
PLANNING JUSTIFICATION REPORT FOR MINOR VARIANCE

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OVERVIEW

THIS PJR IS IN SUPPORT OF A MINOR VARIANCE FOR A HOME INDUSTRY ;

IN REGARDS TO LANDS LEGALLY KNOWN AS
SOUTHGATE SRD 21 E/S CON 13;PT LOT 33 RP 16R8317
PART 2
THIS VARIANCE IS TO VARY THE “DEFINITION” OF home
Industry (e) which permits 100m2 indoor and 200m2
outdoor

PROPOSAL

Minor
variance
application

**This minor
variance
application is to
seek relief to
the “definition”
of Home
Industry (e)**

Proposal Description

This is a 7.6 HA property with frontage on Sideroad 21 of 196 meters, is zoned agriculture and EP in the zoning bylaw and mapped as agriculture in the OP, this proposal is to vary the definition of Home Industry which permits 100m2 indoor and 200m2 outdoor area, the variance seeks relief to the 100m2 – Home Industry (e) and would permit 150m2 indoor and would reduce the 200m2 outdoor area to

150m², this variance is considered to be minor as it still maintains the same area already permitted, at provincial and County level there is no restriction in building size for Home Industries, this proposal maintains the one employee permitted for a home Industry, and this would benefit the land owner to keep more inside, and the township since there are no taxes on outdoor areas,

The merits of this proposal

Is the request maintaining the general intent and purpose of the Official Plan?

It is staff's opinion that the requested relief maintains the intent of the Official Plan as the variance maintains the area permitted for Home Industry and is just to rearrange to permit more indoor and less outdoor area but the total area used stays the same,

Is the request maintaining the general intent and purpose of the Zoning By-law?

It is staff's opinion that the requested relief meets the intent of the Zoning Bylaw. And the intent of the "Definitions" of Home Industry as it maintains the permitted Home Industry area

The intent of the definition Home Industry in the zoning bylaw is to permit a small family run Industry with one employee on farm parcels of any size to supplement the agricultural income and support the family

Is the request minor in nature?

This test refers to the minor aspect of the proposal in respect to the subject lands. The request is minor in that the relief required is only to permit a larger indoor area and reduce the outdoor area so it maintains the permitted floor area, All other definitions of Home Industry are also still met,

Is the request desirable for the appropriate development or use of the land, building, or structure?

this structure is not anticipated to have any negative impact on surrounding land uses or residences, this proposal would permit more of this Home Industry inside and less outside which would benefit everybody really,

It would in turn also create more tax which benefits the township and reduces outdoor Noise and activity for neighbors and permits more indoor area for the land owner,

It is looked at solely at each distinct application, it maintains the normal use of a Home Industry, a Home Industry is permitted in the ag zone, is supported throughout all levels of Government,

This concludes this PJR

Prepared by; Solomon Martin
