



## TOWN OF MINTO

**MEETING DATE:** July 8<sup>th</sup>, 2025  
**REPORT TO:** Committee of Adjustment  
**SERVICE AREA:** Building Department  
**SUBJECT:** PLN 2025-011 – Minor Variance: MV 2025-04 – Von Westerholt  
5746 Wellington RD 87, Minto

### RECOMMENDATION

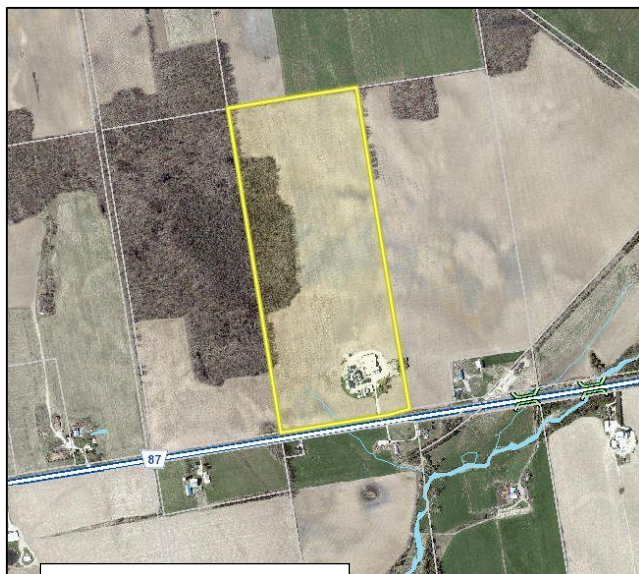
THAT the Committee of Adjustment receives report PLN 2025-011 legally described as CON 9 LOT 29 and is municipally known as 5746 Wellington RD 87 in the Town of Minto, for information and consider approving the application.

### BACKGROUND

The subject property for the proposed Minor Variance is municipally known as 5746 Wellington Road 87. The property is approximately 41.5 ha (77.5 ac) in size, zoned Agricultural and Natural Environment, and currently contains an existing farming operation, including crop cultivation and a grain drying and storage operation.

### Purpose & Effect

The property owner is proposing expanding and relocating the Grain storage bins. The proposal requests relief for a Minimum Interior side yard of 18.3 m (60 ft) while 3.05 m (10 ft) is proposed. The storage bins have a diameter of 10.06 m (33 ft) and will be located as shown in the map (Figure 2) below.



**Figure 1 – Aerial Photo**

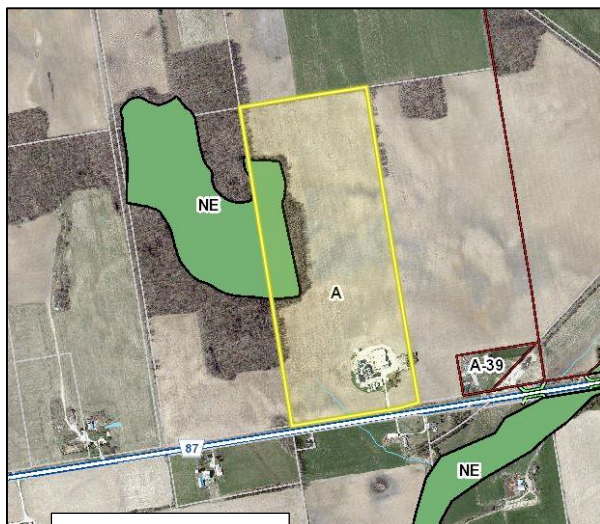
Source: Wellington County GIS (2020)



**Figure 2 – Site Plan**

Source: Wellington County GIS (2020)

Section	Accessory Uses		
	Minimum	Proposed	Difference
<b>8.2.4) Minimum Interior Side Yard</b>	18.3 m (60 ft)	3.05 m (10 ft)	15.25 m (50 ft)



**Figure 3 – Zoning**

Source: Wellington County GIS (2020)



**Figure 4 – Official Plan Designation**

Source: Wellington County GIS (2020)

## 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 indicated that the subject property is designated as Prime Agriculture, Core Greenlands, and Greenlands within the County Official Plan. Identified features on the property include Significant Wooded Areas, Provincially Significant Wetlands, and lands regulated by the Maitland Valley Conservation Authority as Hazard Lands. Overall, Planning staff have no concerns with the proposed Minor Variance application in relation to the County Official Plan.

### Maitland Vally Conservation Authority (MVCA)

The subject property contains a watercourse (Maitland River) and associated floodplain, both of which are regulated by the Maitland Valley Conservation Authority (MVCA) under O. Reg 41/24. Development within 15 meters of the floodplain or top of bank requires MVCA approval.

The proposed development is located well outside of these hazard areas. The application generally conforms with the natural hazard policies of Section 3.1 of the PPS, 2020, and MVCA has no objections to the proposal.

### 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 Minimum Interior side Yard to relocate the grain storage bins on the subject property.
Is it desirable for the appropriate development or use of the land, building, or structure?	Yes, the proposed relief is desirable as it supports sustainable agricultural development.
Is it in keeping with the general intent and purpose of the Zoning By-law?	Yes, the proposed relief 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 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