



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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June 15, 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 A2/16
Part Lot 12 , Plan Samuel Robertson's
64 Robertson Street South, former Town of Harriston, Town of Minto

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 variance requested would provide relief from the minimum front yard to allow for an extension of an existing enclosed front porch. The applicants are proposing a 1.12m (3.7 ft) front yard setback whereas section 11.2.3 requires a minimum front yard setback of 6.0m (19.7 ft). The relief requested is 4.88m (16 ft).

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.

Wellington County Official Plan

The subject property is designated RESIDENTIAL, within the Harriston Urban Centre. The Official 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.



Figure 1

Minto Zoning By-law

The subject lands are zoned R1B (Low Density Residential Zone), and the property is currently occupied by a single detached dwelling. The applicant is proposing a removal, reconstruction and extension of the enclosed front porch with a front yard setback of 1.12m, and therefore requires a relief of 4.88m. The previous enclosed porch provided approximately 2m of front yard setback.

The proposed porch would not create a negative impact on the character of the street, but rather, the improvements would likely increase curb appeal and would be a desirable addition and appropriate development of the property.

I trust that these comments will be of assistance to the Committee.

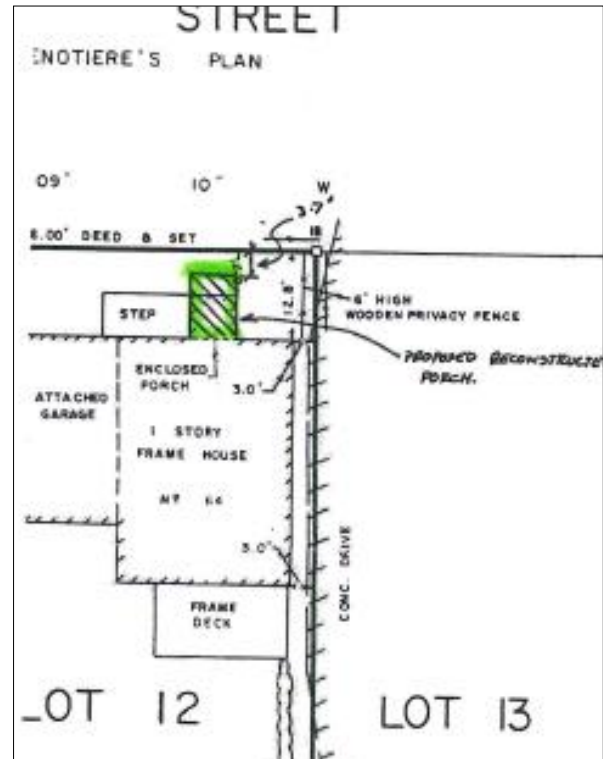


Figure 2

Yours truly,

Elizabeth Martelluzzi, B.URPL
Junior Planner