



TOWN OF MINTO

MEETING DATE: June 17th, 2025
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2025-008 – B14/25 - Bramhill Farm North Inc. (Lot Line Adjustment)
Part Lot 18 Concession 4,

RECOMMENDATION

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B14/25 – Bramhill Farm North Inc, for land legally described as Part Lot 18 Concession 4, 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 of the Financial and otherwise, which the Town of Minto may deem 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 ensuring 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 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 B14/25 is being considered by the County of Wellington Land Division Committee for a proposed lot line adjustment involving approximately 327 m² (3,520 ft²) of vacant land with no frontage, to be added to an abutting rural residential lot owned by Christopher McLaughlin. The retained parcel consists of 15.4 ha (38 ac) with 225.5 m (740 ft) of frontage and 2.3 ha (5.68 ac) with 121.9 m (340 ft) of frontage, with both the existing and proposed uses being agricultural.

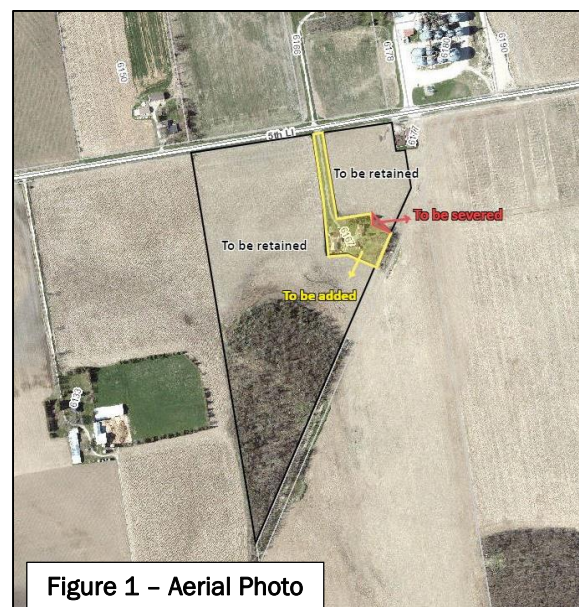


Figure 1 – Aerial Photo

Source: County of Wellington GIS (2020)

In 2021, Consent Application B71/21 for this property was submitted and approved for a surplus farm dwelling severance to separate the existing rural residential portion from the remaining farmland. This proposed application is now intended to address a slight oversight between the purchaser and the owner regarding the original land transfer. The purchaser did not realize that the lot being created was not the same as the one agreed to.

