

Sept. 20, 2021

Committee of Adjustment  
Town of Pelham  
20 Pelham Town Square, P.O. Box 400  
Fonthill, ON L0S 1E0

RE: File Number A36/2021P

Committee of Adjustment Members,

We object to the granting of minor variances Section 7.4(c) "Maximum Lot Coverage" and Section 7.4(f) "Minimum Side Yard" requested for 368 Canboro Rd. under File Number A36/2021P.

The application to increase Maximum Lot Coverage from 10% to 15% is a substantial increase of 50%. When this is accompanied by the request for the reduction of both side yards to 1.2 metres each, these variances, if granted, will allow the construction of a dwelling that is incompatible with the existing streetscape and the Agricultural 'A' zoning of this area.

The subject property is located in Ridgeville. According to the Town of Pelham Official Plan posted on the Town website, this area is designated as The Canboro Road Corridor. It is "considered to be an area of significant potential for enhancement as a rural promenade characterized by public parks and spaces geared to pedestrians and cyclists, as well as agricultural tourism". The majority of properties in this area consist of older homes with mature trees, separated by open spaces. Infilling has occurred, however, these newer homes also have open spaces around them, allowing the existing mature trees to remain and preserving the scenic, agricultural character of the neighbourhood. While a narrow two-storey dwelling with both side yards a minimum of only 1.2 metres wide may be acceptable in the designated Settlement Areas of Fonthill and Fenwick, it does not conform to the Official Plan's vision of a "rural promenade".

The need for FOUR variances to the zoning by-laws to enable the construction of the proposed dwelling is an indication that it is incompatible with the desired character of the area that the by-laws were created to maintain. If all variances are granted, the result will be a house that is much longer, wider and taller than the homes to the immediate east of it with similar lot frontages. This building will be out of character with the existing pattern of development and planning goals for Canboro Road.

We are particularly opposed to the application for variance Section 7.4(f) "Minimum Side Yard" to permit a reduction to a minimum of 1.2 metres on the side yard abutting our property to the west of the proposed dwelling. Digging this close to the property line for the construction of the building will damage the roots of large mature trees on our property, especially those adjacent to the open area between the existing dwelling and garage, shown in

the accompanying photographs. This will lead to their decline and eventual death, adversely affecting the enjoyment of our home. These trees form a visual boundary and privacy screen between yards. They shade our house from the hot sun in summer, which keeps it cooler and reduces our energy consumption. In addition, the removal of the dead trees would be our financial responsibility and may result in further damage to our yard and gardens, as they are very tall.

We also object to the reduction in minimum side yard permitted because it will severely restrict the owners' access to the rear of their own property. The proposed retaining wall to the east of the dwelling, as shown on the Site Plan, blocks access via that side yard, leaving the western side yard as the only alternative. This may result in repeated requests to use our yard and driveway to access their backyard for landscaping or other purposes, possibly causing damage to our lawn, trees, gardens and septic tile bed, as well as loss of privacy. Reducing the side yard to only 1.2 metres will also create problems with access for building maintenance, such as roof repair, or maintenance of the septic system.

The two-storey height and the length of the proposed building allowed by granting the requested "Maximum Lot Coverage" variance will completely fill the open area between the existing dwelling and garage. With a minimum side yard of only 1.2 metres, this will destroy the feeling of openness and space we now have, especially without the trees to provide a screen. It will also permanently shade the backyard of the smaller house to the east. (See photograph D)

The extent of the impact to our property of the variances requested for Section 7.4(c) "Maximum Lot Coverage" and Section 7.4(f) "Minimum Side Yard" shows that they cannot be considered as minor variances.

In conclusion, the proposed dwelling is simply too large and inappropriate for the size and configuration of a property in an area zoned Agricultural 'A'. The variances requested are not minor and, if granted, would set a precedent for future applications. The resulting over-building of lots would destroy the scenic character of The Canboro Road Corridor. We respectfully urge the Committee to deny these applications.

Thank you for the opportunity to comment on this matter,

x  
Yvon and Wendy Audette  
[redacted] Canboro Rd.  
Ridgeville, ON  
L0S 1M0

*Wendy Audette*  
*Yvon Audette*



368 CANNABORO RD. ↗



372 CANNABORO RD. ↗

PHOTOGRAPH A  
VIEW ACROSS FRONT YARD OF 372 CANNABORO RD.  
SHOWING TREES ALONG PROPERTY LINE OF



368 CANBORO RD.

372 CANBORO R

←  
EAST

→  
WEST



PHOTOGRAPH B  
FRONT VIEW OF SUBJECT PROPERTY  
368 CANBORO RD. SHOWING WESTERN  
SIDE YARD.



