

MAR 20 2023

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Regarding 26 Chestnut St.

In response to the proposed variances:

To ask for 8 variances is completely unreasonable. Some of which are in no way minor but very major.

Section 14.2(d) "Minimum Front Yard" - to permit a minimum front yard setback of 3m whereas the by-law requires a minimum front yard setback of 6.5m

This is less than half of the permitted minimum setback. Hardly minor.

Section 6.1 (d) "Lot Coverage (Accessory Uses)" - to permit a maximum lot coverage of 20% of the lot area for all accessory building whereas the by-law allows a maximum lot coverage of 10% of the lot area for all accessory buildings

This section is asking that DOUBLE the lot coverage be permitted.

Section 14.2(g) - "Minimum Rear Yard" - to permit a minimum rear yard setback of 1.2m whereas the by-law requires a minimum yard setback of 7.5m

Again, 1.2m is an extreme discrepancy from 7.5m

We as residents and homeowners of the immediate area reject this proposal. Not only are 8 variances being called for, it will directly impact the character and enjoyment of the neighbourhood.

According to the Town of Pelham Official Plan:

Schedule A2.2 GROWTH AND SETTLEMENT States:

A2.1.2: The Goal: "To make planning decisions that avoids negative environmental impacts as a first priority, with secondary priority given to mitigation of negative impacts."

A2.3 URBAN CHARACTER States:

A2.3.1 The Goal: "It is a goal of this Plan to protect and enhance the character of the existing Urban Areas."

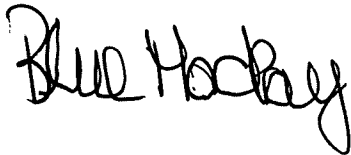
A2.3.2 "To respect the character of existing development and ensure that all applications for development are physically compatible with the character of the surrounding neighbourhood."

A2.3.2 "To maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development."

None of these Goals or Plans are being met in this proposal.

We appeal to you, Pelham Council. You were elected by the community to uphold the by-laws, zoning and Plans. This application is not just asking for one small variance but 8! The cutting down of trees and placement of such a large house on such a small lot is not characteristic of our neighbourhood. Neither is the proposed proximity between houses. We reject this proposal.

Blue Mackay

A handwritten signature in black ink that reads "Blue Mackay". The signature is written in a cursive, flowing style with a large initial 'B'.