



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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April 27, 2017

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

RE: Minor Variance Application MV2017-03
9354 Blind Line
Ernest Dunlop Jr. & Jenny Dunlop

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: This application for minor variance would provide relief from the required rear yard setback. The applicant has proposed to construct an attached garage with a rear yard setback of 5.3 m (17 ft), whereas the By-law requires a minimum rear yard of 7.6 m (24.9 ft).

We find that the variances requested are minor in nature and conform to the intent of the Official Plan and Zoning By-law. The variances are desirable and appropriate for the use of the land.

Subject Property and Location

The property is described as Part Lot 21, Registered Plan 60R2593 Part 1, and is Municipally known as 9354 Blind Line. The subject property has an area of 4127.9 sq.m. (1.02 acres) and is occupied by a dwelling (figure 1).

Proposal

This proposal is to provide relief from the rear yard setback requirements of section 8.5.2.4 of the zoning by-law in order to permit the construction of a garage addition onto the existing dwelling.

Wellington County Official Plan

The subject property is designated Prime Agricultural. 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 Agricultural (A). The applicant is proposing to construct an attached garage. Section 8.5.2.4 of the Town of Minto Zoning By-law requires a rear yard setback of 7.6 metres (24.9 ft), whereas the applicant has proposed a rear yard setback of 5.36 metres (17.4 ft).

Figure 1

The intent of the zoning by-law with respect to rear yard setbacks is to allow adequate separation through an open space buffer between adjoining properties to protect privacy of neighbouring amenity areas and to ensure the preservation of a private landscaped amenity area on the subject property for the occupants of the dwelling. In this instance there is adequate amenity area for the proposed dwelling within the exterior yard and front yard.



Based on aerial mapping it appears that the proposal does allow adequate separation from the abutting property which is farmland. Additionally the applicant has indicated that the proposed location would avoid conflict with hydro services coming into the site. Further, the proposed garage addition would make use of the current location of the driveway, and is not in close proximity to a neighbouring dwelling. We find that the variance is minor in nature and conforms to the general intent of the Official Plan and Zoning By-law, and that it is desirable and appropriate.

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'E. Martelluzzi'.

Elizabeth Martelluzzi, B.URPI
Junior Planner