



Council Minutes
Tuesday, August 13, 2024 3:00 p.m.
Council Chambers

Council Present:

Mayor Dave Turton
Councillor Judy Dirksen
Deputy Mayor Jean Anderson
Councillor Ron Elliott
Councillor Geoff Gunson
Councillor Ed Podniewicz
Councillor Paul Zimmerman

Staff Present:

Annilene McRobb, Clerk
Gregg Furtney, Chief Administrative Officer
Terry Kuipers, Director of Building and Planning Services
Belinda Wick-Graham, Director of Economic and Community Development
Gordon Duff, Treasurer
Matt Lubbers, Director of Community Services
Ryan Binkle, Development Technician/Drainage Superintendent
Todd Rogers, Water Services Manager
Sama Haghighi, Planning Coordinator
Quinn Foerter, Deputy Clerk/Coordinator, Legislative & Human Resource Services

- 1. Call to Order at 3:06 p.m.**
- 2. Disclosure of Pecuniary Interests Under the Municipal Conflict of Interest Act**

Councillor Dirksen declared a pecuniary interest for item 10 b) 10) Lease Agricultural Land Policy as their family farm is currently renting agricultural land owned by the Town of Minto.

- 3. Minutes of Previous Meeting**
 - a. Regular Minutes of July 9, 2024

RESOLUTION: 2024-136

Moved By: Deputy Mayor Anderson; Seconded By: Councillor Podniewicz

THAT minutes of the Town of Minto July 9, 2024 Regular Council meeting be approved.

Carried

4. Resolution Moving Council into Committee of Adjustment

RESOLUTION: 2024-137

Moved By: Councillor Zimmerman; Seconded By: Councillor Elliott

THAT The Town of Minto Council convenes into Committee of Adjustment.

Carried

a. MV 2024-005, Mervin Webber - 6721 Wellington Road 109

See Schedule 'A' for Minutes

b. MV 2024-006, Jeffrey Darroch - 6175 Minto Normanby Townline

See Schedule 'B' for Minutes

5. Resolution Moving Committee of Adjustment into Committee of the Whole to Consider Public Meetings, Delegations, Public Question Period, Correspondence, Reports, Motions for Which Notice Has Been Previously Given and Other Business

RESOLUTION: 2024-138

Moved By: Councillor Dirksen; Seconded By: Councillor Elliott

THAT the Town of Minto Council convenes into Committee of the Whole.

Carried

6. Public Meeting

a. ZBA 2024-07, Larry Stever - 33-37 Nelson Street, 26 Park Street, Clifford

Mayor Turton acted as the Chair of the Public Meeting and called the meeting to order at 3:30 p.m. asking that any member of the public present is recorded on the attendance record.

Chair Turton stated if a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Minto before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Minto to the

Ontario Land Tribunal and the person or public body may not be added as a party to the hearing of the appeal before the Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

Clerk McRobb stated the property subject to the proposed amendment is located at Concession D Part Park LOT 6 E/S Minto Street, RP:61R10860 Parts 5, 6 and 7, Clifford, in the Town of Minto. The subject property is approximately 0.44 ha (1.09 ac) in size.

The purpose and effect of the proposed Zoning By-law amendment is to rezone the subject lands being Parts 5 and 6 on Nelson Street West from Residential (R1B) to a site specific Residential (R1B-17) Zone to permit a reduced minimum lot frontage of 14.6 m (47.9 ft) whereas 15 m (49.2 ft) is required for the proposed lots to permit single detached dwellings. This rezoning is a condition of consent applications B105/23 and B106/23 that were granted provisional approval by the Wellington County Land Division Committee. The proposed consolidated severed lot and the two (2) retained lots will each consist of approximately 238 m² (0.18 ac).

The Zoning By-law Amendment is also to rezone the subject lands being Part 7 on Park Street West which consists of 2,201.59 m² (approximately 0.54 ac) from Residential (R1B) to a Holding Residential (R2(H)) Zone for future residential development when municipal services are available. The Hold provisions may be lifted once the municipal services are extended to the property. Additional relief may be considered at this meeting.

