



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
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ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

October 16th, 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 2024-07
Oscar Martin
9458-9460 Pike Lake Rd, Minto
Concession 12 S, Part Lots 11 & 12**

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) land use. The following relief was requested:

- To permit a reduced MDS II calculation for the expanding livestock and manure storage facility of 213 m (700 ft) in lieu of the required distance of 280 m (919 ft) to an existing Type A land use, specifically the nearest neighbours dwelling unit.

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. 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 SVCA has no concerns. The proposed barn addition and manure tank are to be located within the farm building cluster and will provide operation efficiency.



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

Yours truly,

Jamie Barnes
Junior Planner

Jessica Rahim
Senior Planner