



TOWN OF MINTO

MEETING DATE: March 5th, 2024
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2024-010 – Zoning By-law Amendment (ZBA 2024-01) – Lavolit Limited
5113 Wellington Rd 87
CON 8 PT LOT 42 CON 9 PT;GORE LOT 42

RECOMMENDATION

THAT the Council of the Town of Minto receives report PLN 2024-010 for the proposed Zoning By-law Amendment (ZBA 2024-01) – Lavolit Limited, for lands legally described as CON 8 PT LOT 42 CON 9 PT;GORE LOT 42 with a municipal address of 5113 Wellington Rd 87, for information and considers passing a By-Law in open session.

BACKGROUND

The subject lands are legally described as CON 8 PT LOT 42 CON 9 PT;GORE LOT 42, with a municipal address of 5113 Wellington Rd 87. The lands are approximately 41 ha (101.31 ac) in size and the portion subject to the amendment is 40 ha (98.84 ac).

Council may recall the subject property coming before them for consent application B81/23 which has received provisional Approval from the County of Wellington's Land Division Committee. B81/23 proposes to sever approximately 0.63 ha (1.6 ac) with an existing Single Family Detached Dwelling and a barn, which is to be removed; and retain approximately 40 ha (98.84 ac) with an existing agricultural use.

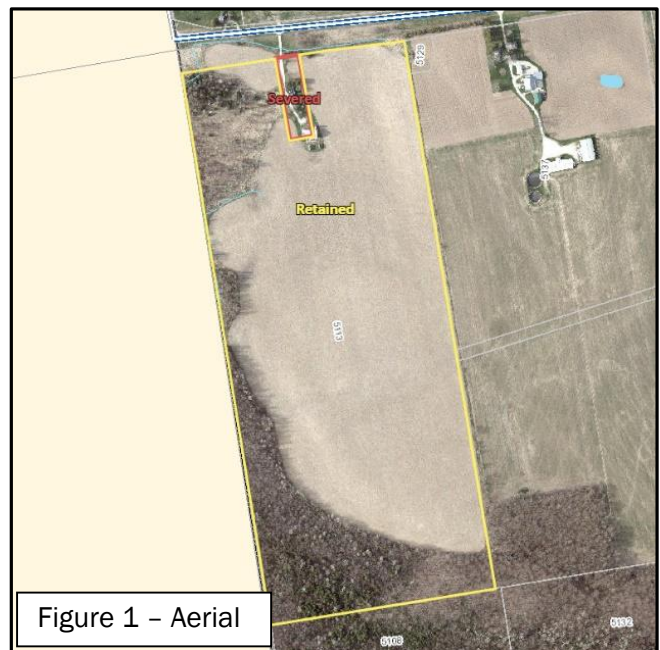


Figure 1 – Aerial

Source: Wellington County GIS (2020)

PURPOSE

The purpose and effect of the proposed amendment is to rezone the retained agricultural portion of the property to prohibit future residential development on the retained/agricultural portion, to address a condition of consent application B81/23.

Wellington County Official Plan

The subject lands are currently designated as Prime Agricultural, Core Greenlands and Greenlands. Please refer to the attached report by the County of Wellington for additional information pertaining to conformity with the County of Wellington's Official Plan.

Town of Minto Zoning By-law

The subject property is currently zoned Agricultural (A) and Natural Environment (NE).

As a result of the Consent, the proposed retained parcel is required to be rezoned to Agricultural Exception (A-5) which prohibits residential development on the agricultural parcel and maintains the provisions of the existing Agricultural (A) zoning on the property. This zoning is required under the Provincial Policy Statement and County of Wellington Official Plan to protect the farmland by ensuring it is only used for agricultural purposes and not fragmented.

A relatively small portion of the retained lands at the rear and west of the property are zoned NE which is under the jurisdiction of the applicable Conservation Authority.

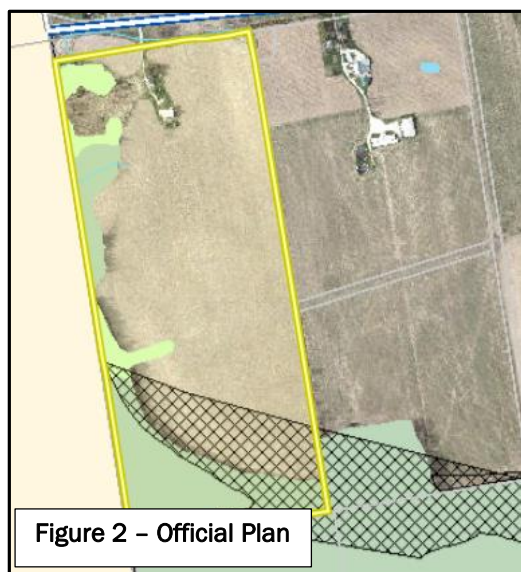


Figure 2 – Official Plan

Source: Wellington County GIS (2020)

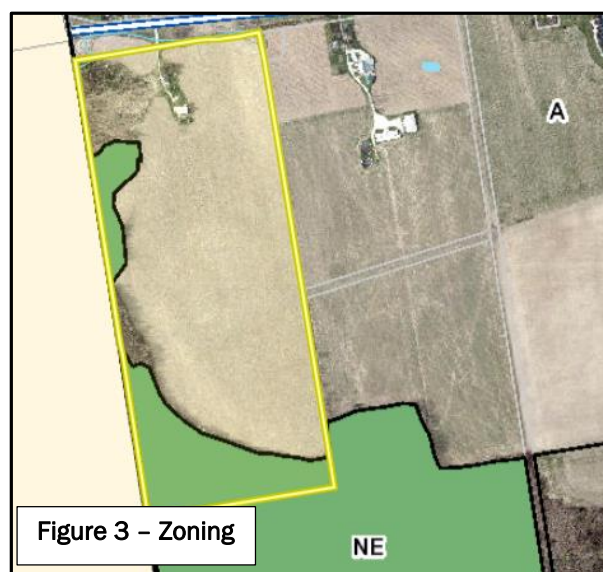


Figure 3 – Zoning

Source: Wellington County GIS (2020)

COMMENTS

Town Staff, Wellington County's Planning Department, Maitland Valley Conservation Authority, as well as 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

Planning Staff at the County have reviewed the application and are in support as it is consistent with the Provincial Policy Statement and the County of Wellington's Official Plan.

Maitland Valley Conservation Authority (MVCA)

MVCA has reviewed the application and note the application is in general conformance with Natural Hazard Policies of the PPS and as such, MVCA has no objections.

Town of Minto Staff

Town of Minto staff are in support of the application as it is consistent with the County of Wellington's Official Plan and applicable provincial policies. Town staff note that the conditions provided as part of Consent application B81/23 still stand.

Neighbouring Landowners/Residents

To date, two neighbouring residents have registered to speak at the public meeting.

No written submissions were received prior to the submission of this report.

The Wellington County Planning Department and Maitland Valley Conservation Authority reports are attached for your review.

STRATEGIC PLAN**Goal 5: Responsible Government**

Deliver services in an open, accountable, and transparent manner while providing an outstanding working environment for our employees and community.

PREPARED BY: Stephanie Chidlow, Administrative Assistant

RECOMMENDED BY: Chris Harrow, Interim Chief Administrative Officer
Mark Potter, Interim Chief Administrative Officer