



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: February 28th, 2024
TO: Annilene McRobb, Clerk
Town of Minto
FROM: Jessica Rahim, Senior Planner
Jamie Barnes, Junior Planner
County of Wellington
SUBJECT: **Lavolit Limited**
Concession 8 Part Lot 24
5113 Wellington Rd 87, Town of Minto
Zoning By-law Amendment (ZBA2024-01)

Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This rezoning is a condition of severance application B81/23, that was granted provisional consent by the Wellington County Land Division Committee in January 2024. The consent will sever a 0.63 ha (1.68 ac) rural residential parcel with an existing dwelling and a barn from the retained 40 ha (98.8 ac) agricultural parcel with existing solar panels.

We have no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future residential use. This rezoning would satisfy conditions for consent application B81/23.

INTRODUCTION

The property subject to the proposed amendment is legally described as Concession 8, Part Lot 42, Concession 9 Part; GORE Lot 42 with a civic address of 5113 Wellington Rd 87. The proposal is a condition of a recent severance application B81/23 on the property. The proposed severed parcel is 0.63 ha (1.68 ac) with an existing dwelling and a barn which is to be removed. An agricultural parcel of 40 ha (98.8 ac) with existing solar panels is retained. The location of the property is shown on Figure 1.

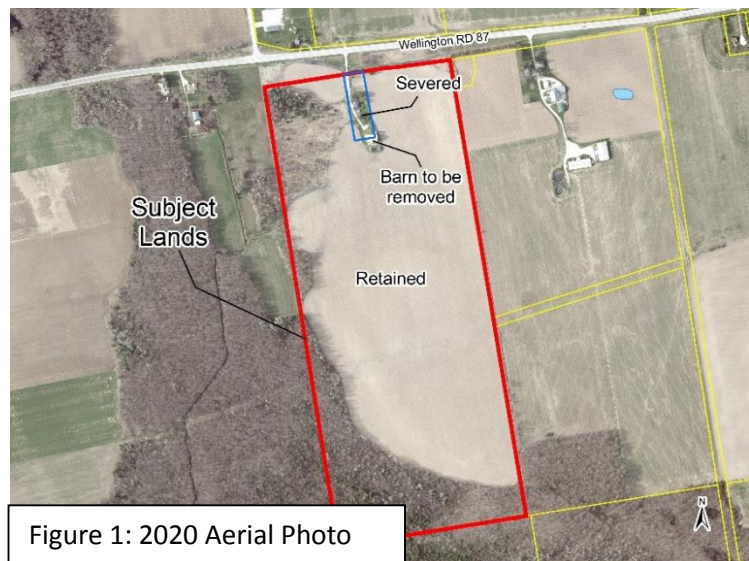


Figure 1: 2020 Aerial Photo

PROPOSAL

The purpose and effect of this zoning amendment application is to prohibit future residential development on the retained agricultural portion of the subject lands. This rezoning is a condition of severance application B81/23, that was granted provisional approval by the Wellington County Land Division Committee in January 2024. The consent will sever the existing dwelling from the agricultural parcel under the surplus farm dwelling policies.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated as PRIME AGRICULTURE, CORE GREENLANDS, and GREENLANDS. Identified features include Significant Wooded Area, as well as Maitland Valley Provincially Significant Wetlands, Wetlands, and Hazard Lands. This application is submitted to facilitate condition of the proposed severance application B81/23. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

MINTO ZONING BY-LAW

The subject lands are zoned Agricultural (A) and Natural Environment (NE). Permitted uses in the A zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will apply A-5, the standard which will restrict any future residential development on the retained agricultural parcel.

Draft Zoning By-law Amendment

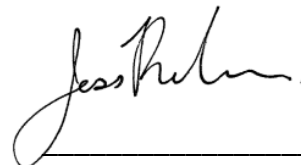
A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department



Jamie Barnes
Junior Planner



Jessica Rahim
Senior Planner

THE CORPORATION OF THE TOWN OF MINTO
BY-LAW NUMBER _____.

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 01-86
BEING THE ZONING BY-LAW FOR THE TOWN OF MINTO

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Town of Minto enacts as follows:

1. THAT Schedule 'A' Map 1 to By-law 01-86 is amended by changing the zoning on lands legally described as Concession 8, Part Lot 42, Concession 9 Part; GORE Lot 42 with a civic address of 5113 Wellington Rd 87 shown on Schedule "A" attached to and forming part of this By-law from:
 - **Agricultural (A) to Agricultural Exception (A-5)**
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2024

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2024

_____.

MAYOR

_____.

CLERK

THE TOWN OF MINTO

BY-LAW NO _____.

Schedule "A"



Passed this ____ day of _____ 2024.

MAYOR

CLERK

EXPLANATORY NOTE
BY-LAW NUMBER _____.

THE SUBJECT LAND is located on Concession 8, Part Lot 42, Concession 9 Part; GORE Lot 42 with a civic address of 5113 Wellington Rd 87. The lands subject to the amendment are approx. 40 ha (98.8 ac) in size and are currently zoned Agriculture zone (A) and Natural Environment zone (NE).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the retained agricultural portion of the property to prohibit any future residential development. This rezoning is a condition of severance application B81-23, which has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 0.68 ha (1.68 ac) rural residential parcel from the retained 40 ha (98.8 ac) vacant agricultural parcel.