

Committee of Adjustment

January 13, 2015

Notice of public hearing January 15, 2015 File #

A01-25-PC

Concerning lands known as: Concession 1, Part of Lot 9, Part Water lot, Plan 778, Part of Lots 1-3, Part Reserve and Sand Beach, Parts 1 and 2

on Reference Plan 59R5739, formerly in the municipality of Humberstone, currently in the City of Port Colborne, located in the

Lakeshore Residential (LR) zone, municipally known as 1433 Firelane 1;

We the undersigned property owners who are adjacent to the proposed structure and most affected by the granting of relief from the current Zoning by-law 6575/30/18 as amended object to the Explanatory Relief of allowing an accessory structure to be constructed with a height of 9.4m, surpassing the maximum of 6m.

The reasons for our objections are as follows:

Such a proposed structure height will block the afternoon sun from an easterly vegetable garden, existing and in production for the last 6 years, Cause snow accumulation (drifting) to deposit directly onto the intersection of Firelane 2 and Weaver Road, Since traditionally this area is cleared of snow later in the day, this will cause a blockage hazard to residents leaving for work.

Such construction style does not integrate well with the current structures in the neighborhood architecturally/esthetically.

It will deny the existing lake view of one of the undersigned property owners.

It will block the current esthetically pleasant view of the lands across the drain as seen on the drive from Firelane 2 to the West.

There is a concern that the height will allow a function such as a sports clubhouse, given the 3 story style, in a future application for bedrooms or kitchen facilities and sanitary

considerations.

This will increase to an unacceptable level of noise encountered from this property.

There was noted that the function is most likely a garage with storage above. This would be normally a 1.5 story or 2 story building not 3 as proposed.

In a function of a garage to house cars, 3 floors are not necessary.

There is a concern that this application should be preceded by a formal building plan, open to critique and comment, as such we feel this adjustment is much too early in the normal building process.

Another concern is the sketch of a location for a septic bed located west of the proposed building. Our understanding is that vehicles may not require septic facilities.

Allowing this type of construction will significantly diminish the enjoyment of the adjacent property owners as well as residents of the residents of Firelane 2.

We humbly ask that this request be denied based on these and other reasons that would later become evident.

The undersigned:

Rick Bertin & Lippin 1499 FIRELANE 2

Jennifer Barrow? JB 1498 Firelane 2.