

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Darren and Gillian Wilkinson
Report Number COA2020-007

Public Meeting

Meeting Date: August 19, 2020
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward: 3 – Geographic Township of Fenelon

Subject: The purpose and effect is from the following provisions in order to permit the construction of the following:

Unenclosed Decks with Stairs

1. Section 3.18.1.1 to reduce the minimum setback to the Environmental Protection (EP) Zone from 15 metres to 8.3 metres; and
2. Section 15.2.1.3(e) to reduce the minimum water setback from 15 metres to 8.3 metres;

Single Detached Dwelling

3. Section 3.18.1.1 to reduce the minimum setback to the Environmental Protection (EP) Zone from 15 metres to 10.8 metres; and
4. Section 15.2.1.3(e) to reduce the minimum water setback from 15 metres to 10.8 metres.

The variances are requested on vacant land on Sugar Bush Trail, geographic Township of Fenelon (File D20-2020-003).

Author: David Harding, Planner II, RPP, MCIP

Signature:



Recommendation:

Resolved That Report COA2020-007 Darren and Gillian Wilkinson, be received;

That minor variance application D20-2020-003 be GRANTED, as the application meets the tests for minor variance set out in Section 45(1) of the Planning Act.

Conditions:

- 1) **That** the construction of the dwelling, decks and stairs related to this approval shall proceed substantially in accordance with the sketch in Appendix C and elevations in Appendix D submitted as part of Report

COA2020-007, which shall be attached to and form part of the Committee's Decision; and

- 2) **That** the building construction related to the minor variances shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to ne refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in Report COA2020-007. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Background: The application was submitted January 21, 2020. No consultation through our pre-screening process occurred with the Planning Division prior to the submission of the application. The application was originally scheduled for the March 19, 2020 Committee meeting. The staff report prepared at that time did not recommend approval of the application. That public meeting was cancelled and the staff report never presented.

The applicant subsequently modified the proposal, though not in consultation with staff. Relief from the interior side yard setback was requested in the original application. This request has since been removed. The amended application also proposes to increase the EP and shoreline setbacks by 2 metres.

The application was last amended on June 9, 2020.

Proposal: To permit the construction of a single detached dwelling inclusive of a screened porch, deck, and attached garage.

Owners: Darren and Gillian Wilkinson

Applicant: Doug Carroll, DC Planning Services Inc.

Legal Description: Part Lot 26, Concession 10, geographic Township of Fenelon, City of Kawartha Lakes

Official Plan: Waterfront within the City of Kawartha Lakes Official Plan (2012)

Zone: Limited Service Residential (LSR) Zone within the Township of Fenelon Zoning By-law 12-95

Site Size: 1,089.59 square metres (11,728.3 square feet)

Site Servicing: Private individual well and septic system proposed

Existing Uses: Vacant Land

Adjacent Uses: North, South, West: Shoreline Residential
East: Cameron Lake

Rationale: Analysis of the requested relief for the interior side yard reduction shall be tied to the reliefs being sought to the water and EP Zone setbacks as all three variances are related to the same built form proposal.

1) Are the variances minor in nature? Yes
And

2) Is the proposal desirable and appropriate for the use of the land? Yes

The subject property is located upon a peninsula on the east side of Cameron Lake. The peninsula is accessed via a private easement for a right-of-way known as Sugar Bush Trail. The neighbourhood is composed of seasonal and year-round residential uses. Sugar Bush Trail does not run down the centre of the peninsula, resulting in deeper lots on the west side and shallower lots on the east side. The subject property is the last undeveloped lot on the east side. Single storey, 1.5 storey and two storey dwelling designs are found on the east side of Sugar Bush Trail. Some of these dwellings also have walkout basements, which are defined as an additional storey.

The subject property is shallow, and the shoreline runs at an angle. A single storey dwelling with a 1.5 car garage and walk-out basement is proposed. The sewage system is also proposed between the dwelling and Sugar Bush Trail.

As per the zoning by-law, private rights-of-way are not defined as streets. Therefore, the shore lot line is also considered the front lot line. Due to the relation of the front yard to the dwelling, it is anticipated that it will function as a rear yard. Rear yards contain and function primarily as private recreational and amenity spaces related to the dwelling. The footprint ensures the decks project as minimally as possible into the front yard while remaining sufficiently sized to allow transition between the main floor and front yard. This minimal projection ensures as much rear yard space as possible is preserved for amenity and recreational uses.

