

Heritage BUILDERS LTD.

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February 7, 2022

Framark Development Company Ltd.
30 Hutchison St., Box 998,
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To whom it may concern;

This letter is being written in regards to the Minor Variance Application, being submitted by Framark Development Company Ltd., for the 16 home, Land Lease Development at 99 Arthur St.W., Harriston, Ontario.

The site plan, showing front yard and side yard setbacks of the various lots, that was originally agreed upon back in November, 2000, by the previous owner David Howes, and the Town of Minto, is creating some issues for "fitting" the projected (16) homes on the property, especially at the North (Arthur St.) and South (Brock St.) ends, and the back corners of Lot #12 and #14, on the west side.

We have had a lot in interest in the development recently, and the house layout used on the existing (3) occupied houses on the East side of the Lane/Street, is popular, and we have requests to build houses with that floor plan, on the lots at each end (Lot#1). To do that we need to reduce the north and south setbacks to 9'-6" to allow for the footprint of the house and garage, to be the same as the (3) occupied houses on the side of the street. We propose that we build a 6' high Privacy/sound buffering fence along both Arthur and Brock Streets, c/w a 20'+ wide opening, at each end of the street. We hope these fences will help reduce the "close" feeling of the houses at the ends, and provide the home owners with a little extra privacy, on the sides of the houses, facing the streets. These setbacks would also help to "fit" a better sized and proportioned house, on Lot#10.

We are requesting to reduce the setbacks for Lot#10,#11,#12 & #14, on the back of Lot# 10/#11, and the rear sides of Lot#12/#14 to allow for the inclusion of covered rear porches, which is understandably a popular feature, for summertime enjoyment.

There is a revised/updated Site Plan enclosed, that shows our anticipated future orientation of the homes and driveways, that are still to be erected. We are available to discuss this application, either on site, or by phone, if there is further concern or questions about what we are proposing.

Thanks for your interest and time,
Mark Harding
Framark Development Company Ltd.

