

From: [REDACTED]
To: [Committee of Adjustment \(SM\)](#)
Subject: Submission to Committee of Adjustment Re: A 2023 085 - Application for Minor Variance
Date: July 9, 2023 11:49:31 AM

To Whom It May Concern:

As homeowners and residents of Keewatin Place in Kitchener, we are writing in regard to the application for a Minor Variance to the Zoning Bylaw, A 2023 - 085, 920 Keewatin Place. We object to the application, and respectfully ask that the Committee of Adjustment fully and completely reject the request.

Our understanding is that permission was sought by the homeowner(s) of this property to construct a garden arbour in the front yard of the property. We further understand that permission was granted erroneously by the City of Kitchener. As such, a structure was erected on the property owner's front lawn that does not meet what we understand to be the standards and rules of the Zoning By-law regarding the installation of accessory structures in the front yard of a residential property.

In addition to this, the structure in question does not in any way, shape or form resemble what would commonly be recognized as a garden arbour. It is more akin to an unenclosed storage shed, a fence extension, a lean-to, or a shelter. From our property sightline, and in our opinion, what the homeowner has erected appears to be neither decorative, nor functional, and in no way enhances the neighbourhood or dare we say, the homeowner's property itself. It is an obtrusive, unattractive, over-sized, imposing wooden structure, and serves to detract from the otherwise attractive, well-groomed streetscape of our small Court.

We purchased this home approximately five years ago, and have been impressed with the generous consideration shown by other neighbours on our Court, when landscaping and enhancements were planned and implemented on their properties. We know for a fact that some neighbours have gone to significant additional expense with their projects to ensure that the work done not only meets or exceeds all Zoning Bylaws and municipal rules and requirements, but is also unobtrusive, attractive, non-disruptive, and at the end of the day, only adds to the value and enjoyment of neighbouring homeowners' properties through quality of design, workmanship and placement.

In our opinion, the sightlines of the so-called "garden arbour" at 920 Keewatin Place, from the street, and from the front porches and patios of others on this small, friendly street, do nothing to enhance the streetscape, and by extension, the property values of others on the Court.

The structure also appears to be extremely tight to the property line. We do not profess to be experts in these matters, but we believe "set-backs" are required and rigorously enforced. We question the correctness of the set-back of this particular structure.

If these homeowners wish to add a small garden arbour to their property that abides by the City of Kitchener's recognized and existing criteria for an allowable front yard structure, we would likely have no objection. Since we have lived here, the homeowner(s) have been attentive to the landscaping and upkeep of their front yard. But to do so, from our perspective, they would need to remove the large, obtrusive structure they have erected under the guise of being a garden arbour and re-start the process (approval, design and construction). If they are granted "special permission" to keep, or even modify, the structure as it exists currently, it

would be highly unfair to others in the neighbourhood who HAVE, in good faith, respectfully complied with the rules and by-laws in place (even when incurring additional expense to do so) and it could set a dangerous precedent for future projects in our immediate community, and the City at large.

In closing, we request that the Committee of Adjustments DENY the applicant's request for a minor variance and further instruct the homeowner(s) to completely remove this large, obtrusive structure from their front yard, without delay.

Thank you.

Ron and Kathleen Clark,

