



TOWN OF MINTO August 13th, 2024
MEETING DATE: Committee of Adjustment
REPORT TO: Building Department
SERVICE AREA: PLN 2024-033 – Minor Variance: MV 2024-06 – Jeffrey Darroch
SUBJECT: Darroch
6175 Minto-Normanby Tline

RECOMMENDATION

THAT the Committee of Adjustment for the Town of Minto hereby receives report PLN 2024-033 – Minor Variance: MV 2024-06 – Jeffrey Darroch, prepared by the Planning Coordinator, for information purposes;

AND FURTHER THAT the Committee of Adjustment receives report PLN 2024-033 regarding proposed Minor Variance, MV 2024-06 Jeffrey Darroch, for property legally described MINTO CON 18, PT LOT 18, PT RD ALLOW, RP 60R2598, PART 1, RP 61R11245, PART 3 with a municipal address of 6175 Minto-Normanby Townline, in the Town of Minto, for information and considers approving the application.

BACKGROUND

The subject property for the proposed Minor Variance application has a municipal address of 6175 Minto-Normanby Townline. The subject property is located at the municipal boundaries between Minto and West Grey, with West Grey providing the winter maintenance along this portion of the dividing road.

The subject property is approximately 1.0562 ha (2.61 ac) in size and is zoned Agricultural and Natural Environment Zone. The proposed relief requested is to be able to build a Single-Family Detached dwelling on a currently vacant lot. On April 5, 2024, SVCA staff issued a permit on the subject property for the construction of a dwelling unit with an attached garage and septic system.



Figure 1 – Aerial Photo

Source: Wellington County GIS (2020)

Purpose & Effect

The owner of the property proposed to construct a Single-Family Detached dwelling with a reduction to the Front Yard setback, the Centerline Street setback and the setback to the Natural Environmental zone. The relief being requested are as follows:

- Section 8.5.2.3 requires a minimum front yard setback of 18.3m (60.0 feet) whereas 7.3m (24.0 feet) is proposed;
- Section 6.31 requires a minimum centerline setback of 28.3 meters (92.8 feet), whereas 16.3 meters (53.48 feet) is proposed; and,
- Clause 6.20.1.b) ii) requires a minimum Natural Environmental zone setback of 3 meters (9.8 feet), whereas 0.5 meters (1.64 feet) is proposed.

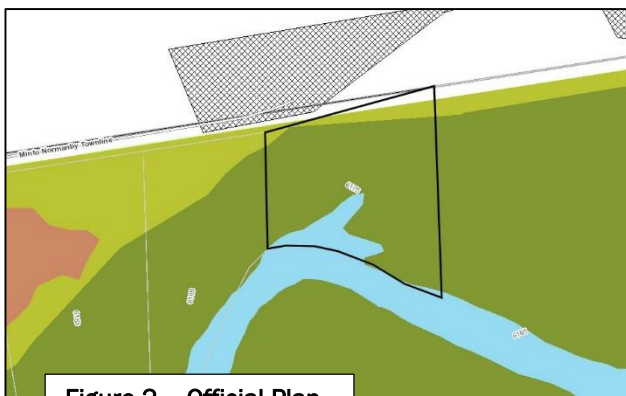
Wellington County Official Plan

The subject lands are designated as Secondary Agricultural, Core Greenlands, and Greenlands in the County Official Plan. The identified environmental features include significant wooded areas, a life science ANSI, and SVCA-regulated hazard lands. Section 5.4.3) of the Official Plan states that development should generally be directed away from areas with natural hazards that pose risks to public health, safety, or property.

Town of Minto Zoning By-law

The subject property is currently zoned as Agricultural and Natural Environment under the Town of Minto's Comprehensive Zoning By-law 01-86, as amended. Section 2.6 of this by-law states that the boundary of the NE zone can be more precisely determined by the applicable Conservation Authority. The requested relief is outlined in the table below:

Section	Accessory Uses		
	Minimum	Proposed	Difference
8.5.2.3) Minimum Front Yard Setback	60.0 ft	24.0 ft	32 ft
6.31) Minimum Centerline Setback	92.8 ft	53.48 ft	39.32 ft
6.20.1.b) ii) Minimum Natural Environmental zone setback	9.8 ft	1.64 ft	8.16 ft



Source: Wellington County GIS (2020)



Source: Wellington County GIS (2020)

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 detached single-family house.
Is it desirable for the appropriate development or use of the land, building, or structure?	Yes, the proposed building 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 building is permitted use on an existing lot.
Is it in keeping with the general intent and purpose of the Official Plan?	Yes, the proposed building is permitted use on an existing lot.

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