



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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September 13, 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 MV2017-06
6129 3rd Line
David and Angela Crispin

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 maximum floor area requirements for a home industry and the setback to a neighbouring dwelling. A 327 m² (3520 ft²) addition to the existing workshop (250.8 m²/2700 ft²) is proposed. The total floor area of the expanded home industry is 577.86 m² (6220.0 ft²). A 106.6 m (350 ft) setback to the nearest neighbours dwelling is also being requested.

We note that the County Official Plan and Township Zoning By-law require that home industries are small scale and secondary to the main use of the property. We have concerns that the proposed expanded home industry (577.86 m²/6220 ft²) is no longer secondary to the rural residential use of the property, considering that the property is only 1.5 ha (3.75 acres) in size.

The Committee should be satisfied that the proposed expanded home industry is secondary to the main rural residential use of the property and that the application is minor and appropriate considering the size of property.

Subject Property and Location

The property is described as Part Lot 19, Concession 2, municipally known as 6129 3rd Line (Town of Minto).

Proposal

The variance requested would provide relief from the maximum floor area requirements for a home industry and the setback to a neighbouring dwelling. A 327 m² (3520 ft²) addition to the existing workshop (250.8 m²/2700 ft²) is proposed. The total floor area of the expanded home industry is 577.86 m² (6220.0 ft²). A 106.6 m (350 ft) setback to the nearest neighbours dwelling is also being proposed. An air photo showing the proposed addition is shown below:



Figure 1: Air photo

Wellington County Official Plan

The subject property is designated Prime Agricultural. Under Section 6.4.4 home industries may be allowed that are secondary to the principal use of the property as a means of supplementing farm incomes and providing services in agricultural areas. Home industries are to be small in scale with a limited number of employees and have minimal off site impacts.

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). Permitted uses include existing single detached dwellings and home industries (which are accessory to the main use) subject to requirements of section 6.14 of the By-law. The requested variances are as follows:

	Zoning By-law (01-86)		
	Allowed	Requested	Difference
Home Industry Maximum Floor Area Section 6.14 d)	232.25 m ² (2500.0 ft ²)	577.86 m ² (6220.0 ft ²)	345.61 m ² (3720 ft ²)
Home Industry Setbacks Section 6.14 g)	121.9 m (400.0 ft) To nearest dwelling	106.6 m (350.0 ft) To nearest dwelling	15.3 m (50.0 ft)

We note that the setback of the proposed addition to the lot line should be confirmed in accordance with Section 6.14 g) as the distances provided on the submitted application and sketch do not correspond.

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

Yours truly,

A handwritten signature in blue ink, appearing to read 'C Marshall'.

Curtis Marshall, MCIP, RPP
Senior Planner