

879 Foss Road

Town of Pelham

April 7, 2021

Application for Minor Variance
For VanZanten Greenhouses

Prepared by:

NPG ▶ PLANNING
SOLUTIONS

Description of Subject Land

Subject Land

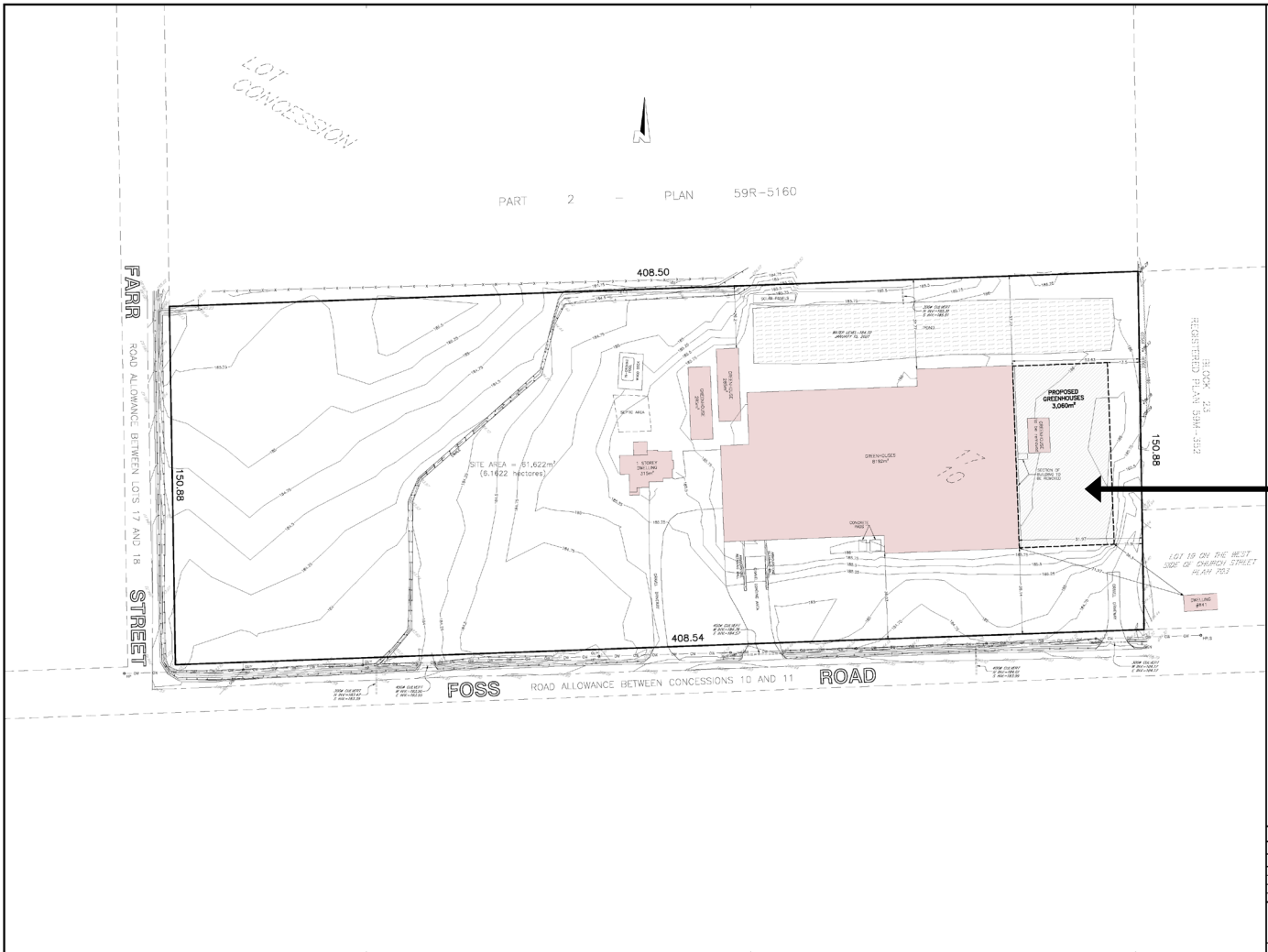
Lot Area: +/- 6.16 ha

Frontage: +/-151 m

Access: Foss Road



Proposed Greenhouse Expansion



Proposed Expansion

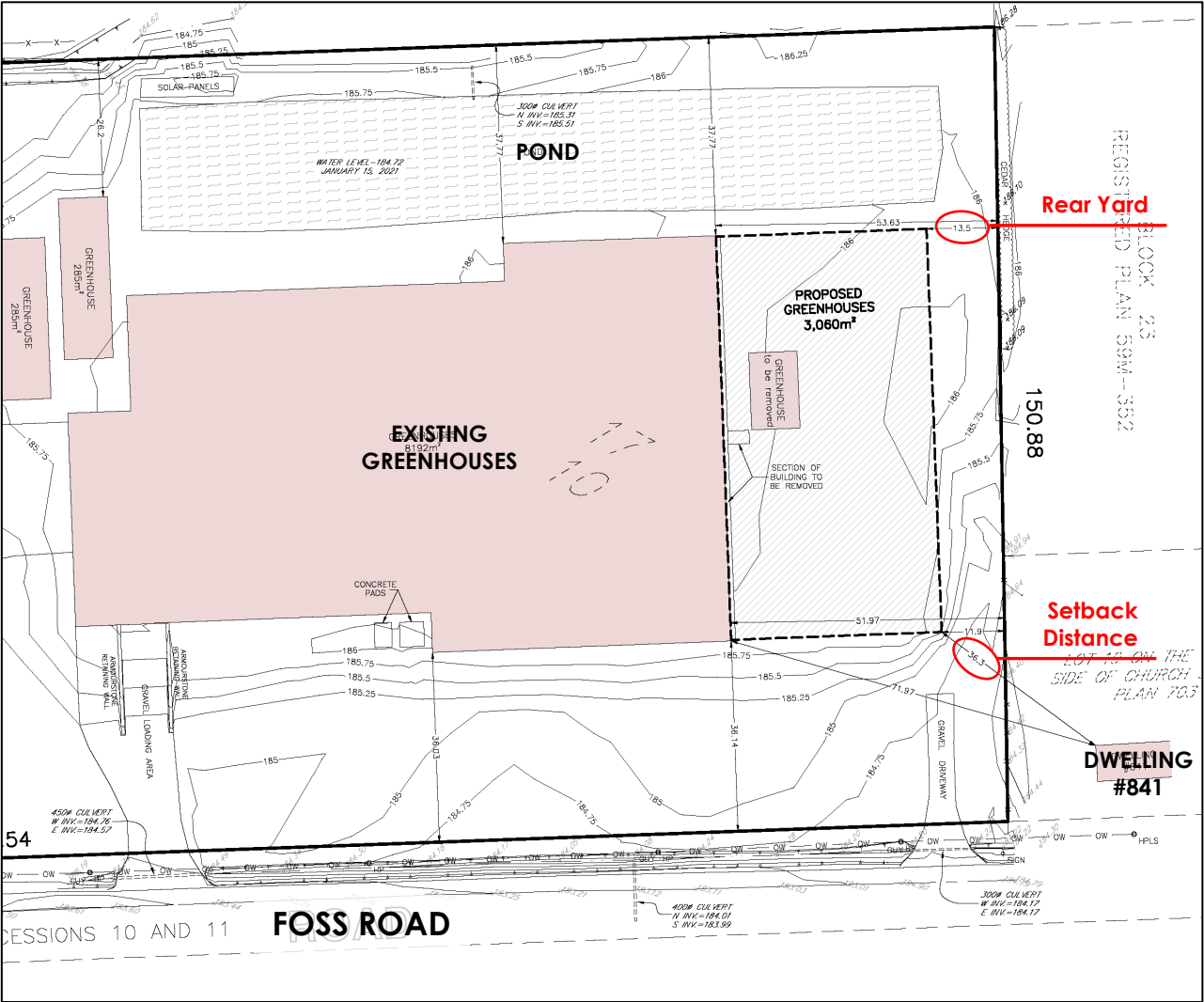
Building Area: 3,060 sqm.

