my residence (abutting the Applicant's property), and across my backyard, excavating a French drain along my west perimeter and also installing an armour stone water retention barrier, solely at my expense, to attempt to control the volume of water heading west which was impacting my neighbour.

These actions by me have corrected the issue, however the addition of 3,556 square feet of roof dumping untold thousands of gallons of water onto my property during heavy rains will undoubtedly overwhelm my efforts and will likely result in flooding of my property and that of the neighbor to the west.

Noise / Light Pollution – The Applicant's current detached garage beside my residence is minimally utilized, has no lighting to the rear and causes no impact with respect to light / noise. Although the specific design of lighting to be installed on the new structure is unknown, I anticipate that at a minimum, the proposed carport area, which is "open concept" and immediately adjacent to my kitchen window, will be illuminated in some fashion.

The Applicant has proposed a very large garage door on the front of the structure, as well as a second apparently even larger / wider door on the south side, exiting onto the carport concrete slab between the garages and directly facing my house / rear deck. As vehicles exit via this south door, the headlights will shine directly toward my rear deck and the noise of work being performed in the garage or vehicles running will be funneled by the side wall of the new garage, carport roof, and the back of the existing detached garage directly toward my home and deck approximately 30-40 ft. away. I anticipate that anytime this large proposed door is open, any noise will be magnified and will be directed toward my home.

The Applicant has greatly overstated the presence of "conifers" (white pines) in his drawings of this area. Currently there are 5 on his property, and I anticipate 3 will need to be removed to facilitate the proposed construction. Regardless, they will do nothing to diminish sound and their wispy branches will provide minimal reduction of light.

Undeclared Accessory Building Lot Coverage - The Applicant constructed another new detached garage last year, estimated to be approximately 24 ft. by 40 ft., in the southwest corner of his property. This accessory structure has not been identified or included in the Applicant's calculations regarding current accessory building lot coverage.

Suitable Alternate Location - The Applicant has a suitable location for additional garage space to the east of his attached garage / residence. A garage at this location could take advantage of his existing concrete pad for his attached garage, would provide alternate drainage to the south away from my property, and would have no impact on surrounding neighbours with regard to light or sound as the residence of the neighbour on the east side is located hundreds of feet to the north.

If this proposed garage is truly for the personal use and enjoyment of the Applicant, this location would be more appropriate than a location that is more than an estimated 175 ft. from his own residence but in very close proximity to my residence, with the associated significant impact it would have on my property.

Interim Conclusion

In closing, I would like to reiterate that I believe the Applicant's exceptionally large proposed "addition" to his detached garage and its location will impose a number of significant impacts affecting the use and enjoyment of my home, and that the Applicant is seeking a "major variance" as opposed to a minor variance to the governing by-law..

To be clear, I am not opposed to the Applicant constructing an appropriately sized and thoughtfully located garage on his property that does not impact the use and enjoyment of my residence, however I object to this particular proposal for the reasons mentioned.

As previously indicated, this submission has been prepared in a minimal amount of time and without the assistance of a planning specialist, and I reserve the right to make additional submissions both in writing and orally at the hearing scheduled for August 13, 2019, and to have a planning specialist attend with me to make further representations on my behalf.

Respectfully Submitted,



Michael Woods (Owner)

██████████ Canboro Rd.,

Ridgeville ON.

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