



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

March 27th, 2024

BY E-MAIL

Annilene McRobb, Clerk
Committee of Adjustment
Town of Minto Committee of Adjustment
5941 Highway 89
Harriston, ON N0G 1Z0

Dear Ms. McRobb:

**Re: Notice of Complete Application & Public Meeting Notice
Proposed Minor Variance Application MV 2024-03
Randy & Lynette Martin
6119 Wellington Road 109
Concession D, Part Lots 89 & 90**

Thank you for circulating the Notice of Complete Application & Public Meeting for the above-noted application. These comments are offered without the benefit of site visit. It is our understanding that relief is being requested from Zoning By-law 2010-080, to provide relief from the Minimum Distance Separation II (MDS II) from a Type A (neighbouring dwelling) and Type B (urban boundary) land use. The following relief was requested:

- To permit a reduced MDS II calculation for the barn addition of 150 m (492 ft) in lieu of the required distance of 220 m (722 ft) to an existing Type B land use, specifically the Harriston Urban Boundary;
- To permit a reduced MDS II calculation for the expanding liquid manure tank of 398 m (1,306 ft) in lieu of the required distance of 171 m (561 ft) to an existing Type B land use, specifically the Harriston Urban Boundary; and
- To permit a reduced MDS II calculation for the expanding liquid manure tank of 199 m (653 ft) in lieu of the required distance of 172 m (565 ft) to an existing Type A land use, specifically the nearest neighbouring dwelling located at 6111 Wellington Road 109.

The subject property is designated as Prime Agricultural and Core Greenlands. Identified features include Maitland Valley Conservation Authority (MVCA) regulated Hazard Lands. The proposed barn and liquid manure tank are located outside the regulated area. MDS guideline #43 states, "MDS II setbacks should not be reduced except in limited site-specific circumstances that meet the intent of the MDS document. Examples include circumstances that mitigate environmental or public health and safety impacts or avoid natural or human-made hazards".

Planning staff note that the proposed variance is to facilitate the construction of a barn addition and a liquid manure tank expansion. Overall, Planning Staff have no concerns with the proposed minor variance application related to the County Official Plan provided MVCA has no concerns. The proposed barn addition and manure tank are to be located within the farm building cluster and will provide operation efficiency.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR

TEL: (519) 837-2600

FAX: (519) 823-1694

1-800-663-0750

ADMINISTRATION CENTRE

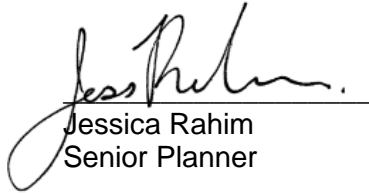
74 WOOLWICH STREET

GUELPH, ONTARIO

N1H 3T9

I trust that these comments will be of assistance to Council. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,


Jessica Rahim
Senior Planner