



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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February 28, 2018

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

RE: Minor Variance Application MV-2018-02
Plan Clifford PT Lot 304
22 Ann Street S, Clifford
Ben Bray and Jordan Taylor

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 Opinion: The variance requested would provide relief from the required exterior side yard setback. The applicants are proposing to construct a Semi-Detached Residential Dwelling Unit on the existing lot with an exterior side yard setback of 1.97m (6.5'), whereas Section 12.2.2.7 of the Town of Minto's Comprehensive Zoning By-law 01.86, as amended, requires a minimum exterior side yard setback of 6.0m (19.7').

In general, Planning Staff would not support the reduction of an exterior side yard to 1.97 m (6.5ft) for a new dwelling as this distance does not provide adequate separation from the road allowance and therefore would not be minor or desirable. Town Staff have indicated however that they do not foresee the road allowance (John St. W) ever being opened to thru traffic. Planning Staff is of the opinion that if John St. W was opened as a through road the semi-detached dwelling would be too close to the road.

The Committee should be satisfied that the application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is desirable and appropriate for the development of the subject property and is minor.

Subject Property and Location

The property is described as Plan Clifford PT Lot 304 RP, 61R2111. Part 1, municipally known as 22 Ann Street S, Clifford, Town of Minto. The subject property has an area of approximately 0.08 ha (0.2 ac) and is currently vacant (Figure 1).

Proposal

The variance requested would provide relief from the required exterior side yard setback. The applicants are proposing to construct a Semi-Detached Residential Dwelling Unit on the existing lot with an exterior side yard setback of 1.97m (6.5'), where as Section 12.2.2.7 of the Town of Minto's Comprehensive Zoning By-law 01.86, as amended, required a minimum exterior side yard setback of 6.0m (19.7').

Wellington County Official Plan

The subject property is designated Residential. 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 zone R1B-28 Low Density Residential with site-specific provisions to allow for Semi-Detached Dwellings in accordance with Section 12.2.2. The applicant is proposing to construct a semi-detached residential dwelling unit. Section 12.2.2.7 of the Town of Minto Zoning By-law requires a minimum exterior side yard setback of 6.0 m (19.7 ft), whereas the applicant has proposed an exterior side yard setback of 1.97 m (6.5 ft).

The exterior side yard setbacks are important to allow for safe separation of development from a portion of traveled roadway; maintain safe sight lines for travelling public, as well as allow for a consistent street façade to be preserved to adjacent properties.



In general, Planning Staff would not support the reduction of an exterior side yard to 1.97 m (6.5ft) for a new dwelling as this distance does not provide adequate separation from the road allowance and therefore would not be minor or desirable. Town Staff have indicated however that they do not foresee the road allowance (John St. W) ever being opened to thru traffic. Planning Staff is of the opinion that if John St. W was opened as a through road the semi-detached dwelling would be too close to the road.

The Committee should be satisfied that the application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is desirable and appropriate for the development of the subject property and is minor.

	Zoning By-law (01-86)		
	Permitted	Requested	Difference
Semi-detached Residential Dwelling unit Exterior Side yard Setback 12.2.2.7	6.0 m (19.7 ft)	1.97 m (6.5 ft)	4.03 m (13.2 ft)

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

Sincerely,

Jessica Wilton, Junior Planner

Curtis Marshall, MCIP, RPP
Senior Planner