← PROPOSED 2-STORY DWELLING →

PROPOSED  
COVERED DECK

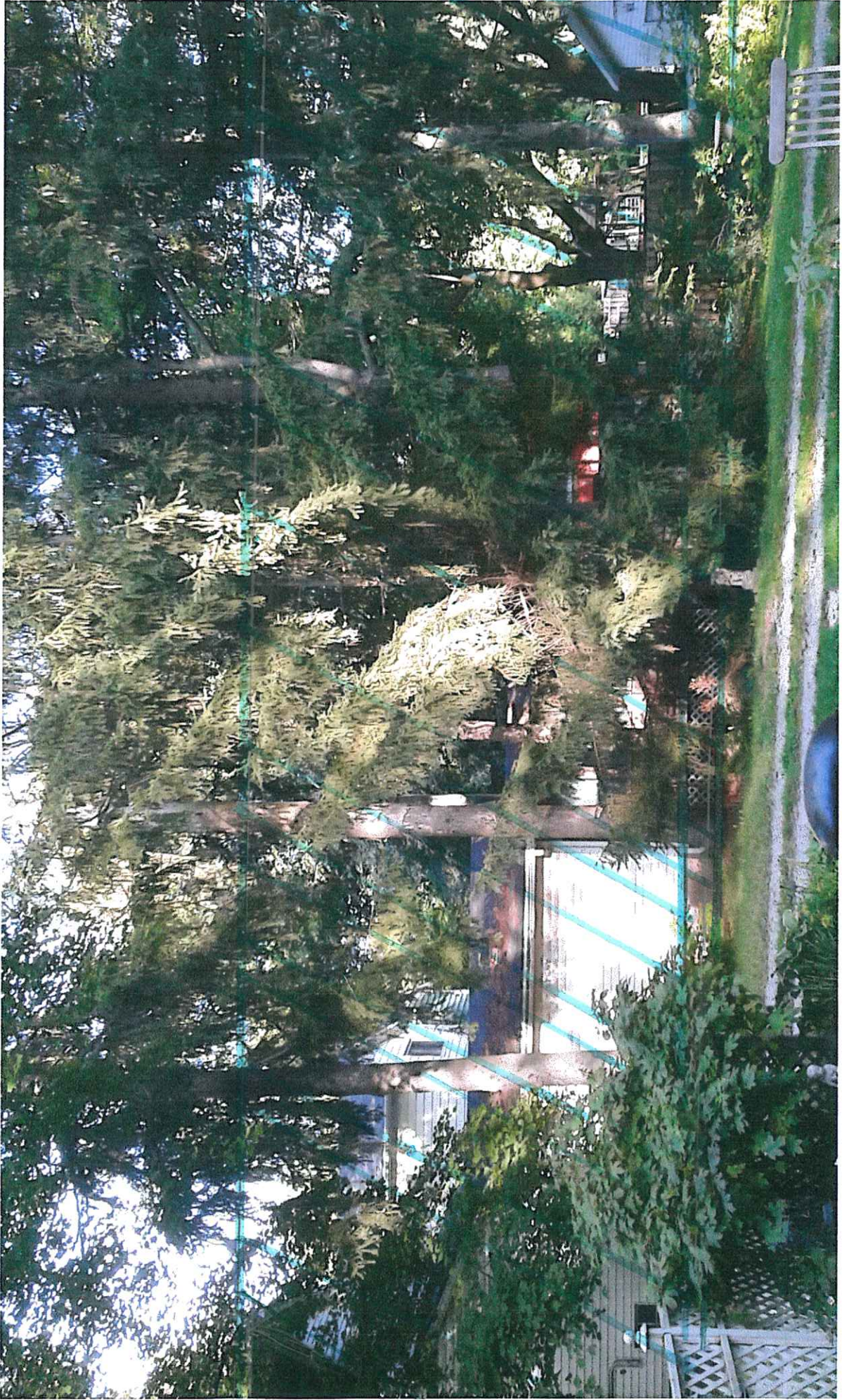


PHOTOGRAPH C

VIEW OF EXISTING GARAGE ON  
SUBJECT PROPERTY 368 CANBORO RD

APPROXIMATE LOCATION OF  
PROPOSED DWELLING AND COVERED  
DECK SHOWING TREES THAT  
WOULD BE LOST





PHOTOGRAPH D  
VIEW OF SUBJECT PROPERTY FROM SIDE  
PORCH OF 372 CANBORO RD.  
APPROXIMATE LOCATION OF PROPOSED