
BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal Decision – 2527 Wall Street

Appeal Section: 573(1)(a) - Appeal of Decision (DP refusal)
Legal Description: Lot 120, Except Part in Plan 16178, Town of Hastings, Plan 100
Lot Size: Lot Area = 8,693 sq. feet.
Zone: R1-1
Related By-Law Clause: Accessory Building Height

Appeal Description:
Appealing the decision of the Director of Planning who refused Development Application No. DP-2023-00719 and a request to construct a new oversize accessory building (and requesting a height relaxation) at the rear of this existing detached one-family dwelling on this inside without lane site.

Development Application No. DP-2023-00719 was refused for the following reasons:

- Non-Compliance with the Accessory Building regulations. There are insufficient peculiarities of site or development to permit the accessory building, which is not in compliance with the provisions of the Outright Approval Uses Section of the District Schedule.*
- Objections have been received from neighbouring property owners.*

Name of Appellant(s): **Jason Skladan, Architect AIBC**

This appeal was heard by the Board of Variance on July 15th, 2025 and was **DISALLOWED**.

Board’s summary and decision based on the following:

- The Board members voted 2-2, and therefore this appeal was DISALLOWED. The majority of the board members did not support the requested height relaxation (the proposed height is to 26.37 feet – and the maximum permitted height is 15.09 feet).*
- The City’s Director of Planning representative (Mrs. Erichsen) stated that the proposed oversized accessory building (garage) complies to the placement and the area/size under the new R1-1 District Schedule. The proposed height to 26.37 feet is not in compliance with the height provisions of the zoning by-law. Therefore, the City is opposed to the granting of this appeal.*
- The Board’s site office received twenty-one (21) support letters submitted by the Appellants and eight (8) opposition letters received from the neighbourhood.*



Secretary to the Board of Variance