



TOWN OF MINTO

MEETING DATE: March 1st, 2022
REPORT TO: Mayor Bridge and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2022-015 – B7/22: Dobson Consent (Severance)
5924 Wellington Road 123

RECOMMENDATION

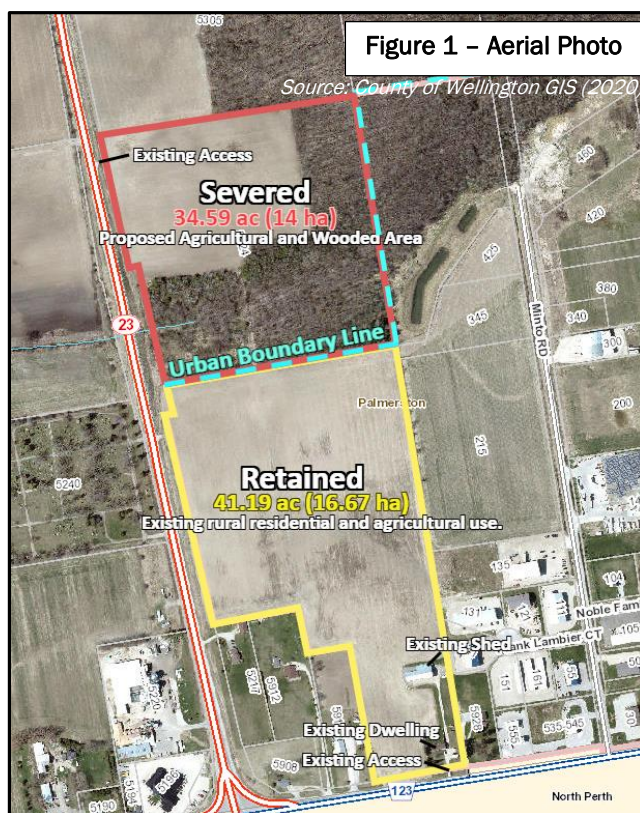
THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve the Consent Application for B7/22 – Dobson Brothers Enterprises Ltd., for land legally described as Part Lot 25, Concession 1, with a municipal address of 5924 Wellington Road 123, in the Town of Minto, and that the following conditions be considered:

1. **THAT** the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. **THAT** the owner/applicant is advised that confirmation/approval, from the road authority with jurisdiction and to the satisfaction of the Town of Minto, may be required prior to any further development of both the severed and retained parcels; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. **THAT** the owner/applicant supplies to the Town of Minto proof that a new Drainage Assessment Schedule has been approved to ensure the reapportionment of the applicable municipal drain(s) has been completed to satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. **THAT** the owner/applicant obtains a written statement from the Town of Minto confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

BACKGROUND

Consent application B7/22 is being considered before the County of Wellington Land Division Committee to sever +/-34.59 ac (+/-14 ha) with an existing and proposed agricultural and wooded area, and to retain +/-41.19 ac (+/-16.67 ha) with an existing residential and agricultural use. The retained parcel currently has an existing single-detached dwelling and detached accessory structure (shed).

As a result of the Town initiated Official Plan Amendment #117, to adjust the Palmerston urban boundary, the retained portion of the subject property was brought into the urban boundary and designated as Industrial in the County of Wellington Official Plan. The portion of the property to be severed remains outside of the urban boundary and is designated as Prime Agricultural, Greenlands and Core Greenlands.



Council may recall a Site Plan Agreement coming before them on August 24th, 2021, regarding a 3.04 ac (1.23 ha) portion at the front of the property abutting Wellington Road 123 of the retained parcel, that is presently zoned as Highway Commercial (C2). The severance of the land is not anticipated to impact the Site Plan Agreement area.

County of Wellington Official Plan

The severed portion of the subject property is currently designated by the County of Wellington Official Plan as Prime Agricultural, Greenlands, and Core Greenlands, with the retained portion designated as Industrial.

Section 4.7.1 of the Official Plan states that a clear distinction between urban and rural areas should be maintained. Additionally, Section 6.4 states that agricultural uses and normal farm practices will be protected and promoted in accordance with provincial standards. As the retained portion of the property is Industrial, and the severed portion is primarily Prime Agricultural, it is of the opinion of Town staff that severing the agricultural portion of the property will allow for it to continue to be maintained agriculturally. The current owner of the property does not have an agricultural background, and with the land being protected provincially for agricultural uses, there is limited development potential.

