



OF WELLINGTON

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August 30, 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 A4/16 - 310 Main Street, Palmerston
Reduction in Required Rear Yard**

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:

In my opinion the proposed variance is minor. The development is able to meet all requirements of the by-law, except for the rear yard. It represents reasonable intensification. The Committee should be aware that the rear property boundary is currently the southernmost lot line, as the front lot line by definition is the shorter of the two street lines (i.e. Main Street). However, once the parcel is subdivided into three separate lots, the front property boundary will be Queen St. The rear property line will then be the eastern lot line, to the rear of each townhouse.

Wellington County Official Plan

The subject property is designated RESIDENTIAL TRANSITION. 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 property is zoned Main Street Mixed Use (MU2). The applicant is proposing to demolish the vacant residential dwelling and replace it with 3 street townhouse units. The townhouses are subject to requirements of Section 12.2.6 of the R2 zone. The following variance is required in order to allow the proposed use: **a required rear yard setback reduced from 7.6 m. (24.9 ft.) down to 3.04 m. (10 ft.) for each street townhouse unit.** I trust that these comments will be of assistance to the Committee.

Sincerely,

Mark Van Patter, RPP, MCIP
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C: Dan Sinclair