



## COUNTY OF WELLINGTON

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October 26, 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 A5/16**  
**Part Lot 36 Parts 5 & 6, Concession RP 61R8396**  
**5461 Highway 87, 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 lot area and locational requirements to permit the replacement of a second residential dwelling on the property. The Agricultural zone permits a second dwelling on a minimum lot size of 35 hectares, and requires that the second dwelling be located within the Farm Building Cluster and share a common driveway. The subject lands are 23.2 ha and the proposed second dwelling is not located within the farm building cluster.

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 PRIME AGRICULTURAL. 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: Subject property

### Minto Zoning By-law

The subject lands are zoned A (Agricultural zone), and the property is currently occupied by a single detached dwelling, barn, and second dwelling. The existing second dwelling is a mobile home and has existed on the lands for many years. The owners intend to replace it with a permanent modular home, with a different floor area and height, but in the same location. There is an existing septic and well in this location.

In the interest of bringing the property closer to conformity with the zoning by-law, the use is considered as a permitted use in the Agricultural zone.

The proposal requires relief from Section 8.4, Regulations for establishment of a second residential Dwelling. The following relief is required:

By-Law (01-86) as amended		
	Allowed	Requested
<b>8.4.1 Lot Area, Minimum</b>	35.0 Ha (86 ac)	9.4 Ha (23.2 ac)
<b>8.4.3 Location</b>	A second residential dwelling shall be located within the <b>Farm Building Cluster</b> . The second residential dwelling unit must be detached from the main residential dwelling, shall share a common driveway with the main farm residence, and shall be located within a 61.0m (200.0 ft) radius of the main farm residence. A second residential dwelling shall be provided with a potable water supply and adequate <b>private sewage treatment facility</b> .	The proposed second residential dwelling does not share a common driveway and is not located within the <b>Farm Building Cluster</b>

Given the proposed upgrades and attempt at conformity with the zoning by-law, the minor variances are desirable and appropriate for the use of the subject lands, are minor in nature and conform to the Official Plan and Zoning By-law.

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

Yours truly,



Elizabeth Martelluzzi, B.URPL  
Junior Planner