

In March of 2021 we applied for a Development Variance Permit to rebuild a 90-year-old garage which was sited almost right on the front and side yard property line. The variance I proposed was to change the Front Yard Setback from 5 meters to 1 meter. The variance was granted a year later, a development application was submitted and a building permit issued a short time later.

When it came time to frame the foundation footings an error occurred. The front yard "survey pin" was located and the measurements to locate the new accessory building foundation were done from this "pin". Unfortunately, at the end of the building process when I had Turner and Associates provide me with a Building Location Certificate the surveyor revealed there were actually two "pins" and we had used the wrong "pin" in siting the accessory building.

A considerable amount of time, effort and money has been expended in building this structure so it had the same form and style of the existing house on the property and it "blended in" with the neighborhood. In good faith we believed we had done everything correctly and are devastated about the buildings finished location not conforming with the original variance for the Front and Side Yard setbacks.

We had no complaints from homeowners within 200' of our property regarding the original Variance and our neighbors have commended us on this new addition to the neighborhood. Therefore, my new proposal to the Municipality is to ask for a .41 meter Variance to the Front Yard Setback of 1 meter and a .39 meter Variance for the Side Yard Setback of 1 meter.

