

**NOTICE OF DECISION OF
COMMITTEE OF ADJUSTMENT
WITH REASONS RE APPLICATION FOR
File No. MV-2024-06 Minor Variance – s.45(1)**

NAME OF COMMITTEE: The Town of Minto Committee of Adjustment
RE AN APPLICATION BY: Jeffrey Darroch
PROPERTY ADDRESS: 6175 Minto-Normanby Tline
LOCATION OF PROPERTY: MINTO CON 18, PT LOT 18, PT RD ALLOW, RP 60R2598, PART 1, RP 61R11245, PART 3

The purpose and effect of this Minor Variance application is to provide relief from Clause 6.20.1.b) ii), Section 6.31 and 8.5.2.3 of the Town of Minto’s Comprehensive Zoning By-law 01-86, as amended. This relief is intended to facilitate the construction of a detached single-family house with a reduction to the front yard setback, the centerline street setback and the natural environmental zone setback. 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. Section 6.31 requires a minimum centerline setback of 28.3 meters (92.8 feet), whereas 16.3 meters (53.48 feet) is proposed. 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.

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 13th day of August 2024.

DECISION: Denies the application by Jeffrey Darroch for property legally described as MINTO CON 18 PT LOT 18 PT RD; ALLOW RP 60R2598 PART 1 RP;61R11245 PART 3, municipally known as as 6175 Minto-Normandy Townline, in the Town of Minto, to provide relief from Clause 6.20.1.b) ii), Section 6.31 and 8.5.2.3 which requires a minimum natural environmental zone setback of 3 meters (9.8 feet), a minimum centerline setback of 28.3 meters (92.8 feet) and a minimum front yard setback of 18.3m (60.0 feet).

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 September 3rd, 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 13th day of August 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.