



## COUNTY OF WELLINGTON

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June 5, 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 MV2017-05**  
**558 Main St. E., Palmerston**  
**Adrian & Frances DeBoer**

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 side yard setback for a detached garage. The existing garage has been found to be located closer to the side lot line than permitted by the Zoning By-law. A recent survey of the neighbouring property determined that the fence thought to be dividing the properties was not actually located on the lot line. The garage has been found to be 0.51 m (1.7 ft) from the lot line, whereas Section 6.1.2 of the Zoning By-law requires a minimum side yard setback of 1.0 m (3.3 ft).

We note that this application is to correct an existing situation and have no further concerns. 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.

### **Subject Property and Location**

The property is described as Western Canada Loan and Savings Plan, Part Park Lot 21, Part 1, RP 60R2582, municipal address 558 Main St. E., Palmerston. The subject property has an area of approximately 0.10 ha (0.25 ac.) and is occupied by a dwelling and accessory garage.

### **Proposal**

The variance requested would provide relief from the minimum side yard setback for a detached garage. The existing garage has been found to be located closer to the side lot line than permitted. An air photo of the property is shown in Figure 1. The applicant's submission sketch is shown in Figure 2.

### **Wellington County Official Plan**

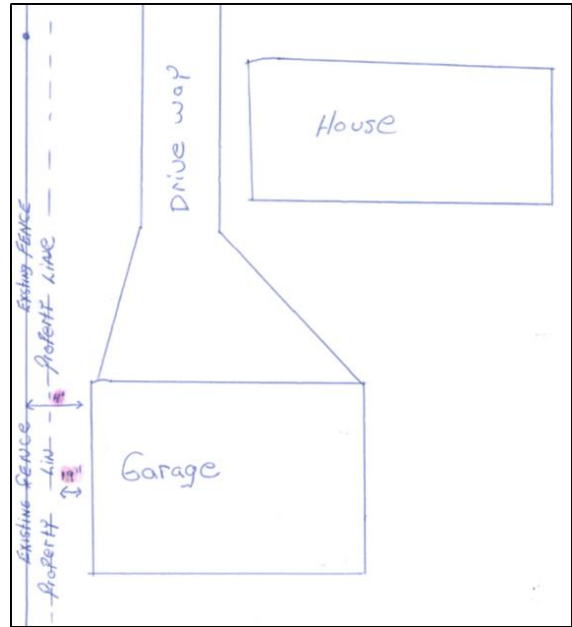
The subject property is designated Residential Transition Area. Permitted uses include single detached dwellings.

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.



Figure 1 - aerial

Figure 2: Sketch



**Minto Zoning By-law**

The subject property is zoned Main Street Mixed Use (MU2). Permitted uses include existing single detached dwellings and accessory structures. Accessory buildings and structures are subject to the provisions of Section 6.1 Accessory Uses in the Zoning By-law. The existing garage has been found to be located closer to the side lot line than permitted by the Zoning By-law. The following variance is required for the existing garage:

	Zoning By-law (01-86)		
	Allowed	Requested	Difference
Existing Garage Minimum Side Yard Section 6.1.2 b)	1.0 m (3.3 ft)	0.51 m (1.7 ft)	0.49 m (1.6 ft)

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

Yours truly,

Curtis Marshall, MCIP, RPP  
Senior Planner