



TOWN OF MINTO

MEETING DATE: August 13th, 2024
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2024-027 – B50/24 – Donald and Sheila Grein (Severance)
6194 Wellington Rd 109

RECOMMENDATION

THAT the Council of the Town of Minto receives report PLN 2024-027 – B50/24 – Donald and Sheila Grein Severance, prepared by the Planning Coordinator, for information purposes;

AND FURTHER THAT the Council of the Town of Minto recommends that the County of Wellington Land Division Committee NOT approve Consent Application B50/24 – Donald and Sheila Grein, for land legally described as CON C PART LOT 92, with a municipal address of 6194 Wellington Rd 109, in the Town of Minto.

BACKGROUND

Consent application B50/24 is being considered by the County of Wellington Land Division Committee to sever approximately ±1.33 acres (±0.54 hectares) of existing agricultural land with a 298.03 ft frontage and existing metal clad shed for proposed rural residential use. The retained parcel is approximately ±1.33 acres (±0.54 hectares) of agricultural land with an existing detached house and shed for proposed rural residential use.

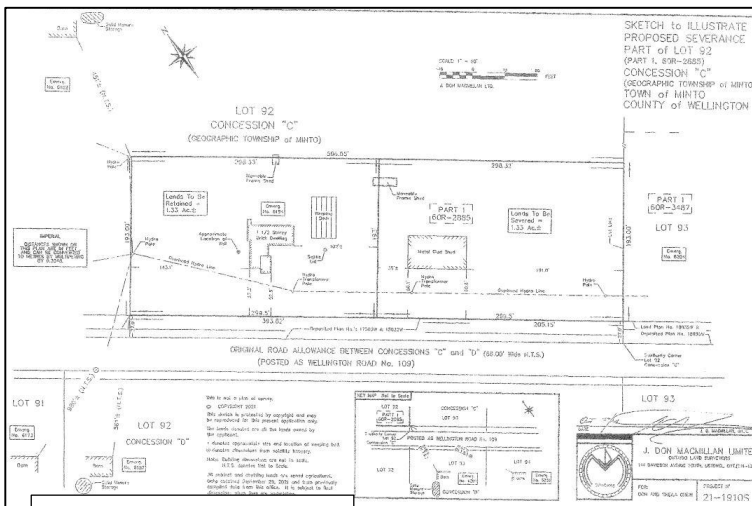


Figure 2 – Survey Sketch

Source: J. DON MACMILLAN LIMITED (2021)

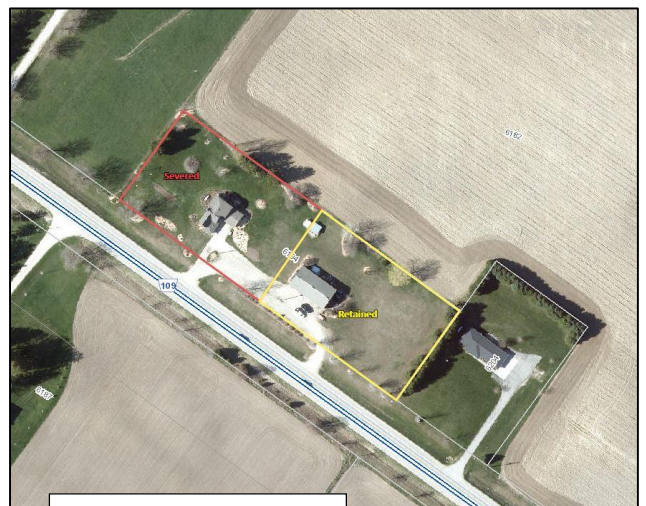


Figure 1 – Aerial Photo

Source: County of Wellington GIS (2020)

Provincial Policy statement	
Policy Section:	Section 2.3.4.1 of the Provincial Policy Statement states that lot creation in prime agricultural areas may be permitted for limited reasons, with c) specifying that a lot may be created for a residence surplus to a farming operation. The lot must be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and new residential dwellings must be prohibited on any remnant parcel of farmland created.

