

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

**From:** George Kotsifas P. Eng.,  
Managing Director, Development & Compliance Services and  
Chief Building Official

**Subject:** 2019 Minor Variance Applications Considered by the  
Committee of Adjustment – Information Report

**Public Participation Meeting on: November 16, 2020**

## Recommendation

That, on the recommendation of the Director, Development Services, the following report relating to an overview of the nature of the 2019 Minor Variance applications received and considered in by the London Committee of Adjustment **BE RECEIVED**.

## Executive Summary

### Summary of Request

Municipal Council has directed staff to report annually on the nature of the Minor Variance applications considered by the London Committee of Adjustment.

### Purpose and the Effect of Recommended Action

The purpose and effect of this Information Report is to provide an overview of the nature of the 2019 Minor Variance applications received by Development Services and considered by the London Committee of Adjustment. Where illustrative, a comparison of trends over a five-year period is provided.

### Rationale of Recommended Action

Municipal Council has directed staff to report annually on the nature of the Minor Variance applications considered by the London Committee of Adjustment.

## Analysis

### 1.0 Minor Variances

#### 1.1 What is a Minor Variance?

A Minor Variance is a small change or “relief” from the regulations of the Zoning By-law. Because a zoning by-law cannot anticipate every circumstance that may affect the development or use of a particular property, Section 45 of the Planning Act, R.S.O 1990, c. P.13 (“Planning Act”) grants committees of adjustment authority to permit relief from the strict application of the regulations on a specific property.

#### 1.2 Who Decides?

The Committee of Adjustment serves as a quasi-judicial body that has independent authority, as delegated by Municipal Council, to consider applications for Minor Variances under Section 45 of the Planning Act.

Municipal Council may, by by-law, constitute and appoint a Committee of Adjustment. London’s Committee of Adjustment presently consists of five members appointed for the term of Council (2018-2022). The Committee of Adjustment is empowered to approve with or without conditions, refuse or defer requests for variance.

#### 1.3 Basis for Decisions of Minor Variance Applications

The Committee of Adjustment must base their decisions on the planning merits of the application after consideration of the request, the staff recommendation, and comments

from the applicant and members of the public. Section 45(1) and 45(2) of the Planning Act provides the basis for decisions. The Committee of Adjustment may authorize a Minor Variance from the regulations of the zoning by-law only if the Committee is satisfied that the application meets all four tests under Section 45(1) of the Planning Act, as follows:

1. Is the variance minor in nature?
2. Is the variance desirable for the appropriate development or use of the land, building or structure?
3. Does the variance meet the general intent and purpose of the by-law?
4. Does the variance meet the general intent and purpose of the Official Plan?

Section 45(2)(a) and Section 45(2)(b) of the Planning Act grants the Committee of Adjustment additional powers to permit an extension, enlargement or change to a legal non-conforming use; and to permit the use of any land, buildings or structures for a purpose that conforms with uses permitted in the Zoning By-law that are defined in general terms. Decisions related to the enlargement or extension of a building or structure used for legal non-conforming uses are to be based on the desirability of the development and the impact on the surrounding area. Decisions related to changes to legal non-conforming uses are to be based on whether the request is similar to the purpose for which the land, building or structure was used on the day the by-law was passed or is more compatible with the uses permitted by the by-law than the purpose for which it was used on the day the by-law was passed.

#### **1.4 Legislative Changes Related to Minor Variance Applications**

As discussed previously in the November 4, 2019 annual information report on Minor Variance applications, Bill 73 – Smart Growth for our Communities Act, 2015 (“Bill 73”) came into force and effect on July 1, 2016 and introduced new provisions in the Planning Act that included a two-year moratorium on Minor Variance applications subsequent to the passing of a Zoning By-law amendment (Section 45(1.3)). The Planning Act permits a Municipal Council to waive the moratorium through a council resolution.

Since the two-year moratorium provision came into force and effect, there have been 12 requests for a council resolution. One request was submitted in 2017, six were submitted in 2019, and to date five were submitted in 2020. Council has allowed 10 requests and refused 1 request to allow a Minor Variance application within the moratorium period. One further request was received but no resolution was issued. The similar number of requests made in 2019 and in 2020 suggest that applicants are increasingly more willing to undertake this request process.

Bill 108 - More Homes, More Choice Act, 2019, came into force and effect on June 6, 2019. No changes were made to Section 45 of the Planning Act, which provides the basis for Minor Variances in Ontario.

## 2.0 Nature of Minor Variance Applications

### 2.1 Number of Minor Variance Applications

The five-year period from 2015 to 2019 witnessed an overall decline in the number of Minor Variance applications submitted year-over-year, with the exception of 2017.

In 2019, the City of London received 142 Minor Variance applications. This represents the fewest number of applications received within the five-year period and a decline of 6 applications from 2018. Over the five-year period from 2015 to 2019, Development Services received on average 170 Minor Variance applications a year.

Table 1: Total Number of Opened Minor Variance Applications from 2015 to 2019.

