

July 22, 2021

RE: PLAN M1775 Lot 3 municipally known as 130 Hedgerow Lane
File No. (S): A127/21

Dear Mr. Christian Tinney and Committee members:

We, the owners of 118 HEDGEROW LANE have no objection and are in support of this application and all items listed below.

Zoning Classification:

The subject lands are zoned RR 9(191) and subject to the provisions of Exception under By-law 1-88 as amended.

Proposal:

1. To permit an interior side yard setback of 0.54 meters to a retaining wall on the West side.
2. To permit an interior side yard setback of 0.81 meters to a retaining wall on the East side.
3. To permit a maximum building height of 11.14 meters.
4. To permit 57.97% front yard soft landscape area.
5. To permit a reverse sloping driveway.
6. To permit a swimming pool not entirely located in the rear yard.
7. To permit a maximum lot coverage of 22.41%.

By Law Requirements:

1. The minimum interior side yard setback of 2.61 meters is required to a retaining wall.
2. The minimum interior side yard setback of 1.51 meters is required to a retaining wall.
3. The maximum building height of 9.5 meters is required.
4. The minimum front yard soft landscaped area of 60% is required.
5. All driveways shall have a position slope away from all parts of the building or structure.
6. A private swimming pool shall be constructed only in the rear yard.
7. A maximum lot coverage of 10% is required.


Signature

RENATO VENTURA
Name



July 22, 2021

RE: PLAN M1775 Lot 3 municipally known as 130 Hedgerow Lane
File No. (S): A127/21

Dear Mr. Christian Tinney and Committee members:

We, the owners of 96 Hedgerow Lane - have no objection and are in support of this application and all items listed below.

Zoning Classification:

The subject lands are zoned RR 9(191) and subject to the provisions of Exception under By-law 1-88 as amended.

Proposal:

1. To permit an interior side yard setback of 0.54 meters to a retaining wall on the West side.
2. To permit an interior side yard setback of 0.81 meters to a retaining wall on the East side.
3. To permit a maximum building height of 11.14 meters.
4. To permit 57.97% front yard soft landscape area.
5. To permit a reverse sloping driveway.
6. To permit a swimming pool not entirely located in the rear yard.
7. To permit a maximum lot coverage of 22.41%.

By Law Requirements:

1. The minimum interior side yard setback of 2.61 meters is required to a retaining wall.
2. The minimum interior side yard setback of 1.51 meters is required to a retaining wall.
3. The maximum building height of 9.5 meters is required.
4. The minimum front yard soft landscaped area of 60% is required.
5. All driveways shall have a position slope away from all parts of the building or structure.
6. A private swimming pool shall be constructed only in the rear yard.
7. A maximum lot coverage of 10% is required.


Signature


Name