



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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February 22nd, 2022

BY E-MAIL

Annilene McRobb, Deputy Clerk
Committee of Adjustment
Town of Minto Committee of Adjustment
5941 Highway 89, R.R. #1
Harriston, ON N0G 1Z0

Dear Ms. McRobb:

**Re: Proposed Minor Variance – MV 2022-05
Framark Development
Pt Park Lot 17 S, Margaret St, RP 61R6234 Pts 1-6, Harriston, Town of Minto**

Thank you for circulating the above noted application to our office. At the request of Town staff, we have limited the review of the application to matters of County interest only. We have not offered a comment on how the application meets the “four tests” of a minor variance for the Committees consideration as we understand that Town staff will be addressing that requirement. Please note that these comments are offered without the benefit of a site visit.

It is our understanding that relief is being requested from Zoning By-law No. 01-86, Sections 35.28 b) iv) and 35.28 c) v):

- To permit a reduced minimum exterior side yard setback of 2.93 m (9.6 ft.) as opposed to the required minimum exterior side yard setback of 4.5 m (14.7 ft.).
- To permit a reduced minimum rear yard setback of 2.93 m (9.6 ft) as opposed to the required minimum rear yard setback of 5 m (16.5 ft).

The subject lands are designated as Residential in the Urban Centre (Harriston) in the County Official Plan. Further, the subject lands are located within the PA5-4 Howes Lane Residential Development Special Policy Area. The policy area permits a leasehold development, outlines permitted uses and applicable County Official Plan policies. Planning staff note that the proposed variance is to permit the construction of six single-detached dwelling unit on the subject lands.

Planning Staff have no concerns or comments on the application related to the County Official Plan.

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,

Matthieu Daoust, RPP MCIP