

trenton

drafting & design

05-10-2026

Corporation of the County of Prince Edward
Committee of Adjustment
322 Picton Main Street
Picton, ON
K0K 2T0

Attention: Pam Thompson, Secretary-Treasurer
Dear Ms. Thompson,
Re: Planning Rationale, Minor Variance Application
13 Howard Crescent, Prince Edward County (Ameliasburgh).

Dear Ms. Thompson,

On behalf of the owner Mr. Bryan Dodds we are submitting an application for minor variance to permit the construction of an addition to an existing accessory garage. The proposal meets all but one of the zoning regulations.

Statistics

	Zoning Requirement	Existing	Proposed	Status
Zoning	RR Rural Residential	RR Rural Residential	RR Rural Residential	COMPLIES WITH ZONING BYLAW
Lot area:	8,000 s.m. but smaller existing lot area Lesser Lot Area Permitted	4,268.02 S.M.	4,268.02 S.M.	COMPLIES WITH ZONING BYLAW
Lot Frontage:	20.00m	29.657m	29.657m	COMPLIES WITH ZONING BYLAW
Side yard setback East:	1.2m	1.57m	1.57m	COMPLIES WITH ZONING BYLAW
Side Yard Setback West:	7.5m	17.1m	16.41m	COMPLIES WITH ZONING BYLAW
Front Yard Setback:	7.5m	27.4m	9.11m	COMPLIES WITH ZONING BYLAW
Rear Yard Setback:	1.2m	135.2m	135.2m	COMPLIES WITH ZONING BYLAW
Accessory building height:	7.0m	4.977m	4.977m	COMPLIES WITH ZONING BYLAW
Accessory Building Coverage:3%		2.1%	7.3%	REQUIRE RELIEF FROM ZONING BY LAW BY WAY OF A MINOR VARIANCE
Lot Coverage:	15%	7.7%	12.9%	COMPLIES WITH ZONING BYLAW
Landscaping:	30%	92%	89%	COMPLIES WITH ZONING BYLAW

COUNTY OF PRINCE EDWARD COMPREHENSIVE ZONING BY-LAW 140-2025

Zoning Requirement

3.1.3 Lot Coverage

a. In Zones other than General Industrial (MG), Heavy Industrial (MH), Rural Industrial (MR), Extractive Industrial (MX), and Waste Disposal Industrial (MD), the total lot

coverage of all accessory buildings and structures shall not exceed:

(i) 5% of the lot area for lots with an area of 4,000 m²

(0.4 ha) or less; or

(ii) 3% of the lot area for lots with an area greater than 4,000 m² (0.4 ha).

Requested variance:

To permit an increase in the maximum allowable total lot coverage for all accessory buildings and structures from 3% to 7.3%.

Reasoning:

3% Accessory Building Area x lot area of 4,268.02 s.m. x 3% = 128.04 s.m. The existing garage is 90.11 s.m. This would only allow for an addition of 37.93 s.m.

The addition would only be 3.1 m wide and not be feasible or worthwhile for the owner.

If the lot was smaller or equal to 4,000 s.m., then a 5% Accessory Building Area would be permitted. 4,000 s.m. x 5% = 200 s.m. Permitting a 9m wide addition.

A smaller lot permitting a larger accessory building versus a larger lot only permitting a smaller accessory building appears disproportionate, not equitable and not consistent with other regulations in the zoning bylaw or the zoning bylaws of other municipalities.

We feel our application for this minor variance meets the four tests as required by the planning act.

It is minor in nature. It is desirable for the appropriate development or use of the land.

It will maintain the general intent and purpose of the Zoning By-law.

It will maintain the general intent and purpose of the Official Plan.

Thank you for taking the time to review our proposal.

kindest regards,



Dale Theriault

Principal

MMAH Qualified Designer (House, Small Buildings, Large Buildings, & Complex Buildings) Designer BCIN# 20152

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