Year	Number of Minor Variance Applications	Year-over-year Change (by application)
2015	180	–
2016	176	↓ 4
2017	204	↑ 28
2018	148	↓ 56
2019	142	↓ 6
Total	850 (170 per year)	–

It should be noted that the Planning Act does not place a limitation on the number of variances an Applicant can request. As such, Minor Variance applications may include one or more variances. In 2018, for example, Minor Variance applications averaged 1.4 variances per application. In 2019, the average number of variances requested increased to 1.8 per application. The trend indicates that more variances are being requested on a per application basis.

Of the 142 Minor Variance applications, 115 applications were considered by the Committee of Adjustment during the 2019 calendar year. The outliers include 10 applications that were cancelled or withdrawn by the Applicant; and 16 applications that were scheduled for public hearings before the Committee of Adjustment in 2020 based on the date of submission. One application, associated with a Consent application, has been on hold since late 2019.

Of the 2019 Minor Variance applications considered by the Committee of Adjustment, 113 (86.3 percent) were granted; 15 (11.5 percent) were refused by the Committee; and three (2.3 percent) were adjourned sine die, meaning that the applications were deferred to a future date to allow the Applicant the opportunity to resolve issues or concerns with staff. On two occasions the application returned to the Committee of Adjustment for a decision following a sine die adjournment; one application is still pending a return to the Committee and a decision.

### 2.2 Categories of Minor Variance Applications

For the purposes of this report, the Minor Variance applications received in 2019 were broken down into five categories based on the most onerous or impactful variances requested. The categories include:

- Yard Setback Regulations for Main Buildings;
- Parking Regulations;
- Legal Non-Conforming Use;
- Accessory Use Regulations; and,
- Intensity of Development Regulations.

Table 2: Categories of Minor Variance Applications.

Categories of Minor Variance Applications	2015	2016	2017	2018	2019
Total Number of Applications	180	176	204	148	142
Yard Setback Regulations for Main Buildings	47 (26%)	58 (33%)	58 (28%)	29 (20%)	33 (23%)
Parking Regulations	37 (21%)	31 (18%)	24 (12%)	14 (9%)	39 (27%)
Legal-Non Conforming Use	20 (11%)	22 (12%)	8 (4%)	19 (13%)	15 (11%)
Accessory Uses	26 (14%)	26 (15%)	32 (16%)	32 (22%)	26 (18%)
Intensity of Development Regulations	50 (28%)	39 (22%)	82 (40%)	54 (36%)	29 (20%)

The five-year period presents two important trends for the Minor Variance Applications in 2019. The first trend is an overall reduction in the percentage-share of applications classified under Yard Setback Regulations for Main Buildings and Intensity of Development Regulations. The second trend is an increase in the number of parking-related applications received. The percentage-share of Legal Non-Conforming Use and Accessory Use applications remained relatively steady compared to 2015, 2016, and 2017.

As stated above, the Planning Act does not place a limitation on the number of variances an Applicant can request. As such, Minor Variance applications may include one or more variances. Appendix A provides a detailed breakdown of the nature of individual variances requested in 2019 in four out of five categories (excluding legal non-conforming uses) and the specific nature of each individual variance.

### 2.3 Yard Setback Regulations for Main Buildings

Variances for yard setback regulations for main buildings consist of requests for relief from the locational standards of main buildings. This includes minimum front yard, exterior and interior side yard and rear yard setbacks. Requests for this form of relief are often required to facilitate urban design objectives for the siting of buildings closer to streetlines. The category also includes variances from the Regulations for Low-rise Residential Development in the Primary Transit Area (“PTA”) (Section 4.23 of the Zoning By-law).

Individual variances related to yard setback regulations for main buildings are broken down in detail under Table 4 in Appendix A. In 2019, there were 71 individual variances requesting relief from the main building locational regulations (35.4 percent of all individual variances). The most commonly requested variance in this category were reductions to the minimum required interior side yard setback, constituting nearly half of all individual variances in the category.

### 2.4 Parking Regulations

Parking variances consist of various requests for relief from the parking regulations in subsection 4.19 of the Zoning By-law, as shown on Table 2. Individual variances related to parking regulations are broken down in detail under Table 5 in Appendix A. In 2019, there were 45 individual variances requesting relief parking regulations. The most common variances in this category were reductions to the minimum number of parking spaces required, constituting more than half of all individual variances in the category. Reductions to the minimum number of parking spaces required were often triggered by changes in use, building expansions or increased gross floor area. Despite the introduction of regulations which relax minimum parking regulations within strategic areas (i.e. Downtown and Hamilton Road corridor), parking difficulties continue to arise.

### 2.5 Legal Non-Conforming Uses

Legal Non-Conforming Uses are uses that were lawfully established prior to the passing of a by-law and permitted to continue. Under subsection 45(2)(a) of the Planning Act,

the Committee of Adjustment is granted the power to enlarge, extend, or change a legal non-conforming use. In 2019, there were 16 individual variances requesting relief to enlarge, extend, or change a legal non-conforming use.

## **2.6 Accessory Uses**

Accessory uses are incidental, subordinate and exclusively devoted to the main use on the lot. Variances under this category often relate to buildings or structures such as decks, open private swimming pools, sheds, and detached garages or carports and requests for relief from these buildings or structures yard locations height or lot coverage. Accessory uses are regulated by the General Provisions (Section 4) of the Zoning By-law.

Individual variances related to accessory uses are broken down in detail under Table 6 in Appendix A. In 2019, there were 58 individual variances requesting relief from accessory uses regulations.

