

Justification Report

Mike Vandebos

237193 Sunny Valley rd S

**Purpose:**

A storage garage is a usual and recognized accessory structure in a rural area. The by law states for lots over .8Ha, a building can only be 1% of the lot size which in my circumstance lets me build about 933 sq ft which is very small. I would like to build 2500 sq ft, which is a reasonable size for any such structure on any lot.

**Property Description:**

the property is located at conc 1, pt lot 1, of plan 16R-1111 in the geographic township of former twp of Derby. The fire number is 237193 Sunny Valley rd S.

The size of the lot (2.1438 AC) dictates the allowable size of the building, whis is 1% of the lot size, allowing me to only build 933 sq ft. this is too small for anything larger than a car. I would like to build bigger for the following reasons.

- Adequate space to store boat and trailers
- Space to work on personal vehicles

The proposed shop will have access from Sunny Valley rd.

**Compliance with Policy**

The official plan designation is RU abd this would not change with this application. A Garage/ Shop is a normal and permitted accessory use for this zoning.

Section table states for these lots an accessory building cannot be bigger than 1% of the property. This only allows 933 sq

There are ~~now~~ livestock facilities within the Minimum Distance Separation requirements.

There are no Stormwater or drainage issues on the land.

**Summary**

In Summary the proposal would not have any negative impacts on the area as the land use stays the same and the building size is no more than typical for similar sized lots. (less than .8 HA can build 4300 sq ft with no minor variance.

*Mike Vandebos*

*Oct 14 2022*