

Appendix A - Rationale for Minor Variance Application

Compliance with the current setback requirements of the bylaw is not feasible due to environmental constraints and site-specific conditions. The proposed Additional Residential Unit (ARU) to the existing farm cluster, consisting of a house, work shop and parking area, is 246.47m. The ARU frontage in the proposed location is 63.65m. The presence of protected environmental and wetland protected areas restricts the available building location, making it impossible to situate the new dwelling further back than the existing house without encroaching on those protected zones. The proposed location is also more accessible and represents the most practical and sustainable option for development - it requires minimal tree removal, limits the impact to existing horse pasture, avoids significant excavation, and does not necessitate extending hydro services over long distances. Additionally, this is not a profit-driven development; there is a personal and long-term connection to the property and this proposed location provides more privacy for a family home. After careful consideration, this proposed location offers a viable and responsible long-term building site.

Respectfully,

[REDACTED]