



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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September 13, 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 (Revised)
Part Lot 6, S/S, Webb St. (Corner)
31 Pellister Street W, Harriston
Nigel Grein

We have reviewed the revised application for minor variance and provide the following comments:

Revised Application:

The applicant has proposed to relocate the garage/shed structure to the north-east side of the house. The new garage/shed will be located within the exterior side yard on the property. The following variances are now being requested:

	Zoning By-law (01-86)		
	Permitted	Requested	Difference
2 Storey Addition to Dwelling Rear Yard Setback Section 10.2.6	7.6 m (24.9 ft)	5.8 m (19.0 ft)	1.8 m (5.9 ft)
1 Storey Garage/Shed Addition Exterior Side Yard Setback Section 10.2.5	6.0 m (19.7 ft)	2.74 m (9.0 ft)	3.26 m (10.7 ft)
Parking in Front Yard Reduction to Size of Day Light Triangle Section 6.7 a)	9.0 m x 9.0 m (29.5 ft x 29.5 ft)	7.5 m x 7.5 m (24.6 ft x 24.6 ft)	1.5 m (4.9 ft)

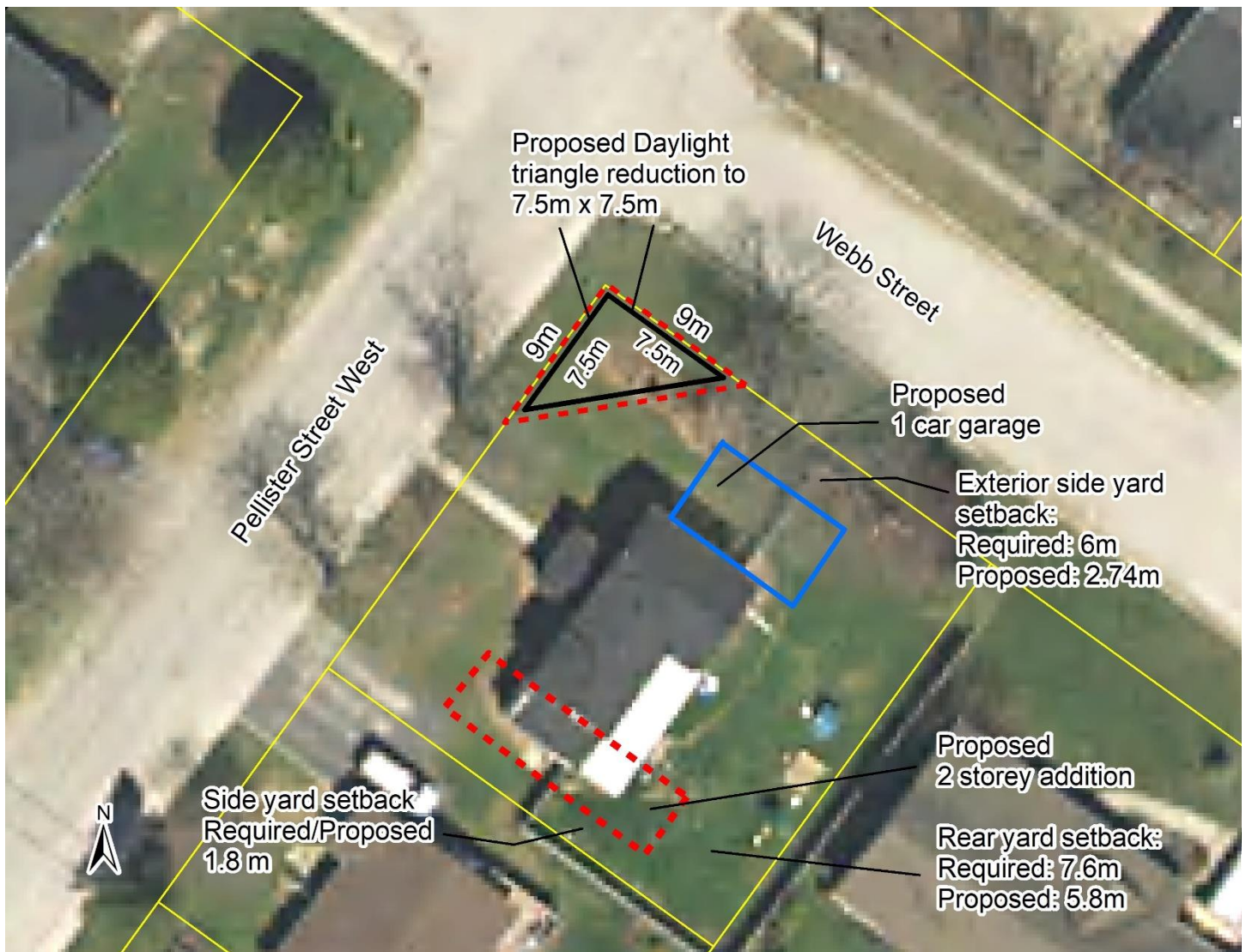


Figure 1: Air Photo Showing Requested Relief

Planning Comments:

Planning Staff note that the proposed relocation of the garage/shed alleviates concerns regarding the massing of the addition and impacts to neighbouring property owners. Planning Staff have no concerns with the proposed reduced rear yard setback for the 2 storey addition to the house and the reduction to the day light triangle. We note that the applicant has indicated that there is sufficient room to locate a parking space between the garage and the property line outside of the reduced day light triangle.

In regard to the reduced exterior side yard setback, Council should be satisfied that the proposed reduction is appropriate and minor.

Grading & Drainage:

Grading and drainage will be reviewed as part of the Building Permit process.

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

C Marshall

Curtis Marshall, MCIP, RPP
Senior Planner