

File Number: A1/2020P

Subject Lands: 42 Philmori Boulevard, Pelham

Legal Description: Lot 114 on Plan 59M-403

We received the notice of a public hearing in regard to an application for a variance allowance on the proposed dwelling on Lot 114. First, as we reside on the south side of Philmori Boulevard, we are concerned that our view of the escarpment will be obstructed if these variances are permitted. When we originally purchased our lot, we were told by the Mountainview sales agent that one of the factors for the hefty lot premium included having a partial view of the escarpment as the homes on the north side of Philmori have more space between them. We feel that it is unjust to be charged a premium for something and not benefit from it.

Second, when we built our home with Mountainview we asked for variances and exceptions to our side elevation including the bump out, faux windows, style of windows (had to have some grill), where we can start the fence at the side of the house and the style of fence, however we were always told that Mountainview does not allow by-law variances. We always had to design and go with what was acceptable within the guidelines given. We did not have luxury to customize that they we wanted. We think it's unfair that for these variances to be allowed as our modifications were never even considered.

Last, when we initially began our search to build our dream house, one of the reasons we liked the Lookout area was the size of the lots and the spacing between the houses. It had an 'exclusive' feel to it as compared to other municipalities and subdivisions within the Niagara Region. Therefore, having homes closer together has a negative effect on the overall look of the neighbourhood and we would not like to compromise that.