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Application for Minor Variances
File number D13-A11-21

Comments and objections to the above application.

1. Section 4.4. A pool in a side yard violates the by-law completely. We object due to overall aesthetics (extension of the fencing being considered and accessory buildings in the front yard that will accompany the pool), the possible noise factor from pool equipment and pool use.
2. Section 4.2 . We object to allowing a residential accessory structure (cabana)to be built in the front yard where the by-law stipulates the rear or side yard only. We object to additional fencing (causing obstructed view for vehicles) and the overall look of the property having such a large structure in the front yard. This may cause a depreciation of our property having such a large structure and fencing in our direct view.
3. Section 6.2.2 . Allowing this variance would be dangerous. We strongly object to permitting the additional fencing being extended an additional 4.0m towards/into the front yard. The current side yard fence was granted a variance for its height and is 7' (1' higher than by-law). This creates a visual obstruction when driving into our driveway. We must take extreme caution as we drive up Grace street from Alexander prior to pulling into our driveway. You cannot see vehicles coming from the opposite direction until they are very close to the bend in the street. Adding an additional 4.0m or 12' of fencing extended toward the front curb will greatly increase the potential danger on the street for vehicles. Grace street is used by numerous vehicles as a through street from Arnold to Alexander. We do not have sidewalks therefore pedestrians are forced to use the street for walking. The safety of pedestrians, children playing and dog walkers will be put in great danger if additional fencing blocks the view for vehicles. School buses pick up and drop off children at 828 Grace street and the additional fencing blocking the view will potentially cause a hazard when the bus is stopped.
4. Section 4.3 We object to the placement of Accessory Outdoor Mechanical equipment in the front yard due to the potential noise factor and the additional fencing that will be required. Again stressing the safety factor / blocking the view for vehicles around the bend and the aesthetics of the front yard.

In summary we object to all requests as we feel they are not minor variances to the current by-laws but instead the applicants are asking for total changes of the said by-laws to suit their plans.