



Application	B30/16
Location	Part Lot 28, Concession 16 TOWN OF MINTO
Applicant/Owner	John & Shirley Binkley

PLANNING OPINION: This proposed lot line adjustment would sever a vacant 0.13 ha (0.34 ac) parcel and add it to an adjacent rural residential parcel. The resulting lot would be a 0.43 ha (1.06 ac) rural residential parcel. A 80 ha (199 ac) Agricultural parcel would be retained.

This application is consistent with Provincial policy and would generally conform to the Official Plan, provided that the following matters are addressed as conditions of approval:

- a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.2 allows for Lot adjustments in Prime Agricultural Areas for legal and technical reasons.

With regards to Minimum Distance Separation (MDS1), we have been provided with the required farm Data sheets and have completed the necessary calculations and are satisfied that MDS 1 can be met to the proposal.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, GREENLANDS and CORE GREENLANDS. The Greenlands designations are located to the rear of the property away from the proposed development. Lot line adjustments may be permitted for legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments. We would consider this lot line adjustment to be technical in nature as the additional lands would bring the existing lot into compliance with the minimum lot area requirements of the by-law.

The matters under Section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is not located within a Wellhead Protection Area.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Natural Environment (NE). Both the severed and retained lands appear to meet the minimum lot area and frontage requirements.

SITE VISIT INFORMATION: The subject property has not yet been visited.

Jameson Pickard, Planner
June 14th, 2016