The most commonly variances requested in this category were for reductions in the yard setbacks (interior and exterior side yard, front yard and rear yard setbacks combined) for accessory buildings or structures. Variances from the maximum permitted lot coverage for accessory buildings and structures were also prominent.

## **2.7 Intensity of Development**

This category of variances speaks to intensity of development permitted on a property. Specifically, the category includes such things as lot area, lot frontage, lot coverage, gross floor area ("GFA"), floor area ratio ("FAR"), residential density, dwelling unit area, and landscaped open space. Individual variances within this category often trigger variances in other categories. For example, decreasing the minimum lot area or minimum lot frontage are often associated with requests for reduced setbacks or parking.

Individual variances related to the intensity of development are broken down in detail under Table 7 in Appendix A.

The most common variances requested in this category were for increases in density and reductions in minimum lot frontage and minimum lot area. Variances for reduced lot frontage and reduced lot area were often triggered as a condition of consent for lot creation, or by adding units to single detached dwellings which often triggered greater lot frontage and lot area requirements than the single detached dwelling.

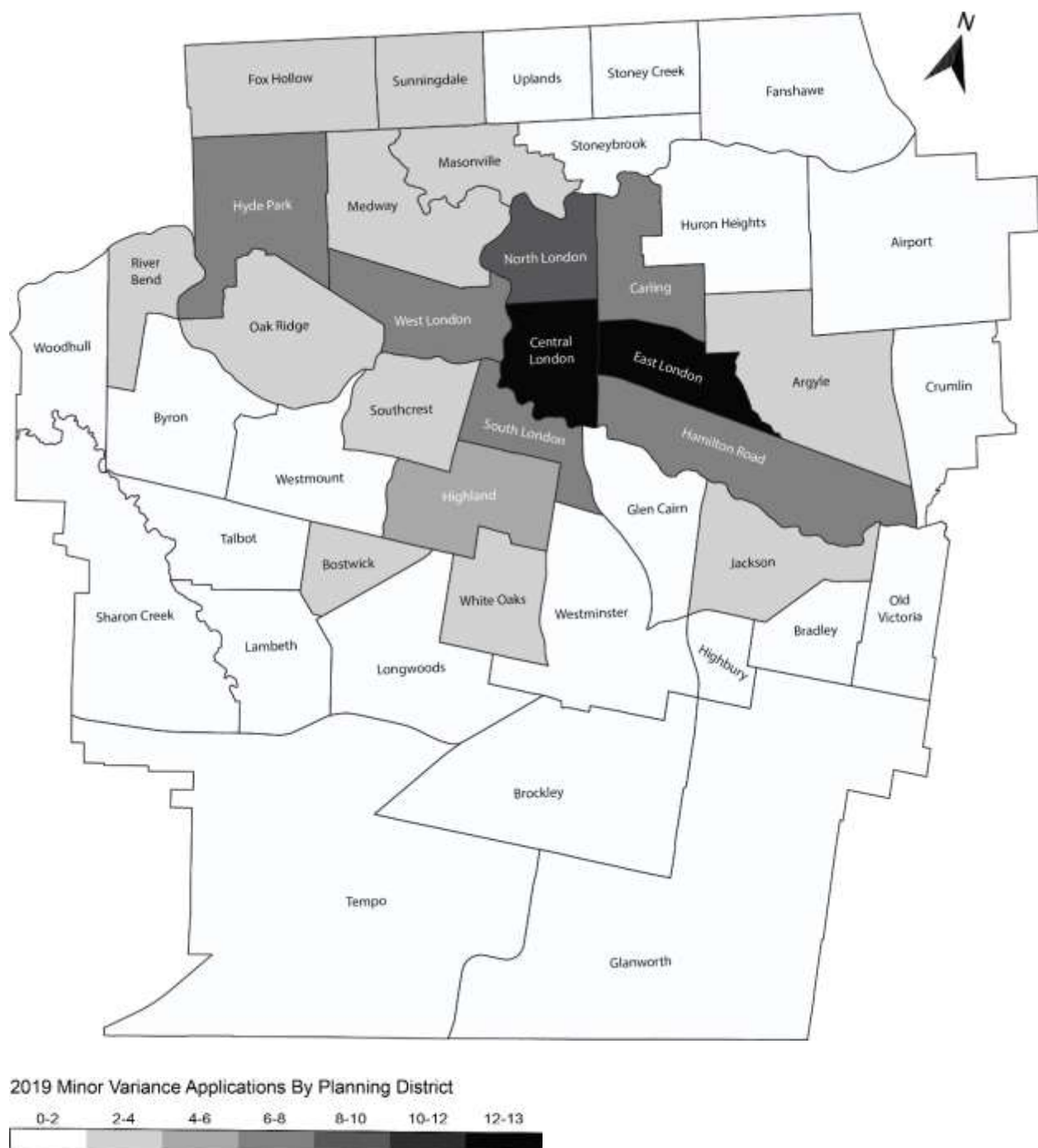
### 3.0 Spatial Trends of 2019 Minor Variance Applications

#### 3.1 2019 Minor Variance Applications by Planning District

London is composed of a collection of neighbourhoods with varying histories, densities, pressures, and opportunities. The City's neighbourhoods can further be grouped into Planning Districts that are larger geographic areas consisting of clusters of neighbourhoods that have many similar characteristics. Figure 19 in The London Plan identifies 42 Planning Districts.

