

Attn: Mayor and Council

I am writing this letter to address the zoning bylaw, section 3.31 Setbacks from navigable and non-navigable water courses. The bylaw states "a building in any zone is required to be no closer than 15 meters from the top of the bank of any watercourse." This statement is unclear and leaves too many questions, who decides where the top of the bank is? My property 1057 River Road west is right on the Rainy River. My property line at the river is on top of a bank, I have another bank behind my house, yet the highest elevation is out at the curb. This house and property has been in my family since 1960. I bought it off my grandmother in December 2016 knowing the major work the house needed but seen the potential it has. I have three projects that I'd like to complete which all possible fall under this bylaw. The first and most important one is to remove the pillars which holds up one third of my house and replace with a proper foundation. If this issues is left undealt with the house will certainly fall off the pillars in the coming years. That project won't make my footprint any bigger it will ensure my house is locked into the hill forever. The second project is to build a new garage which id want to get the cement work done same time as doing the basement foundation. This will make the footprint of my house larger since it will be an attached garage. Third is a deck off the main floor which will need pillars to support it. All these projects are well within 15 meters of a bank, whether it is the bank that the bylaw is referring to I don't know. As a tax paying land owner we should have the right to improve our property and homes whether it's on a hill or not. If I would have known about this bylaw I would have thought twice about buying this house. Unable to fix the existing issues or my new plans makes the property useless and worthless. In conclusion I think this bylaw needs to be revised and/or removed to allow us to fix and improve our homes in these areas.

Scott Howarth