The proposal ensures the maximum separation between the sewage system and shoreline possible. Further, the proposed design of the main floor with walk-out basement ensures a low profile design in keeping with the established built form of nearby dwellings. This built form is more appropriate and in character with the neighbourhood than a two or three floor dwelling with a walk-out basement that has a much smaller footprint.

The variances allow for the residential use of the lot with a footprint that recognizes to the extent possible the septic system and shoreline setbacks.

Due to the above analysis, the variances are minor in nature and desirable and appropriate for the use of the land.

3) Do the variances maintain the intent and purpose of the Zoning By-law?

Yes

The property is zoned Limited Service Residential (LSR) Zone within the Township of Fenelon Zoning By-law 12-95. The zone category permits seasonal and year round residential uses.

The intent of the Environmental Protection (EP) Zone setback is to protect built form from natural hazards, and protect and enhance the ecological function of waterbodies by creating a buffer between built form and water for the establishment of vegetation. The role of this vegetative buffer is examined more within the Official Plan test. The setback reduction preserves as much of a buffer as possible given the unique configuration of the lot. The dwelling has been stepped on the southeastern side in order to maximize the setback to the shoreline.

As much open space as possible within the front yard has been retained to allow for the even distribution of recreational and amenity activities associated with the built form.

Therefore, the variances do maintain the general intent and purpose of the Zoning By-Law.

4) Do the variances maintain the intent and purpose of the Official Plan?

Yes

The property is designated Waterfront within the City of Kawartha Lakes Official Plan. Residential uses are anticipated within this designation.

The Official Plan establishes water setback policies to provide sufficient spatial separation to protect development from erosion hazards and protect and enhance the ecological function of the waterbody. Through the creation of a water setback, a buffer is created between the built form and waterbody for the establishment of vegetation to protect and enhance the ecological function of the waterbody. This vegetation provides the following benefits to the waterbody: attenuation of warm water runoff, trapping of sediments and nutrients carried by storm water runoff, enhancement to water quality, and habitat enhancement in the riparian area.

Policy 3.11 permits development within 30 metres of the shoreline on existing lots of record where it is demonstrated that all of the following criteria are met:

A. The 30 metre water setback cannot be met.

As the property is a depth of 28.82 metres on one side and 43.22 metres on the other side, staff is of the opinion that this condition is met.

B. Development is to be directed away from the shoreline as much as possible.

The proposal is of a stepped design on a lot with a diagonal shoreline to ensure the built form is directed away from the shoreline where possible.

C. A vegetation protection zone be established to the maximum extent possible.

As the proposal attempts to direct the built form away from the shoreline, and is an improvement over the original submission, there is additional area that may now be utilised to establish a greater vegetation protection zone.

D. The septic system be elevated 0.9 metres above the water table.

The site grading plan shows this criterion is met.

E. The impact of the expansion or reconstruction is minimized to the maximum extent possible.

This criterion is not applicable as the proposal is not an expansion or reconstruction.

F. In no case shall development be less than 15 metres to the high water mark.

The lot has insufficient depth to comply with the water setbacks for both the dwelling and septic system. The intent of the policy was not to extinguish the residential use of an unusually-shaped lot, but to improve upon shoreline setbacks when development or redevelopment occurs. Due to the shallow depth of the lot, it is not possible to further enhance the shoreline setback without increasing the overall height of the building. A taller building is unlikely to comply with the required setbacks given the shallow depth of the lot and present a more prominent built form less in keeping with the designation's other policies that encourage low profile development.

In consideration of the above the variances do maintain the general intent and purpose of the Official Plan.

Other Alternatives Considered:

The applicant revised the proposal on June 9, 2020.

Servicing Comments:

The property is proposed to be serviced by a private individual well and septic system.

Consultations:

Notice of this application was circulated in accordance with the requirements of the Planning Act. Comments have been received from:

Agency Comments:

Kawartha Region Conservation Authority (February 10, 2020): No concerns. Planning Staff did discuss the proposal with KRCA staff. The KRCA clarified that their review of the application related primarily to ensuring the building would be located outside of the Cameron Lake flood plain.

Building Division (March 5, 2020): No concerns.

Community Services Department (March 17, 2020): No concerns.