Figure 2 in this report presents where Minor Variance applications submitted in 2019 were located by Planning District. Planning Districts representative of inner-city areas experienced the greatest number of Minor Variance applications in 2019. This trend may correspond with denser lot fabric within the older, more established neighbourhoods that pre-date current zone regulations and infill and intensification proposals that require greater flexibility.

Figure 2: 2019 Minor Variance Applications by Planning District. (Not to scale.)

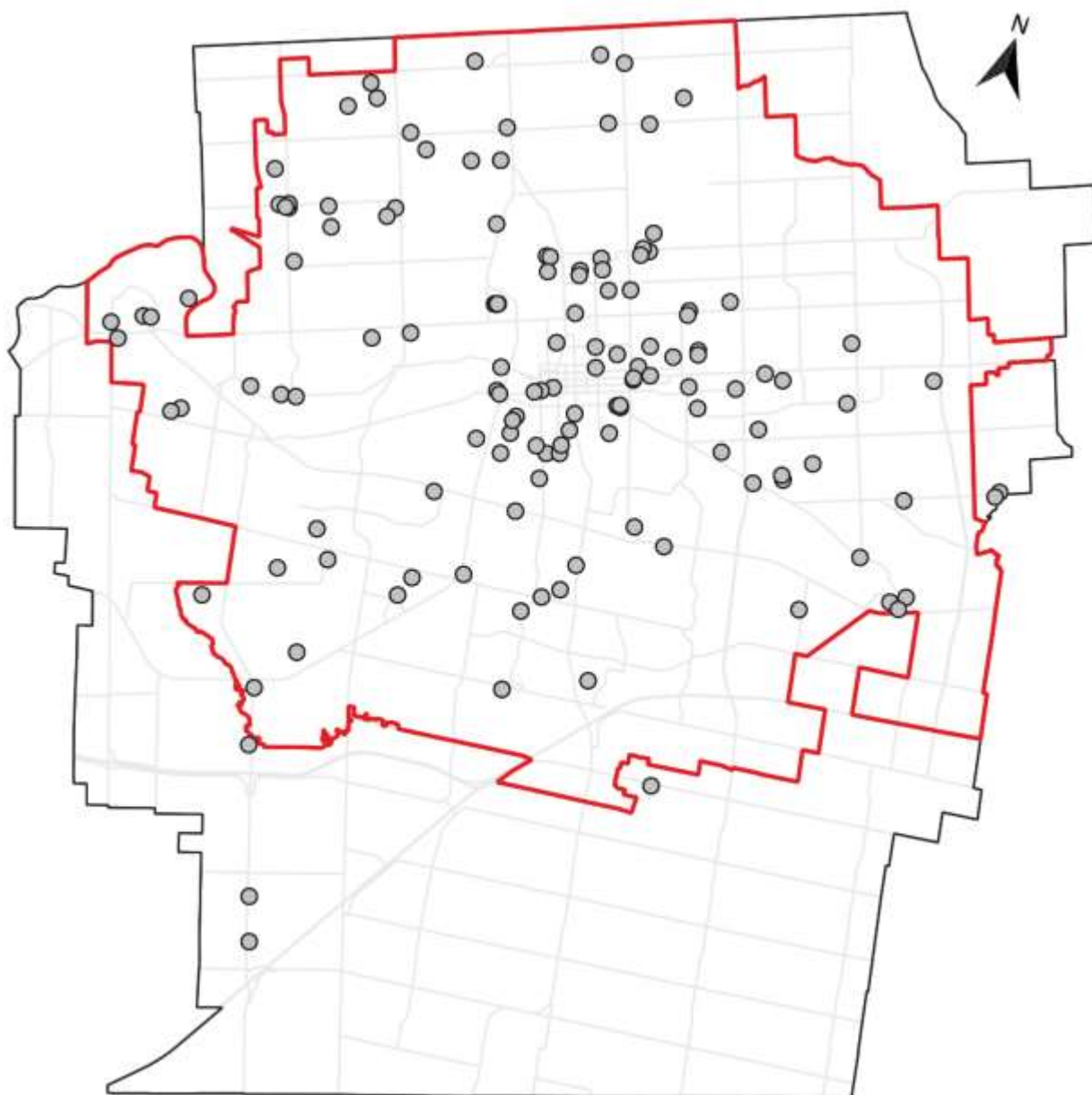


#### 3.2 Minor Variance Applications within the Urban Growth Boundary

The majority of Minor Variance applications were for properties located within the Urban Growth Boundary. The Urban Growth Boundary separates the urban parts from the rural parts of the City. Of the 142 Minor Variance applications received in 2019, 137 applications were for properties located within the Urban Growth Boundary. The

remaining five applications were for properties located outside of the boundary.

Figure 3: 2019 Minor Variance Applications in relation to the Urban Growth Boundary. The Urban Growth Boundary is delineated in red. (Not to scale.)

