

Jessica Kennedy

From: Clerks
Subject: FW: Variance Application A2-25

From: Cathy Desrosiers [REDACTED]
Sent: Tuesday, March 25, 2025 1:23 PM
To: Clerks <clerks@eastgarafraxa.ca>
Subject: Variance Application A2-25

Application number : A2-25

To Whom It May Concern,

We would like to make our concerns clearly known about the application for a proposed construction requiring setback variances. We register our objection to the Variance Application A2-25. We respectfully request that Council refuse the request.

As owners of an adjacent property, we opposed these setback variances and any form of construction on this site, at this moment and in the future, for the following reasons.

The proposed building is on a lot that is largely environmentally protected and ecologically sensitive. The actual location of the proposed new building is on a narrow strip of land on the west side of the property. Major variances to the Rear Yard setback to the south and Livestock Facility setback to the west are required.

These regulations are put in place for a reason. The protection of our environment and the rural area is an important matter to the people who chose to live here. There are multiple concerns regarding this proposed building that requires amendments to these regulations. These regulations had to be followed by neighbours in the immediate area, in the past. Would they not need to be followed now by a developer that rushed into a purchase of this property without doing their due diligence? There is no consistency in the application of these rules and this case will create a precedent.

How can these variances be considered minor? It is a 36% variance to the Minimum Distance Separation from an adjacent Livestock Facility setback and 65% variance to the Rear Yard setback.

We also have concerns about the location of the septic system and the potential impact a failure would have on the environment, including water source. Furthermore, there does not appear to be a viable location for an alternative septic system should one be required.

In closing, this lot is a refuge for a number of species and wildlife that needs to be protected.

It is for these reasons that we are opposed to this construction and any other construction on this environmentally sensitive site.

Respectfully,

Tyler Bradford and Cathy Desrosiers