Development Engineering Division (August 11, 2020): No concerns.

Public Comments:

The following comments were received in response to the March circulation of the application:

Doug Black of 36 Sugar Bush Trail (March 25, 2020): Letter of objection.

Stanley Black of 36 Sugar Bush Trail (March 25, 2020): Letter of objection.

Eileen Weldon of 42 Sugar Bush (April 1, 2020): Letter of objection.

Applicant Comments:

The applicant provided a response to the public comments about concerns raised concerning the spraying of pesticides, from Greg Ottenbrite, Ontario Exterminator Licence 034245. Greg clarifies that the product was applied twice in August 2018 to control poison ivy, and that the product is the recommended product by the Ministry of Environment. He further clarifies that it is biologically impossible for the product, PCP 28198, to harm animals as it is a biologically degradable plant protein with the toxicity of half a cup of coffee.

Attachments:



Appendices A-F to
Report COA2020-007

Appendix A – Location Map

Appendix B – Aerial Photo

Appendix C – Applicant's Sketch

Appendix D – Applicant's Elevations

Appendix E – Department and Agency Comments

Appendix F – Public Comments

Phone: 705-324-9411 extension 1206

E-Mail: dharding@kawarthalakes.ca

Department Head: Chris Marshall, Director of Development Services

Department File: D20-2020-003

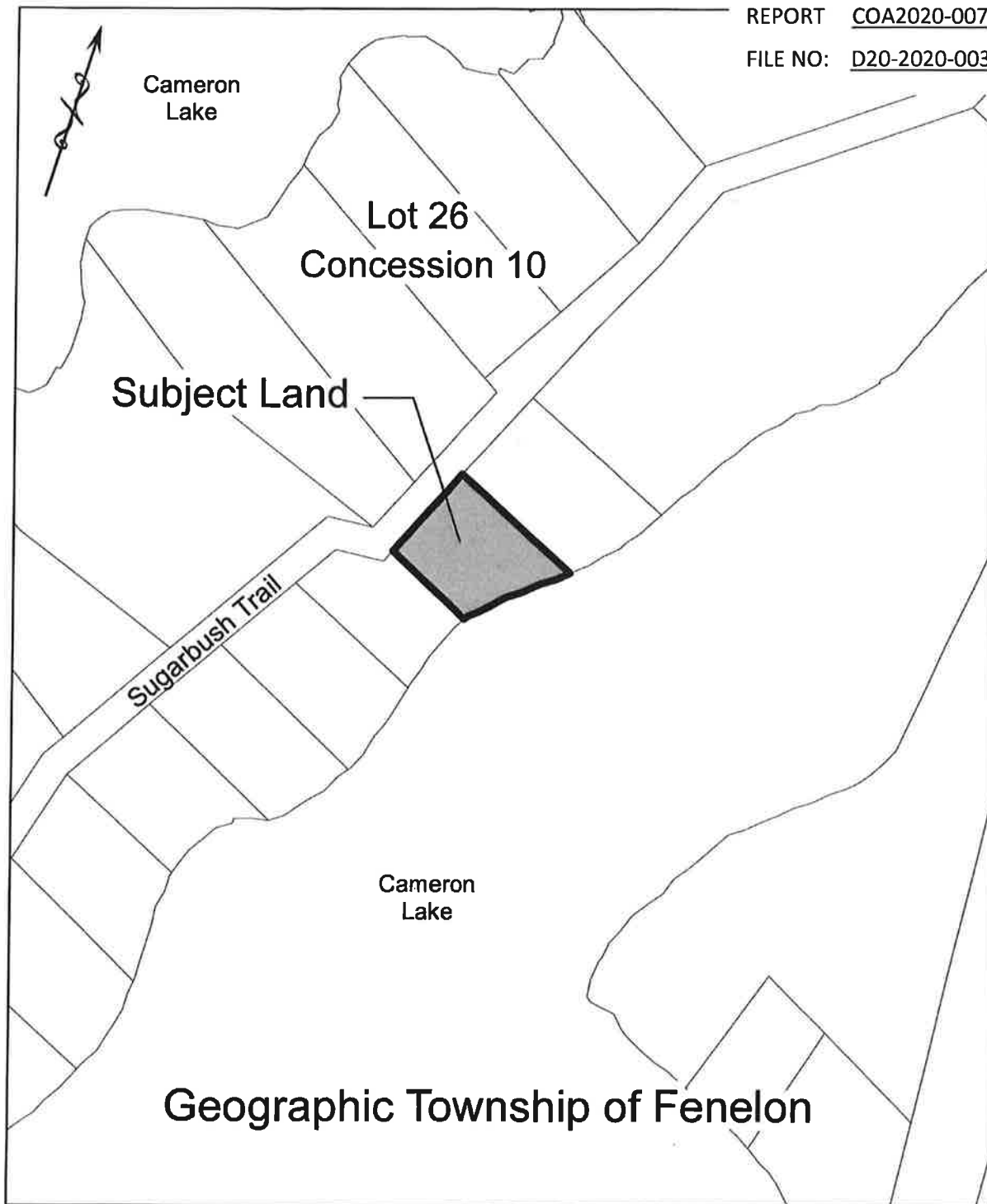
D20-2020-003

APPENDIX " A "

to

REPORT COA2020-007

FILE NO: D20-2020-003





GEOMATICS
MAPPING

Vacant Lot, Part of Lot 26, Concession 10, Geographic Township of Fenelon



Legend

- ☐ Property Roll Number
- ☐ Lots and Concessions
- ☐ Road Centreline (2016 Needs)
- ☐ Lower Tier Municipalities

Notes

Notes

APPENDIX " B "

to

REPORT COA2020-007

FILE NO: D20-2020-003

0.11

Kilometers

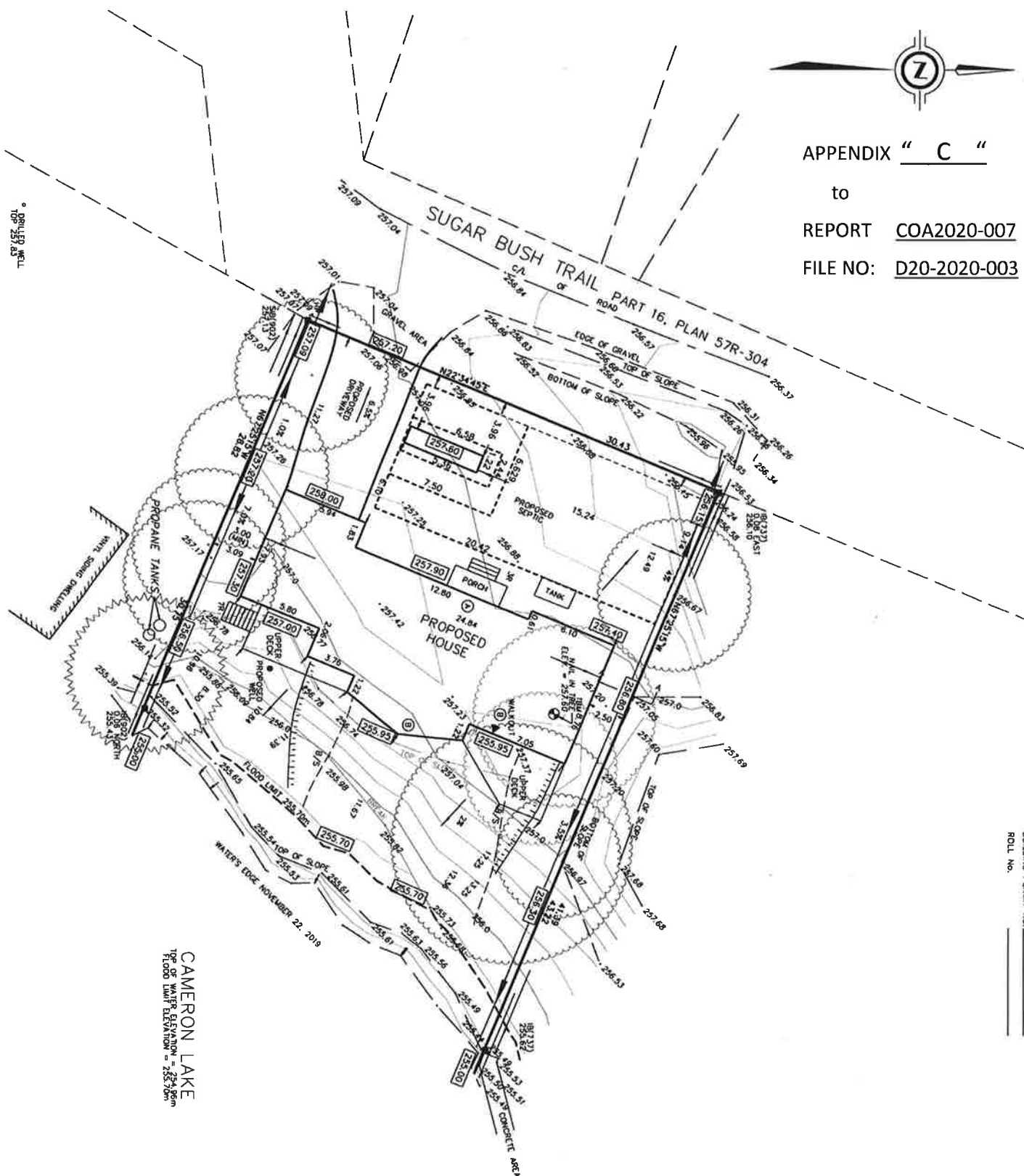
WGS_1984_Web_Mercator_Auxiliary_Sphere
City Of Kawartha Lakes



