



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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April 12, 2016

Bill White, CAO-Clerk
Town of Minto Committee of Adjustment
5941 Highway 89, R.R. #1
Harriston, ON N0G 1Z0

**RE: Minor Variance Application A1/16
Part Lot 6, Concession 13
9591 O'Dwyers Road, Beyer**

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

Planning Comments: The variances requested would provide relief from the maximum floor area for a detached accessory structure on a rural residential lot. The applicants are proposing to construct a 111.48 m² (1200 ft²) detached garage. This combined with the existing accessory structure on the property will equal 122.63m² (1320 ft²) lot coverage, whereas the by-law allows 92.9 m² (1000 sq.ft.) maximum.

This variance is minor and would maintain the general intent and purpose of the Official Plan and Zoning By-law, and would be desirable and appropriate for the development of the subject property. The Committee should be satisfied that the proposed accessory building is intended for personal use and not for commercial purposes.

Wellington County Official Plan

The subject property is designated SECONDARY AGRICULTURAL. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

Minto Zoning By-law

The subject lands are zoned A (Agricultural). The property is currently occupied by a dwelling and shed. The applicant, as illustrated on their site plan sketch, is proposing to construct a 1200 ft². accessory structure. The following variance is required in order to allow the proposed use: **a maximum lot coverage of 122.63m² (1320 ft²) for accessory structures.** I trust that these comments will be of assistance to the Committee.

Yours truly,

Linda Redmond, B.A.
Senior Planner