



**TOWN OF MINTO** August 13<sup>th</sup>, 2024  
**MEETING DATE:** Committee of Adjustment  
**REPORT TO:** Building Department  
**SERVICE AREA:** PLN 2024-032 – Minor Variance: MV 2024-05 – Mervin Weber  
**SUBJECT:** 6721 Wellington Rd 109

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## RECOMMENDATION

**THAT** the Council of the Town of Minto hereby receives report PLN 2024-032 – Minor Variance: MV 2024-05 – Mervin Weber, prepared by the Planning Coordinator, for information purposes;

**AND FURTHER THAT** the Committee of Adjustment receives report PLN 2024-032 regarding proposed Minor Variance, MV 2024-05 Mervin Weber, for property legally described CON D, PT LOT 113, RP 60R2929, PART 3 and PART 4 with a municipal address of 6721 Wellington Rd 109, in the Town of Minto, for information and considers approving the application.

## BACKGROUND

The subject property for the proposed Minor Variance has a municipal address of 6721 Wellington Rd 109. The property is located within the Hamlet Boundary of Teviotdale and is approximately 0.68 hectares (1.7 acres) in size. The property currently has an existing single-family detached dwelling with an attached garage in the A-1 Zone and has a bakery and retail sale store in the C5-35 Zone. The proposed garage is within the A-1 Zone. The proposed area currently has a small accessory shed that will be relocated.



Figure 1 – Aerial Photo

Source: Wellington County GIS (2020)

## Purpose & Effect

The owners of the property are proposing to construct a 111.5 m<sup>2</sup> (1200 sq. ft.) 3-car detached garage. This property is currently zoned A-1 (Agricultural Exception Zone) and C5-59 (Highway Commercial Exception Zone). The proposed detached garage will be located within the A-1 zone, which allows accessory structures with a minimum Front Yard setback of 18.3 m (60 ft) and a minimum Centerline setback of 33.28 m (109.2 ft). The proposal includes a reduction to a minimum front yard setback of 8.8 meters (28 feet 10 inches) and a minimum centerline setback of 27 meters (89 feet).

## Wellington County Official Plan

The subject lands are designated as Hamlet (Teviotdale) in the County Official Plan.

**Town of Minto Zoning By-law**

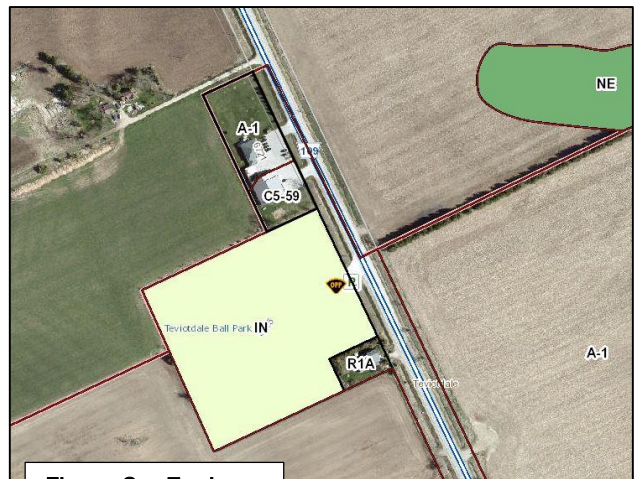
The subject property is currently zoned A-1 Agricultural Zone and C5-35 Hamlet Commercial Zone by the Town of Minto’s Comprehensive Zoning By-law 01-86, as amended, which permits accessory structures on the property. The relief requested is outlined in the table below. Except for the Minimum Centerline Setback and Minimum Front Yard Setback for the proposed detached garage, the proposal complies with all other aspects of the zoning by-law.

