



## COUNTY OF WELLINGTON

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PLANNING AND DEVELOPMENT DEPARTMENT  
Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR  
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ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

August 6<sup>th</sup>, 2024

BY E-MAIL

Annilene McRobb, Clerk  
Committee of Adjustment  
Town of Minto Committee of Adjustment  
5941 Highway 89, R.R. #1  
Harriston, ON N0G 1Z0

Dear Ms. McRobb:

**Re: Proposed Minor Variance – MV 2024-06  
Jeffrey Darroch  
6175 Minto-Normanby Townline  
CON 18 LOT 18  
Town of Minto**

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Thank you for circulating the above noted application to our office. At the request of Town staff, we have limited the review of the application to matters of County interest only. We have not offered a comment on how the application meets the “four tests” of a minor variance for the Committees consideration as we understand that Town staff will be addressing that requirement. Please note that these comments are offered without the benefit of a site visit.

It is our understanding that the following relief is being requested from Zoning By-law No. 01-86:

- Section 6.20.1 b) ii) – To permit a reduced minimum Natural Environmental zone setback of 0.5 m (1.64 ft), whereas the By-law requires a minimum Natural Environmental zone setback of 3 m (9.8 ft) on an existing vacant building lot;
- Section 6.31 – To permit a reduced minimum street setback standard of 16.3 m (53.48 ft), whereas the By-law requires a minimum street setback of 28.3 m (92.8 ft) for all Town of Minto Roads; and
- Section 8.5.2.3 – To permit a reduced minimum front yard setback of 7.3 m (24 ft), whereas the By-law requires a minimum front yard setback of 18.3 m (60 ft).

The subject lands are designated as Secondary Agricultural, Core Greenlands and Greenlands in the County Official Plan. The identified environmental features include significant wooded area, life science ANSI and SVCA regulated hazard lands. Section 5.4.3 of the Official Plan indicates “Generally development shall be directed away from areas in which conditions exist which would pose risks to public health and safety or property caused by natural hazards”.

The proposed variance is to facilitate the construction of a single detached dwelling where required Natural Environment, street setback standards and front yard setbacks cannot be met. Planning Staff note that the mapping provided appears that the proposed dwelling is located outside the NE regulated area. Section 2.6 of the Minto zoning by-law states that the boundary of the NE zone can be more precisely determined by the applicable Conservation Authority.



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Overall, staff do not have any concerns with the proposed application related to the County Official Plan provided the Saugeen Valley Conservation Authority has no concerns. I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,



Jessica Rahim  
Senior Planner