

Municipality of West Grey – Committee of Adjustment
402813 Grey County Rd 4
Durham, ON N0G 1R0

Re: Minor Variance Application – 156 Pine View Drive, Elmwood, ON N0G1S0

Dear Members of the Committee,

I am writing in support of my application for a minor variance related to the placement of a shed on my property at 156 Pine View Drive.

When we installed the shed, we ensured that it was under 160 square feet, believing this to be the primary size restriction. We were not aware of the requirement for a variance in this case, and I sincerely apologize for not applying in advance.

The shed is located in its present position out of necessity. Our property has several physical constraints:

- A steep slope along one side of the lot, which makes installation there impractical and unsafe.
- A septic system to the rear, combined with a steep slope leading to Saugeen Valley Conservation property, which makes the back yard unusable for a structure.
- The larger front yard area was an option, but placing a shed there would have created a visual eyesore, whereas the current location blends naturally with both the dwelling and the surrounding forest.

In short, the current location is the **only practical and appropriate location** for the shed. If the variance is not approved, unfortunately, we would have no option but to remove and sell the shed.

I would also note that similar accessory structures (garages and workshops) have been approved in the neighbourhood, and we anticipated this shed would be consistent with those approvals. I am including photos to illustrate how the shed fits into the property without creating any negative impacts.

For these reasons, I believe this variance satisfies the four tests of the Planning Act: it is minor in nature, desirable for the appropriate development of the property, and maintains the intent of both the Zoning By-law and the Official Plan.

Thank you for your consideration of this application. I respectfully request approval of the variance to allow the shed to remain in its current location.

Sincerely,
Vanessa and Ryan Dorant

156 Pine View Drive, Elmwood, ON N0G1S0