



TOWN OF MINTO

MEETING DATE: May 7th, 2024
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2024-019– B30/24 - Prue Consent (Severance)
6378 12th Line

RECOMMENDATION

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B30/24 – Prue, for land legally described as CON 12 LOT 14, with a municipal address of 6378 12th Line, in the Town of Minto, and that the following conditions be considered:

1. **THAT** the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. **THAT** the owner/applicant confirms there is satisfactory access for both the severed and retained parcels, obtains an Entrance Permit from the road authority with jurisdiction and installs the entrance to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. **THAT** the owner/applicant supplies to the Town of Minto proof that a new Drainage Assessment Schedule has been approved, to ensure the reapportionment of the applicable municipal drain(s), to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. **THAT** the owner/applicant obtains a written statement from the Town of Minto confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

BACKGROUND

Consent application B30/24 is being considered by the County of Wellington Land Division Committee to sever approximately +/- 1.97 acres (+/- 0.8 hectares) of existing agricultural land with a 70m frontage for proposed rural residential use. The retained parcel is approximately 99.12 acres (40.1 hectares) of agricultural land with an existing two storey dwelling on the property.



Figure 1 – Aerial Photo

Source: County of Wellington GIS (2020)

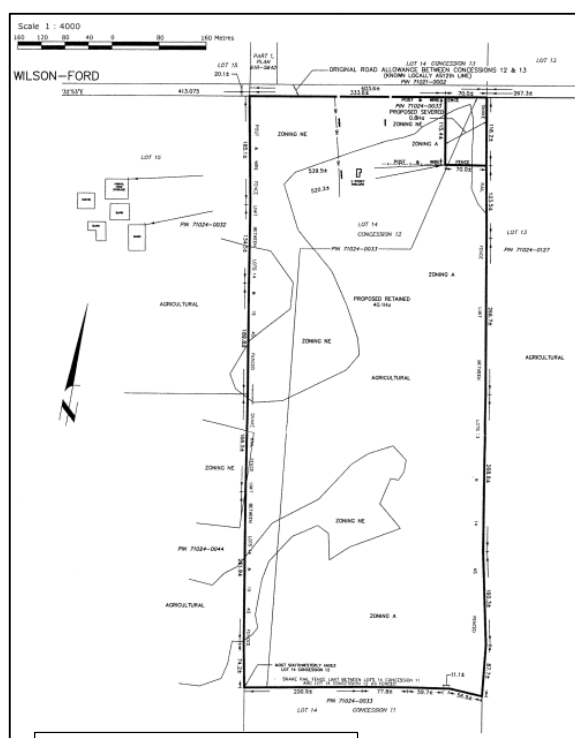


Figure 2 – Survey Sketch

Source: Wilson-Ford Surveying (2024)

County of Wellington Official Plan	
Designation(s):	Secondary Agricultural Area
Policy Section:	<p>Section 10.1.3 outlines general policies for the creation of new lots. It emphasizes that new lots must adhere to both Official Plan and Zoning regulations. Additionally, considerations include ensuring adequate servicing, proper stormwater management, drainage, fire protection, roads, utilities, and solid waste disposal, all meeting municipal standards. Moreover, all lots must have safe driveway access to a publicly maintained road throughout the year, and proposed lots and their intended uses must harmonize with the surrounding area.</p> <p>Section 10.4.4 of the Official Plan outlines rules for creating new residential lots in the Secondary Agricultural Area, ensuring they're appropriately sized, have access to services, and respect</p>

	environmental factors. Lots must be on publicly accessible roads, blend with existing development, and not hinder farming. The aim is to maintain rural character while permitting controlled residential growth.
--	---

Town of Minto Zoning By-law	
Zone(s):	Agricultural & Natural Environment
Permitted Use(s):	<p>Agricultural uses are permitted on the portions of the land zoned A, while the lands zoned NE fall under the jurisdiction of the applicable Conservation Authority.</p> <p>Since this lot measures less than 25.0 ac (10.1 ha), it will be classified as a Reduced Agricultural Lot according to Section 8.5 of the By-law. This classification allows for the construction of a single detached residential dwelling as well as accessory uses, buildings, and structures. Town staff have observed that the lot area and frontage requirements are satisfied by the severance. Additionally, setbacks and floor areas, including a 30m setback from the Natural Environment zone, are accounted for.</p>



Figure 4 – Official Plan Designation

Source: County of Wellington GIS (2020)

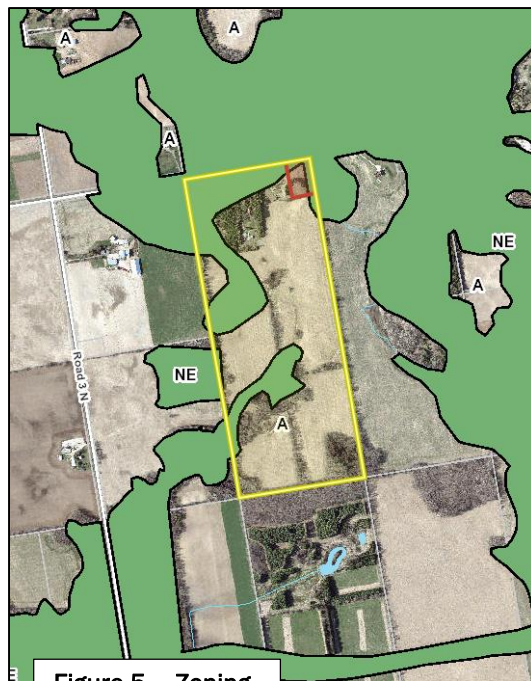


Figure 5 – Zoning

Source: County of Wellington GIS (2020)

COMMENTS

Town staff are satisfied that the proposed parcels meet the zoning requirements based on the Severance Sketch provided for review.

Town staff have recommended the following conditions be applied to the approval.

Department	Condition(s)
Building	<ul style="list-style-type: none">• The owner obtains a written statement confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town.
Clerks & Treasury	<ul style="list-style-type: none">• The owner satisfies all requirements of the Town, financial and otherwise, including the payment of any monies owed, and that all accounts are in good standing.
Public Works	<ul style="list-style-type: none">• The applicant will require an Entrance Permit to construct an access to the 12th Line.• A drain apportionment for municipal Drain 2 is required.

The above comments will be addressed through the Town of Minto's recommended conditions.

STRATEGIC PLAN

Goal 1: Manage Our Infrastructure

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

PREPARED BY: Sama Haghighi, Planning Coordinator

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