County of Wellington Official Plan	
Designation(s):	Prime 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 10.3.1 New Lots/Lot creation in prime agricultural areas will be restricted to the following: a) agricultural uses b) agriculture-related uses c) a residence surplus to a farming operation d) lot line adjustments e) community service facilities.</p>

Town of Minto Zoning By-law	
Zone(s):	Agricultural
Permitted Use(s):	<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.</p> <p>6.17 MINIMUM DISTANCE SEPARATION – 6.17.1 MDS I – NEW NON-FARM USES. Despite other yard or setback provisions, no residential, institutional, commercial, industrial, or recreational use on a separate lot in the A Zone, or any zone permitting agricultural uses, shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I), as amended by the Province of Ontario. This does not apply to lots under 4 hectares (9.9 acres) existing at the passing of this By-law</p>

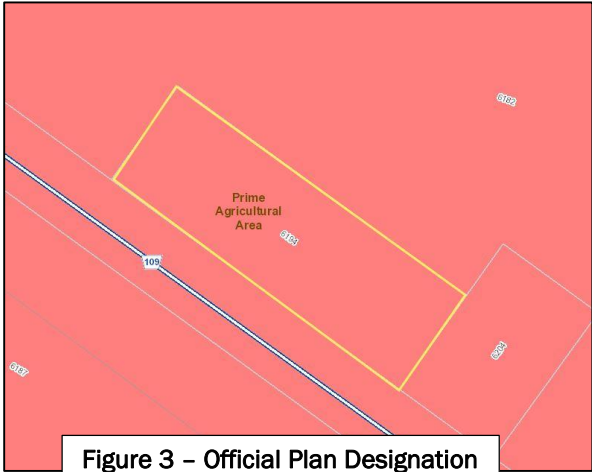


Figure 3 – Official Plan Designation

Source: County of Wellington GIS (2020)

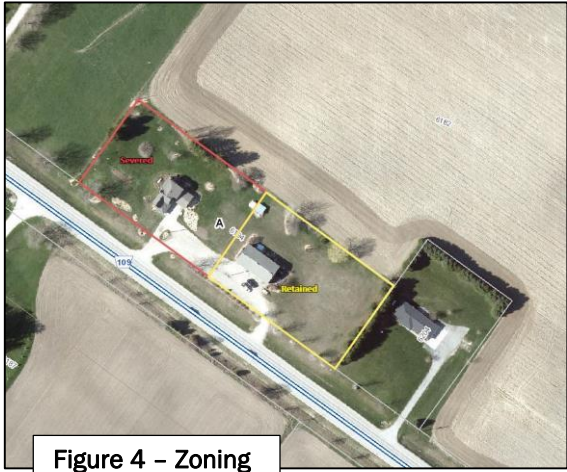


Figure 4 – Zoning

Source: County of Wellington GIS (2020)

COMMENTS

Town staff are not satisfied that the proposed parcels meet the zoning, official plan, and PPS requirements, as they do not align with the purpose of lot creation in prime agricultural areas based on the severance sketch provided for review.

However, if Council recommends to support this application, Town staff recommend the following comments be applied to the approval.

Department	Condition(s)
Building	<ul style="list-style-type: none"> The owner obtains a written statement confirming that the proposed lots, associated land uses, buildings, and structures comply with all applicable requirements in the Town.

	<ul style="list-style-type: none"> • Relief required to comply with the MDS I calculations through a Minor Variance application. • The existing shed on the severed lot will be demolished.
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"> • A drain apportionment will be required for this severance. Applicant to reach out to the Town to initiate this process and pay any related fees.

The above comments will be addressed through the recommended conditions of the Town of Minto as follows:

1. **THAT** the owner/applicant satisfies all financial and other requirements deemed necessary by the Town of Minto 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 ensuring that all accounts are in good standing; and further, that the Town of Minto files a letter of clearance for this condition with the Secretary-Treasurer of the Planning and Land Division Committee.
2. **THAT** the owner/applicant confirms they are aware that the development costs of the parcel(s) are solely the responsibility of the developer; and further, that the Town of Minto files a letter of clearance for this condition with the Secretary-Treasurer of the Planning and Land Division Committee.
3. **THAT** the owner/applicant provides the Town of Minto with proof that a new Drainage Assessment Schedule has been approved, ensuring that the reapportionment of the applicable municipal drain(s) has been completed to the satisfaction of the Town of Minto; and further, that the Town of Minto files a letter of clearance for this condition with the Secretary-Treasurer of the Planning and Land Division Committee.
4. **THAT** the owner/applicant confirms they are aware that the relief required to comply with the MDS I calculations through a Minor Variance application has been registered on each parcel; and further, that the Town of Minto files a letter of clearance for this condition with the Secretary-Treasurer of the Planning and Land Division Committee.
5. **THAT** the existing shed on the severed lot be demolished to the satisfaction of the Town of Minto; and further, that the Town of Minto files a letter of clearance for this condition with the Secretary-Treasurer of the Planning and Land Division Committee.

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: Gregg Furtney, Chief Administrative Officer