



TOWN OF MINTO October 29th,2024
MEETING DATE: Committee of Adjustment
REPORT TO: Building Department
SERVICE AREA: PLN 2024-035 – Minor Variance: MV 2024-07 – Oscar
SUBJECT: Martin
 9458 Pike Lake Road, Minto

RECOMMENDATION

THAT the Committee of Adjustment receives report PLN 2024-035 Minor Variance: MV 2024-07 – Oscar Martin, legally described as CON 12 S PT LOTS 11 AND 12 and is municipally known as 9458-9460 Pike Lake Rd, within the Town of Minto, prepared by the Planning Coordinator, for information purposes;

AND FURTHER THAT the Committee of Adjustment considers approving the application.

BACKGROUND

The subject property for the proposed Minor Variance has a municipal address of 9458 Pike Lake Road. The property is approximately 38.45 ha (95 acres) in size and is actively operated as a hog farm, a practice that has been ongoing for decades. In addition to the hog barn, the property contains a single-family detached dwelling and agricultural sheds.



Figure 1 – Aerial Photo

Source: Wellington County GIS (2020)

Purpose & Effect

The owner of the subject property is proposing to expand the existing Livestock and Manure Storage Facilities, with the manure storage being located under the barn expansion.

As expansions to 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 with a reduction to the MDS II calculations.



Figure 2 - Official Plan

Source: Wellington County GIS (2020)

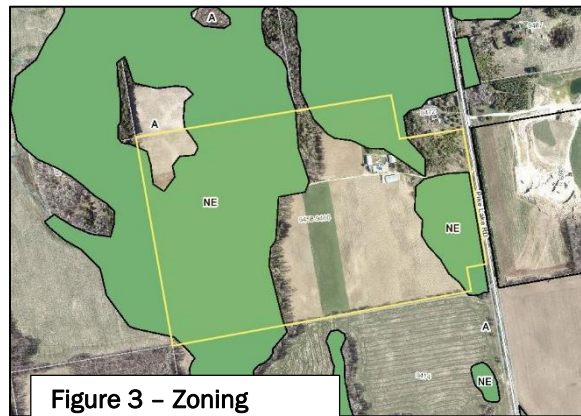


Figure 3 - Zoning

Source: Wellington County GIS (2020)

Wellington County Official Plan

The subject property is designated as Secondary Agriculture, Core Greenlands, and Greenlands. Identified features include Significant Woodlands, Provincially Significant Wetland and Saugeen Valley Conservation Area (SVCA) regulated Hazard Lands.

Town of Minto Zoning By-law

The subject property is currently zoned Agricultural Zone (A) and Natural Environment (NE). The A 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 manure storage and barn to Nearest Neighbor's Dwelling	280 m (919 ft)	213 m (700 ft)	67 m (219 ft)

COMMENTS

Town Staff, Wellington County's Planning Department, Saugeen 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.

Saugeen Valley Conservation Authority (SVCA)

SVCA has reviewed the application and has no concerns with the proposed application.

Based on the plans submitted with the minor variance application, the proposed development will be outside the SVCA Approximate Screening Area; therefore, review and a permit from the SVCA will not be required.

Town of Minto Staff

Town staff are satisfied that the proposed relief meets the four tests of the Minor Variance and recommend that the relief be approved. The subject property has operated as a hog farm for many years and is located adjacent to the existing residential lot that the requested relief is needed for.

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 barn and manure storage within the existing barn.
Is it desirable for the appropriate development or use of the land, building, or structure?	Yes, the minor expansion of the barn and manure storage will have no additional impact on 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

N/A

PREPARED BY: Sama Haghighi, Planning Coordinator

RECOMMENDED BY: Gregg Furtney, Chief Administrative Officer (CAO)