

Tyler & Sarah Buckland
24091 Bear Creek Road
Ilderton, Ontario, N0M 2A0

James Hutson
Municipal Clerk
Municipality of Middlesex Centre
10227 Ilderton Road
Ilderton, Ontario, N0M 2A0

RE: Objection to Minor Variance Application A-14-2023

We are writing to formally object to the minor variance application submitted by Steve Flanagan for the proposed construction on their property located at 24089 Bear Creek Road. While we understand the importance of property rights and development, we believe that the requested variances will have significant negative impact on our property and the surrounding environment. Please refer to page 3 of this document for a sketch drawn to scale.

Our primary concerns regarding this variance application are as follows:

1. **Size of the Structure:** The proposed structure, with an area of 222.9 square meters, significantly exceeds the allowed 110 square meters. We believe this size increase may not align with the existing character of our neighbourhood.
2. **Location of the Structure:** The proposed structure is intended to be to the side, and in front of the existing dwelling, which is not permitted under current zoning regulations. It's placement directly across our lane way from our home raises concerns about privacy and the visual impact on our property.
3. **Transparency:** It has come to our attention that the intended use of this structure may not have been made entirely clear in the initial application. Our neighbour has disclosed to us in conversation that while he does intend to keep his current job as a mobile diesel engine mechanic, this structure will be suited as a full-sized workshop for heavy duty truck and equipment service. This implies that, at least at the outset, the workshop will be most active on evenings and weekends. We believe that full transparency with the Municipality is essential for a fair assessment.
4. **Noise and Disruption:** We are deeply concerned that the primary use of the structure, being the operation of a diesel engine mechanic's workshop, could lead to substantial noise and disruption to our daily lives. This structure's proximity to our home, just 50 feet from our bedroom window, makes this concern particularly worrisome.

5. **Environmental Concerns:** Our property borders the Sydenham River, and we have concerns about the potential environmental impact of this construction. Storm water from 24089 Bear Creek Road drains to the River, through our property. There is a storm drain located 10 meters from the proposed structure. Any runoff, chemical usage, or waste disposal associated with the workshop could pose risks to the local water ecosystem.

6. **Property Value:** We are worried that the presence of a structure like this in proximity to our home could diminish the value of our property. A large and potentially disruptive workshop could discourage potential home buyers and have a negative impact on property values in our neighbourhood.

In light of these concerns, we respectfully request that Council carefully assesses the potential negative consequences of granting these variances. We believe that a more detailed examination of the proposed use and its impact on the surrounding area, including noise, the environment, and property values, is necessary before any approvals are granted. We would appreciate the opportunity to discuss these concerns further and provide any additional information or documentation that may assist in your evaluation of this application.

Last, but not least, we want to emphasize that our objection is born out of a genuine desire to maintain the friendly relationship we share with our neighbours. We admire and respect the impressive skillset, work ethic, and ambition. We are hopeful that more constructive dialogue will emerge. Additionally, we wish to express our willingness to support the construction of a similar structure in an alternate location, such as south of the existing dwelling and in the rear yard, which could mitigate many of the concerns we have raised.

Thank you for your attention to this matter. We trust that Council will consider our objections and carefully weigh the impact of these variances on our community.

Sincerely,

Tyler & Sarah

A handwritten signature in black ink, appearing to read 'Tyler', with a stylized, flowing script.A handwritten signature in blue ink, appearing to read 'Sarah', with a stylized, flowing script.

IVAN DR.

SYDENHAM RIVER

BEAR CREEK ROAD

SWALE

50m - 100mm STM

PROPERTY LINE

24091

PROPOSED
BLDG.
225m²

16m

10m

24089

