

Lauri Feindell

From: Kirsten Nairn
Sent: September 4, 2021 9:12 PM
To: Nikita Kheterpal
Subject: Development Variance Permit

Hello Nikita,

I am emailing you regarding the DVP application number D2021.034-DVP.

We are the owners of (Lot 6). We do have some concerns regarding the proposal of shortening the minimum setback from 7.5m to 3.9m; however, we also understand the owners desire to build their home. Our main concern is the precedence this will set for the remainder of the neighborhood as most properties are difficult to build on and it has a potential impact on our view from our property. This is primarily important when considering lot 5 in the subdivision. This lot beside us, has a very large covenant. Based on our plans for building our home, if lot 5 were to be approved for a shorter minimum setback as well, their house would block a substantial part of our view.

Additionally, we currently live in a subdivision that does not have adequate driveway space for each home. This has resulted in high volumes of vehicles parking on the road creating a ton of congestion. With shortened frontage comes decreased driveway space ultimately impacting our curb appeal and home value in the future.

Based on the lot measurements we have available to us - with an average set back of 7.5m and a property depth of 25.648m it appears that there is adequate space to build a single family home of an average size on that piece of land without any changes to the setback. We understand the desire to build a dream home, as we too have that desire; however, the owner should have considered the covenant on the property and the impact that would have on their build prior to purchasing the land. In addition to this, is the DVP being submitted due to the building scheme home size requirement. We feel that if the piece of land is not suitable to follow the building scheme requirements (page 7, section 8 sub section 3 of the schedule of building restrictions and conditions), then the building scheme itself should be modified and the parcel line setback should not be reduced to accomodate a larger home.

Based on our concerns listed above, we do have a few questions. What size home is planning on being built? What is the owners plan for parking vehicles?

We are very hesitant to support this proposal and feel strongly that should this be approved we feel it would only be appropriate for the remainder of the neighborhood to have the same opportunity.

Thank you,
Kirsten & Taylor Nairn