



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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GUELPH, ONTARIO
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March 26th, 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 2025-02
Andrew Bauman
8803 1st Line
Concession D Part Lot 111 RP 60R2487; PART 1, Minto**

Thank you for circulating the above noted application to our office. We have not offered the comments 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 8.5.2.8:

- To permit a maximum ground floor area of 581.76 m² (6,256 ft²) for an accessory structure, whereas the by-law requires a maximum of 311.75 m² (3,350 ft²)

The subject property is designated as PRIME AGRICULTURAL and CORE GREENLANDS within the County Official Plan. Identified features include Maitland valley Conservation Authority (MVCA) Regulated Hazard lands. Planning staff note that the proposed variance is to facilitate construction of a four seasoned greenhouse. We also note that the proposed accessory structure is proposed to be utilized for an agricultural use to grow fruits and vegetables, which is permitted in the Prime Agricultural designation.

Overall, planning staff have no concerns on the application related to the County Official Plan. any comments received from MVCA should be considered. 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