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# Planning Justification Report

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PJR for Minor Variance

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# Planning Justification Report (PJR) – Minor Variance Application

**Purpose:** Permit a portion of outdoor storage to be relocated indoors

## 1. Introduction

This Planning Justification Report supports a minor variance application requesting approval to permit a portion of the existing outdoor storage area to be relocated indoors. The intent of the variance is to improve site functionality, reduce visual impact, and enhance compatibility with surrounding land uses. And for storage of metal products that need to be out of weather.

## 2. Description of the Proposal

The applicant proposes to construct an indoor storage building to accommodate storage that is currently located outdoors. The variance is required because the zoning by-law limits indoor storage area, building coverage, and floor area allocation for this use.

## 3. Nature of the Variance Requested

The variance seeks relief from the following zoning provision(s):

- **500m<sup>2</sup> outdoor storage area** – limiting indoor storage area / building coverage / floor area
- **Requested relief:** convert 464m<sup>2</sup> of outdoor storage to indoor storage.

## 4. Planning Policy Context

### Provincial Policy Statement (PPS)

The proposal supports efficient use of land and existing buildings, aligns with intensification principles, and improves compatibility—consistent with PPS direction.

### Official Plan

The subject property is designated **Rural** which permits industrial/commercial uses including storage. Moving storage indoors reduces outdoor impacts and supports the OP's goals for orderly development and improved site design.

### Zoning By-law

The use is permitted; only the indoor storage limit requires relief. The variance does not introduce a new use or change the character of the site.

## **5. Four Tests of a Minor Variance (Planning Act, s.45(1))**

### **1. Maintains the general intent and purpose of the Official Plan**

The OP encourages improved compatibility, reduced outdoor impacts, and efficient use of the zoned area. Indoor storage achieves all of these objectives.

### **2. Maintains the general intent and purpose of the Zoning By-law**

The zoning provisions regulating storage are intended to control massing, limit outdoor impacts, and ensure orderly site use. Moving storage indoors **reduces** impacts and does not undermine the zoning framework.

### **3. Minor in nature**

The variance results in no negative impacts on adjacent properties, traffic, noise, or servicing. It represents a small technical adjustment to allow a more efficient and contained storage arrangement.

### **4. Desirable for the appropriate development of the land**

Indoor storage improves aesthetics, reduces clutter, enhances safety, and increases compatibility with neighbouring uses. It represents a clear improvement to the site.

## **6. Conclusion**

The requested variance satisfies all four tests under the Planning Act. It improves site function, reduces outdoor impacts, and aligns with municipal planning policy. Approval of the variance is appropriate and desirable.

Prepared By: Solomon Martin

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