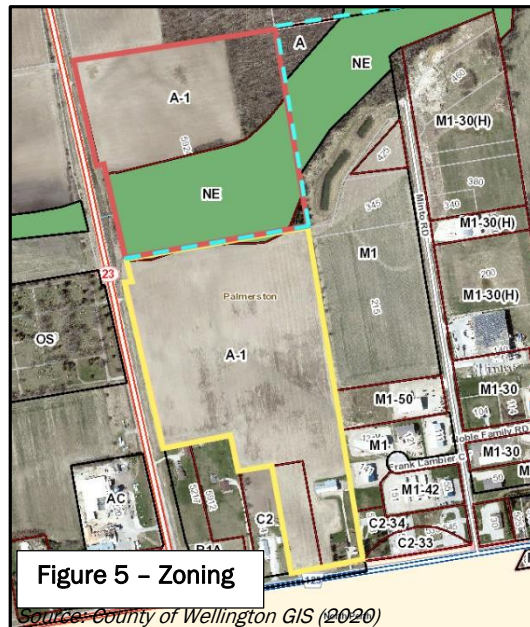
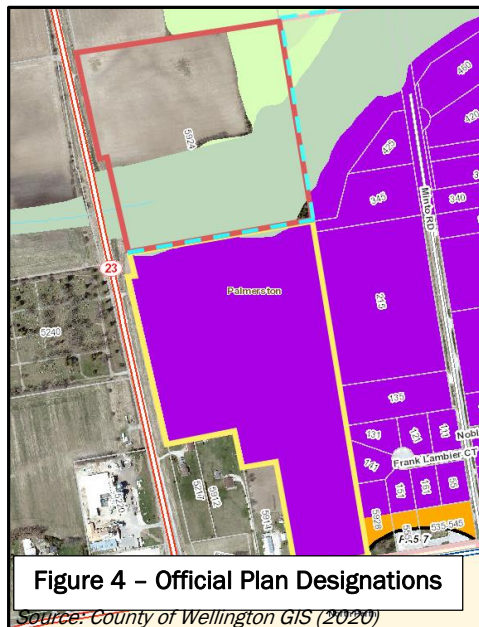
Under Section 10.1.3 – General Policies for Creating New Lots, states that matters to be considered include that new lots must be consistent with Official Plan and Zoning regulations, that the lot can be adequately serviced, that it will have adequate stormwater

management, drainage, fire protection, roads, utilities and solid waste disposal to accepted municipal standards, that all lots have a safe driveway access to an all-season maintained public road, and that the proposed lots and uses are compatible with the surrounding use. The Town is satisfied that these requirements are/will be addressed with the recommended conditions.

Town of Minto Zoning By-law

The proposed severed portion of the subject property is currently zoned as Agricultural Exception (A-1) and Natural Environment (NE). The land zoned A-1 represents an area of approximately 1 km around urban boundary and states all uses permitted in an Agricultural (A) zone, except for new livestock facilities, shall be permitted. This means that once the lot is severed, the lot will become buildable and one single-detached residential dwelling may be constructed, provided it meets the required zoning provisions. Additionally, the NE portion of the property permits agricultural uses, but no new buildings and structures. The by-law also requires a minimum setback of 30.0 m (98.4 ft) from the limit of the NE zone, and states no building or structure, including a septic system and associated weeping bed, shall be constructed.

The proposed retained portion of the subject property is currently zoned primarily as Agricultural Exception (A-1) and Highway Commercial Exception (C2-32). This permits for the existing use of the property. The property will be required to be rezoned by the owner from A-1 in compliance with the County of Wellington OP designation of Industrial prior to any development of that portion of the property.



COMMENTS

Town staff were circulated the application for review and the following comments were received.

Clerks

Standard financial conditions are recommended, including the payment of any monies owed to the Town of Minto, and that all accounts are in good standing.

Public Works

A standard condition pertaining to satisfactory access arrangements apply. In this case, the parcels have existing access off Wellington Road 123 and Highway 23, which are under the jurisdiction of the County of Wellington and the Ministry of Transportation.

The above comments will be addressed through the Town of Minto's recommended conditions.

STRATEGIC PLAN

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

PREPARED BY: Ashley Sawyer, Planning Technician/Administrative Assistant
RECOMMENDED BY: Derrick Thomson, Chief Administrative Officer