



THE COUNCIL OF THE TOWN OF MINTO
Committee of Adjustment - Public Hearing Agenda

Tuesday, June 4th, 2024
3:00 p.m.

1. Chair Turton to call the Public Hearing to order and state:

“Any decision reached by this Committee today cannot be used to set a precedent. Each application considered by the Committee is dealt with on its own merits and no two applications are exactly the same.”

2. Chair Turton to state:

“The Public Hearing is to consider Minor Variance Application: MV-2024-04 – Surinder Chaudhry.”

3. Chair Turton to call on Secretary-Treasurer McRobb.

4. Secretary-Treasurer McRobb to state the following information:

Location

The property subject to the proposed Minor Variance application is legally described MINTO CON 1 PT LOTS 21, 22; FULLER AND WATSONS SURVEY; LOTS 72 TO 74 PT LOT 71; RP 61R20712 PARTS 1, 2, 3 AND 6 and is municipally known as 255 Norman Street, Palmerston, in the Town of Minto. The subject property is approximately 2,806m² (30,236.46 ft²).

Purpose & Effect

The purpose and effect of this Minor Variance application is to provide relief from the minimum lot area requirement within the R3 Zone for a proposed 20 unit apartment building. Clause 13.2.3.1 requires a minimum lot area of 3,223.8m² (34,687.95 ft²) under the Town of Minto's Comprehensive Zoning By-law 01-86, as amended, whereas the existing site is approximately 2,806m² (30,236.46 ft²) in size. Additional relief may be considered at this meeting.

Notices

The Notices were mailed to the property owners within 200 feet or 60 meters of the subject property as well as the applicable agencies on May 22^{ed}, 2024 and posted on the subject property on May 22^{ed}, 2024.

Reports/Comments

The following reports/comments were received and attached for Council to review:

- Sama Haghighi, Planning Coordinator; Town of Minto
- Jessica Rahim, Senior Planner; Wellington County

- **Greg Porter, Correspondence**

5. Secretary-Treasurer McRobb to advise the Committee of any speakers registered to participate in the Public Hearing.
Rachal Peavoy
6. Chair Turton to call on the Town of Minto's Director of Building and Planning Services to provide comments.
7. Chair Turton to call on the owner/applicant to provide comments.
 - **Surinder Chaudhry/Owner & Caroline Prochazka/Applicant**
8. Chair Turton to request any persons wishing to speak to the application to come forward.
9. Chair Turton to ask for any questions by the Committee.
10. Chair Turton to call on the owner/applicant for any response or rebuttal.
 - **Surinder Chaudhry/Owner & Caroline Prochazka/Applicant**
11. Secretary-Treasurer McRobb provides resolution(s) for the Committee to consider. Upon a resolution being carried or defeated; the Notice of Decision of the Committee of Adjustment is to be signed by all members of the Committee of Adjustment in favour of the decision.
12. Chair Turton to state:

"Anyone wishing to receive a copy of the Notice of Decision of the Committee of Adjustment in respect to the Minor Variance application, must make a written request to the Clerk of the Town of Minto at 5941 Highway 89, Harriston, NOG 1Z0 or by email at annilene@town.minto.on.ca"
13. Chair Turton to officially adjourn the Public Hearing.