This map is a user generated static map output and is for reference only. All data, layers and text that appear on this map may or may not be accurate, current or otherwise reliable.

THIS MAP MAY NOT BE USED FOR COMMERCIAL OR LEGAL PURPOSES

FILE NO: D20-2020-003



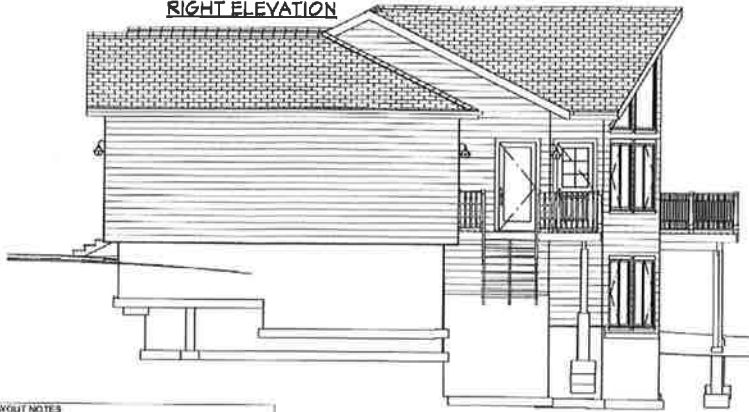
APPENDIX " D "

to

REPORT COA2020-007

FILE NO: D20-2020-003

RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



IMPORTANT NOTE:
HOMEOWNERS SHOULD BE AWARE THAT ANY CHANGES MADE TO ORIGINAL DRAWINGS OR SITE AFTER SUBMITTAL FOR PERMIT THE DESIGNER SHALL BE NOTIFIED OF ANY CHANGES PRIOR TO PERMITTING. TO ORIGINAL DRAWINGS IMMEDIATELY BEFORE CONSTRUCTION. IT IS THE RESPONSIBILITY OF CONTRACTORS TO REVIEW AND VERIFY ALL DIMENSIONS, PITCHES AND MATERIALS BEFORE CONSTRUCTION AND REPORT OCCURRENCE OF ANY ERRORS OR OMISSIONS BEFORE ANY BEGINS. ANY ENGINEER/ARCHITECT/CONTRACTOR.
PRODUCED FOR TRUSS STRUCTURE OR EMD. FLOORING LAYOUTS SHALL BE FORWARDED TO DESIGNER AT AFFECTING ORIGINAL STRUCTURAL DESIGN. ALL CONSTRUCTION SHALL COMPLY WITH PART 8 OF THE ONTARIO BUILDING CODE.

