

Denyse Richard

From: Debbie Senechal [REDACTED].ca>
Sent: Wednesday, February 4, 2026 8:36 AM
To: Clerk
Subject: Formal Written Objection – Proposed Local Improvement Assessment (Vernon Avenue, Civic 53)

Importance: High

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Caution: External Email.

To whom it may concern,

I am writing to formally submit a written objection to the proposed local improvement assessment related to the planned work on Vernon Avenue, as it applies to our property located at Civic 53, Riverview.

This objection is submitted in advance of the stated deadline of February 27, 2026, and I respectfully request that it be entered into the official record and fully considered as part of the public hearing scheduled for March 9, 2026.

Due to medical sensitivities, including Multiple Chemical Sensitivity (MCS), and related physical, emotional, and health limitations, I am unable to attend the public hearing in person. I am therefore relying on this written submission to fully and accurately present my objection.

Lack of direct or proportional benefit to Civic 53

Although our property is a corner lot, the proposed work on Vernon Avenue provides no direct, functional, or proportional benefit to our household for the following reasons:

- Our driveway and primary access are located on Manning Road, not Vernon Avenue.
- There is no driveway, entrance, or curb cut on Vernon Avenue.
- There are no planned, required, or necessary water, sewer, or storm connections from Vernon Avenue to our property.
- All applicable driveway, water line, and sewer line work for our home was already completed during the previous local improvement project on Manning Road.
- We did not request the proposed work on Vernon Avenue.
- The opposite side of Vernon Avenue is a public park, and the roadway is predominantly used by the general public rather than providing a specific or individualized benefit to our private property.

As such, a significant portion of our frontage along Vernon Avenue does not require the proposed works, nor does it receive a corresponding benefit. In our view, the assessment as proposed is not proportional to any actual benefit received by Civic 53.

Equity and cumulative burden

Our property has already been assessed for and has fully paid a previous local improvement related to work on Manning Road. That assessment was paid in full to avoid interest, despite significant financial strain, and in addition to our full annual property taxes.

Payment of any prior assessment was made solely to avoid the accrual of interest and penalties and should not be interpreted as agreement with, or acceptance of, the validity, necessity, or fairness of the assessment.

Assessing Civic 53 a second time for frontage on Vernon Avenue — where no access, utility connection, or individualized benefit exists — results in a disproportionate cumulative burden compared to other properties and raises serious concerns regarding fairness and equity in the application of frontage-based assessments.

Undue financial hardship and limited household income

Our household currently operates on limited income. I am unable to work due to disability related to Multiple Chemical Sensitivity (MCS). Any additional local improvement charge would impose undue financial hardship on our household, particularly given the lack of demonstrable benefit associated with the proposed work. This hardship is compounded by the fact that the proposed assessment does not correspond to a measurable or individualized benefit to our property.

In light of these circumstances, we respectfully request that the Town consider whether income hardship provisions, payment relief, or reductions may be applied in this case.

Request for reconsideration and adjustment

In light of the above, and pursuant to the principles of fairness and any applicable provisions under the Local Governance Act, we respectfully request that the Town:

- Reconsider the inclusion of Civic 53 in the proposed local improvement assessment for Vernon Avenue;
- Review whether frontage alone is an appropriate and equitable basis for assessment in this case, given that a substantial portion of the frontage does not require the works and no utility connections or access are provided;
- Consider any available reductions, adjustments, or hardship relief permitted under the Local Governance Act; and
- Provide clarification in writing regarding the applicable appeal or adjustment process.

We further request that a written decision be provided following the hearing, including reasons outlining the outcome of this objection and the rationale for that decision.

Thank you for confirming receipt of this objection and for ensuring it is fully considered as part of the required public process.

Sincerely,

Debbie Sénéchal