


May 4, 2026

Subject: Minor Variance Application MV-2026-0001
259 Lake Drive North, Keswick
Concession 2 Part Lot 18, Plan 77, L

To whom it may concern:

We wish to express our thanks to the Chairperson and Members of the Committee of Adjustment for deferring the MV-2026-0001 Minor Variance Application to provide an opportunity for discussion between the applicants representative and the adjacent residents. The meeting took place on Friday April 13, 2026.

This letter is submitted as a strong objection to the minor variance request application MV-2026-001. We respectfully request that this correspondence be placed on file, circulate to Committee members and added as an addendum item to the agenda.

We firmly believe that the variance being requested cannot be considered minor in any way. If the variance is granted, it will have a negative impact on our use of our seasonal cottage. Our family has owned the cottage at  since 1953, and it has provided enjoyment for five generations of our family.

We have the following concerns about the potential impacts of the proposed variance:

- The proposed accessory building has a footprint of 10 m x 3.4 m with a roof peak height of 3.23 m. The variance application seeks to reduce three required setbacks a) the existing house, b) the rear yard setback and c) the interior side setback. The need to reduce these setbacks arises from the significantly large size of the proposed accessory building and the desire to locate the structure in a location which is too small. In the report it is stated “the general intent of the accessory structure setback is to reduce negative impacts on neighbouring properties” and “to ensure consistency and compatibility with surrounding lots”. There are no other properties on or adjacent to Elmtree Lane with a large accessory building jammed in a tiny footprint with other structures or properties. The size and placement of the proposed accessory building does not align with the spirit or character of the neighbourhood.
- Based on the site drawing and proposed offset from the Elmtree Lane right of way, a structure of this size and height will impede our view from the cottage and diminishing our enjoyment of the lake and sunsets.
- Reducing the rear yard setback from 7 meters to 0.6 meters would significantly impact neighboring properties. Placing a 10-meter-long accessory structure only 0.6 meters from

the neighbours' side yard will create shade, obstruct views, and may present a fire hazard due to close proximity.

- The applicant has indicated that the accessory building will be used as a hobby space. We are uneasy regarding the proposed reduction particularly the rear yard setback, as this may result in issues related to odours and noise.
- Access to the rear of the applicants' lot during construction: Development Engineering has stated that an 'entrance permit' will be required during this period. Access via Elmtree Lane presents significant challenges, as it is a narrow roadway serving both residents and cottagers, with limited space for vehicles to pass in opposite directions. Providing construction equipment access to a property not typically serviced by Elmtree Lane is likely to increase congestion. There are concerns that future requests for such access could negatively impact the neighbourhood. The laneway is frequently used by families and children walking to the lake during summer months and in shoulder seasons; therefore, increasing vehicular traffic is not advisable.
- The placement of the oversized accessory building in the rear yard at 259 Lake Drive North effectively eliminates any useable backyard space. With rear yard setback of only 0.06 m, there is a high likelihood that winter snow will accumulate between the six-foot fence and the accessory structure, potentially resulting in drainage issues and possible damage to the adjacent fence. There appears to be no appropriate area for surface water or melted snow to disperse, nor roots present to absorb excess moisture should the tree be removed. Please refer to Location Map Attachment 2, which illustrates runoff originating from the northeast corner of 259 Lake Drive North. The elevation gradient extending from Orchard Beach Golf Club to the foot of Elmtree Lane may exacerbate surface water and groundwater issues.

In summary, we do not object to the applicant constructing an accessory structure in their backyard or at the rear of their property. Many homes on Elmtree Lane and Lake Drive North contain some form of accessory structure or shed, typically positioned out of view from the street.

Our principal concern pertains to the exceptionally large size of the proposed accessory structure in a confined area, situated very close to Elmtree Lane. Given potential issues related to traffic, drainage, loss of lake views, and safety, we request that consideration be given to amending the variances.

Thus, we respectfully request that the Committee of Adjustment consider the following amendments to the proposed variances:

- Section 5.1 (b): no change
- Section 6.1 (e): to permit a minimum rear yard setback for an accessory structure in a Transitional Zone of 1.0 m, revised from the originally proposed 0.06 m.
- Section 5.1 (d): to permit an interior side yard setback for an accessory structure in a Transitional Zone of 1.0 m, revised from the originally proposed 2.6 m.

The proposed amendments to establish both the rear yard and interior side yard setbacks at 1.0 m would enhance privacy and provide peace of mind for adjacent neighbours, while also allowing the applicant to position the accessory building farther from the Elmtree Lane side.

During the meeting with the applicant on April 17, 2026, the residents of Elmtree Lane discussed several concerns including building height, roof orientation, setbacks, siting, exterior materials, tree retention, and access/servicing. The applicant demonstrated a willingness to consider minor design adjustments, such as reducing roof height, increasing the rear yard setback where feasible, repositioning the structure within the allowable footprint, exploring alternative exterior materials, and retaining the existing tree if possible.

We, thank you for the opportunity to comment on this application.

Respectfully,

[Redacted signature]

[Redacted signature]

[Redacted signature]



Golf Rd

295

293

289

283B

262

260

265

263

294

292

290

288

286

Elmtree Lane

259

257

295

293

291

289

287B

282

Elmtree Lane

253A

253

283

255

Lake Dr N

249

High