The notices were mailed to the property owners within 400 feet or 120 meters of the subject property as well as the applicable agencies and posted on the subject property on July 17th, 2024.

Reports/comments were received from Jessica Rahim, Senior Planner; Wellington County, Sama Haghighi, Planning Coordinator; Town of Minto, Jason Dodds, Environmental Planning Technician, Sauguen Valley Conservation Authority and Taylor Inksater, Neighbouring Property Owner, Letter of Concern.

Chair Turton called on the County Planner to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86. Jessica Rahim reviewed her report and stated a further report and draft by-law would come forward at a later date.

Chair Turton to called on the Town of Minto's Planning Coordinator, Sama Haghighi, to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86. Sama Haghighi stated comments were received from SVCA and Wellington Source Water Protection with no concerns.

Chair Turton called on the owner/applicant to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86. Marie Leroux, Land Use Planner was in attendance to represent owner Larry Stever, also in attendance. Leroux provided information to Council on plans for the properties.

Chair Turton requested any persons wishing to speak to the application to come forward.

Jacob Branson came forward with concerns of shrinking the size of the lots and drainage not being the greatest for the surrounding homes. Kuipers noted that the reduction to the frontage of the lots is only 1.3 feet. Grading for the lots, a lot drainage and grading plan must be submitted to the Town prior to a building permit being issued. Marie Leroux, Land Use Planner noted that the applicant is wanting to keep with the neighbourhood view.

Chair Turton gave members of Council an opportunity to ask questions.

Chair Turton stated if you wish to be notified of the decision of the Council of the Town of Minto in respect to the proposed Zoning By-law Amendment application, you must make a written request to the Clerk of the Town of Minto at 5941 Highway 89, Harriston, NOG 1Z0 or by email at annilene@town.minto.on.ca With no further comments, Chair Turton adjourned the Public Meeting at 3:49 p.m.

c. Notice of Engineer's Report Section 78 Drainage Act, Municipal Drain No. 14

Mayor Turton acted as the Chair of the Public Meeting and called the meeting to order at 3:50 p.m.

Clerk McRobb outlined the purpose of the meeting is to consider the Engineering report prepared by Streamline Engineering Inc. dated July 19, 2024, for Drain No. 14. Notices of the meeting were sent to 7 Landowners along with the report. As well, copies of the report were circulated to Town Staff, Maitland Valley Conservation Authority and the Ministry of Agriculture, Food and Rural Affairs. Clerk McRobb advised no speakers registered to participate in the Public Meeting.

Chair Turton called on the Engineer Trevor Kuepfer who provided a summary of the report.

Chair Turton called on Town staff to provide any additional comments. Development Technician/Drainage Superintendent Ryan Binkle had no further comments.

Chair Turton called any speakers registered to participate and wishing to provide information that might influence Council's decision on the matter. No-one came forward.

Chair Turton stated Council must decide whether or not to proceed with the project by provisionally adopting the engineer's report by by-law or referring the report back to the engineer for modifications. There is no right to appeal assessments or other aspects of the engineer's report at this meeting; these appeal rights will be made available later in the procedure.

Clerk McRobb noted a provisional by-law will be presented during open Council for consideration.

Chair Turton officially adjourned the meeting considering the engineer's report Drain No. 14 at 3:57 p.m.

7. Delegations

- a. Maitland Valley Conservation Authority, Watershed Strategy Summary

Councillor Ed Podniewicz and MVCA General Manager Phil Beard highlighted the Watershed Strategy Summary.

8. Public Question Period

No one came forward.

9. Correspondence Received for Information or Requiring Direction of Council

- a. Saugeen Valley Conservation Authority, Minutes of May 16 2024 Meeting
b. Mapleton Seniors Centre for Excellence, August 2024 Newsletter
c. Township of Schreiber, Letter re Schreiber's Wastewater Treatment Plant
d. Township of North Dundas, Request for the Provincial Government to Recognize the Physician Shortage in the Township of North Dundas
e. Municipality of Wawa, Asset Retirement Obligations

MOTION: COW 2024-105

Moved By: Councillor Gunson; Seconded By: Deputy Mayor Anderson

THAT Council receives the correspondence as information.

