

## Minor Variance



Ravenshead Homes Inc.  
2758 Portage Road  
Niagara Falls, ON  
L2J 2J3

Date: May 7<sup>th</sup>, 2024  
Client: Ameer Wakil  
Address: 14695 Niagara River Parkway

Dear Committee,

We are writing to present Ameer Wakil's proposal to construct a shed on his property. This shed will serve as storage for his e-bikes and patio furniture, offering easier access to these items while complementing the current landscape.

We are fully prepared to comply with all necessary procedures, including obtaining inspections and payments to all fees associated with the minor variance process.

Mr. Wakil has spoken with his neighbour regarding the proposed shed construction on his property, and there are no objections from their side.

### **The Four Tests of a minor variance are outlined below.**

1. Is the requested variance minor in Nature?  
**Yes - We are asking for a small decrease in allowed set back for a shed**
2. Is the requested variance desirable for the appropriate development or use of the land, building or Structure?  
**Yes - the property has a developed landscape features and the shed location suites the layout of the property.**
3. Does the requested variance maintain the general intent and purpose of the By-Law?  
**Yes- all though the proposed variance decreases the set back of the current bylaw, we are maintaining enough serviceable room to facilitate any maintenance on the current fence.**
4. Does the requested variance maintain the general intent and purpose of the Official Plan?  
**Yes - We believe this structure is minor in natural and caters to servicing the home on the current plan.**

James Green

