

Development Variance Permit Rationale – 297 Quadra Place

The purpose of this application is to request a variance to the side yard setback to allow for an existing prefabricated RV shelter structure.

The structure is a free-standing; engineered metal shelter used solely for the storage and protection of a recreational vehicle. It is not serviced and is not intended for habitation or occupancy. The structure is consistent with typical accessory uses in residential zones.

The location of the shelter is driven by practical site constraints, including driveway access, maneuvering space for the vehicle, and the placement of the existing dwelling and accessory building. Relocating the structure to fully comply with setbacks is not feasible without significantly impacting functionality and safe access.

The structure has minimal visual and physical impact on neighbouring properties. It is located along the property line in a manner that does not obstruct sightlines or interfere with neighbour use and enjoyment. The structure is non-combustible and low-profile in nature. Eaves and downspouts have been added to effectively manage rainwater runoff and ensure no impact to adjacent properties.

The proposal has been discussed with neighbouring properties, and no concerns have been raised. Neighbours have generally been supportive of the structure and its appearance. The structure is consistent with the character of the surrounding area, where accessory storage structures are common.

This application is intended to permit the continued use of the existing RV shelter in a manner that is safe, appropriate, and compatible with the surrounding neighbourhood.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature is a stylized, cursive 'AR' for Andrew Robb. The second signature is a more complex cursive script for Gabriella Nasuti.

Andrew Robb and Gabriella Nasuti