Carried

10. Reports of Committees and Town Staff, Matters Tabled and Motions for Which Notice Has Been Previously Given

- a. Committee Minutes for Approval - None
b. Staff Reports

Councillor Gunson assumed the Chair

1. PW 2024-019, Minto Pines Wellhead Protection Area Amendment

MOTION: COW 2024-106

Moved By: Councillor Dirksen; Seconded By: Councillor Zimmerman

THAT the Council of the Town of Minto receives report PW 2024-019 Minto Pines Wellhead

Protection Area Amendment, prepared by the Risk Management Official, for information purposes;

AND FURTHER THAT the Council of the Town of Minto pass a resolution in support of the proposed wellhead protection area amendment for the Minto Pines municipal water system;

AND FURTHER THAT the Council of the Town of Minto directs staff to forward the resolution to the Saugeen Valley, Grey Sauble, Northern Bruce Peninsula Source Protection Region.

Carried

Mayor Turton resumed the Chair

2. EC DEV 2024-012, Float King Manufacturing Corporation - Agreement of Purchase and Sale, 425 Minto Road, Palmerston

MOTION: COW 2024-107

Moved By: Councillor Gunson; Seconded By: Councillor Podniewicz

THAT the Council of the Town of Minto receives report EC DEV 2024-012, prepared by the Director of Economic and Community Development, regarding the sale of land in the Palmerston Industrial Park to Float King Manufacturing Corp, for information purposes;

AND FURTHER THAT the Council of the Town of Minto considers a by-law in open session authorizing the Mayor and the Clerk to sign the Agreement of Purchase & Sale.

Carried

3. EC DEV 2024-013, Launchit Business Exploration Centre Relocation

MOTION: COW 2024-108

Moved By: Deputy Mayor Anderson; Seconded By: Councillor Elliott

THAT the Council of the Town of Minto receives report EC DEV 2024-013, prepared by the Director of Economic and Community Development, regarding the Launchit Business Exploration Centre Relocation for information purposes;

AND FURTHER THAT the Town of Minto Council considers a by-law in open session authorizing the Mayor and the Clerk to sign the Lease Agreement and corresponding documents.

Carried

4. PLN 2024-027, B50/24, Donald and Sheila Grein (Severance) - 6194 Wellington Road 109 Minto

MOTION: COW 2024-109

Moved By: Councillor Zimmerman; Seconded By: Councillor Dirksen

THAT the Council of the Town of Minto receives report PLN 2024-027 – B50/24 – Donald and Sheila Grein Severance, prepared by the Planning Coordinator, for information purposes;

AND FURTHER THAT the Council of the Town of Minto recommends that the County of Wellington Land Division Committee NOT approve Consent Application B50/24 – Donald and Sheila Grein, for land legally described as CON C PART LOT 92, with a municipal address of 6194 Wellington Rd 109, in the Town of Minto.

AMENDING MOTION

MOTION: COW 2024-109

Moved by: Councillor Gunson; Seconded by: Councillor Zimmerman

THAT the Motion be amended to remove the word NOT and that that the five conditions contained in the report be added to the Motion.

Carried

AMENDED MOTION

MOTION: COW 2024-110

Moved By: Councillor Dirksen; Seconded By: Councillor Zimmerman

THAT the Council of the Town of Minto receives report PLN 2024-027 – B50/24 – Donald and Sheila Grein Severance, prepared by the Planning Coordinator, for information purposes;

AND FURTHER THAT the Council of the Town of Minto recommends that the County of Wellington Land Division Committee approve Consent Application B50/24 – Donald and Sheila Grein, for land legally described as CON C PART LOT 92, with a municipal address of 6194 Wellington Rd 109, in the Town of Minto.

AND FURTHER:

1. THAT the owner/applicant satisfies all financial and other requirements deemed necessary by the Town of Minto for the proper and orderly development of the subject lands, including, but not limited to, the payment of any monies owed to the Town of Minto and ensuring that all accounts are in good standing; and further, that the Town of Minto files a letter of clearance for this condition with the Secretary/Treasurer of the Planning and Land Division Committee.