Accessory Uses			
Section	Minimum	Proposed	Difference
<b>6.31)</b> Minimum Centerline Setback	109.2 ft	89 ft	20.2 ft
<b>8.5.2.3)</b> Minimum Front Yard Setback	60.0 ft	28 ft -10inch	31.9 ft



**Figure 2 - Official Plan**

Source: Wellington County GIS (2020)



**Figure 3 - Zoning**

Source: Wellington County GIS (2020)

**COMMENTS**

Town Staff, Wellington County’s Planning Department, Maitland Valley Conservation Authority, property owners within 60m (200 ft) of the subject property, and any other agencies required by the *Planning Act* have been circulated the application for review and the following comments were received.

**Wellington County’s Planning Department**

The County has reviewed the application and have indicated their understanding of the relief being requested and note they have no concerns with recommending the requested relief be approved.

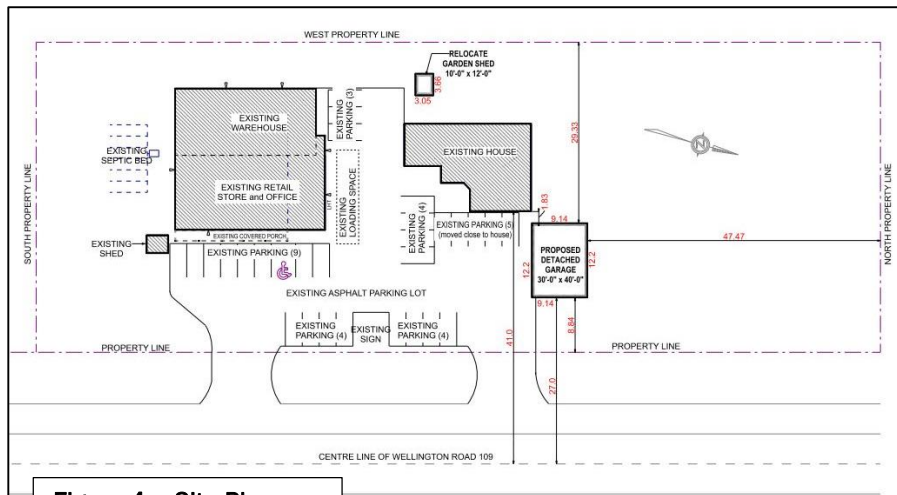
**Maitland Valley Conservation Authority (MVCA)**

MVCA has reviewed the application and have no concerns.

**Town of Minto Staff**

Town Staff have reached out to the County Roads Department staff for comments on the proposed application and have received initial comments back. That the County is not opposed to the proposed 89' Centreline setback relief requested, as well as its associated Front Yard setback relief requested, provided that no current or future structures are located within 89' to the Centreline of the County Road.

Town staff are satisfied that the proposed relief requested meets the four tests of the Minor Variance and are recommending the relief be approved.



**Figure 4 - Site Plan**

Source: Star Blueprints INC (2024)

**Minor Variance Four Tests**

When the Committee is considering a Minor Variance application, Section 45(1) of the *Planning Act* must be applied to determine if the Minor Variance should be approved. The four tests are as follows:

Criteria	Response
Is the application minor in nature?	Yes, the applicant is requesting minor relief to build a 3-car detached garage.
Is it desirable for the appropriate development or use of the land, building, or structure?	Yes, the proposed accessory structure is permitted use on an existing lot.
Is it in keeping with the general intent and purpose of the Zoning By-law?	Yes, the proposed accessory structure is permitted use on an existing lot.

<p><b>Is it in keeping with the general intent and purpose of the Official Plan?</b></p>	<p>Yes, the proposed accessory structure is permitted use on an existing lot.</p>
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No additional comments or concerns were raised by Town staff or by external agencies. No additional formal written submissions, or registrations to attend the Public Hearing, were received prior to the submission of this report.

**STRATEGIC PLAN**

**Goal 1:**

Manage Our Infrastructure Maintain, renew, and expand our municipally owned infrastructure to enhance healthy growth and our environment.

**PREPARED BY:** Sama Haghighi, Planning Coordinator

**RECOMMENDED BY:** Gregg Furtney Chief Administrative Officer