

Charlotte Crockford-Toomey

From: ronallinson ronallinson <ronallinson@sympatico.ca>
Sent: Tuesday, August 18, 2020 2:36 PM
To: Committee of Adjustment
Subject: Lot Variance, D20-2020-003 Lot 26 Sugarbush Trail

From : Ron Allinson, 27 Sugarbush Trail

The following are my comments regarding the application for variance on the above stated property. The environment is a huge topic on the agenda of most Canadians including the media and politicians. Just turn on the TV and you can't help but see issues on emissions, pipelines ,water quality etc. and yet , The City Of Kawartha Lakes seems prepared to ignore there own regulations on water setback on an environmentally sensitive bay which is home to ducks, blue herring, osprey, fish turtles etc.. A 45% variance does not seem minor to me.

It would be interesting to see why other similar applications on the same street were denied.

On a personal note , approval of the variance will interfere with my view of the lake from my dwelling. My home was built to comply with the bylaws and is turned sideways to fit the lot so it now faces south with my picture windows facing across the front of the lot in question. Obviously this amendment is of concern to me because the view is one of the main features that makes my location so desirable to me. This could also affect the value of my home in the future should I decide to sell some day. If the variance is approved I think you should seriously consider a reduction in my taxes to compensate me.

Concerned Taxpayer

Ron Allinson

March 18, 2020
Revised: August 17, 2020

Committee of Adjustments,
City of Kawartha Lakes

And

Mr. David Harding, Planner II, RPP, MCIP,
Planning Department,
City of Kawartha Lakes

RE: Committee of Adjustments
Minor Variance Application D20-2020-003

I, Peter Davies, am the registered own of 41 Sugar Bush Trail in the Township of Fenelon Falls, located approximately 200 feet to the south of the subject property and my spouse, Carol Davies, is the registered owner of 37 Sugar Bush Trail, Township of Fenelon Falls, located approximately 100 feet to the south of the subject property.

Please accept this letter as the expression of our combined comments and concerns regarding the above referenced matter for your consideration and that of the Committee.

We have reviewed the Committee of Adjustment Report COA2020-007 prepared by the City's Planning Staff and agree with and fully support staff's recommendation that Minor Variance Application D20-2020-003 be denied.

Zoning by-laws are the micro policies that act as the frontline defenders of the overall land use planning scheme established by a municipality. Although there may be situations which require exceptions these exceptions should only be out of necessity and be as insignificant as possible. Deviations from the by-laws set precedents which over time can escalate to the point where the resulting land use bears little, or no resemblance to the original intentions of the Municipality.

The variances being requested in this application are not minor in nature. The Applicant is requesting a reduction in the setback from the Environmental Protection Zone and the Water Setback of up to 8.3 metres (27.2 feet) from the required 15 metres (49.2 feet) a variance of 6.7 metres (21.9 feet) or 45%. That is not minor. Such large variances go against the by-law's underlying setback objectives of maintaining adequate buffer zones between land uses, providing adequate amenity space, preventing building massing and allowing the quiet enjoy of neighbouring properties.

I find it strange that the Kawartha Region Conservation Authority had no comments regarding this application in terms of achieving its mandate of protecting structures from natural hazards, in this case flooding, buffering changes in land use and protecting environmentally sensitive areas and water resources by creating a buffer zone for vegetation to act as a natural erosion control mechanism. In that regard, the owner has over the last two years indiscriminately stripped the property of its natural tree stand and chemically destroyed the ground vegetation permitting whatever herbicide that was used along with the contaminated soil to run off into the lake after rainfalls and the spring snow melts. This

can only have had a negative effect on the aquatic habitat of fish, frogs, turtles, and other wildlife not to mention impacting the quality of water for human enjoyment.

It is no coincidence that the applicant has engaged a planning consultant who, as a former employee of the City's Planning Department, has well established relationships with the members of the Committee however we are confident the Committee will exercise the duty entrusted to them and administer good and proper planning principles in this situation and deny the applicants request.

Yours truly,

Peter T. Davies
Carol A. Davies

Should the situation require, I would request the opportunity to speak to this matter(D20-2020-003):

e-mail: ptdavies@yahoo.com

I also would request receiving notice of the decision.