2. THAT the owner/applicant confirms they are aware that the development costs of the parcel(s) are solely the responsibility of the developer; and further, that the Town of Minto files a letter of clearance for this condition with the Secretary-Treasurer of the Planning and Land Division Committee.

3. THAT the owner/applicant provides the Town of Minto with proof that a new Drainage Assessment Schedule has been approved, ensuring that the reapportionment of the

applicable municipal drain(s) has been completed to the satisfaction of the Town of Minto; and further, that the Town of Minto files a letter of clearance for this condition with the Secretary-Treasurer of the Planning and Land Division Committee.

4. THAT the owner/applicant confirms they are aware that the relief required to comply with the MDS I calculations through a Minor Variance application has been registered on each parcel; and further, that the Town of Minto files a letter of clearance for this condition with the Secretary-Treasurer of the Planning and Land Division Committee.

5. THAT the existing shed on the severed lot be demolished to the satisfaction of the Town of Minto; and further, that the Town of Minto files a letter of clearance for this condition with the Secretary-Treasurer of the Planning and Land Division Committee.

Carried

5. PLN 2024-028, B56/24 and B57/24, Finalyson - Consent (Severance Urban Residential) - PT PARK LOT 19 585 Raglan Street Palmerston

MOTION: COW 2024-111

Moved By: Councillor Podniewicz; Seconded By: Deputy Mayor Anderson

THAT the Council of the Town of Minto receives report PLN 2024-028 – B56/24 – B57-24 Finalyson Consent, prepared by the Planning Coordinator, for information purposes;

AND FURTHER THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B56/24 – B57/24 – Marilyn Finlayson, for land legally described as PT PARK LOT 19, with a municipal address of 585 Raglan St, in the Town of Minto, and that the following conditions be considered:

1. **THAT the owner/applicant satisfies all the requirements of the Town of Minto of the following:**
 - **Financial and otherwise, which the Town of Minto may deem necessary for the proper and orderly development of the subject lands, including but not limited to the payment of any monies owed to the Town of Minto, and ensuring that all accounts are in good standing;**
 - **Parkland dedication as provided for in the Planning Act, R.S.O. 1990, including, where applicable, paying cash-in-lieu of parkland in the amount of \$500 per lot or as specified in the applicable policy of the Town;**
 - **That frontage fees, where applicable and as required by the Town, have been paid to the satisfaction of the Town; and**

FURTHER, that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

1. THAT the owner/applicant confirms they are aware of the following:
 - That development costs of the parcel(s) are solely the responsibility of the Developer;
 - That servicing and right-of-way works required for any future development of the parcels must be completed in conformance with The Town of Minto Procurement By law and in accordance with the Town's Service Extension & Connection Policy and Municipal Servicing & Design Standards;
 - That there is satisfactory access for both the severed and retained parcels, an Entrance Permit can be obtained from the road authority with jurisdiction, to the satisfaction of the Town of Minto; and

FURTHER, that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

1. THAT a satisfactory Grading, Drainage & Servicing Plan, in accordance with the Town's Building By-law, is submitted and approved by the Town; further, that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

Carried

6. PLN 2024-029, B58/24 and B59/24, Trustees of the Knox Presbyterian Church - Consent (Urban LLA) - 315 Main Street W, Palmerston

MOTION: COW 2024-112

Moved By: Councillor Elliott; Seconded By: Councillor Gunson

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B58/24 – B59/24 - Trustees of Knox Presbyterian Church, for land legally described as PALMERSTON LOT 66 PT LOTS 65;AND 71 BORTHWICK SVY, with a municipal address of 315 Main St W, in the Town of Minto, and that the following conditions be considered:

1. THAT the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. THAT zoning compliance be achieved to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

Carried

7. PLN 2024-030, B64/24 - Surinder Chaudhry - Consent (Severance) - 255 Norman Street Palmerston

MOTION: COW 2024-113

Moved By: Deputy Mayor Anderson; Seconded By: Councillor Zimmerman

THAT the Council of the Town of Minto hereby receives report PLN 2024-030 – B64/24 – Surinder Chaudhry Consent Severance, prepared by the Planning Coordinator, for information purposes;

