

Background and Context

The subject property is designated Inland Lakes and Shoreline Settlement Area within the Official Plan and zoned Shoreline Residential under Zoning By-law 2020-020. The property is serviced by municipal water and a private septic system.

A building permit for the accessory structure was approved and issued in August 2025. At that time, careful consideration was given to the applicable provisions of the Zoning By-law. The new accessory structure replaces an older shed that did not meet our storage needs and was in poor condition. The former structure was located 0.48 metres from the interior lot line and approximately 5 metres from the rear lot line, with a concrete pad extending east to roughly 3 metres from the rear lot line.

During construction, the slope of the property created unforeseen challenges, and the contractor recommended installing a retaining wall. The retaining wall was constructed to house-footing standards. During the concrete pad pour, the approved plans were misinterpreted, leaving the planned man door inaccessible from the west elevation. Because the overhead door required engineered footings designed by GEI, it cannot be relocated to accommodate a man door on the north elevation. For safety and security reasons, placing the man door on the east elevation is not feasible.

Proposed Solution

To resolve the accessibility issue, we consulted with our project contractors and structural engineers at GEI Consultants. The existing retaining walls were constructed to house-foundation standards. GEI is confident that these retaining walls can safely function as the accessory structure's footings and will provide drawings to support the required revisions to the building permit.

Using the existing engineered walls as footings is the most structurally sound and visually cohesive solution. It allows the accessory structure to be completed safely while integrating the retaining walls into the final design and improving both function and appearance.

The man door will be elevated on the west side to ensure safe and convenient access from the residence. The accessory structure will be used solely for seasonal storage, and no driveway will be installed.

Requested Variance

To facilitate this proposed solution, we respectfully request the following minor variance from Zoning By-law 2020-020:

- Interior Side Yard Setback: A variance to permit an interior side yard setback of 0.81 metres, whereas the by-law requires 2.0 metres. This proposed setback provides a greater distance than the previous structure, which was located 0.48 metres from the interior lot line.

Planning Justification & Impact Assessment

This application satisfies the four tests for a minor variance: the requested relief is minor in nature, maintains the general intent and purpose of the Official Plan, maintains the general intent and purpose of the Zoning By-law, and is desirable for the appropriate development and use of the property.

The requested variance meets the general intent of both the Official Plan and the Zoning By-law and represents appropriate development for the following reasons:

No Impact on Adjacent Properties

The proposed accessory structure is located more than 15 metres from both the residence on the subject lot and the neighbouring dwelling, providing substantial separation, ensuring no privacy, shadowing, or spatial impacts. The proposed 0.81-metre interior side yard setback also represents an improvement over the previous structure's 0.48-metre setback. No adverse impacts on neighbouring properties are anticipated.

Safe Drainage & Runoff Management

Prior to pouring the retaining wall, drainage and waterproofing were installed. The accessory structure is positioned on a downward slope, ensuring stormwater runoff flows away from all structures. Ample permeable surface area remains to absorb runoff, preventing drainage impacts on the subject property or the neighbouring lot.

Additional Context

The property was purchased in a deteriorated condition, and we have been actively improving and revitalizing it since taking ownership in 2017. This minor variance application relates to the south wall of the accessory structure. For the associated building permit revisions, only the south and west walls are proposed to be modified.

We have invested significant time and financial resources into improving the property and constructing the accessory structure to date. Despite the unforeseen circumstances encountered during construction, we are working diligently to complete the project in a timely and responsible manner.

We believe this request is minor in nature, maintains the general intent and purpose of both the Official Plan and the Zoning By-law, and supports the appropriate use and

development of the property within the Shoreline Residential zone. The proposed solution ensures structural safety, respects neighbouring properties, and contributes to the continued improvement of the site.

For these reasons, we respectfully request approval of the minor variance to permit the proposed interior side yard setback, allowing the accessory structure to be completed safely, functionally, and in a manner that remains compatible with the surrounding Shoreline Residential area.