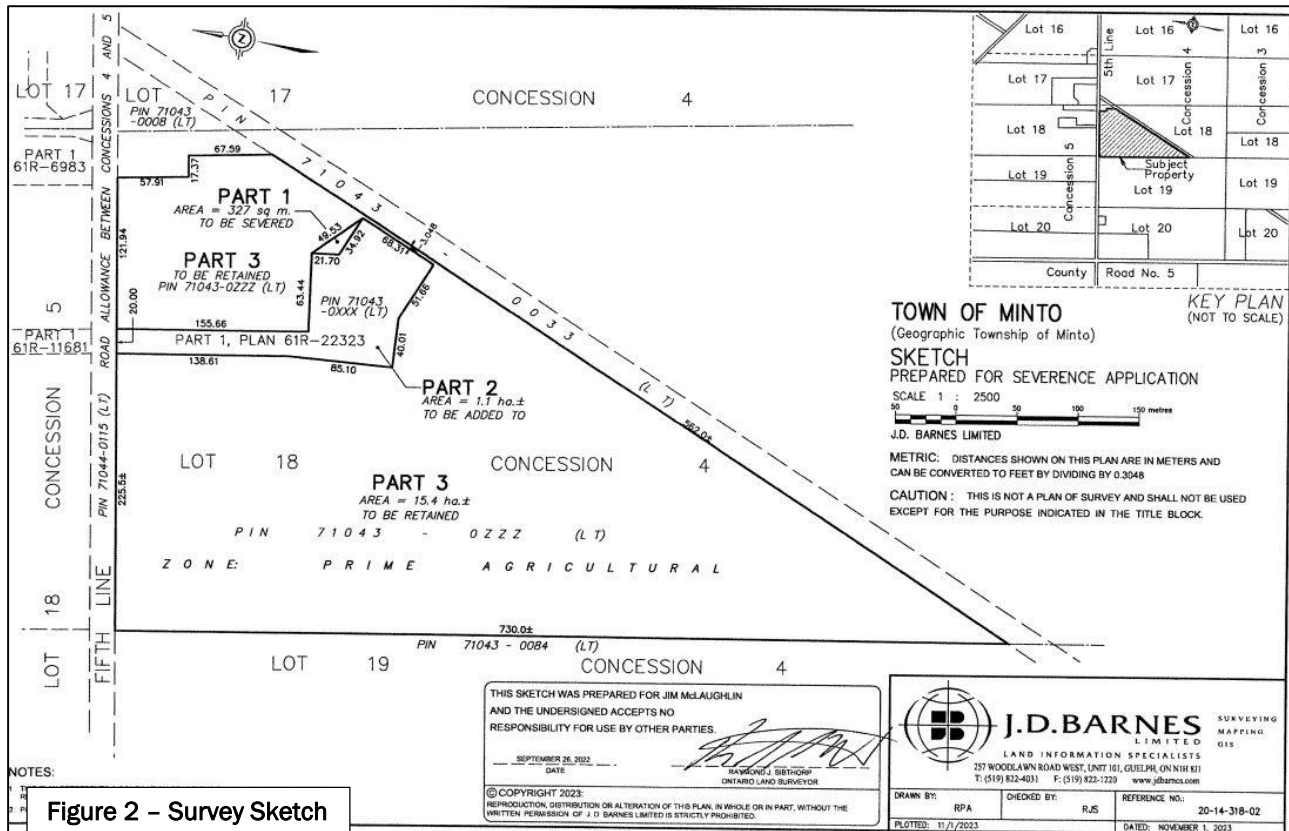


Figure 2 – Survey Sketch

Source: J.D. Barnes (2025)

County of Wellington Official Plan	
Designation(s):	Prime Agricultural, Greenland and Core Greenland.
Policy Section:	<p>Section 10.3.5</p> <p>Lot line adjustments may be permitted for legal or technical reasons such as easements, correction of deeds, quit claims, and minor boundary adjustments, and where there are no adverse impacts on agriculture. The purpose of a lot line adjustment is not to create new lots.</p> <p>This Lot Line Adjustment Will not create any new lot and the area created by the lot line adjustment will be merged with the previous severed farm residence lot.</p>

Town of Minto Zoning By-law	
Zone(s):	Site Specific Agricultural [A-5], Natural Environment
Permitted Use(s):	<p><u>Retained Lands</u> Agricultural uses are permitted.</p> <p><u>Severed Lands</u> The severed lands are currently zoned Site-Specific Agricultural (A-5) and would remain as such if they were to merge with the abutting property.</p> <p>As noted above, the abutting vacant agricultural parcel—onto which the severed lands are proposed to be merged—is also zoned Site-Specific Agricultural (A-5), in accordance with a condition of a surplus farm dwelling consent granted in 2021. The intent of rezoning the remnant farmland in such cases is to prohibit future residential development and to ensure the long-term protection of agricultural land by preventing fragmentation.</p> <p>This lot line adjustment will not create any new lot; the area added through the adjustment will be merged with the previously severed farm residence lot.</p>



Figure 3 – Official Plan

Source: County of Wellington GIS (2020)

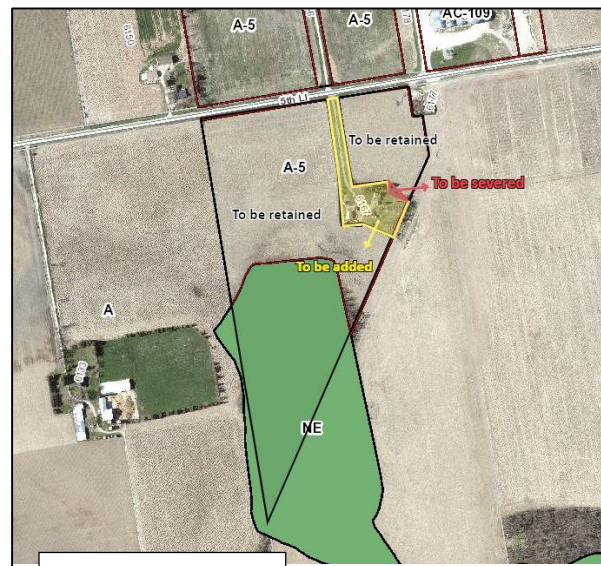


Figure 4 – Zoning

Source: County of Wellington GIS (2020)

COMMENTS

Town staff were circulated the application for review and the following comments were received.

Town staff have recommended that the following conditions be applied to the approval:

Department	Condition(s)
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.
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.

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

STRATEGIC PLAN

N/A

PREPARED BY: Sama Haghighi, Planning Coordinator

RECOMMENDED BY: Gregg Furtney, Chief Administrative Officer