

NOTICE OF DECISION OF
COMMITTEE OF ADJUSTMENT
WITH REASONS RE APPLICATION FOR
File No. MV-2025-02 Minor Variance – s.45(1)

NAME OF COMMITTEE: The Town of Minto Committee of Adjustment
RE AN APPLICATION BY: Andrew Bauman
PROPERTY ADDRESS: 8803 1st Line
LOCATION OF PROPERTY: CON D PT LOT 111 RP 60R2487; PART 1

The purpose and effect of this Minor Variance application is to seek relief from the maximum ground floor area requirements for accessory buildings and structures in order to build a four-season greenhouse. Clause 8.5.2.8 of the Town of Minto's Comprehensive Zoning By-law 01-86, as amended, specifies a maximum ground floor area of 3,350 ft² (311.72 m²); however, a ground floor area of 6,256 ft² (581.76 m²) 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 8th day of April 2025.

DECISION: **Denies** The application by Andrew Bauman for the property legally described as CON D PT LOT 111 RP 60R2487; PART 1 and is municipally known as 8803 1st Line in the Town of Minto, is seeking relief from Clause 8.5.2.8 to permit a maximum accessory building area of 581.76 m².

CONDITIONS: N/A

REASONS FOR DECISION: The Committee believing the request not to be minor or desirable for the appropriate development of the lands and does not maintain the intent and purpose of the Official Plan and Zoning By-law, has denied 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.

Signature of member

Signature of member

Signature of member

Signature of member

Signature of member

Signature of member

Chair

Appeal – The last date for filing a notice of appeal of this decision is April 28th, 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) | | |
| 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 8th day of April, 2025.

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.