

993 Fuller Ave Gerow – Minor Variance Application

Planning Justification

1. The variance must be minor in nature:

The request to increase the height is minor because the subject property is very large and the extra height on the building will not negatively affect adjacent properties nor will it pose any loss of views for the adjacent properties. The request to increase the accessory lot coverage is minor in nature also because the property is very large. As per previous Minor Variance application A8/2020, the request of 168.0sqm was approved. In addition, the request to locate the shop in the front yard is minor in nature especially because the building is setback 88.0m from the front lot line.

2. The variance is desirable for the appropriate development or use of the land:

The variances are desirable for the appropriate development or use of land as the property is very large and can easily accommodate such requests.

3. The variance maintains the general intent and purpose of the Zoning By-law:

The variances maintain the general intent and purpose of the Zoning Bylaw. Because the subject property is very large, the variances requested are not implausible.

4. The variance maintains the general intent and purpose of the Official Plan:

The variances maintain the general intent and purpose of the Official Plan as they adhere to the policies of the built form and physical design of communities. The new development is designed to help enhance the sense of place within the area of the subject property and promotes the improvement of physical character and appearance within the area of the subject property.