

**Cover Letter for Application to Committee of Adjustment
92 Huron Street**

Description of Property

An approximately 90 year old, 1.5 story home with a one story addition on the back (kitchen).

There are 4 unheated out-buildings/structures with measurements indicated on the application and site plan, listed here starting with closest to the front of the property:

1. Storage shed
2. Gym
3. Storage shed
4. Shelter

Proposed Renovation

Removal of single-story addition on back, and replacement with all new two-story construction in the same footprint. Addition will have first-floor deck and second-floor balcony. Interior of house will be fully renovated with some rearrangement of walls and the creation of a bachelor apartment in the front section of the house. The existing front door of the house will become the entrance for the apartment, while the existing rear door of the house will become the entrance for the main part of the house.

Specific Variance Required

A variance is required as the existing footprint does not meet setback requirements.

Variance required under Zoning By-law (1995)-14864:
Table 5.1.2 Row 7 and Section 5.1.2.1

Variance required under Zoning By-law (2023)-20790:
Table 6.3(c)

Contact:

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