



COUNTY OF WELLINGTON

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June 26, 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-2018-03
Part Lot 20, Concession 1
Block 23 Unit 1-4, Palmerston
Steven Wright C/O Wrightaven Homes

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 minimum lot area, lot frontage, interior side yard and exterior side yard setback requirements. The applicants are proposing to construct Street Townhouse Dwellings (4 Units).

We have no concerns with the relief requested, and are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law. Planning Staff recommend for clarity that a condition be included to identify Street A (Bridge Crescent) as the front lot line and Main Street as the exterior side lot line. The proposed street townhouses (4 units) would be desirable and appropriate for the development of the subject property.

Subject Property and Location

The property is described as Part Lot 20, Concession 1 Block 23 Units 1-4, Palmerston, Town of Minto. The subject property has an area of approximately 1268 m² (0.313 ac) and is currently vacant (Figure 1).

Proposal

The variance requested would provide relief from the minimum lot area, lot frontage, exterior and interior side yard setback requirements. The applicants are proposing to construct Street Townhouse Dwellings (4 Units).



Figure 1: Subject lands

Wellington County Official Plan

The subject property is designated Residential Transition. 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 MU2-40 Main Street Mixed Use Zone with site-specific provisions to prohibit a retail store. Permitted uses include Street Townhouses.

The variance requested would provide relief from the following:

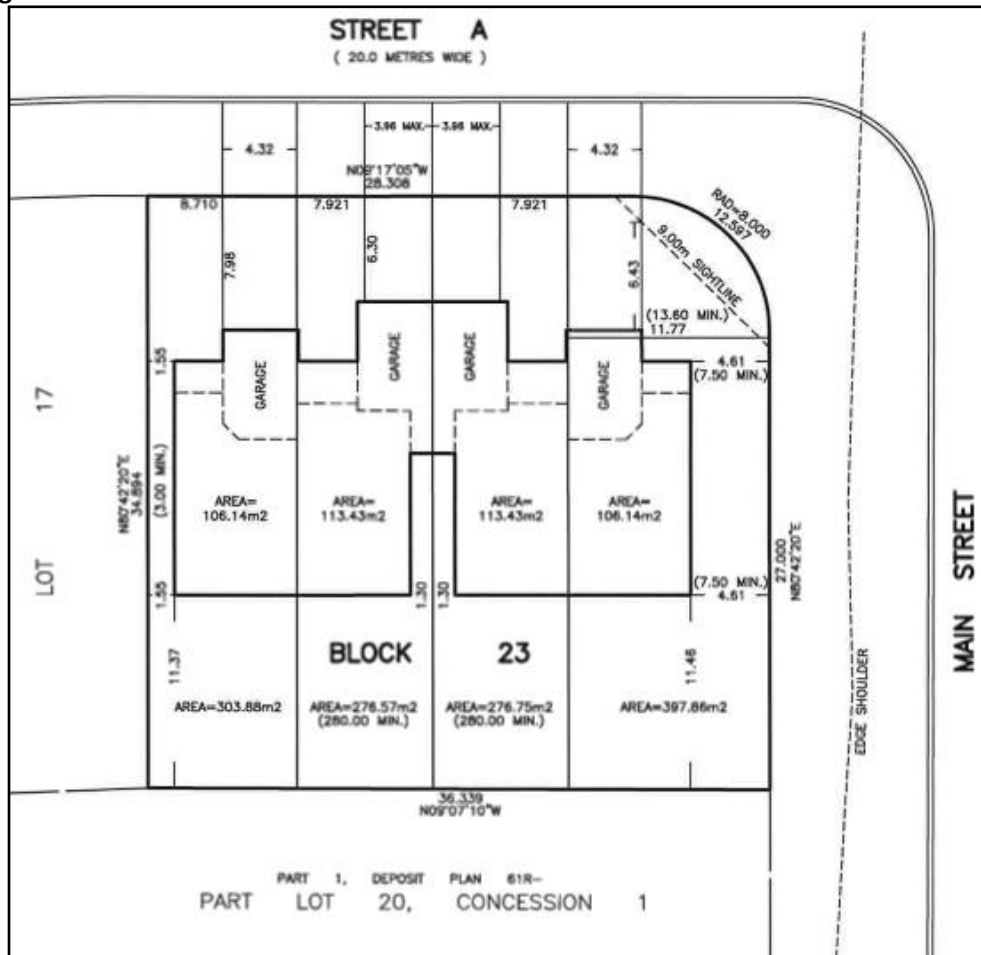
Street Townhouse Dwelling	Zoning By-law (01.86)		
	Required	Proposed	Difference
Lot Area Requirements (Units 2 & 3) (Section 12.2.6.1)	280 m ² (3014 ft ²)	276 m ² (2970.8 ft ²)	4 m ² (43.2 ft)
Minimum Lot Frontage Corner Lot (Section 12.2.6.2)	13.6 m (44.6 ft)	11.77 m (38.6 ft)	1.83 m (6 ft)
Minimum Exterior Side Yard (Section 12.2.6.4)	6 m (19.7 ft)	4.61 m (15 ft)	1.39 m (4.7 ft)
Minimum Interior Side Yard (Section 12.2.6.5)	3 m (9.8 ft)	1.55 m (5.1 ft)	1.45 m (4.7 ft)

Planning staff have no concerns with the proposed reduced lot area of 4m² which is minor.

In regards to the corner lot frontage reduction of 1.83 m as the applicant has demonstrated that the building and parking space will be located outside the day light (sight) triangle. A portion of the driveway will be located in the day light triangle and according to Section 6.7 b) iii) any portion of a loading or parking space shall be prohibited within any sight-line triangle. The site plan demonstrates that the minimum parking size length of 5.5 m (18 ft) is located outside of the daylight triangle. Staff have no concerns with the relief requested.

The applicants have requested relief from both the exterior side yard and interior side yard lot lines. Staff have no concerns with the reduced setbacks and are satisfied that space for maintenance can be achieved for the interior yard setback and that safe separation of development from the travelled roadway and safe sightlines for travelling public can be met for the reduced exterior side yard setback. Staff have no concerns with the relief requested.

Figure 2: Site Plan



The subject property is currently one parcel and is approximately 1268 m² (0.313 ac) in size. The proposed Townhouses are situated to access off Bridge Crescent (Street A), but the technical front yard is currently Main Street based on the definition of 'front lot line' in zoning by-law 01-86 which indicates the shortest lot line as the front lot line (See Figure 2). The applicants have indicated that each unit will be severed through Part Lot Control once the unit's foundations are in place. Through this process it will create shorter lot lines making Bridge Crescent (Street A) the technical front lot line.

Planning Staff recommend for clarity that a condition be implemented to identify Street A (Bridge Crescent) as the front lot line and Main Street as the exterior side lot line.

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

Yours truly,

Jessica Wilton, Junior Planner

Curtis Marshall, MCIP, RPP
Senior Planner