Kent Stainton

From: Charlotte Crockford-Toomey
Sent: Tuesday, August 11, 2020 2:06 PM
To: David Harding; Kent Stainton
Subject: FW: 20200811 D20-2020-003,016,017,018,019,020,021 Engineering Review

APPENDIX E

to

REPORT COA 2020-007

FILE NO. D20-2020-003

fyi

Charlotte Crockford-Toomey
Administrative Assistant
Planning Department, City of Kawartha Lakes
705-324-9411 ext. 1231 www.kawarthalakes.ca



Due to COVID-19, all City Municipal buildings are closed to the public and some service levels have been affected. For COVID-19 information including service levels and how to access services, please call 705-324-9411 extension 4000 or visit www.kawarthalakes.ca/covid19

From: Kirk Timms <ktimms@kawarthalakes.ca>
Sent: Tuesday, August 11, 2020 1:00 PM
To: Mark LaHay <mlahay@kawarthalakes.ca>
Cc: Christina Sisson <csisson@kawarthalakes.ca>; Kim Rhodes <krhodes@kawarthalakes.ca>; Charlotte Crockford-Toomey <ccrockford-toomey@kawarthalakes.ca>
Subject: 20200811 D20-2020-003,016,017,018,019,020,021 Engineering Review

Good Afternoon Mark,

Please see Engineering's comments below for the listed Minor Variance Applications;

D20-2020-003 - From an engineering perspective, we have no objection to the proposed Minor Variance.

D20-2020-016 - From an engineering perspective, we have no objection to the proposed Minor Variance.

D20-2020-017 - From an engineering perspective, we have no objection to the proposed Minor Variance.

D20-2020-018 - From an engineering perspective, we have no objection to the proposed Minor Variance.

D20-2020-019 - From an engineering perspective, we have no objection to the proposed Minor Variance.

D20-2020-020 - From an engineering perspective, we have no objection to the proposed Minor Variance.

D20-2020-021 - From an engineering perspective, we have no objection to the proposed Minor Variance.

Please do not hesitate to contact our office if you have any questions.

Thanks,
Kirk

Kirk Timms, C.E.T., CAN-CISEC

Senior Engineering Technician

Engineering & Corporate Assets Department, City of Kawartha Lakes

705-324-9411 ext. 1119 www.kawarthalakes.ca



Due to COVID-19, all City Municipal buildings are closed to the public and some service levels have been affected. Please note all courier packages and mail must be directed to City Hall, 26 Francis Street, Box 9000, Lindsay, ON, K9V 5R8. For COVID-19 information including service levels and how to access services, call 705-324-9411 extension 4000 or visit www.kawarthalakes.ca/covid19.

Kent Stainton

From: Mark LaHay
Sent: Friday, March 6, 2020 4:31 PM
To: David Harding
Cc: Charlotte Crockford-Toomey
Subject: FW: 20200306 D20-2020-003 - Engineering review

Follow Up Flag: Follow up
Flag Status: Completed

FYI - file

From: Kim Rhodes
Sent: Friday, March 6, 2020 4:28 PM
To: Mark LaHay
Cc: Christina Sisson ; Kirk Timms
Subject: 20200306 D20-2020-003 - Engineering review

Please see the message below from Christina Sisson:

Good afternoon Mark – further to our engineering review of the following:

Minor Variance – D20-2020-003
Vacant Lot, Sugar Bush Trail
Part Lot 26, Concession 10
Geographic Township of Verulam

It is the understanding by Engineering that the purpose and effect is to request relief from the following provisions in order to permit the construction of a single detached dwelling with a deck and screened porch:

1. reduce the minimum setback to the Environmental Protection (EP) Zone from 15 metres to 6.3 metres;
2. reduce the minimum water setback from 15 metres to 6.3 metres; and
3. reduce the north interior side yard setback from 2.3 metres to 1.3 metres.

From an engineering perspective, we have no objection to the proposed Minor Variance.

Please do not hesitate to contact our office if you have any questions.

Thanks,

CHRISTINA

Christina Sisson, P.Eng.
Supervisor, Development Engineering

Engineering & Corporate Assets, City of Kawartha Lakes
705-324-9411 ext. 1152 www.kawarthalakes.ca



Kent Stainton

From: Anne Elmhirst
Sent: Friday, March 6, 2020 4:58 PM
To: David Harding
Subject: D20-2020-003 Sugar Bush Trail

Hello David,

RE: D20-2020-003 Minor Variance
Sugar Bush Trail, Former Fenelon Township
Part Lot 26, Conc. 10,
Roll No. 165121006020300

I have received and reviewed the application for minor variance to request relief to permit the construction of a single detached dwelling with a deck and screened porch on the above-noted property. The relief request will allow a reduction of the minimum setback requirement to the Environmental Protection Zone, a reduction to the minimum water setback and a reduction to the north interior yard setback.

