1st Test For Requested Variance

Does it maintain general intent of Official Plan?

- OP is overall master planning document;
- It contains objectives & policies to guide future land use and development;
- Statutory requirement in Planning Act - decisions of planning tribunals must be consistent with government policy statements.

2nd Test For Requested Variance

Does it maintain general intent of Zoning By-Law?

- Zoning by-laws set out specific regulations such as front, side or rear yard set-backs, building size, height and use, parking requirements etc.;
- Is proposed development consistent with set-backs, building size etc.

3rd Test For Requested Variance

Is relief being sought desirable for the appropriate development or use of the land?

- Is it desirable from a planning and public interest perspective?;
- Does it follow existing pattern of development?

4th Test For Requested Variance

Is the proposal minor in nature?

- Size of impact, not just measurements;
- Impact on neighbouring properties - loss of sunlight, privacy, spacing;
- Access, drainage, trees, traffic, noise issues;

Examples of Common Conditions

- The proposed structure be located within the footprint contained on the sketch that accompanied the application;
- The addition be constructed as indicated in the elevations that accompanied the application;
- A site plan showing lot grading and drainage, prepared by a qualified Ontario Land Surveyor, be submitted to the satisfaction of the Municipality of South Huron's Chief Building Official.;
- All required municipal services to be installed upon building.
- This variance approval is valid for a period of 18 months from the date of the Committee's decision.
- An application for an entrance permit for a driveway off _____ Street be submitted to the Municipality of South Huron.
- The subject property be addressed for the purpose of the 9-1-1 system to the satisfaction of the Municipality of South Huron.

Note: Keep in mind whether in future the conditions can be cleared and are enforceable.