

Minor Variance Cover Letter (346 CONCESSION 3 ROAD)

Covered Rear Patio and Gas Fireplace

Variances Requested

The proposal requires relief from the following provisions of the Zoning By-law:

1. Maximum Lot Coverage
 - Permitted: 45%
 - Proposed: 45.7%
 - Variance Requested: Relief of 0.7% from the maximum permitted lot coverage.
2. Minimum Rear Yard Setback
 - Required: 7.6 m
 - Proposed Covered Patio Roof: 6.21 m (relief of 1.38 m)
 - Proposed Gas-Burning Fireplace: 5.59 m (relief of 2.01 m)

Description of the Proposal

The proposed development consists of a covered patio attached to the rear of the existing dwelling, including a gas-burning fireplace. The intent is to create a functional outdoor living space that allows the homeowners to comfortably use and enjoy their backyard throughout more of the year. Reducing the size of the patio to comply with the required setbacks would significantly diminish its functionality, resulting in an awkward and undersized space that would no longer accommodate its intended use.

Why the Variances Are Minor

The requested variances are minor in nature and maintain the general intent and purpose of the Zoning By-law. The increase in lot coverage is only 0.7%, representing a negligible change that will not have any meaningful impact on the surrounding neighbourhood or adjacent properties. Similarly, the requested rear yard setback reductions are limited to the covered patio roof and fireplace. These elements remain well within the rear yard and do not create adverse impacts on neighbouring properties.

Compatibility with the Neighbourhood

The proposed covered patio has been designed to complement the existing dwelling and surrounding neighbourhood. Similar covered rear patios and outdoor living spaces are common within the area, and the proposal is consistent with the established character and scale of adjacent residential development. The addition has been designed to integrate with the existing house in terms of its height, massing, and architectural style. It will not overshadow neighbouring properties or existing structures on the lot, nor will it adversely affect privacy or the enjoyment of adjacent properties.

Conclusion

The requested variances represent a modest and appropriate form of residential development that enhances the usability of the property while remaining compatible with the surrounding neighbourhood. The proposal maintains the intent of the Official Plan and Zoning By-law and is desirable for the appropriate development of the property. For these reasons, we respectfully request that the Committee approve the requested minor variances.