



TOWN OF MINTO

MEETING DATE:

April 2nd, 2024

REPORT TO:

Mayor Turton and Members of Council

SERVICE AREA:

Building Department

SUBJECT:

PLN 2024-016 – Zoning By-law Amendment (ZBA 2024-02) – Luke & Ruth Martin
5982 14th Line
CON 15 PT LOT 22 PT LOT 23

RECOMMENDATION

THAT the Council of the Town of Minto receives report PLN 2024-016 for the proposed Zoning By-Law Amendment (ZBA 2024-02) – Luke Martin, for lands legally described as CON 15 PT LOT 22 PT LOT 23 with a municipal address of 5982 14th Line, for information.

BACKGROUND

The subject lands are legally described as CON 15 PT LOT 22 PT LOT 23 with a municipal address of 5982 14th Line. The lands are approximately 2.17 ha (5.38 ac) in size. The property currently has an existing single family dwelling, a hobby barn and accessory buildings.

PURPOSE

The purpose and effect of the proposed amendment is to rezone a portion of the lands from Agricultural (A) to Agricultural Commercial (AC) zone to facilitate the construction of a farm equipment repair shop with a reduced setback to a residence on an adjacent lot.

Wellington County Official Plan

The subject lands are currently designated as Mineral Aggregate Area 1 and Core 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.

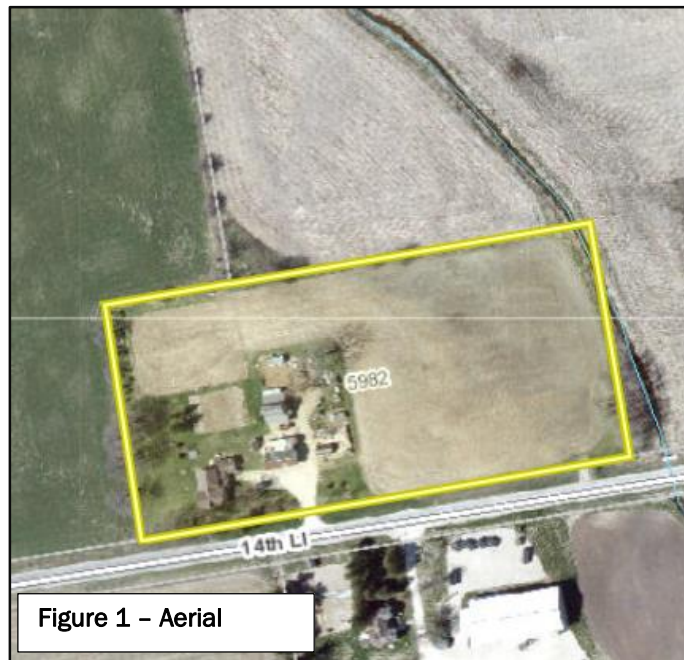


Figure 1 – Aerial

Source: Wellington County GIS (2020)

Town of Minto Zoning By-law

The subject property is currently zoned Agricultural (A) and Natural Environment (NE), and due to the size of the property, it falls within the Agricultural Reduced Lot Regulations. The proposed amendment is to rezone a portion of the property, approximately 0.17ha (0.42ac) in size, to a Site Specific Agricultural Commercial (AC-XX) Zone to permit the use of a farm equipment repair shop with a reduced setback from Agricultural Uses to adjacent residential uses.

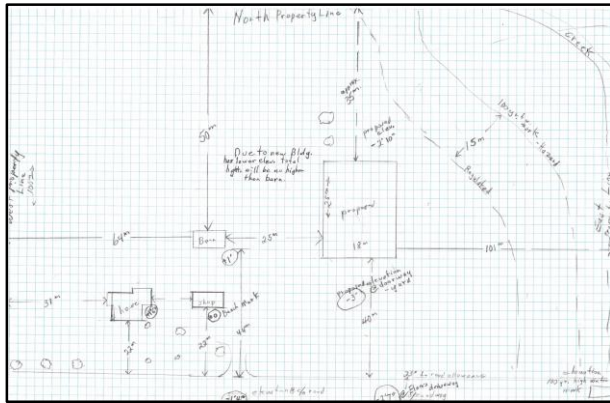


Figure 2 – Site Plan



Figure 3 – Zoning

Source: Wellington County GIS (2020)

COMMENTS

Town Staff, Wellington County's Planning Department, Saugeen Valley Conservation Authority, property owners with 120m (400 ft) of the subject property 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 of the application, as it is consistent with the Provincial Policy Statement (PPS) and the County of Wellington's Official Plan. A Draft By-law has been provided for Council future consideration.

Saugeen Valley Conservation Authority (SVCA)

SVCA has reviewed the application and recommended a revision to the NE zone to better reflect site conditions. Figure 4 shows SVCA's recommended NE zone (SVCA hazard lands as shown in red), as well as the 15 metre regulated area limit outwards from the floodplain edge (shown as a purple line).

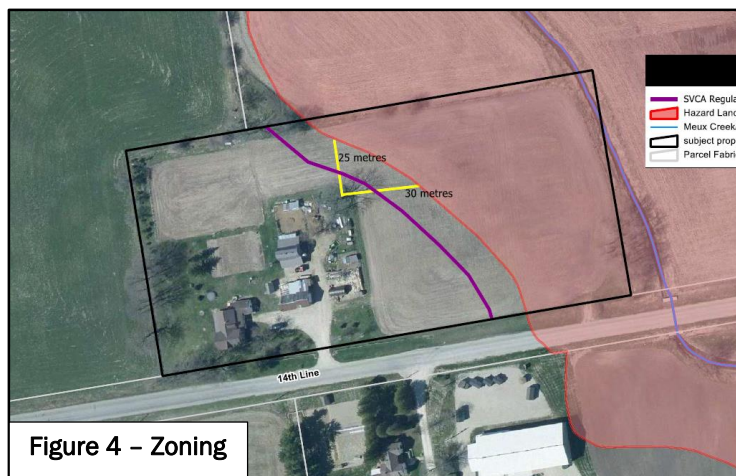


Figure 4 – Zoning

Source: Wellington County GIS (2020)

SVCA notes the application is in general conformance with Natural Hazard Policies of the PPS and as such, SVCA has no objections to the application and further notes that if the location of the shop remains as proposed, a Development Permit from SVCA is not required.

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. Upon hearing submissions at the Public Meeting, Town Staff will finalize a By-law and bring it back to Council at a subsequent meeting for consideration.

Neighbouring Landowners/Residents

No written submissions or registrations to attend the Public Meeting 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 3: Strong Vibrant Economy

Progressively support our local businesses while leveraging Minto’s competitive advantages to attract new economic investment.

PREPARED BY: Stephanie Chidlow, Administrative Assistant

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