

**NOTICE OF DECISION OF  
COMMITTEE OF ADJUSTMENT  
WITH REASONS RE APPLICATION FOR  
File No. MV-2025-01 Minor Variance – s.45(1)**

NAME OF COMMITTEE: The Town of Minto Committee of Adjustment  
RE AN APPLICATION BY: JEM Freight Inc.  
PROPERTY ADDRESS: 310 York Street, Palmerston  
LOCATION OF PROPERTY: PT LT 8, Herman and Bolton Survey 18-11 Wallace as in R0741761

The purpose and effect of this Minor Variance application is to provide relief from the rear yard setback requirement. This relief is requested as a condition of severance application B102/24. Clause 12.2.1.6 of the Town of Minto's Comprehensive Zoning By-law 01-86, as amended, requires a minimum rear yard setback of 7.5 m, whereas 2.5 m 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 29<sup>th</sup> day of October 2024.

DECISION: **Approves** The application by Jem Freight Inc. for the property legally described as PART LOT 8, municipally known as 310 York Street, Palmerston in the Town of Minto, is seeking relief from Clause 12.2.1.6 to permit a minimum rear yard setback of 2.5 m.

CONDITIONS: N/A

REASONS FOR DECISION: The Committee believing the request to be minor and desirable for the appropriate development of the lands and maintains the intent and purpose of the Official Plan and Zoning By-law, has approved 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.**

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Signature of member

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Signature of member

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Signature of member

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Signature of member

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Signature of member

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Chair

**Appeal** – The last date for filing a notice of appeal of this decision is March 25, 2025. 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)	B102/24	
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 4<sup>th</sup> day of March, 2025.

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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.