

4/11/2014

Planning Committee

Regarding Zoning By-law Amendment (ZAR-12-055)

My name is Robert Potter and I live at 21 McDonald Court. We are directly across the road from this subject property. My wife and I are one of the original owners in McDonald Court, for over 40 years. **We are definitely opposed to this zone change.**

This is the third time this land has been contested and it causes great stress on all the surrounding property owners. We do not see this lot as a vacant parcel of land, but see it as the back yard of 24 McDonald Court. It is because the yard is adjacent to the road that some think it is a vacant lot. All previous owners who lived there treated it as their back yard.

We are aware of the Provinces ruling on **In Filling** of existing land, but we feel it should not apply to a well-designed and uniformly divided subdivision as ours is here in McDonald Court.

We had no objections to a zone change on Scott Street for the people applied with a building proposal showing what was to be built, and they were going to live there. The proposed house was outside what we consider the Court. A Court that a Judge in a previous OMB ruling said, that the "Court was unique" and should not be touched.

We did not object to a zone change at 17 McDonald Court because the application came with a wonderful drawing with the proposed dwelling. They did not severe a lot; the size of the lot was maintained. They just replaced one house for another.

It would be more benefit to the Court to change the zoning to facilitate tearing down the small 40 year old house at #24, and build a more suitable single dwelling to blend with the Court. Not sticking a small dwelling that would project itself almost to the road. This small lot would not have adequate space for parking vehicles as we do not have on street parking over night in the Court.

The values of all our properties is, in our lot sizes, and chopping this lot off, well what is the value of what is left? Some people go around looking for properties to sever and in fill, they do not think of the neighbor's, just their bank balance. This house was purchased and rented out from the start and has been vacant for some time. Also the property has never been fully maintained.

This Court is and will always be our home, and if this rezoning is approved for a single, we will strongly appeal that decision to the OMB.

Please do not make a decision without personally seeing the land and the surrounding homes. We are a subdivision that does not have sidewalks and the fronts of the properties are graded to take the surface waters away. We enjoy a more country look than most of the surrounding new subdivisions, making us unique.

I will include signatures of all the surrounding property owners that agree and that are opposed to this zone change.

21 McDONALD CRT Robert M. Patten Janda Patten

20 McDonald David Lee, Jane Lee

23 McDonald Ct. Dennis M. Jany

23 McDonald Ct. Jany

25 McDONALD CRT. Mary Powers

25 McDONALD CRT. R. Brown

27 McDONALD CRT. Ruth Aldwell

28 McDonald Court Marion Wyllie

28 McDonald Court Peter M. Wyllie