An application for a sewage system permit has been submitted and reviewed by our department to service the proposed single detached dwelling on the property. The sewage system is proposed in the road side of the property. The proposal is for a conventional filter bed system to service the dwelling. The sewage system proposal meets the requirements of the Ontario Building Code.

A further review of the property was conducted to determine if there would be a sewage system proposal that would allow for more available space in order to reduce the request for relief for the dwelling on the water setback. An evaluation of alternative sewage systems was conducted. An alternative sewage system proposal would provide some additional alleviation for the relief to the water setback. However, the amount of alleviation would be minimal.

As such, the Building Division – Sewage System Program has no concerns with the minor variance request.

Best Regards,

Anne Elmhirst C.P.H.I.(C), B.A.Sc., B.Sc.
Supervisor – Part 8 Sewage Systems
Development Services - Building Division, City of Kawartha Lakes
705-324-9411 ext. 1882 www.kawarthalakes.ca



Kent Stainton

From: Derryk Wolven
Sent: Thursday, March 5, 2020 1:50 PM
To: Charlotte Crockford-Toomey
Subject: D20-2020-003

Follow Up Flag: Follow up
Flag Status: Completed

Building division has the following comments:

No concerns.

Derryk Wolven, CBCO

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes

705-324-9411 ext. 1273 www.kawarthalakes.ca



Kent Stainton

From: Eileen Weldon <eileenweldon@sympatico.ca>
Sent: Wednesday, April 1, 2020 7:15 PM
To: David Harding
Subject: RE: Lot for sale with City of Kawartha Lakes Minor Variance

Eileen Weldon
P.O. Box 1416
42 Sugarbush Trail
Fenelon Falls K0M 1N0

APPENDIX F
to
REPORT COA2020-007
FILE NO. D20-2020-003

-----Original Message-----

From: David Harding [mailto:dharding@kawarthalakes.ca]
Sent: Wednesday, April 1, 2020 9:29 AM
To: Eileen Weldon
Subject: Re: Lot for sale with City of Kawartha Lakes Minor Variance

Thank you for your email, Eileen.

Would you please provide your mailing address so that we can add you to the interested parties list once we are in a position to move forward with this application?

Our office is currently closed and our service levels have been affected.

David Harding RPP, MCIP

Planner II

City of Kawartha Lakes

From: Eileen Weldon <eileenweldon@sympatico.ca>
Sent: Wednesday, March 25, 2020 6:04:06 PM
To: David Harding
Subject: Lot for sale with City of Kawartha Lakes Minor Variance

I live at 42 Sugarbush Trail. We have had our place here since 1978. A few years ago, whoever bought that property absolutely clear cut it, It was such an eye sore for our lovely treed trail. To keep the weeds down he would spray it with all kinds of chemicals. I don't even spray my lawn for weeds as we're very concerned for the lake. These chemicals are also very dangerous for our pets. He should have done his research before he bought it. If this lot is too small to build on, what about the septic system will he treat his new lawn with all these chemicals. The Loons nest in this bay every year. It is always full of a variety of ducks from spring through to the fall. Some of the turtles in the bay are humungous. How will this place impact the wildlife? I am not in favour of the 'minor' variance.

Sent from Mail<<https://go.microsoft.com/fwlink/?LinkId=550986>> for Windows

10

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If you have received this e-mail in error, please notify the sender immediately by telephone, fax, or e-mail and shred this confidential e-mail, including any attachments, without making a copy. Access to this e-mail by anyone else is unauthorized.

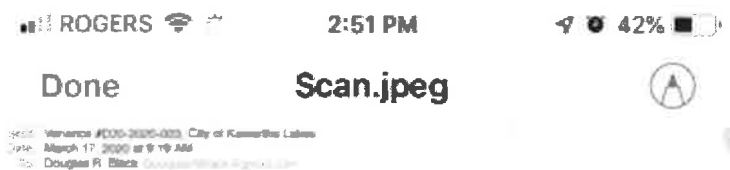
Kent Stainton

From: Doug Black <douglasrblack@gmail.com>
Sent: Wednesday, April 1, 2020 2:57 PM
To: David Harding
Subject: 36 sugarbush

Hi David,

Thanks for your reply. Yes, my father Stanley is co-owner of 36 Sugarbush. I've recopied a screenshot of his message below.

