

Section 6

Nature and Extent of relief applied for

We received a permit in May 2019 to do a renovation and add a second storey to our home. When we started the demolition of the inside of the house the demolition crew mistakenly removed half of the outside walls. We were advised by the builder and inspector that it would be better to replace the rest of the old 2x4 walls with new 2x6 walls which is code today. We were advised that this was a simple revision to the current permit, so we proceeded with the removal of the walls and pouring of the new foundation for the garage area and submitted the revision. Upon further review from the building team we were told we would also need to submit for a variance as the by-laws had changed from the time we received our initial permits in May 2019 to the time the revision was submitted in Dec 2019. The size and dimensions of the house remain exactly the same as in issued permit in May 2019. The only change is that the ground floor walls now meet the new building code and are more structurally sound.

The current by-law for my property allows for an 8ft side setback. We are requesting this variance to be adjusted to 5.2ft only on the garage side of the house. Currently, we have 10ft on the other side of the house. There are no changes to the front and back setbacks as we are using the existing house foundation.

The neighbour on the side of our property requiring the variance, fully supports us in this request and has provided a letter to the committee demonstrating her support.

Jeremy van den Heuvel



Thursday, January 23, 2020

To whom it may concern,

My name is Carol Morrison and I live at 102 Floresta Crt in Ancaster. I have lived in Ancaster at this residence for 9 years and I am the sole owner of my property. My neighbour's, Jeremy van den Heuvel and Stephanie Ward, live adjacent to my property at 96 Floresta Crt, Ancaster.

I have seen the design plans for their renovation and wholly support the build. I have no concerns or issues with the design of their new home or how it will impact my property next door. I am comfortable with their newly built home being within 5 ft of my property line. I have encouraged them to continue building as they had originally planned and look forward to the finished product.

If you have any questions, feel free to reach out to me.

Thank You,

Carol Morrison