

Dear Warden and East Hants Municipal Council,

My name is Jason Warren. My wife, Tracey, and I moved to Elmsdale in 2016. We love our community and have been extremely happy here. We truly look forward to a long life in this home.

I write to you because on July 30, 2020, we received a by-law enforcement inspection report. I was advised I had 30 days to move my shed, which is in the front, left of my property.

I was shocked to say the least. The small 8x8 shed is barely visible and has been in its current location for 5 years.

Apparently, someone who was upset with the by-law, either from the district or possibly not even, had taken it upon themselves to drive around town and report similar shed issues.

I do not have an issue with the land-use bylaw, in itself, however, I was dismayed to learn that it is a black and white bylaw. There is no exception, no appeal, no taking into consideration the layout or design of a property.

According to the development officer, a shed, or accessory building, can be located in the front of a property in areas where there are no Municipal water and sewer services, as long as the shed is set back a certain distance from the road. I believe 5 meters.

My shed is 5 meters from the roadway. The issue I face is that my house is more than 20 meters from the highway, and I have limited options.

My shed is to the left-front of my property, quite literally encompassed by trees.

None of my neighbours have had any issues or concerns. In fact, my former neighbor to the side where the shed is located would much prefer it stay where it is than have it potentially moved to the side of the house, where there is beautification in trees and flowers that separates the two properties.

The reason for the shed, personally, is for access to primarily a snowblower. I have no other access to my driveway for such a large, encumbering and necessary machine.

In talking with the planning office, several staff have voiced agreement that there should be options for homeowners in unique situations. That there could or should be an appeal process. And that staff should have an opportunity to look at this to see what possibilities exist to help homeowners and families in East Hants.

Staff have submitted an option for an exception during the latest planning session, but it was unfortunately denied by council.

My ask is that council openly discuss the parameters of this bylaw. I would even like an opportunity to discuss this in person at a future council meeting.

There are houses in today's demographic that have unique layouts, situations, and circumstances. There should be an avenue for allowing certain situations. At the very least, there should be an open appeal process where there is an option to potential permission.

I am aware that staff looked at this issue, and issues in general where exceptions may be viable or necessary. Please allow for staff to review properties and allow the best decisions to be made for homeowners who have little to no other options.

My shed is no closer to the road than the bylaw allows. It is no closer to the property line than the bylaw allows. Unfortunately, my property is set back 21 meters. The right of my house is 8 feet to the property line. The left side has trees and flowers and shrubbery. It is also a one story, lengthy house. Placing an 8x8 shed next to it would take away from my property and from my neighbours.

I ask:

- 1) openly debate this issue with consideration to unique and changing properties.
- 2) Update the bylaw to allow for certain exceptions or an appeal process.
- 3) Allow my shed to stay where it is located.
- 4) If ultimately nothing can be done, allow me until the end of summer 2023 to move, sell or dispose of my shed.

Thank you very much for taking the time to action my concern. It is greatly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Jason and Tracey Warren', written in a cursive style.

Jason and Tracey Warren

