

From: [REDACTED]
To: [Clerk](#)
Subject: Application for Minor Variance (A-02-2024)
Date: Thursday, February 22, 2024 8:36:23 AM

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Further to the Public Meeting, 21 Feb 2024;

- Thank you to the Committee of Adjustment for addressing this matter.
- The proposed list of variances requested to UR3-12 is long and involved.
- There are 7 specific variances affecting 39 of the 50 proposed lots.
- Several lots are affected in multiple dimensions.
- The combination of these multiple variances ultimately creates the added variance of increasing the Maximum Density from 30 to 37 UPH - an unacceptable 23% increase.
- Thank you to the city planners for recognizing that this fact moves the issue from Minor to Major Variance.

The proposal, as written, is unacceptable as it will place too many units in too small of a space. This will negatively impact surrounding properties by placing new units in too close a proximity to existing properties. It will make the space in UR3-12 too crowded for use by limiting open space, limiting adequate driveway and parking space, and creating multiple dead-end roads which will be difficult for the residents and any services to access and navigate.

Our property at 86 Timberwalk Trail has a 51 foot frontage. Due to the angle of the road, the actual perpendicular width of the center of the lot where our house sits is only 49 feet. Therefore, we were not able to build our house according to the original plan. While this may be an apples to oranges comparison, the point I am bringing forward is that we were required to build something that fit on the space available. The same should be required for development at UR3-12 and the density should be held at 30 UPH to accommodate building what fits in the space.

Please include us in any further notifications concerning this application for major variance. Thank you.

John and Tina Renaud

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