

The County – Committee of Adjustments:

1. LOT COVERAGE ACCESSORY STRUCTURE: While the required County GIS Lot Calculations are 75' x 200' (15,000 sq ft) in fact the visible portion of the property (as established by the OLS) is in fact 34,362.06. If this area calculation was permitted to be used Lot Coverage relief would not be required.
2. ACCESSORY STRUCTURE HEIGHT: The applicant has a strong desire to maintain a tidy appearance on the property AND secure his belongings. While the overall proposed footprint will allow for the storage of large items such as autos, recreational vehicles and lawn tractor the interior loft provides the additional storage required for all of the related small items. There is no intention to create habitable space here as evidenced by the design – no living quarters OR plumbing is proposed. Further, the applicant feels the proposed structure is well concealed by the surrounding trees greatly reducing the opportunity for it to be considered “unsightly”.
3. FRONT YARD: The applicant wishes to maintain the existing septic system AND complete the project without impacting any Conservation Authority concerns. The project has already been reviewed by the Conservation Authority who have no concerns whatsoever – please see the attached note from Quinte Conservation / Regulations Officer – Sharlene Richardson. The aforementioned reasons combine for the proposed location of the build.
4. TOTAL LOT COVERAGE: Please refer to Item 1 above. If the property size as established by the OLS were permitted this relief would not be required. The proposed coverage would in fact be 8.43%, well below the established 15% threshold.