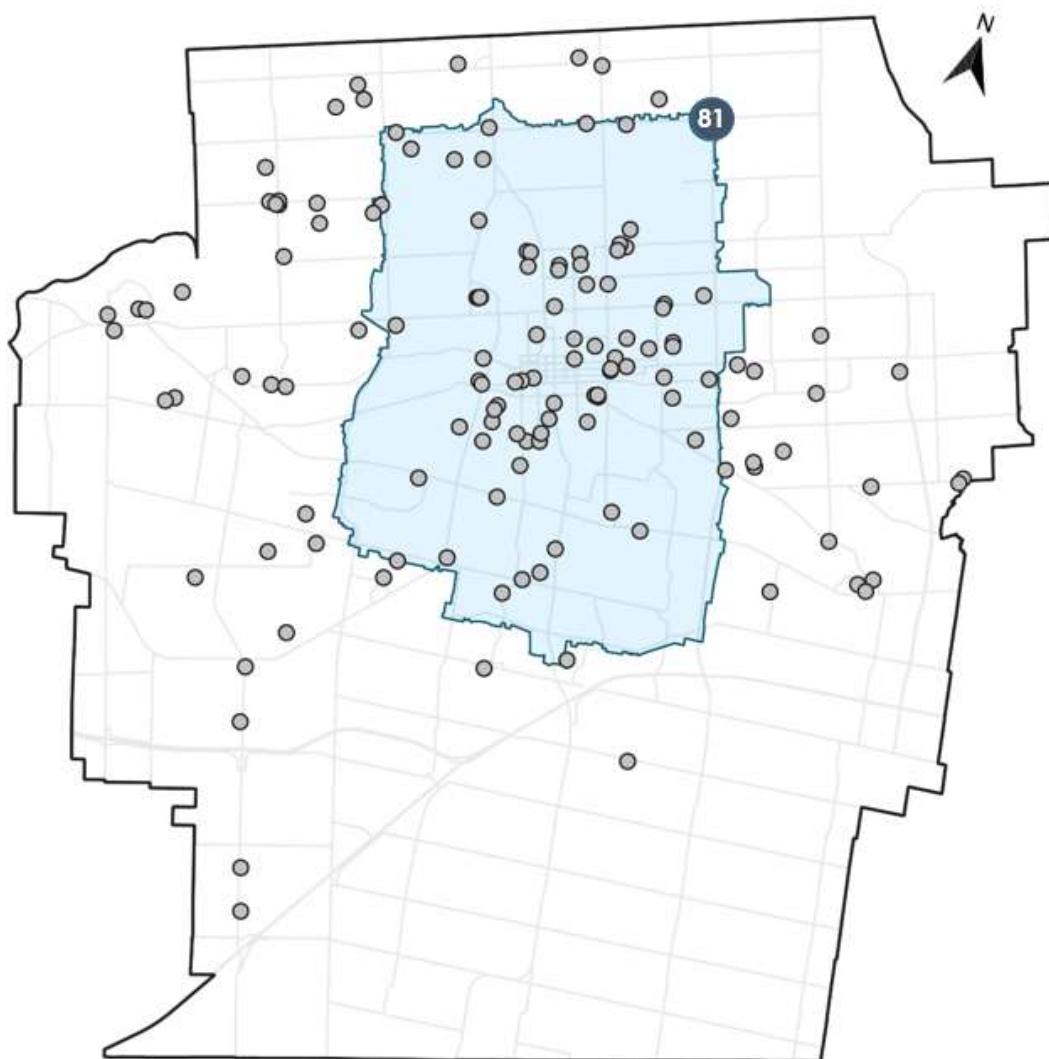


### 3.3 2019 Minor Variance Applications in the Primary Transit Area

The London Plan delineates a Primary Transit Area (“PTA”) generally bounded by Fanshawe Park Road to the north, Wonderland Road to the west, Southdale Road (west of White Oak Road) and Bradley Avenue (east of White Oak Road) to the south, and Highbury Avenue to the east. The PTA delineates the geographic limit of rapid transit infrastructure to the year 2035 and the area of focus for residential infill and intensification to encourage transit ridership. Section 4.23 of the Zoning By-law contains specific regulations for the PTA to ensure that new residential development within existing low-rise residential areas is compatible with the existing neighbourhood and streetscape character.

Of the 142 Minor Variance applications received in 2019, 81 applications related to properties located within the PTA. In total, 19 of the 81 applications correspond with relief from the PTA regulations. Although only a minority of applications involved relief from the regulations for low-rise residential development in the primary transit area at Section 4.23 of the Zoning By-law, it does correspond with the frequency of applications within the central city.

Figure 4: 2019 Minor Variance Applications within the Primary Transit Area. The Primary Transit Area is delineated in blue. (Not to scale.)



