



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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August 6th, 2024

BY E-MAIL

Annilene McRobb, 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 2024-05
Mervin Weber
6721 Wellington Rd 109
CON D PT LOT 113
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.

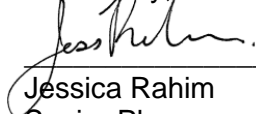
It is our understanding that the following relief is being requested from Zoning By-law No. 01-86:

- Section 6.31 - To permit a reduced minimum street setback standard of 27 m (89 ft), whereas the By-law requires a minimum street setback of 33.28 m (109.2 ft) to a County of Wellington Road; and
- Section 8.5.2.3 - To permit a reduced minimum front yard setback of 8.8 m (28.87ft), whereas the By-law requires a minimum front yard setback of 18.3 m (60 ft).

The subject lands are designated as Hamlet (Teviotdale) in the County Official Plan. The proposed variance is to facilitate the construction of a detached 3-car garage (accessory structure) and cannot meet the minimum street setback to a County of Wellington Road or minimum front yard setback.

Overall, staff do not have any concerns with the proposed application related to the County Official Plan and have confirmed that the County Roads Department has no concerns with the proposed reduced street setback. 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,



Jessica Rahim
Senior Planner