Total Lot Coverage (post expansion): 20%

Proposed Minor Variance

ZONE: AGRICULTURAL

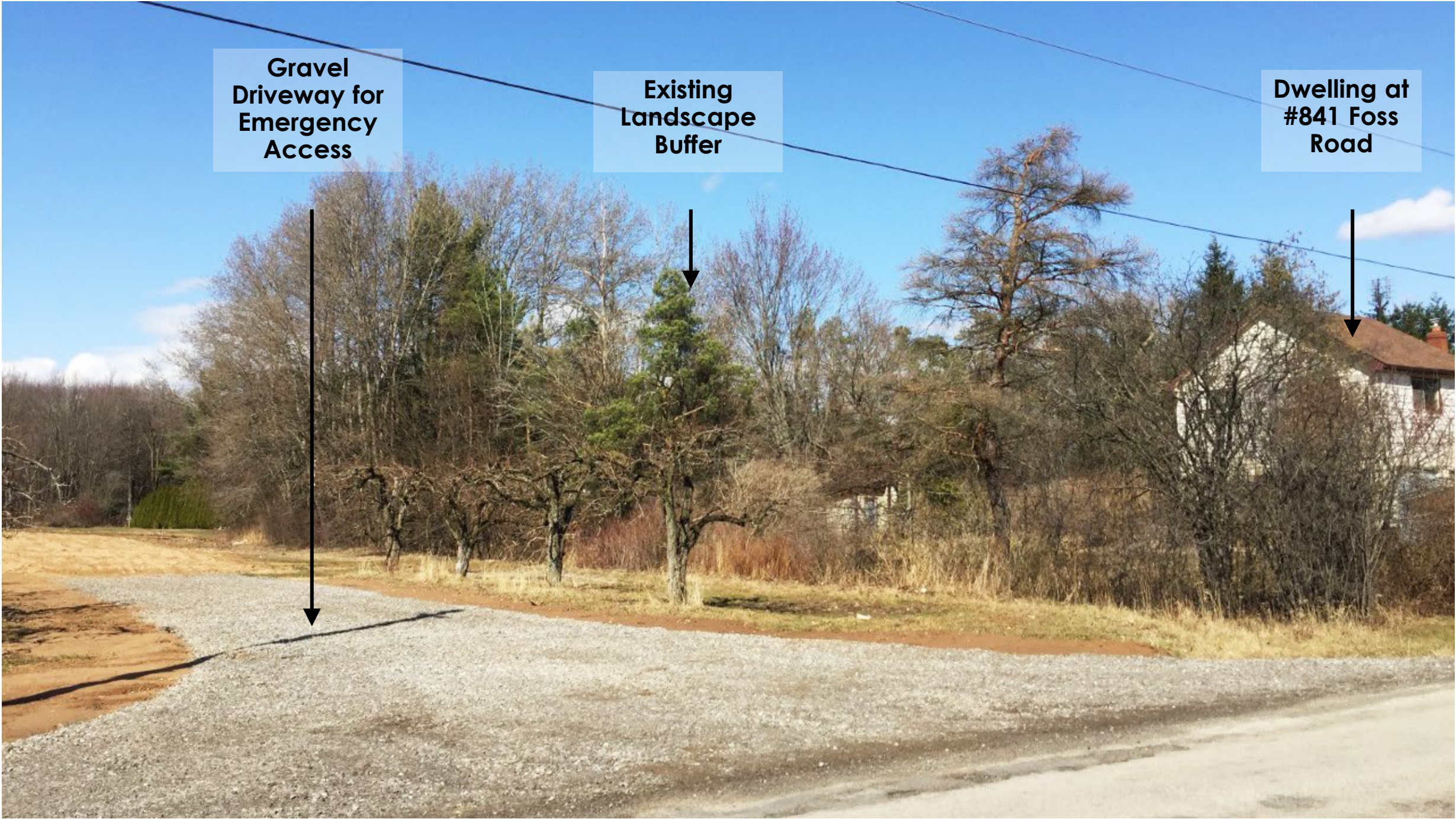
REGULATION	REQUIRED	PROPOSED	RELIEF SOUGHT
Minimum Rear Yard	15 m	11.5 m	3.5 m
Supplementary Setback Distance from a Dwelling on Adjacent Lot	45 m	36 m from dwelling #841 Foss Rd	9 m



**Gravel
Driveway for
Emergency
Access**

**Existing
Landscape
Buffer**

**Dwelling at
#841 Foss
Road**



- ✓ Supports economic development and the farming community in the Town and Region.
- ✓ Is desirable for the area and is compatible with adjacent land uses.
- ✓ Does not impact surrounding and on-site natural heritage features.
- ✓ Will utilize on-site private systems for servicing needs.
- ✓ Is consistent with the PPS, and conforms with the Growth Plan, NROP and the Town of Pelham Official Plan.