### 3.4 2019 Minor Variance Applications in the Near-Campus Neighbourhoods

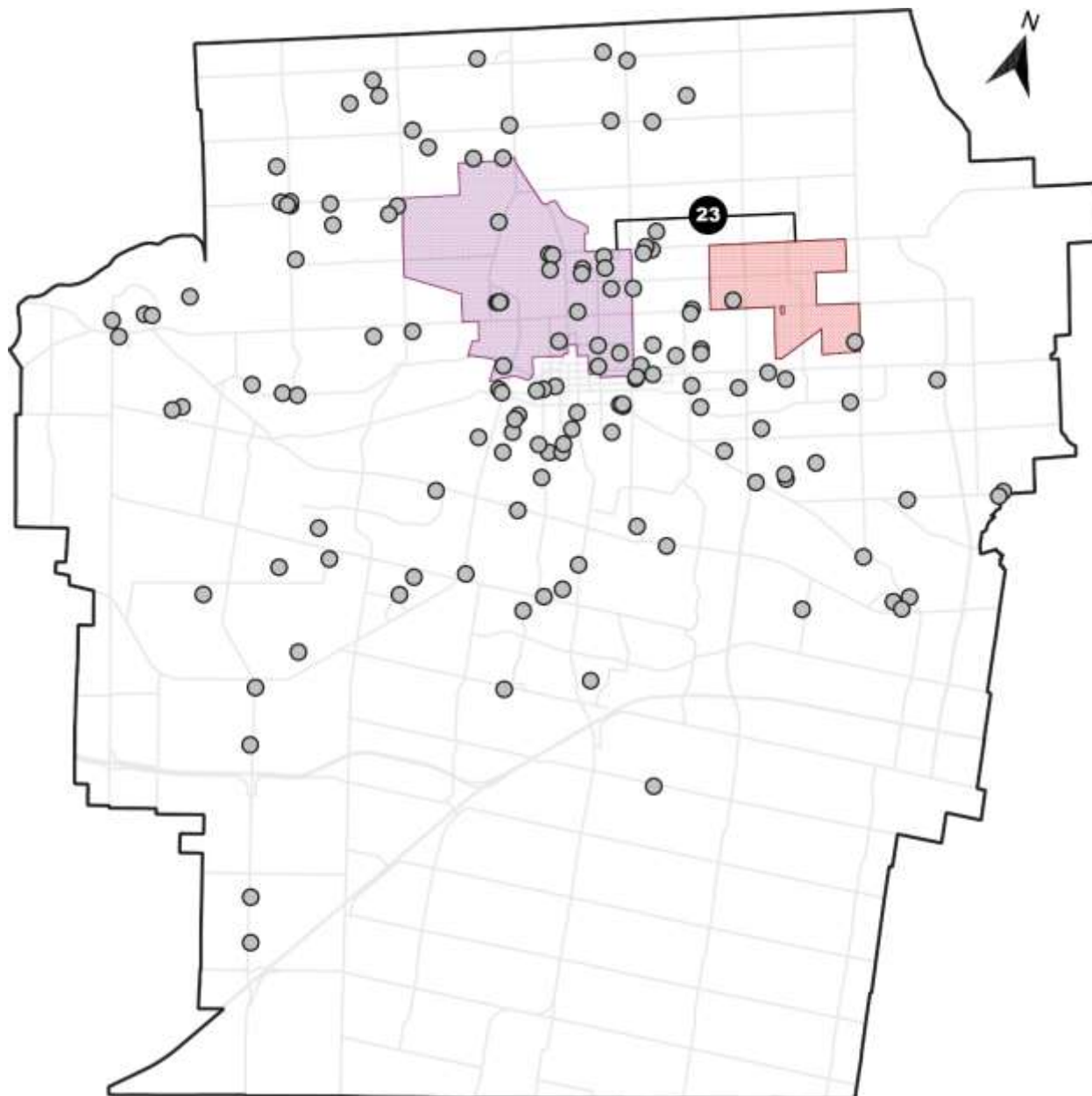
The London Plan and the 1989 Official Plan establish boundaries corresponding to neighbourhoods in proximity to Western University and Fanshawe College, referred to as the Near-Campus Neighbourhoods (“NCN”) Area.

The NCN policies seek to maintain the vibrancy, culture, and sense of place of the neighbourhoods in proximity to Western University and Fanshawe College, while planning for measured and strategically located intensification and growth. The policies call for new development to have special consideration for the context and character of the receiving area specifically relating to the form, size, scale, mass, density, and intensity of new development. Particular mention is made to development where proposed lots and buildings require multiple variances.

A total of 32 Minor Variance applications received in 2019 were for properties located within the NCN Area. The majority – 21 applications – were located within the area around Western University. Only two applications were located within the area around Fanshawe College. Only 12 of the 32 applications related to substantive consideration of the NCN policies, either relating to the intensification facilitating an increase in the number of dwelling units on the property or an increase in the built intensity of development. Among the 12 applications, five were cancelled and withdrawn prior to a public hearing before the Committee of Adjustment, reducing the number of applications with substantive impacts related to the NCN policies to seven.



Figure 5: 2019 Minor Variance Application in the Near Campus Neighbourhoods. (Not to scale.)



### 3.5 2019 Minor Variance Applications by Place Type, Official Plan Designation, and Zone

The London Plan and the 1989 Official Plan apply Place Types and Land Use Designations across the whole of the City of London. Each Place Type and Land Use Designation has associated policies that provide direction on the use and development of land related to a wide array of matters, including permitted uses, the expected intensity of development, and the envisioned built form. 80 percent of all applications for Minor Variance were located in Neighbourhoods Place Type, and 71 percent of all applications for Minor Variance were located in the Residential Land Use Designations, as identified on Tables 8 and 9 in Appendix A.

