

[REDACTED]
L0S 1E4

October, 18, 2022

Secretary Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400
Font Hill, ON L0S 1E0
File Number: A14/2022P

To Whom It May Concern,

Further to your "Notice of Public Hearing," we request that the variance requested for the construction of a sunroom at 24 Wellington Court be denied. We currently occupy [REDACTED].

There are a number of reasons for this request:

1. Milliner Place and Wellington Court are part of the townhouse complex Beckett Mills. The townhouses located on Milliner Place and Wellington Court back onto one another. The planning for this complex allows for limited space between townhouses although sufficient space to ensure privacy, especially as bedrooms back on to one another. At present, there are 24.7 feet between [REDACTED] Milliner Place and 14 Wellington Court. The requested variance would reduce this to 12.11 feet. While this change might technically be a minor variance, it constitutes a major infringement [REDACTED].
2. There are established limitations on what an owner might do to modify their townhouse. Each purchaser was required to acknowledge that certain restrictions applied to their property, specifically that "Absolutely no building erections, extensions or attachments of any type shall be permitted to any part of or extend beyond any part of the wall of the buildings save and except patios and/or decks to or at the rear wall of the buildings." As someone who purchased the property from the original owner, it was our understanding that this restriction would continue to apply. Indeed this seems a reasonable expectation.
3. There is a currently a drainage issue between the properties, which becomes especially obvious during rainstorms. With additional eaves troughs and down spouts, the proposed addition would significantly increase drainage.
4. The Beckett Mills development was designed to ensure continuity of planning that enhances its attractiveness and provides owners with predictability. The proposed addition contradicts this understanding. Moreover, the approval of one exception sets a precedent for others and a potential change to the overall plan for the complex. The units comprising Beckett Mills were not designed for this kind of addition, and there is considerable likelihood that it would negatively impact property values.

Every homeowner is entitled to improve their home, but it needs to be understood that a townhouse complex is not a stand-alone property. It is simply not acceptable that the rules should be changed when it will have a significant impact on other residents who have the expectation that their properties will not be negatively impacted.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Atkinson". The signature is fluid and cursive, with the first name "David" being more prominent.

David W. Atkinson

