**PLANNING JUSTIFICATION LETTER**

**Re: Proposed Severance and Rear Yard Setback Reduction**
**Property: 73 Main Street North, Grand Valley, Ontario L9W 5S6**

**To:** Town of Grand Valley – Planning Department
**Date:** October 16, 2026

**Subject: Justification for Reduction of Rear Yard Setback from 6.0 Metres to 1.2 Metres to Permit Construction of a Bungalow on the Proposed Severed Lot**

Dear Members of the Planning Department,

I am writing to provide planning justification in support of the proposed severance of the property 73 Main Street North, Grand Valley, Ontario, and the associated request to reduce the required rear yard setback from 6.0 metres to 1.2 metres on the proposed severed lot to permit the construction of a bungalow.

The following provides justification for the requested variance in relation to the applicable planning considerations.

**1. The Variance Is Minor in Nature**

The requested variance is considered minor in nature when assessed in the context of the shallow configuration of the proposed severed lot and the intended construction of a bungalow. The reduction of the rear yard setback from 6.0 metres to 1.2 metres is necessary to accommodate the proposed dwelling within the available building envelope.

The proposed bungalow will be designed to remain proportional to the existing house and the overall residential setting. The proposed 1.2-metre setback is also consistent with the existing side yard setback of the original property.

The proposed development is not anticipated to create significant adverse impacts on neighbouring properties. With appropriate building placement as well as the bungalow design, the potential for adverse shadowing and loss of privacy can be minimized. The site layout will also take into consideration grading, drainage and the relationship between the proposed dwelling and adjacent properties.

The requested relief is specific to the physical constraints of the severed lot and is intended to facilitate a reasonable residential use of the property. For these reasons, the variance is respectfully considered minor in terms of its anticipated impacts on the surrounding area.

**2. The Variance Is Desirable for the Appropriate Development or Use of the Land**

The requested variance is desirable because it would allow the construction of a bungalow on the proposed severed lot despite its shallow depth, thereby making more efficient use of the available residential land.

Maintaining the full 6.0-metre rear yard setback would significantly restrict the available building envelope and would compromise the feasibility of constructing a functional dwelling. Reducing the setback to 1.2 metres would provide the flexibility required to accommodate the bungalow while retaining a substantial and usable side yard of 9.2 metres.

The proposed dwelling is intended to complement the residential character of the surrounding neighbourhood and supports the creation of additional housing within the established community.

The proposed severance and setback reduction would allow the property to be used more effectively while maintaining its residential purpose. The variance is therefore considered desirable for the appropriate development and use of the land, subject to council approval.

**3. The Variance Maintains the General Intent and Purpose of the Official Plan and Zoning By-law**

The proposed development maintains the established residential character of the neighbourhood while creating an additional housing opportunity within the urban settlement area.

The proposed bungalow would retain the residential use of the property and would not introduce a different or incompatible land use. Its low-rise form is intended to complement the existing house and surrounding residential properties without substantially altering the character of the community.

The general intent of rear yard setback provisions is to ensure appropriate building placement, open space and separation between properties, while addressing considerations such as privacy, sunlight, drainage and access where applicable. Although the proposed rear yard setback would be reduced, a 1.2-metre setback would remain between the proposed dwelling and the rear property line. The proposed 9.2-metre side yard setback exceeds the stated minimum requirement of 1.2 metres, providing substantial open space alongside the proposed dwelling for passive and active recreation.

The proposed lot and building envelope would allow for sufficient on-site parking to support the use.

Building placement, grading and drainage would be addressed through the applicable approval and building permit processes to ensure that the development complies with relevant requirements and minimizes potential impacts on neighbouring properties.

It is respectfully submitted that the proposed development can maintain the general intent and purpose of the Official Plan and the requested variance is a site-specific adjustment that would allow the land to be developed for its intended residential purpose while respecting the broader objectives of the Zoning By-law.

Thank you for your time and consideration. I look forward to working with Town staff throughout the planning process.

Sincerely,

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