AND FURTHER THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B64/24 – Surinder Chaudhry, for land legally described as PART LOT 21 & 22, CON 1, with a municipal address of 255 Norman St, Palmerston in the Town of Minto, and that the following conditions be considered:

- 1. THAT the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.**

Carried

Councillor Elliott assumed the Chair

8. CS 2024-003, 2025 Elementary School Curling Championship Sponsorship Request

MOTION: COW 2024-114

Moved By: Mayor Turton; Seconded By: Councillor Podniwicz

THAT the Council of the Town of Minto receives report CS 2024-003, prepared by the Director of Community Services, regarding the 2025 Elementary School Curling Championship Sponsorship Request, for information purposes;

AND FURTHER THAT the Council of the Town of Minto provide direction on the nature of any in-kind sponsorship or donation of facilities to the Palmerston Curling Club, the hosts of the event.

Deferred

Council is requesting further information from the group on their request.

Mayor Turton resumed the Chair

9. CL 2024-008, Policy Review

MOTION: COW 2024-115

Moved By: Councillor Podniewicz; Seconded By: Councillor Elliott

THAT the Council of the Town of Minto receives report CL 2024-008, prepared by the Clerk, regarding Policy Review, is for information purposes.

AND FURTHER THAT Policies 1.14 Flag Policy & Protocol Public Awareness Campaigns & Proclamations Policy and 1.2 Code of Conduct, Accountability and Transparency and Fiscal Accountability Policy be repealed;

AND FURTHER THAT Policy 1.10 Use of Corporate Resources During an Election Period be approved;

AND FURTHER THAT a By-law to adopt the new Code of Conduct for Council Members Policy, Accountability and Transparency Policy and the Council Staff Relations Policy be passed in open session.

Carried

Having previously declared a pecuniary interest, Councillor Dirksen removed herself from her seat for Item 10 b) 10).

10. CL 2024-009, Lease Agricultural Land Policy

RESOLUTION: 2024-116

Moved By: Deputy Mayor Anderson; Seconded By: Councillor Elliott

THAT the Council of the Town of Minto hereby receives report CL 2024-009 Lease Agricultural Land Policy, prepared by the Clerk, for information purposes;

AND FURTHER THAT the Council of the Town of Minto approves the updated 1.4 Lease Agricultural Land Policy, as attached to this report.

Carried

11. CL 2024-010, 2024 Holiday Closure, 2025 Council Meeting Schedule and Volunteer Dinner Dates

MOTION: COW 2024-117

Moved By: Councillor Podniewicz; Seconded By: Councillor Dirksen

THAT Council of the Town of Minto receives report CL 2023-010, prepared by the Deputy Clerk, regarding 2024 Holiday Office Closure, 2025 Council Meeting Schedule, and 2025 Volunteer Appreciation Dinner for information;

AND FURTHER THAT Council approves the Holiday Hours, 2025 Council Meeting Schedule, and the 2025 Volunteer Appreciation Dinner date and location as outlined in the report.

Carried

Councillor Dirksen assumed the Chair

12. FIN 2024-012, Development Charges and Water and Wastewater Study

MOTION: COW 2024-118

Moved By: Councillor Gunson; Seconded By: Councillor Podniewicz

THAT the Council of the Town of Minto receives report FIN 2024-012 Development Charges and Water and Wastewater Studies, prepared by the Treasurer, for information purposes;

AND FURTHER THAT the Council of the Town of Minto accepts the proposal of Watson & Associates Economists Ltd. for a Development Charges Background Study, Current Development Charges Amending By-law, Water and Wastewater Rates Study & Financial Plans, as attached;

AND FURTHER THAT the Council of the Town of Minto approves the use of Administration, Water, and Wastewater reserves to fund the individual studies within the Watson & Associates Economists Ltd proposal.

Carried

Mayor Turton resumed the Chair

c. Announcements

Councillor Elliott thanked staff for the support of the Mayors golf tournament. Elliott announced that August 22nd is the Lions golf tournament at Pike Lake for the MRI fundraising.