The City of London Zoning By-law No. Z.-1 establishes 47 different zone classes across the City to implement and regulate the policy direction of the City's official plans. The regulatory objectives for each zone class vary, as individual zones permit certain uses, building forms, and building intensity. More than 60 percent of the Minor Variance applications received in 2019 were for properties located within a Residential zone; and three quarters of those variances occurred in low to medium-low density residential zones, specifically the R1, R2, and R3 Zones, as identified on Table 10 in Appendix A.

Minor Variance applications most often pertain to low-rise residential issues since the majority of the Minor Variance applications pertain to properties located in the Neighbourhoods Place Type, the Low Density Residential designation, and low-rise Residential zones.

## **4.0 Appeals to the Local Planning Appeals Tribunal**

### **4.1 Appeals to the Decisions of the Committee of Adjustment**

Decisions of the Committee of Adjustment can be appealed to the Local Planning Appeals Tribunal (“LPAT”) by an applicant, a resident, a public body or other interested party.

During 2019, there were three appeals of the Committee’s decisions. Two applications were refused by the Committee. Both were informed by Development Services’ recommendation for refusal. The appeals were all submitted by the Applicant. The remaining appeal was initiated by Municipal Council.

#### *A.040/19 – 585 Colborne Street*

On May 6, 2019, under File Number A.040/19, the Committee of Adjustment heard an application to add a fourth unit to a converted dwelling. In order to facilitate the internal modifications, variances were requested. Variance 1 requested to permit a lot area of 240 square metres (2,583.3 square feet), whereas 720 square metres (7,750.0 square feet) is the minimum required. Variance 2 requested to maintain two parking spaces, whereas three are the minimum required. Development Services recommended refusal of the application for the reasons that the requested variances represented an over-intensification of lands with the Near Campus Neighbourhoods Area and failed to meet the four tests under Section 45(1) of the Planning Act. The Committee of Adjustment refused the requests. The Applicant subsequently appealed the decision. On September 11, 2019, the Application withdrew the appeal from further deliberation.

#### *A.046/19 – 149 Huron Street*

On June 10, 2019, under File Number A.046/19, the Committee of Adjustment heard an application to construct two dwellings as a result of a consent. In order to facilitate the proposed development, variances were requested to permit a reduced lot frontage of 9.4 metres (30.8 feet), whereas 12.0 metres (39.4 feet) is the minimum required; and an increased front yard setback of 10.3 metres (33.8 feet), whereas 8.3 metres (27.2 feet) is the maximum permitted for both the severed and retained lots.

Development Services recommended refusal as the requests did not maintain the general intent and purpose of the Official Plan nor the Zoning By-law (namely policies for the Near Campus Neighbourhoods Area, and regulations for Low-rise Residential [Infill] Development in the Primary Transit Area), and were not considered minor in nature nor desirable for the appropriate use or development of the lands. As of November 2020, a decision has not yet been issued by the LPAT.

#### *A.058/19 – 66 Grand Avenue*

On June 17, 2019, under File Number A.058/19, the Committee of Adjustment heard an application to construct an addition at 66 Grand Avenue. The proposed development required six variances, including variances to permit a fourth storey addition with a reduced interior side yard setback of 2.6 metres (8.5 feet), whereas 3.0 metres (9.8 feet) is required; an increased lot coverage of 44 percent, whereas 40 percent is the maximum permitted; an increased building depth of 27.9 metres (91.5 feet), whereas 22.8 metres (74.8 feet) is the maximum permitted; a third storey deck with an east interior side yard setback of 1.4 metres (4.6 feet), whereas a 2.4 metres (7.9 feet) is the minimum required; a fourth storey deck with an east interior side yard setback of 2.6 metres (7.9 feet), whereas 3.0 metres (9.8 feet) is the minimum required; and a reduced lot area of 464.2 square metres (4,996.6 square feet) whereas 550 square metres (5,920.2 square feet) is the minimum required. Development Services recommended all six variances be refused as the cumulative impacts of the variances were assessed to be inconsistent with the intent and purpose of the Zoning By-law and not minor in nature. The Committee of Adjustment refused the requests. The Applicant subsequently appealed the decision.

On November 13, 2019, the LPAT issued its decision, granting in part the Applicants requests to permit a reduced lot area, increased lot coverage, and increased building depth.

## 5.0 Conclusion

The purpose and effect of this Information Report is to provide an overview of the nature of Minor Variance applications considered in 2019 by the Committee of Adjustment, and to provide an overview of trends, categories, and characteristics of Minor Variance applications received. Development Services will continue to provide an annual update to Council on the breakdown by various categories of Minor Variance applications considered by the Committee of Adjustment. Looking ahead, the 2020 information report will include a summary on the impacts of the COVID-19 Emergency.

<b>Prepared by:</b>	<b>Daniel Hahn Planner I, Development Services</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official</b>
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

November 9, 2020

cc: Michael Tomazincic, MCIP, RPP, Manager, Current Planning

cc: Melissa Campbell, MCIP, RPP, Manager, Development Planning (Current Planning)

## Appendix A

Table 3: Categories of Minor Variance Applications in 2019.

