

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 MV2017-04
6178 Fifth Line
Jim McLaughlin

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 variances requested would provide relief from the maximum floor area requirement for a detached accessory structure on a rural residential lot. The applicants are proposing to construct a 384 sq.ft. pool shed and a 5600 sq.ft. accessory structure, whereas the by-law allows 1900 sq.ft. maximum combined floor area for a lot this size. In addition, the applicants are further requesting relief from the height restriction of 6.7 m (22 ft) (which is measured to the mid point of the roof) to permit the proposed structure to have a height of approximately 8.3 m (27 ft).

The variances requested are considerable and the Committee should be satisfied that the application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature, and would be desirable and appropriate for the development of the subject property. In addition, the Committee should be satisfied that the proposed accessory building is intended for personal use and not for commercial purposes or habitable space (ie. residential unit).

Subject Property and Location

The property is described as Part Lot 15, Concession 5, and is Municipally known as 6178 5th Line. The subject property has an area of 1.2ha (3ac.) and is occupied by a dwelling.

Proposal

This proposal is to provide relief from the maximum lot coverage and height in order to permit the construction of a detached garage and pool shed. The property is located adjacent to a grain facility and is otherwise surrounded by agricultural properties (figure 1).

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 2 accessory structures, one a 384 sq ft shed for pool and lawn storage, and the other a 5600 sq ft building for personal storage. The following variances are required in order to allow the proposed use:

	Adopted By-Law (01-86)		
	Allowed	Requested	Difference
Total combined Maximum Gross Floor Area	176.51 m ² (1900 ft ²)	555.9 m ² (5984 ft ²)	379.39 m ² (4084 ft ²)
Maximum Height	4.57 m (22 ft) (midpoint of peak)	8.3 m (27 ft.)	1.6 m (5 ft.)



Figure 1

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

Yours truly,

A handwritten signature in cursive script, appearing to read 'L. Redmond'.

Linda Redmond B.A.

Manager of Planning and Environment