



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
T 519.837.2600
F 519.823.1694
1.800.663.0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

November 9, 2016

Bill White, CAO-Clerk
Town of Minto Committee of Adjustment
5941 Highway 89, R.R. #1
Harriston, ON N0G 1Z0

Dear Bill,

RE: Minor Variance Application A6/16
Part Lot 84 and Lot 89 Thompsons Survey, RP 61R20435
460 Walker Street, Palmerston, 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 exterior side yard requirement of the Town of Minto Zoning By-law to permit the construction of a single detached dwelling. The applicants have proposed a 3.05m (10ft) exterior side yard setback, whereas Section 12.2.1.5 requires a minimum of 6.0m (19.7ft).

We find that the variance is not minor in nature, given the applicants have requested to reduce the required exterior yard setback by almost 3.0m. The Committee should be satisfied that the variance would not cause an impact on future development of the flanking road, Lowe Street, and that the variance 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 land.

Wellington County Official Plan

The subject property is designated as 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.



Minto Zoning By-law

The subject lands which are zoned R2 (Residential) are approximately 759m² (8712 sq ft). The property is currently vacant. The applicants are proposing to construct a new dwelling on the property and are asking for the following relief from Section 12.2.1.5, the residential zone (R2) regulations:

	By-Law (01-86) as amended	
	Allowed (Minimum)	Requested
Exterior Side Yard 12.2.1.5.	6m (19.7 feet)	3.05m (10 feet)

The exterior side yards are important setbacks which allow for the safe separation of development from a portion of traveled roadway; maintain safe sight lines for the travelling public, as well as allow for a consistent street façade to be preserved to adjacent properties. A further reduction of the exterior side yard setback would not constitute a minor variance from the by-law when looking at the cumulative effects.

The applicant has indicated in their application that the reason for the relief is that the chosen house plan will not fit. Staff note that the vacant lot has a width (frontage) of 20m (65 ft), which is much larger than the required standard of 15m (50 ft) in the R2 zone. The building envelope afforded by the current zoning standards allows for a substantial house to be constructed.

The Committee should be satisfied that the proposed relief is minor in nature, 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.

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

Yours truly,



Elizabeth Martelluzzi, B.URPL
Junior Planner