Variance Categories	Total
All Variances	256
Yard Setback Regulations for Main Buildings	71 (35.7%)
Parking Regulations	45 (17.5%)
Legal-Non Conforming Use	16 (6.2%)
Accessory Uses	58 (22.6%)
Intensity of Development Regulations	67 (26.1%)

Table 4: Number of Yard Setback Regulations for Main Buildings Variances in 2019.

Variances	Total
All Yard Setback Regulations for Main Buildings	71
Interior Side Yard Setback	34 (47.9%)
Front Yard Setback	16 (22.5%)
Rear Yard Setback	10 (14.0%)
Exterior Side Yard Setback	10 (14.0%)
Building Orientation	1 (1.4%)

Table 5: Number of Parking Regulation Variances in 2019.

Variances	Total
All Parking Regulation Variances	45
Required Number of Parking Spaces	26 (57.8%)
Parking Area Coverage	3 (6.7%)
Parking in the Front or Exterior Side Yard	5 (11.1%)
Parking Area Setback	5 (11.1%)
Reduced Stacked Parking	3 (6.7%)
Required Number of Bicycle Parking Spaces	2 (4.4%)
Location of Parking Access	1 (2.2%)

Table 6: Number of Accessory Use Variances in 2019.

Variances	2019
All Accessory Use Variances	58
Deck Encroachment	12 (20.7%)
Interior Yard Setback	11 (19.0%)
Lot Coverage	10 (17.2%)
Swimming Pool Setback	6 (10.3%)

Location of Accessory Structure in a Front or Exterior Side Yard	6 (10.3%)
Building/Structure Height	3 (5.1%)
Exterior Yard Setback	3 (5.1%)
Front Yard Setback	2 (3.5%)
Rear Yard Setback	2 (3.5%)
Maximum Permitted GFA	1 (1.7%)
Increased GFA for Home Occupation	1 (1.7%)
Home Occupation in an Accessory Structure	1 (1.7%)

Table 7: Number of Intensity of Development Variances in 2019.

<b>Variances</b>	<b>2019</b>
All Intensity of Development Variances	67
Lot Area	12 (17.9%)
Lot Frontage	10 (14.9%)
Residential Density	10 (15.0%)
Lot Coverage	8 (11.9%)
Gross Floor Area (GFA)	6 (9.0%)
Building Height	5 (7.5%)
Main Building Depth	4 (6.0%)
Landscaped Open Space	3 (4.5%)
Dwelling Unit Area	3 (4.5%)
Floor Area Ration (FAR)	2 (3.0%)
Maximum Garage Width	2 (3.0%)
Habitable Space	1 (1.5%)
Number of Shipping Containers	1 (1.5%)
Garage in the Front Yard	0 (0.0%)

Table 8: 2019 Minor Variance Applications Categorized by Place Type.

<b>Place Type</b>	<b>Urban, Rural, or City-Wide Place Type</b>	<b>Number of Minor Variance Applications*</b>	<b>Share of Total (%)</b>
Neighbourhoods	Urban	100	80%
Main Street	Urban	7	6%
Urban Corridors	Urban	6	5%
Rapid Transit Corridors	Urban	5	4%
Light Industrial	Urban	4	3%
Shopping Area	Urban	4	3%

Farmland	Rural	5	4%
Commercial Industrial	Urban	2	2%
Downtown	Urban	2	2%
Transit Village	Urban	2	2%
Heavy Industrial	Urban	1	1%
Environmental Review	City-Wide	1	1%

\*Included are Place Types with 1 or more instances.

Table 9: 2019 Minor Variance Applications Categorized by Official Plan Designation.

Official Plan Designation	Land Use Designation	Number of Minor Variance Applications*	Share of Total (%)
Low Density Residential	Residential	76	56%
Multi-Family, Medium Density Residential	Residential	18	13%
Main Street Commercial Corridor	Commercial	12	9%
Auto-Oriented Commercial Corridor	Commercial	7	5%
Community Commercial Node	Commercial	4	3%
Light Industrial	Industrial	4	3%
Multi-Family, High Density Residential	Residential	3	2%
Agricultural	Agricultural, Rural Settlement, and Urban Reserve	5	2%
Downtown	Commercial	2	2%
Neighbourhood Commercial Node	Commercial	2	2%
General Industrial	Industrial	2	2%
Open Space	Open Space	2	2%
Enclosed Regional Commercial Node	Commercial	1	1%
Regional and Community Facilities	Regional and Community Facilities	1	1%
Transitional Industrial	Industrial	1	1%
Rural Settlement	Agricultural, Rural Settlement, and Urban Reserve	1	1%

\*Included are Official Plan designations with 1 or more instances.

Table 10: Number of Minor Variance Applications Categorized by Zone, 2019

Zone	Class	Number of Minor Variance Applications	Share of Total (%)
Residential R1 Zone	Residential	46	28%
Residential R2 Zone	Residential	22	13%
Residential R3 Zone	Residential	18	11%
Residential R8 Zone	Residential	9	5%
Business District Commercial Zone	Commercial	9	5%
Residential R5 Zone	Residential	6	4%

Residential R6 Zone	Residential	6	4%
Restricted Office Zone	Office	5	3%
Community Shopping Area Zone	Commercial	5	3%
Light Industrial Zone	Industrial	5	3%

\*Included are zones with more than 5 applications.