



TOWN OF MINTO April 02nd, 2024
MEETING DATE: Committee of Adjustment
REPORT TO: Building Department
SERVICE AREA: PLN 2024-15 – Minor Variance: MV 2024-03 – Randy Martin
SUBJECT: 6119 Wellington Rd 109, Minto

RECOMMENDATION

THAT the Committee of Adjustment receives report PLN 2024-15 regarding MV 2024-03 – Randy Martin for lands legally described as MINTO CON D PT LOTS 89 AND 90 with a municipal address of 6119 Wellington Road 109, former Township of Minto, within the Town of Minto, for information and considers approving the application.

BACKGROUND

The subject property for the proposed Minor Variance has a municipal address of 6119 Wellington Rd 109 and is located adjacent to the Urban Boundary of Harriston. The subject property is approximately 70.45 ha (174.11 acres) in size and is actively being operated as a Dairy Farm operation, which has been ongoing for decades. In addition to the Dairy Barn, the property contains a Single Family Detached Dwelling, Agricultural Sheds and a Liquid Manure Tank.



Figure 1 – Aerial Photo

Source: Wellington County GIS (2020)

Purpose & Effect

The owner of the subject property are proposing to expand the existing Liquid Manure Tank (LMT) by adding a 0.6m (2 ft) addition on to the top of the existing LMT to facilitate the expansion of the Dairy Herd within the existing barn.

As expansions onto Manure Storage and Livestock Facilities are required to comply with the Minimum Distance Separation II (MDS II) calculations, the owners have applied for a Minor Variance to allow for their proposed expansions.

Wellington County Official Plan

The subject property is currently designated by the County of Wellington Official Plan as Prime Agricultural and Core Greenlands.

Town of Minto Zoning By-law

The subject property is currently zoned a Site-Specific Agricultural Zone (A-1) and Natural Environment (NE). The A-1 Zone provisions permits expansions for Livestock and Manure Storage provided that the expansions comply with the MDS II calculations, for which the subject proposal does not meet. The following chart identifies the relief being requested:

Minimum Distance Separation II			
Section	Minimum	Proposed	Difference
6.17.2 – Distance from LMT to Urban Boundary	398 m (1306 ft)	171 m (560 ft)	227 m (746 ft) 57.0%
6.17.2 – Distance from LMT to Nearest Neighbour’s Dwelling	199 m (653 ft)	172 m (565 ft)	27 m (88 ft) 13.6%
6.17.2 – Distance from Barn to Urban Boundary	220 m (722 ft)	150 m (492 ft)	70m (230 ft) 31.8%

COMMENTS

Town Staff, Wellington County’s Planning Department, Maitland Valley Conservation Authority, property owners within 60m (200 ft) of the subject property, and any 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

The County has reviewed the application and have indicated their understanding of the relief being requested and note they have no concerns with recommending the requested relief be approved.

Maitland Valley Conservation Authority (MVCA)

MVCA has reviewed the application and have no concerns with the proposed application, and a Development Permit is not required prior to the issuance of a Building Permit.

Town of Minto Staff

Town staff are satisfied that the proposed relief requested meets the four tests of the Minor Variance and are recommending the relief be approved. The subject property has been operated as a Dairy Farm for many years, located adjacent to the existing residential lot and

the Urban Boundary. This property is also located to the south-westerly side of Harriston, which with the prevailing wind direction, any odours generated from this operation are directed away from the former Town of Harriston.

Minor Variance Four Tests

When the Committee is considering a Minor Variance application, Section 45(1) of the *Planning Act* must be applied to determine if the Minor Variance should be approved. The four tests are as follows:

Criteria	Response
Is the application minor in nature?	Yes, the applicant is requesting minor relief to expand the Dairy operation within and upon the existing barn and LMT.
Is it desirable for the appropriate development or use of the land, building, or structure?	Yes, the minor expansion of the Dairy operation will have no additional affect onto the adjacent properties.
Is it in keeping with the general intent and purpose of the Zoning By-law?	Yes, the proposed expansions are permitted within the current zoning of the property.
Is it in keeping with the general intent and purpose of the Official Plan?	Yes, the proposed expansions are permitted within the current Official Plan policies of the property.

No additional comments or concerns were raised by Town staff or by external agencies. No additional formal written submissions, or registrations to attend the Public Hearing, were received prior to the submission of this report.

STRATEGIC PLAN

Goal 1: Manage Our Infrastructure

Maintain, renew, and expand our municipally owned infrastructure to enhance healthy growth and our environment.

PREPARED BY: Terry Kuipers, Director of Building and Planning Services

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