

M & T Armstrong  
469 Queen ST E  
St. Marys, ON  
N4X 1A3

May 3, 2022

Dear Town of St. Marys,

Please accept this letter of reasoning for our application for a minor variance at 469 Queen Street East. St. Marys, filed April 31, 2022.

We currently have an older shed at the rear of our property in less than fair condition. We put new siding on the shed about 20 years ago, and while it may appear okay from a distance, its age and condition have made it beyond feasible repair. We are ready to build something more substantial and more useful for our residential storage needs.

The shed now has a footprint of 12'x28' for an area of 336sq.ft. Our proposal is to replace it with an 18'x36' shed (648sq.ft.) with a 6-12 roof pitch keeping the total height of the peak to 14'7-3/4". While this is nearly double the square footage we presently have, it isn't a whole lot more than the 16'x33' (528sq.ft.) structure currently permissible in the Zoning By-Laws in place for our lot size. It is also notably smaller than the 1350 sq.ft. footprint of our primary residence.

We believe our application is minor in nature due to the fact that it is only 2' wider and 3' longer than currently allowed. Our property is significantly graded to the rear, and the proposed building will be located at the lowest point of our property. It will be situated as close to the 1m setback of our rear property line as possible. The peak of the proposed building will not be as high as our basement ceiling; therefore, it would not be intrusive to our neighbours.

As stated before, this building will be used for residential storage. It has been designed to blend in with our property and our neighbourhood. While we would love a building even bigger, we do not want any intrusion into our back yard, nor do we want to block the view of the natural space to the north of our property.

We purchased the 3 acres of land abutting our rear property line a year and a half ago and have since acquired some equipment to help clean up dead trees and brush such as a wood chipper, wood splitter and utility trailer. These items all require storage space and are currently in the garage of our primary residence. This means we must haul it down Queen Street to the corner of Brock Street, and then down the hill to gain access the back of our property.

We have lived at 469 Queen St. E. for just shy of 24 years and have seen many changes in our neighbourhood. When we first moved in, all the properties at the west end of our block required much work. In 2008, we were the first of our neighbours to invest heavily in the property. Since then, some of our neighbours have also made major investments in their properties as well. Our hope is that the trend continues! We intend to give this building the same residential character as the surrounding structures (asphalt shingles, vinyl siding and fusion stone) which is consistent with neighbouring residences.

We are excited to continue improving our property and the neighbourhood we love. We thank you very much for reviewing our proposal and are happy to answer any further questions you may have to assist in moving the approval process along.

Sincerely,

Mark and Tammy Armstrong  
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