



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-2018-03
SVY Mary Caswells, LOT 77, Con 1; PT Lot 22
411 Jane St., Palmerston
Jeff Metzger

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 maximum height and floor area for a proposed accessory building (3 car garage) with a maximum floor area of 142.7 m² (1536 ft²) and a height of 5.8 m (19.0 ft) to the mid-point of the roofline. Section 6.1.4 of the Zoning By-law permit a maximum gross floor area of 92.9 m² (1000.0 ft²) and Section 6.2.3 permits a maximum height of 4.5 m (14.8 ft) measured to the mid-point of the roofline for accessory buildings.

Planning Staff note that the proposed garage is 53.6% larger in floor area than permitted by the Zoning By-law. Presently there are no homes in the immediate vicinity, however in the future new homes will be constructed on smaller lots adjacent to the property. The applicant has proposed to construct the garage with 3.65 m (12.0 ft) high doors which are not typical on a residential garage. The garage is as large (or larger) than many homes in the neighbourhood. It is Planning Staff's opinion is that the combined larger floor area and increased height for the garage is not desirable or appropriate on the residential lot. Our preference would be to see the height of the building reduced to be consistent with the Zoning By-law. There are no trees to screen the building, and we have concerns that the higher roofline will be imposing to neighbouring properties. The proposed 3.0 m (9.8 ft) side yard setback would also serve to reduce impacts to the neighbouring lot.

The Committee should be satisfied that the application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is minor, and would be desirable and appropriate for the development of the subject property. In addition, the Committee should be satisfied that the proposed accessory building is intended for personal use and not for commercial purposes.

Planning Staff recommend that the Committee apply the following conditions if the application is approved:

1. That the accessory structure cannot be used for commercial/industrial business purposes or habitation.
2. That the accessory structure be setback a minimum of 3.0 m (9.8 ft) from the side lot line.

Subject Property

The property is described as SVY Mary Caswells, Lot 77, Con 1; PT Lot 22, municipally known as 411 Jane St., Palmerston, Town of Minto. The subject property currently has an area of approximately 0.4 ha (1.0 ac). The property is subject to a severance application that is currently before the County Land Division Committee which will reduce the lot to approximately 0.27 ha (0.67 ac) in size if approved.

Proposal

The variance requested would provide relief from the maximum height and floor area for a proposed accessory building (3 car garage) with a maximum floor area of 142.7 m² (1536 ft²) and a height of 5.8 m (19.0 ft) to the mid-point of the roofline. Section 6.1.4 of the Zoning By-law permit a maximum gross floor area of 92.9 m² (1000.0 ft²) and Section 6.2.3 permits a maximum height of 4.5 m (14.8 ft) measured to the mid-point of the roofline for accessory buildings. An air photo showing the proposed garage is provided in Figure 1.

Wellington County Official Plan

The subject property is designated Prime Agricultural. The property is located adjacent to the Palmerston 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 Agricultural Exception (A-113). Permitted uses include single detached dwellings. The site specific exception was approved in 2016, and establishes minimum and maximum building setbacks to ensure that the construction of single detached dwellings on the existing lots does not compromise the future development potential of the properties (with a higher residential density) if the properties were ever brought into the Palmerston Urban Area. The Residential R1C zoning standards apply to the property.

The following variances have been requested:

	Zoning By-law (01-86)		
	Permitted	Requested	Difference
Accessory Building Height Section 6.1.3	4.5 m (14.8 ft)	5.8 m (19.0 Ft)	1.3 m (4.2 ft)
Accessory Building Lot Coverage/Floor Area Section 6.1.4	92.9 m ² (1000.0 ft ²)	142.7 m ² (15.36 ft ²)	49.8 m ² (536.0 ft ²)

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



Curtis Marshall, MCIP, RPP
Senior Planner

