

THE ORIGINAL CO.
Annable Designs

RESIDENTIAL DESIGN - CONSULTING - PLANNING

EST. 2012

224 King Street West, Brockville, Ontario, K6V 3R8
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COPY

Attn: TWPEC Planning Department

Job Ref: ADco-1722

Re: Supporting Comments from Land Owner, Denis Simard
for Site Plan Control Application at 161-163 Shanly Road

(1) Fencing per CG-4 abutting Residential Lots;

The only two areas on my retained portion that has parking abutting a residential area is the parking in front of 163 that abuts 165. ? I have no problems with the fence but it will really affect his parking abilities and winter snow removal. I have allowed him to park overnight in the area adjacent to his parking space since I have owned the property as well as helped with his snow clearing while doing mine as his parking is really small and tight. Prevailing winter winds are sure to create a mess for him in the winter and I am not sure what he will do with the snow accumulation if a fence hinders its removal. Neither would be able to be allowed by us to continue if a fence or obstruction is in place.

**per Email received by Annable Designs Co Ltd from Denis Simard, July 4th, 2024.*



(2) Refuse On Site;

I don't expect refuse to be stored on my commercial side of the site. The residential component will access the municipal system for waste removal and the commercial side produces about a wheelbarrow full a week and will use the box of one of its vehicles until delivered to the waste handling facility.

**per Email received by Annable Designs Co Ltd from Denis Simard, July 4th, 2024.*

(3) Site Use and Occupancy;

The residential component will be updated but will remain pretty much what was existing on my acquisition of the property which was a 2-bedroom residential rental unit in the front connected to the rear by a walkway through a utility room. The rear was a 2-bedroom unit occupied by the previous owner. Both of these were preexisting but no one, previous owner of township, could demonstrate they had been previously approved as legally non-conforming hence the reason for the zoning and usage changes. What we anticipate is ensuring the rear unit is adapted to become a barrier free unit to be occupied by the owner. The area is on one level not requiring ramps or aids to get into. The owner's wife is wheelchair bound and requires daily support to meet her medical requirements hence the need to use the front unit as a caregiver suite.

The entire cinder block building area is currently used for our custom manufacturing area and will continue to be used as such for the foreseeable future.

The Quonset is also used for our custom manufacturing. However, the space currently exceeds our requirements at present, and we will be renting 800 sqft of space to a local tradesperson. All of his commercial activities are delivered off site. He will be using the area and equipment to maintain his fleet of equipment as well as ours. The lease will be year to year to ensure as we grow I can access the space we require until the area is fully occupied by us alone.

**per Email received by Annable Designs Co Ltd from Denis Simard, July 5th, 2024.*

If you have any questions, please contact us directly. Thank you.

Sincerely;



David T. Annable
President / Lead Designer
info@annabledesigns.ca