

From:
To: [Committee of Adjustment \(SM\)](#)
Cc: of Adjustments
Date: Friday, December 1, 2023 8:37:45 AM

Christine Regan

Dec 1 2023

City of Kitchener
Planning and Development Department
200 King Street West
Kitchener, ON N2G 4G7

Dear Sir/Madam,

RE: Refusal of Variance for Property at 136 River Road

I hope this letter finds you well. First and foremost, allow me to express my appreciation for the opportunity to provide feedback regarding the variance of property at 136 River Road. I am writing to express my strong opposition to the proposed variance, which aims to reduce the rear yard setback from the required 7.5 meters to a mere 5.9 meters.

While I understand the importance of development and progress in our community, I firmly believe that this variance would have a detrimental impact on the enjoyment of my own backyard, as well as the careful maintenance of my beloved gardens. I have put immense effort over the last 30 years into creating a serene and enjoyable outdoor space, which has become a sanctuary where we can unwind and appreciate the beauty of nature as a family.

Reducing the rear yard setback to such a limited distance would significantly compromise the privacy and tranquility we currently enjoy. It would result in an overshadowing effect, as 136 River Road already sits higher than my property. The proposed variance would lead to an intrusion of additional noise, visual disturbances, and a loss of natural sunlight - all of which are key ingredients contributing to the beauty and peacefulness of my backyard.

I would like to emphasize the importance of maintaining a peaceful and enjoyable environment in residential areas. As a homeowner residing in close proximity to the property in question, the proposed variance of reducing the rear yard setback would

inevitably lead to a compromised sense of seclusion and uninterrupted enjoyment. The close proximity of the neighboring structure would undoubtedly result in a loss of privacy for both my family as well as the residents of the proposed property.

Moreover, it is crucial to consider the long-term implications of this variance. 136 River Road, as part of the wider neighborhood, contributes to the overall visual aesthetics and character of the area. By allowing such alterations, the architectural integrity and harmony of the neighborhood could be compromised. This could potentially reduce property values and negatively impact the desirability of the entire neighborhood.

Additionally, I worry about the potential impact on my meticulously cultivated gardens. Many of the plants in my garden rely on a certain amount of sunlight and air circulation to thrive. A reduction in the rear yard setback would cast a shadow over my gardens for a significant portion of the day, hindering their growth and potentially leading to their decline. These gardens have not only been a source of joy for me, but they have also been admired by our neighbors and add aesthetic value to the entire neighborhood.

In light of these concerns, I kindly implore you to refuse the variance of the property at 136 River Road. By doing so, you would not only preserve the privacy, tranquility, and aesthetics of our neighborhood but also ensure the continued enjoyment of my backyard as a quiet haven. I trust that you will take these factors into careful consideration when making your decision.

Thank you for your attention to this matter. I understand the importance of balancing the needs of the community and individual property owners, and I trust that you will thoroughly consider the potential impact of the proposed variance on my property. I believe that this setback is essential to protect the privacy and enjoyment of my backyard, as well as the health and vibrancy of my gardens. Should you require any additional information or need further clarification regarding my concerns, please do not hesitate to contact me using the contact information provided above.

I appreciate your time and consideration, and I am confident that you will make the right decision. Thank you for your dedication to maintaining and improving the quality of life within our community.

Yours faithfully,

Christine Regan