



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
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August 27, 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-2018-06**  
**Part Lot 6, S/S, Webb St. (Corner)**  
**31 Pellister Street W, Harriston**  
**Nigel Grein**

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 rear yard setback for a proposed addition to the dwelling. The applicant is proposing a rear yard setback of 1.22 m (4.0 ft), whereas Section 10.2.6 requires a minimum of 7.6 m (24.9 ft).

It is Planning Staff's opinion that the proposed rear yard setback reduction is not minor or appropriate. The proposed multi-storey addition appears "over built" along the side and rear lot lines and appears to negatively impact the rear yards of the two adjacent dwellings (39 Pellister St. W & 176 Webb St.). Planning Staff recognize that the location of the existing dwelling and the exterior side yard setbacks constrain where/how an addition may be constructed, however it may be possible to improve the design to reduce impacts to neighbouring dwellings. Planning Staff are 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 neighbourhood.

Planning Staff have identified that the applicant may also wish to request a reduction to the day light triangle setback requirements, which do not allow for the parking of a motor vehicle in a 9.0 m x 9.0 m triangular portion of the yard, (corner of Webb St. and Pellister St. W). The applicant has indicated that they intend to relocate their driveway to their exterior side yard in this area. A reduction of the day light triangle to 7.5 m X 7.5 m would provide more flexibility for the location of the driveway and the parking space(s) for vehicles.

### **Subject Property**

The property is described as Part Lot 6, S/S, Webb St. (Corner), municipally known as 31 Pellister Street W, Palmerston, Town of Minto. The subject property currently is approximately 0.06 ha (0.15 acres) in size and has an existing single detached dwelling. An air photo showing the proposed addition and the potential day light triangle reduction is shown on Figure 1.

### **Proposal**

The variance requested would provide relief from the rear yard setback for a proposed addition to the dwelling. The applicant is proposing a rear yard setback of 1.22 m (4.0 ft), whereas Section 10.2.6 requires a minimum of 7.6 m (24.9 ft).

**Wellington County Official Plan**

The subject property is designated Residential and is within the Harriston Urban Area.

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 Low Density Residential (R1B). Permitted uses include single detached dwellings.



Figure 1: Air Photo

The following variance has been requested:

	Zoning By-law (01-86)		
	Permitted	Requested	Difference
<b>Addition to Dwelling</b> Rear Yard Setback Section 10.2.6	7.6 m (24.9 ft)	1.22 m (4.0 ft)	6.3 m (20.66 ft)

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

Curtis Marshall, MCIP, RPP  
Senior Planner