

January 02 / 2025

Committee of Adjustment
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
Telephone: (905) 468-3266
Website: www.notl.com

Cover Letter

Dear Committee Member

Reference: Application for Minor Variance (PC-81-2024)
1451 Line 6 Rd, NOTL, ON, L0S1J0

This Application has been filed by the owners, Matthew and Melanie Scott to facilitate the building of a detached storage barn. The Subject Property is known municipally as 1451 Line 6 and legally known as Part of Lot 10 (Roll number 2627020021076000000) on Line 6 Rd.

The subject Property has a total lot area of 8113.32m², a frontage of 76.16m along line 6 and property depth of 106.53m. The existing dwelling unit including the garage is 235m² giving a current total lot coverage of 3%.

Project Information / Description

We currently have items sitting outside the main garage including but not limited to: Trailers, Tractors, Vehicles, log splitter, snow blower, rototiller. Our existing garage is full of other items (Lawn mower, RTV, Bicycles, personal tools, ETC). We feel an accessory building will eliminate clutter on the property and provide us with more storage so the main existing garage can be used for its original intention.

As the property owners we submitted engineered drawings to construct a building that suited our needs that we later found was over the 4.5m height restriction by approximately 0.78m. We are now seeking to get the original plans approved to move forward with our original design drawings further to submitting for a permit. This is something we had been planning for many years but have had other family priorities with 3 children at home.

The building will be constructed using similar materials to that of the existing residence which will tie in nicely to the main house and surrounding structures. Research into building size and

height to meet our needs has been reviewed in detail and would be quite dissatisfied with alternatives

Minor Variance application

In this Application we are proposing to add a new 3 bay storage barn with dimensions of 12.2m x 18.29m and total **height of 5.28m** (to mid span) with a total of 223.14m². this would add an additional 2.75% to the existing lot coverage for a total lot coverage of 5.65%. We are hoping the additional height will be deemed acceptable to the town and the surrounding neighbours. (some of which already have buildings of similar height)

We as the property owners feel there is no direct impact to our neighbouring properties or their ongoing use. We have residential properties to the North , East and West and Agricultural to the South. Most if not all neighbours currently have detached garages some of which already exceed the 4.5m height. All surrounding properties have good drainage and even better soil

We have located the building in a location on site which will be far enough away from the existing septic and back from each property line in order to allow room for air flow and drainage around the building as needed

We have grapes to the south of us which will not be impacted what so ever as the wind comes from the South and the West typically in order to provide the farmer with proper air circulation

We feel this structure provides more privacy and protection for our neighbours to the East and only adds values to the surrounding property. A fence could be added but I don't feel this is necessary

We feel the additional height is key in order to achieve two things:

1. 10'-0" (3m) main floor ceiling for 9'-0" (2.75m) high doors (in order to store large items indoors (RV, Boat,etc)
2. 24'-4" (7.42m) up to the peak to ensure 8'-0" (2.44m) ceiling on the second floor for maximum storage and usable space

Also we feel the additional 0.78m or 2'-6" in height will add to the look and design of the structure giving it a better overall appearance then if it was smaller

In Support of the Minor Variance Application, please find the following enclosed:

1. A Copy of the Pre Consultation Agreement
2. Cover Letter

3. An old Survey from 2012 showing the legal description and property boundaries
4. Site Plan
5. Elevation Drawings
6. Floor Plans
7. A Cheque in the amount of

Thank You for your consideration

Matthew and Melanie Scott

1451 Line 6 Rd,
Niagara on The Lake
ON, L0S 1J0