

Justification Report

Purpose:

A porch is a usual and recognized accessory structure in a residential area. The By-law will need to be amended as the location of the proposed porch can not meet the minimum 15m setback required from the ditch.

Property Description and Background

The property is located at TP BROOKE LT 13,15,17 FINDEN ES & LTS14,16,18ANDERSON W REG 1.50AC 198.00FR 330.00D in the geographic Township of Sarawak. Fire Number 295 Finden Street

The location of the house and entrance ways dictates the location of the porch. Without a minor variance to the required setback, a porch could not be built.

The proposed porch will be constructed on the East side of the house giving entrance via existing patio doors. The distance from the NE corner of house to ditch is 15.27m. From this point the ditch runs NE away from the proposed porch. The proposed porch will extend 1.83m out from the North side of house to provide access from Finden St. via an existing concrete walkway along the North side of the house.

A minor variance is required as the porch will only have a setback of 13.44m from said ditch. From this point the ditch runs NE away from the proposed porch.

The Township of Sarawak dug out the ditch on the west side of Finden Street and the ditch for 29th St. W that runs across the NW corner of our property and installed a large culvert.

This was done to accommodate the spring water runoff. We have lived on this property for thirty-nine years. We have never had an issue with water on this area of our property. The ditch dries up during the summer months.

Respectfully,

Douglas Butt

Vera Butt