Thanks,
Doug



Dear Doug,
You have my permission to share this document as my proxy.

Dear Sirs:

As a property owner of many years at 36 Sugarbush Trail, I have significant concerns about the variance proposed for Lot #26. I feel a variance of over 50% (8.7 meters) is not minor, but major. The proposed structure would be only 6.3 meters from the lake.
I received this notice on 3/26/2020, and am unable to present for the hearing.

Thank you for your consideration.

Stanley R. Black



Kent Stainton

From: Doug Black <douglasrblack@gmail.com>
Sent: Wednesday, March 25, 2020 1:49 PM
To: David Harding
Subject: Kawartha Lakes: Variance Application D20-2020-003

From:
Douglas Black
36 Sugarbush Trail
Fenelon Falls, ON K0M1N0

18 Cody Ave
Brooklin, ON L1M1K8

Dear Mr. Harding,

I hope you are well and thank you for your time on the phone last week to discuss the minor variance proposal on Sugarbush Trail.

As discussed, I am OPPOSED to granting approval to this variance as it is not minor in nature and not suitable for the land it is on or the neighbourhood it is in. This is similar to what you have posted in your case notes online.

Beyond the official rules and regulations that the proposal deviates from, I am concerned with the environmental impact that this would have on the waterfront. Since the Wilkinsin family purchased this land they have clear cut approx. 100 trees to make the lot completely barren. It has been repeatedly treated it with pesticides for weed control that caused sickness for local dogs and animals, not to mention the wildlife in the lake and the water that we all swim in. It gives me further concern on what would be done with the construction, the environmental impact and how the lot would then be treated once landscaped.

I understand that this lot has been for sale for a couple of years, and it could be deduced that it was originally purchased with a misunderstanding of what could be built on it. Notes on the listing always had a bold mention that the potential purchaser would be responsible for doing due diligence on local zoning and building policies. It appears that after failure to sell and gain any return on the original investment that this variance application is an attempt at a solution for a mistake that was made from not doing proper due diligence on the original purchase. I feel badly that the property owners have ended up in this situation, but it is not fair that the neighbourhood would have to pay for the mistake by allowing a construction that is well outside the regulations. My family and I have owned property on Sugarbush Trail since 1925 and take pride in preserving local policies, the environment and the natural charm of the neighbourhood. I have also included a signed statement from my father, Stanley Black, as an attachment.

As the in-person hearing for March 19th was cancelled due to COVID-19 isolation recommendations, please take this email as my formal statement. Please also advise the neighbourhood with a new sign when it's rescheduled.

Kindly confirm receipt of my email and please feel free to reach out to me directly at any time.

Sincerely,

Doug Black
647.993.3115

From: Susan Black <susanblack@kwantha.com>
Subject: Variance #D20-2020-003, City of Kwantha Lakes
Date: March 17, 2020 at 9:19 AM
To: Douglas R. Black <drblack@kwantha.com>



Dear Doug,

You have my permission to share this document as my proxy:

Dear Sirs:

As a property owner of many years at 36 Sugarbush Trail, I have significant concerns about the variance proposed for Lot #26.

I feel a variance of over 50% (8.7 meters) is not minor, but major. The proposed structure would be only 6.3 meters from the lake!

I received this notice on 3/26/2020, and am unable to present for the hearing.

Thank you for your consideration,

A handwritten signature in cursive script that reads "Stanley R. Black".

Stanley R. Black

Kent Stainton

From: Eileen Weldon <eileenweldon@sympatico.ca>
Sent: Wednesday, March 25, 2020 6:04 PM
To: David Harding
Subject: Lot for sale with City of Kawartha Lakes Minor Variance

I live at 42 Sugarbush Trail. We have had our place here since 1978. A few years ago, whoever bought that property absolutely clear cut it, It was such an eye sore for our lovely treed trail. To keep the weeds down he would spray it with all kinds of chemicals. I don't even spray my lawn for weeds as we're very concerned for the lake. These chemicals are also very dangerous for our pets. He should have done his research before he bought it. If this lot is too small to build on...what about the septic system will he treat his new lawn with all these chemicals. The Loons nest in this bay every year. It is always full of a variety of ducks from spring through to the fall. Some of the turtles in the bay are humungous. How will this place impact the wildlife? I am not in favour of the 'minor' variance.

Sent from [Mail](#) for Windows 10