



TOWN OF MINTO

MEETING DATE: April 8th, 2025
REPORT TO: Committee of Adjustment
SERVICE AREA: Building Department
SUBJECT: PLN 2025-002 – Minor Variance: MV 2025-02 – Andrew Bauman
 8803 1st LI, Palmerston

RECOMMENDATION

THAT the Committee of Adjustment hereby receives report PLN 2025-002 Minor Variance: MV 2025-02 – Andrew Bauman, legally described as CON D PT LOT 111 RP 60R2487; PART 1, and is municipally known as 8803 1st LI, Town of Minto, prepared by the Planning Coordinator, for information purposes;

AND FURTHER THAT the Committee of Adjustment considers approving the application.

BACKGROUND

The subject property for the proposed Minor Variance has a municipal address of 8803 1st Line. The property is approximately 1.61 ha (4 acres) in size and currently contains an existing single-family detached dwelling with a detached garage in the Agricultural Zone.

Purpose & Effect

The property owner is proposing a 581.29 m² (6256 ft²) four-season, zero-energy greenhouse to grow fruits for local retail outlets. The proposal requests relief for a maximum accessory building area of 320.52 m² (3450 ft²), while 581.29 m² (6256 ft²) is proposed. The greenhouse will be initially built at 278.71 m² (3000 ft²) and later expanded to 581.29 m² (6256 ft²).

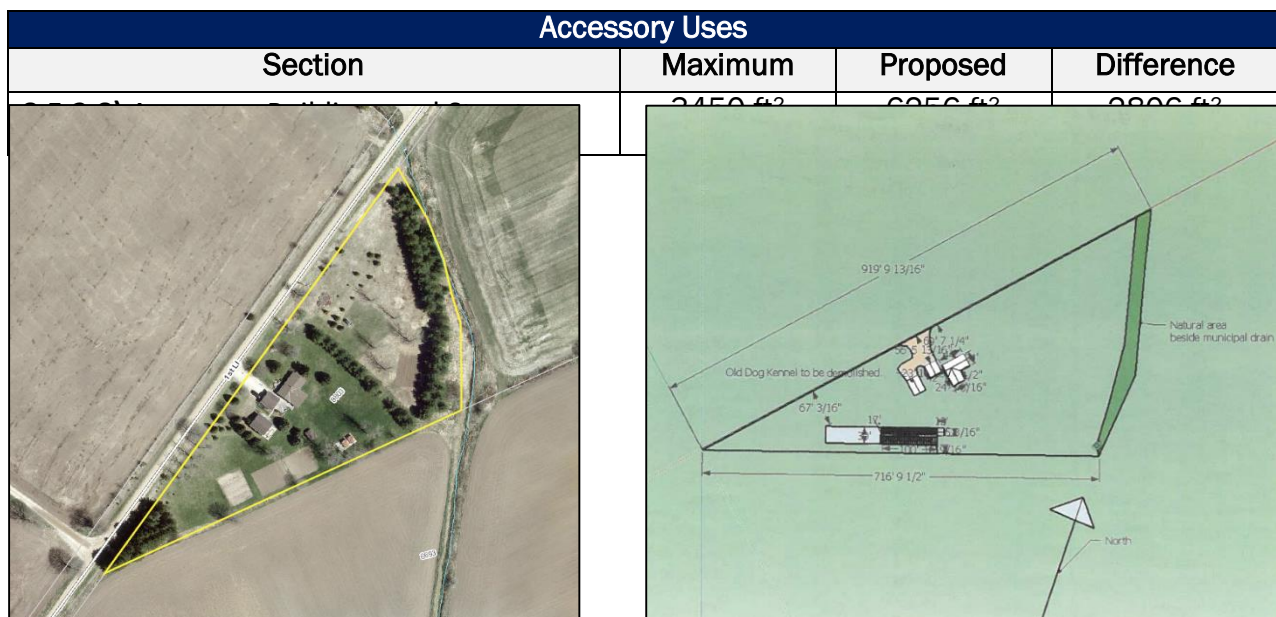


Figure 1 – Aerial Photo

Source: Wellington County GIS (2020)

Figure 2 – Site Plan

COMMENTS

Town Staff, Wellington County's Planning Department, property owners within 60m (200 ft) of the subject property, and any other agencies required by the *Planning Act* have been circulated the application for review and the following comments were received.

Wellington County's Planning Department

The County has reviewed the application and have indicated their understanding of the relief being requested and note they have no concerns with recommending the requested relief be approved.

Town of Minto Staff

Town staff are satisfied that the proposed relief meets the four tests of the Minor Variance and recommend that the relief be approved.

Minor Variance Four Tests

When the Committee of Adjustment is considering a Minor Variance application, Section 45(1) of the *Planning Act* must be applied to determine if the Minor Variance should be approved. The four tests are as follows:

Criteria	Response
Is the application minor in nature?	Yes, the applicant is requesting minor relief to the maximum accessory building area to build a greenhouse on the subject property.
Is it desirable for the appropriate development or use of the land, building, or structure?	Yes, the proposed greenhouse is desirable as it supports sustainable agricultural development and local fruit production for retail outlets.
Is it in keeping with the general intent and purpose of the Zoning By-law?	Yes, the proposed greenhouse complies with the Zoning By-law, as it aligns with the agricultural use permitted within the Agricultural Zone.
Is it in keeping with the general intent and purpose of the Official Plan?	Yes, the proposed zoning relief is permitted within the current Official Plan policies,

No additional comments or concerns were raised by Town staff or by external agencies. No additional formal written submissions, or registrations to attend the Public Hearing, were received prior to the submission of this report.

STRATEGIC PLAN

N/A

PREPARED BY: Sama Haghighi, Planning Coordinator

RECOMMENDED BY: Gregg Furtney, Chief Administrative Officer (CAO)