



## COUNTY OF WELLINGTON

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PLANNING AND DEVELOPMENT DEPARTMENT

Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR

TEL: (519) 837-2600

FAX: (519) 823-1694

1-800-663-0750

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH, ONTARIO

N1H 3T9

June 26<sup>th</sup>, 2025

BY E-MAIL

Annilene McRobb, Clerk  
Committee of Adjustment  
Town of Minto Committee of Adjustment  
5941 Highway 89  
Harriston, ON N0G 1Z0

Dear Ms. McRobb:

**Re: Notice of Complete Application & Public Meeting Notice  
Proposed Minor Variance – MV 2025-05  
1998050 Ontario Ltd.  
167 Margaret St S, Harriston  
LOT 7 PT LOT 8**

Thank you for circulating the above noted application to our office. We have not offered a comment on how the application meets the “four tests” of a minor variance for the Committee’s 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 relief is being requested from Zoning By-law No. 01-86, Section 10.2.5, Section 10.2.8 and Section 6.1.5 a):

- To permit reduced exterior side yard setback of 1.52 m, whereas the by-law requires a minimum exterior side yard setback of 3 m;
- To permit maximum lot coverage of 60%, whereas the by-law requires a maximum lot coverage of 45%; and
- To permit an accessory structure to be constructed prior to the principal building.

The subject property is within the Primary Urban Centre of Harriston and is designated RESIDENTIAL within the County Official Plan. Planning staff note that severance application B9-25 has been provisionally approved by the Wellington County Land Division Committee at June 2025 Land Division meeting.

Planning staff also note that a similar Minor variance application was approved on the subject property in May 2025 to permit reduced exterior side yard setback to 3 m as opposed to minimum required exterior side yard setback of 6 m and to permit maximum lot coverage of 45% as opposed to maximum permitted lot coverage of 40%.



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The Town staff and the Committee should be satisfied that the proposal meets the four tests of minor variance under the Planning Act, 1990. I trust that these comments will be of assistance. We would appreciate a copy of the notice of passing, amending by-law and affidavit documents for our files.

Yours truly,

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Asavari Jadhav-Admane  
Planner