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Development Variance Permit – Supporting Statement

Re: Request for Variance to Replace Existing Retaining Wall

Property: 257 OAK AVE

Applicant: _____

Date: DEC 04, 2025

Overview

This Development Variance Permit request is submitted to allow for the safe replacement of the existing retaining wall on the property. The proposed variance will not create any visual impact on the streetscape or surrounding neighbourhood and will maintain the established appearance of the property.

Need for the Variance

The existing retaining wall is failing and requires replacement to prevent further deterioration and to safeguard the structures on the property. The steep site conditions and fixed layout of the lot make strict compliance with current setback regulations unattainable without causing major disturbance to the property.

Safety & Structural Preservation

The retaining wall supports and stabilizes key structures on the lot, including the primary residence and the detached garage. Allowing this variance is essential to:

- Address life-safety risks associated with the failing wall
- Prevent slope movement or potential collapse
- Protect and preserve the structural integrity of the existing buildings
- Maintain safe and functional access to the home and driveway

Conclusion

This variance request is based solely on safety, site constraints, and structural preservation. Approval will allow the property owner to complete necessary repairs while maintaining the established configuration of the site and ensuring long-term stability for the dwelling and detached garage.

