



Town of Minto

DATE: September 4, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown Building Assistant
RE: Minor Variance 2018-06 Grein,
PT LOT 6 S/S WEBB ST, municipally known as 31 Pellister
Street West, Harriston, Town of Minto

STRATEGIC PLAN

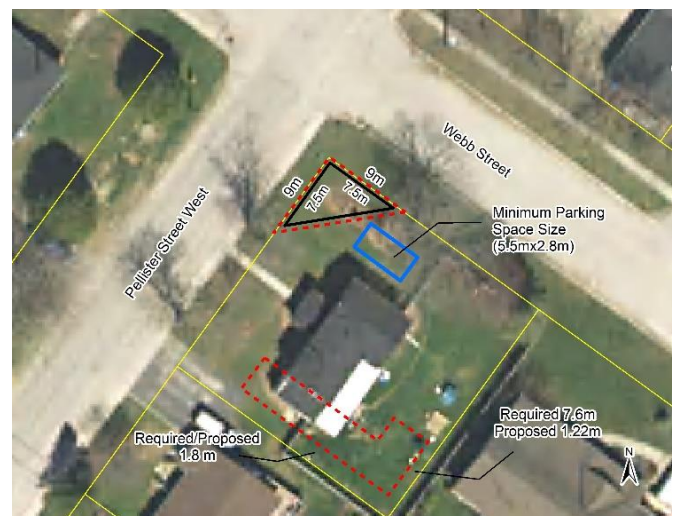
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

BACKGROUND

The subject lands are located at 31 Pellister Street West, (corner of Webb St.), Harriston. The lot is zoned R1B Low Density Residential. Permitted uses include single detached dwellings. The subject land is approximately 0.06 ha (0.15 acres) in size.

The purpose of the application is to permit the construction of a residential addition with a rear yard setback of 1.22m (4'-0"), whereas Section 10.2.6 of the Corporation of the Town of Minto's Comprehensive Zoning By-law 01-86, as amended, requires a minimum rear yard setback of 7.6m (24.9').

The applicant is proposing to relocate the driveway to the exterior side yard. Planning staff have suggested that the applicant request a reduction to the day light triangle setback requirements to allow greater flexibility for the location of the driveway and parking spaces. Planning staff are also recommending that the application be deferred to allow for further discussions between the applicant and Town Building and Planning Staff to review alternative designs that may be more appropriate/compatible with adjacent properties and the neighborhood. The County has provided a photo of the proposed day light triangle and residential addition.



COMMENTS

Staff in the Building Department and Public Works Department met to review the application, and there are no concerns with the reduction of the rear yard setback on the subject property. The proposed use maintains the general intent and purpose of the Official Plan and Zoning By-law are minor and desirable for the development of the lands.

RECOMMENDATION

THAT the Committee of Adjustment receives the Building Assistants report regarding proposed Minor Variance 2018-06 Grein, application for PT LOT 6 S/S WEBB ST, municipally known as 31 Pellister Street West, Harriston, Town of Minto

Michelle Brown,
Building Assistant

ATTACHMENTS

County of Wellington Junior Planner, Jessica Wilton and Senior Planner, Curtis Marshall comments