

Sarah Leach

To: Holly Willford
Subject: RE: 368 Canboro Rd Ridgeville

From: Erik Rohrmoser [REDACTED]
Sent: Monday, January 17, 2022 10:58 PM
To: Holly Willford <HWillford@pelham.ca>; Erik Rohrmoser [REDACTED] Jessica Szaszi [REDACTED]
Subject: 368 Canboro Rd Ridgeville

Hi there, my name is Erik Rohrmoser and I am speaking on behalf of myself and my wife Jessica Szaszi. We are the owner's of [REDACTED] Canboro Rd. We understand that the family who bought 368 Canboro has now decided to try to build at the bottom of the hill in the open part of their backyard. Our household has several issues and flat out objections with the possibility of this build. Our objections are as follows:

1: Drainage.... We are under the impression that the rain water from the road drains into the exact location of the proposed house. Our concern is that they will have to raise their foundation to protect their house from flooding, but that could result in them redirecting that water to all of the surrounding yards including our own.

2: Septic Drainage..... with the house being at the back of their property I would imagine there will be numerous complications and potential "eye sores" involved with the necessary leeching bed that they will need to install uphill because there won't be enough room anywhere else.

3: Agricultural Zoning..... Ridgeville and our little area is from what I understand zoned as A1 Agricultural. The properties in our area have a very healthy amount of extremely fertile land used by both hobbist gardeners and farmers as well as families who survive solely on profits from agriculture. 368 Canboro is a very healthy sized piece of very fertile land that has lots of room to grow crops, have chickens, garden and enjoy nature. We truly believe that if that is replaced with a driveway that extends through most of the land only to reach a house that takes up the last little bit of the property, it will drastically change it from an Agricultural haven to a giant suburban style property which will not easily be undone. Nor will it likely ever go back to an Agricultural feel and it may encourage others in the area to do the same.

4: Safety..... our children and their friends have always played in our backyard and even the woods behind our property. They've had campouts overnight and we've all felt very safe because they are away from the road and strangers including delivery people because it's so far back. But if they're allowed to build the front of their house in the back of our yard, they will encourage delivery people, sales people, workers, and even just random people checking meter numbers. That will drastically change the feel from a safe environment to one where we must now keep a constant eye on who is wandering around in our unfenced backyard.

5: Community Feel..... houses 358, 360, 362, 364, 366, 370, and the former residents of 368 Canboro Rd have all opted to never install fences, dividers, hedges, or obstructions to views or our "open community vibe". All of our families spend a lot of time in our backyards and at the bottom of the hill doing a number of activities, gardening, landscaping, growing crops, hanging out in the pool, and even going for hikes in the woods. We all spend time in each other's properties, we all help each other, hangout together, eat and even drink together as a "micro community". Especially during the pandemic, all of the properties were communal and free to roam, and frankly it's been a sanctuary for everyone during the lockdowns. The new neighbours would now like to build a house smack dab in the middle of all that. It is extremely undesirable and in my opinion should be unacceptable. It extremely disrupts the natural flow of the area and community and they are trying to be the "odd man out".

6: Property value..... both my wife and myself were hesitant to move all the way from St Catharines to Ridgeville. However when we saw the absolutely beautiful and nature filled backyard that has never been built or developed on, we immediately fell in love, bought the house, and became citizens of Ridgeville. I very strongly believe that if a house is allowed to be built in any of the surrounding backyards it will destroy the view and lower our property value. Potential new citizens of Ridgeville may not fall as easily in love with the new landscape and curb appeal will likely go down due to a random house in the middle of everyone's backyard. We all have decent sized properties, however they are all less than an acre in size, so in reality any house down there will stick out like a sore thumb.

7: Obstructed View..... all of the properties have an unobstructed view of the woods, treeline, and in general....nature. If anyone is allowed to build a house at the bottom of the hill, they will obstruct every other house's view and will intern inherit the view for themselves alone and reduce the view for everyone else.

8: To recap.... the variances required for this new build and frankly the build itself are not Minor in nature, are not Desirable, are not appropriate for the area, are not in keeping with the intent of the zoning bylaws, will change the feeling of safe and tranquil to awkward and unnerving, will likely disrupt the water flow and Drainage of all the surrounding properties, will drastically change the community feel to one of distance and an "every man for themselves" attitude, and could likely reduce the property values of several families in the neighbourhood.

Thank you so much for taking the time to read this. We look forward to hearing the decisions at the zoom meeting.

Sincerely,
Erik Rohrmoser & Jessica Szaszi

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