



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

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February 21st, 2025

BY E-MAIL

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

Dear Ms. McRobb:

**Re: Notice of Complete Application & Public Meeting Notice
Proposed Minor Variance – MV 2025-01
Jem Freight Inc. c/o John Martens
310 York Street, Palmerston
PT LOT 8, Minto**

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 relief is being requested from Zoning By-law No. 01-86, Section 12.2.1.6:

- To permit a reduced minimum rear yard setback of 2.5 m, whereas the by-law requires a minimum rear yard setback of 7.5 m.

The subject property is within the Primary Urban Centre of Palmerston and is designated RESIDENTIAL within the County Official Plan. Planning staff note that the proposed variance is to satisfy a condition of severance (B102/24) that was conditionally approved at the January 2025 Land Division Committee meeting.

Overall, planning staff have no concerns on the application related to the County Official Plan. 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,

Asavari Jadhav-Admane
Planner