Thomas Baker

Outlook

From: Thomas Baker

Sent: Saturday, November 7, 2026 6:17 AM

To: Alex Boekestyn; billy baker

Subject: Minor Variance Cover Letter

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The requested minor variance for an additional 1.5 metres in building height is necessary to accommodate the property owner's intended use of the proposed accessory structure, specifically to provide sufficient interior clearance for storing and accommodating larger equipment, recreational vehicles, and other personal storage needs. The additional height is requested for practical and functional purposes rather than aesthetic preference. Given the property's rural location, generous lot size, and separation from neighbouring properties, the proposed height increase is not anticipated to have any negative impact on surrounding properties, including privacy, sunlight, sightlines, or enjoyment of adjacent lands. The additional 1.5 metres represents a modest increase that will allow the building to properly serve its intended purpose without altering the rural character of the surrounding area. The proposed structure remains consistent with the property's existing use and is intended to maintain the general intent and purpose of the Town's Official Plan and Zoning By-law. We respectfully request that the Town of Niagara-on-the-Lake Committee of Adjustment approve this variance as a reasonable and practical accommodation that is minor in nature, desirable for the appropriate use of the property, and not anticipated to adversely affect neighbouring properties.

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