

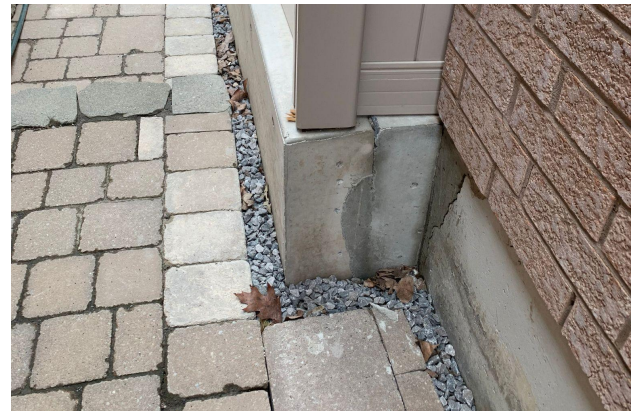
Thank you to the Committee of Adjustment for taking the time to review the documents we have submitted and for providing us with the opportunity to speak at the hearing.

We are here to discuss the impacts and implications of the proposed variances regarding the work that has been done on 98 Panorama Crescent, the property next door to ours at 94 Panorama Crescent. There are several problems with the building of a swimming pool and an approximately 10-foot retaining wall and fence structure on the property line. The applicant has requested minor variances, but we have submitted photos and comments that we hope demonstrate that the changes that were made to the property of 98 Panorama are not minor and have greatly impacted us.

There are numerous concerns we have about this structure, including the structural integrity of the wall, issues regarding water ponding, and aesthetic and enjoyment values of our property.

A. Structural Integrity of the Wall

Prior to the building of the structure, our property was already on a lower grade than next door. As such, should something happen to compromise the structure, it would greatly impact us. These concerns are not unfounded. There are already cracks that are visible from the top of the wall, traveling down its entire length. These cracks have noticeably grown, getting wider since the wall was built in the summer of 2022. There has been no provable reassurance that the wall is sound and, beyond this, the posts of the fence are only lag bolted in cement. We do not feel confident that the wall will remain intact, especially given our concerns about water ponding and flow between the properties.



B. Water Ponding and Drain Management

The grade difference between the properties already created conditions for water ponding and drainage issues, but these have been made worse since the structure was built on the property line. Whether through rain or through the neighbour cleaning their patio, a large volume of water drains, directly downwards, onto our property and pools on our side of the property line as it no longer has anywhere else to go. Even following dry weather, because there is a lack of adequate sunlight, airflow, and planning for water discharge, the water remains stagnant on our property. As shown in the photos attached here, this has resulted in the growth of moss in areas that remain consistently damp and muddy. Furthermore, there has been an increase in mosquitoes in the summer and we have been unable to enjoy our backyard to the extent that we used to.



C. Sunlight and Wind

We have an east-facing backyard and downhill grading (a walkout) so direct sunlight is already a limited resource. Prior to the building of this wall, full sunlight would only last in our backyard until approximately 4 p.m. Now, sunlight is lost as early as 2 p.m. and nearer to the wall there is constant shade. The wall has created an obstruction to sunlight that did not previously exist.

Furthermore, wind has also created an issue as the building of the structure has made a wind tunnel between the properties. Since our property backs onto a ravine, wind passes between the homes frequently. Even a small amount of wind rattles the wall and creates a loud and unpleasant sound that we can hear from inside our home. Prior to this bulky wall, there was a chain-link fence between the properties and the wind was not an issue.

D. Property Value Concerns

The aesthetic concerns of a 10-foot structure being built on the property line are evident in the photos we have provided to the committee. It is a constant eyesore and towers over our property, making what was once an airy and open space feel closed in and smaller. The wall is not reasonably constructed within existing styles and scales for our neighbourhood—or any, for that matter, thus bringing down the value of our property at a time when it should be growing, especially with the opening of the Highway-427 extension northward.

The aesthetic problems of the wall are also within the materials themselves, which are already beginning to discolour and degrade after less than a year. There are consistent water markings and stains on the materials on our side of the property that have impacted the visual appeal of our property and have had social implications as well, as we can no longer use our backyard to its fullest potential.

Overall, we feel that the applicants have shown a lack of respect for other properties in the neighbourhood. As homeowners, when we installed a pool, we applied for the proper permits and completed our work within the scope agreed upon. The wall that has been built has created an insensitive increase in height and bulk. We are asking why such a large structure is necessary. What is the need for such height and bulk when it so negatively impacts others? Surely, a smaller structure with fewer negative impacts was possible—in fact, that is what was initially discussed with us when neighbours began their project. We were shocked and disappointed by the final outcome and hope that the committee will consider our testimony as they make their decision.

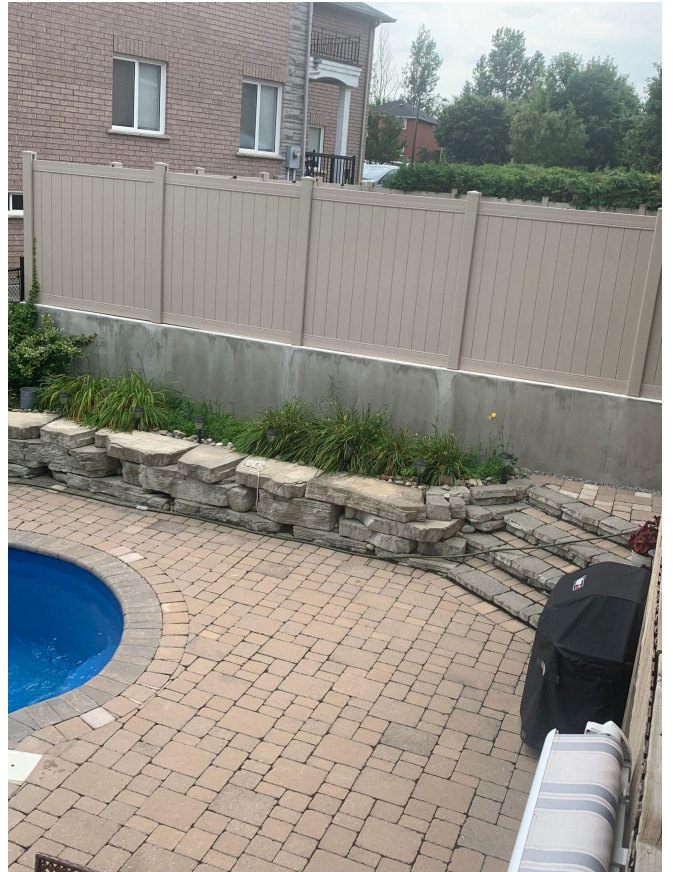
Before



During



After



[For more photos, please see the DropBox link here.](#)