

**NOTICE OF DECISION OF
COMMITTEE OF ADJUSTMENT
WITH REASONS RE APPLICATION FOR
File No. MV-2024-04 Minor Variance – s.45(1)**

NAME OF COMMITTEE: The Town of Minto Committee of Adjustment
RE AN APPLICATION BY: Surinder Chaudhry
PROPERTY ADDRESS: 255 Norman Street, Palmerston
LOCATION OF PROPERTY: 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

The purpose and effect of this Minor Variance application is to provide relief from Clause 13.2.3.1) of the Town of Minto's Comprehensive Zoning By-law 01-86, as amended, 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) which requires a minimum lot area of 3,223.8m² (34,687.95 ft²), whereas the existing site is approximately 2,806m² (30,236.46 ft²) in size.

WE, the undersigned, in making the decision upon this application, have considered whether or not the variance requested was minor and desirable for the appropriate development or use of the land, building or structure, and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained or, in the case of a change in the use of property which is lawfully non-conforming under the By-law, as to whether or not this application has met the requirements of subsection 45(2) of *The Planning Act*, concur in the following decision and reasons for decision made on the 04th day of June 2024.

DECISION: **Denies** the application by Surinder Chaudhry for property legally described as 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, municipally known as 255 Norman Street, Palmerston, in the Town of Minto, to provide relief from Clause 13.2.3.1) which requires a minimum lot area of 3,223.8m² (34,687.95 ft²).

CONDITIONS: N/A

REASONS FOR DECISION: The Committee believing the request not to be minor or desirable for the appropriate development of the lands and does not maintain the intent and purpose of the Official Plan and Zoning By-law, has denied the application.

A brief explanation of the effect, if any that the written and oral submissions had on the decision:
Town of Minto staff comments.
Wellington County Planner comments.
Maitland Valley Conservation Authority comments.

Signature of member

Signature of member

Signature of member

Signature of member

Signature of member

Signature of member

Chair

Appeal – The last date for filing a notice of appeal of this decision is June 26th, 2024. Any such appeal must be filed with the Secretary-Treasurer of the Committee and must set out the objection to the decision and the reasons in support of the objection and must be accompanied by the fee required by the Ontario Land Tribunal. For more information about appeal rights, please contact the Secretary-Treasurer at the Municipal Office.

Amount of Fee payable on appeal is \$400.00.

Other applications – If known, indicate if the subject land is the subject of an application under the Act for:

Application Type	File Number	Status
Plan of Subdivision (Section 51)		
Consent (Section 53)		
Previous application (Section 45)		

CERTIFICATION

I, Annilene McRobb, certify that the information included herein is a true copy of the decision of the Committee with respect to the application recorded therein.

Dated this 04th day of June 2024.

Signature of Secretary-Treasurer

Personal information contained on this form, collected pursuant to the *Planning Act*, will be used for the purposes of that Act. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.