Councillor Dirksen wished a Happy 19th anniversary to CAO Furtney and wife. Dirksen stated that Harriston Rising did a terrific job at the Harriston Street Party Event.

Deputy Mayor Anderson noted resident may be interested in a tree pageant put on by treetrust.ca giving an opportunity to showcase a tree that you treasure and why it is important to you. Anderson noted a \$600 grand prize.

Mayor Turton noted the success of the Upper Canada two-cylinder club John Deere Show in Palmerston. Turton stated August 23rd is the start of the Palmerston Fall Fair and encouraged people to support this event.

11. Motion to Return To Regular Council

RESOLUTION: 2024-139

**Moved By: Councillor Zimmerman; Seconded By: Deputy Mayor Anderson
THAT the Committee of the Whole convenes into Regular Council.**

Carried

12. Notices of Motion

13. Resolution Adopting Proceedings of Committee of the Whole

RESOLUTION: 2024-140

Moved By: Councillor Elliott; Seconded By: Councillor Dirksen

THAT the Council of the Town of Minto ratifies the motions made in the Committee of the Whole.

Carried

14. By-laws

- a. 2024-039, Sale of 425 Minto Road to Float King Manufacturing Corporation
- b. 2024-040, Commercial Lease Agreement Launchlt
- c. 2024-041, Appointment of Deputy Treasurer
- d. 2024-042, Appoint Signing Officers
- e. 2024-043, Adoption of Policies

RESOLUTION: 2024-141

Moved By: Deputy Mayor Anderson; Seconded By: Councillor Podniewicz

THAT By-laws 2024-039 through 2024-043 be read a first, second, third time and passed in open Council and sealed with the seal of the Corporation.

Carried

- f. 2024-044, Provisional By-law for Municipal Drain 14

RESOLUTION: 2023-142

Moved By: Councillor Zimmerman; Seconded By: Councillor Gunson

THAT By-law 2024-044 be read a first and second time and provisionally adopted in open Council.

Carried

- g. 2024-045, Confirmatory

RESOLUTION: 2024-143

Moved By: Councillor Gunson; Seconded By: Councillor Elliott

THAT By-law 2024-045, To confirm the actions of the Council of the Corporation of the Town of Minto respecting a meeting held August 13, 2024; be read a first, second, third time and passed in open Council and sealed with the seal of the Corporation.

Carried

15. Adjournment at 6:00 p.m.

RESOLUTION: 2024-144

Moved By: Councillor Elliott; Seconded By: Councillor Podniewicz

THAT The Council of the Town of Minto adjourns to meet again at the call of the Mayor.

Carried

Mayor Dave Turton

Clerk Annilene McRobb

Schedule 'A' Minutes of the Committee of Adjustment
MV 2024-005 - - Mervin Weber 6721 Wellington Rd 109

Chair Turton called the Public Hearing to order at 3:07 p.m. and stated any decision reached by this Committee today cannot be used to set a precedent. Each application considered by the Committee is dealt with on its own merits and no two applications are exactly the same.

Chair Turton state the Public Hearing is to consider Minor Variance Application: MV-2024-05 - Mervin Weber.

Secretary-Treasurer McRobb stated the property subject to the proposed Minor Variance application is legally described as 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. The subject property is approximately 0.68 (1.7 acres) in size.

The purpose and effect of this Minor Variance application is to construct a 111.5 m² (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).

The Notices were mailed to the property owners within 200 feet or 60 meters of the subject property as well as the applicable agencies on July 31st, 2024 and posted on the subject property on July 31st, 2024.

Reports/comments were received from Sama Haghighi, Planning Coordinator; Town of Minto and Jessica Rahim, Senior Planner; Wellington County

Secretary-Treasurer McRobb advised the Committee that no speakers registered to participate in the Public Hearing.

Chair Turton called on the Town of Minto's Planning Coordinator to provide comments. Sama Haghighi reviewed her report noting no concerns with the application.

Chair Turton called on the owner/applicant to provide comments. Mervin Weber, Owner was not in attendance but Paul Martin on behalf of Mervin Weber was in attendance and had no comments.

