

Jessica Kennedy

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

From: [REDACTED]
Sent: Monday, May 12, 2025 6:49 AM
To: Clerks <clerks@eastgarafraxa.ca>
Subject: Variance Application A2-25

Minor Variance Application
File A2-25
East Part Lot 10
Concession 14 (10 Sideroad)

To the Committee of Adjustment;

I, Bruno Kerkhof, of 031016 9th line [REDACTED], hereby register my objection to the Variance Application A2-25. I respectfully request that Council refuse the request.

Looking at the new proposal, I don't believe the developer has done enough.

- Looking at the new proposal still does not show a septic tank, which on a property that has sensitive wetland should be an important piece of information. This septic detail has been omitted for what reason, leading me to have little trust in this developer.

- I can see that the proposed house is now closer to the property, southwest, than the original plan, thereby reducing the setback even more! The point of this process was to consider the setbacks and not reduce even more.

- there is zero buffer between this house and driveway to the property next door, to which is a business is run with live stock.

- approximately only 13 percent of this proposal is on land not requiring the need of a variance, and that's after the adjustment, clearly this is not enough. there is just not enough of a buffer, there are reasons for a 20m setback.

Most of us in the area, including the council, are from the 30m setbacks era, this idea of pushing the new "20m setbacks" to 12.5m or 9.25m even more is just too much to make sense. This would create a zero buffer situation that might be better suited in a more urban area but in an area where we all went by 30m, it just doesn't "fit in."

A side note that should have some bearing is that regardless of being a lot of record, I personally don't understand this idea of putting a house in such a wet and environmentally sensitive area with a high risk of constant flooding. The developer certainly won't be living here but let's think of one of our neighbours and/or family members buying such a house, in a "Florida swamp land" situation.



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