Chair Turton requested any persons wishing to speak to the application to come forward. No one came forward.

Chair Turton asked for any questions by the Committee.

Secretary-Treasurer McRobb provided a resolution for the Committee to consider. Upon a resolution being carried or defeated; the Notice of Decision of the Committee of Adjustment is to be signed by all members of the Committee of Adjustment in favour of the decision.

MOTION: COA 2024-005

Moved By: Paul Zimmerman; Seconded By: Judy Dirksen

THAT The Town of Minto Committee of Adjustment approves the application by Mervin Weber for property legally described as CON D PT LOT 113 RP 60R2929; PART 3 PART 4, municipally known as 6721 Wellington Rd 109, in the Town of Minto, to provide relief from Sections 8.5.2.3 and 6.31 which requires a minimum front yard setback of 18.3m (60.0') and a minimum centerline setback of 33.28 meters (109.2 feet).

Carried

Chair Turton stated anyone wishing to receive a copy of the Notice of Decision of the Committee of Adjustment in respect to the Minor Variance application, must make a written request to the Clerk of the Town of Minto at 5941 Highway 89, Harriston, NOG 1Z0 or by email at annilene@town.minto.on.ca Chair Turton officially adjourned the Public Hearing at 3:18 p.m.

Dave Turton, Chair

Annilene McRobb, Secretary Treasurer

Schedule 'B' Minutes of the Committee of Adjustment
MV 2024-006 - - Jeffrey Darroch. 6175 Minto-Normandy Townline

Chair Turton called the Public Hearing to order at 3:18 p.m. and stated any decision reached by this Committee today cannot be used to set a precedent. Each application considered by the Committee is dealt with on its own merits and no two applications are exactly the same. Chair Turton stated the Public Hearing is to consider Minor Variance Application: MV-2024-06 – Jeffrey Darroch.

Secretary-Treasurer McRobb stated the property subject to the proposed Minor Variance application is legally described as MINTO CON 18 PT LOT 18 PT RD; ALLOW RP 60R2598 PART 1 RP;61R11245 PART 3 and is municipally known as 6175 Minto-Normandy Townline the Town of Minto. The subject property is approximately 1.0562 ha (2.61 ac) in size.

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. Additional relief may be considered at this meeting.

The notices were mailed to the property owners within 200 feet or 60 meters of the subject property as well as the applicable agencies on August 1st, 2024 and posted on the subject property on August 1st, 2024.

Reports/comments were received from Sama Haghighi, Planning Coordinator; Town of Minto, Jessica Rahim, Senior Planner; Wellington County and Vivian Vanceeder, Environmental Planning Technician, Saugeen Valley Conservation Authority.

Secretary-Treasurer McRobb advised the Committee no speakers registered to participate in the Public Hearing.

Chair Turton called on the Town of Minto's Planning Coordinator to provide comments. Sama Haghighi reviewed her report and noted no concerns on the application.

Chair Turton called on the owner/applicant to provide comments. Scott Koeslag, architect for the owner was online and noted that only a small portion of the building falls under the Saugeen Valley Conservation Authority concerns.

Chair Turton requested any persons wishing to speak to the application to come forward. No one came forward.

Chair Turton asked for any questions by the Committee.

Secretary-Treasurer McRobb provided a resolution for the Committee to consider. Upon a resolution being carried or defeated; the Notice of Decision of the Committee of Adjustment is to be signed by all members of the Committee of Adjustment in favour of the decision.

MOTION: COA 2024-006

Moved By: Geoff Gunson; Seconded By: Ed Podniewicz

THAT The Town of Minto Committee of Adjustment approves 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 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).

Carried

Chair Turton stated anyone wishing to receive a copy of the Notice of Decision of the Committee of Adjustment in respect to the Minor Variance application, must make a written request to the Clerk of the Town of Minto at 5941 Highway 89, Harriston, NOG 1Z0 or by email at annilene@town.minto.on.ca Chair Turton officially adjourned the Public Hearing at 3:30 p.m.

Dave Turton, Chair

Annilene McRobb, Secretary Treasurer