



## TOWN OF MINTO

MEETING DATE:

July 8<sup>th</sup>, 2025

REPORT TO:

Mayor Turton and Members of Council

SERVICE AREA:

Building Department

SUBJECT:

PLN 2025-012 – Zoning By-law Amendment (ZBA 2025-02) – Calvin Frey  
5129-5135 15th Line  
CON 14 LOT 41

## RECOMMENDATION

THAT the Council of the Town of Minto receives report PLN 2025-012 for the proposed Zoning By-Law Amendment (ZBA 2025-02) – Calvin Frey, for lands legally described as CON 14 LOT 41 with a municipal address of 5129-5135 15th Line, for information.

## BACKGROUND

The subject lands are legally described as CON 14 LOT 41, with a municipal address of 5129-5135 15th Line. The lands are approximately 40.46 hectares (100.00 acres) in size and currently contain a school, a dwelling unit, and barns.

## PURPOSE

The purpose and effect of the proposed amendment is to rezone the subject lands from the current Site-Specific Agricultural Zone, A-50, to the same zoning designation, but with different zoning provisions, to facilitate the construction of a 780.62 m<sup>2</sup> (8,402.52 ft<sup>2</sup>) metal fabrication shop, which will include sandblasting and painting of feed bins and tanks. A tower approximately 60 feet in height is also proposed to be attached to the building to assist with the assembly of the feed bins. Additionally, this amendment proposes to remove the existing site-specific permission for an Amish school, which has been removed.

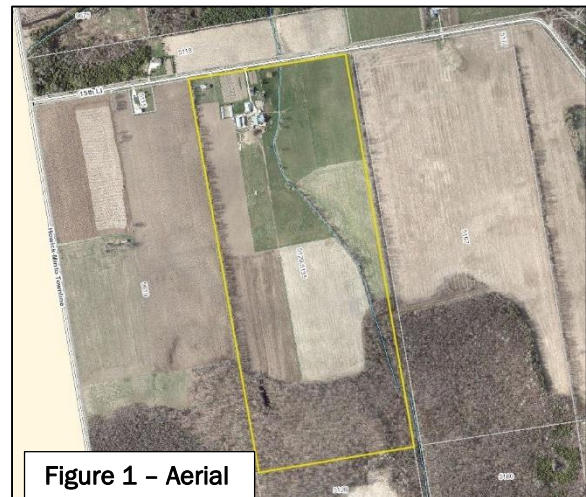


Figure 1 – Aerial

Source: Wellington County GIS (2020)

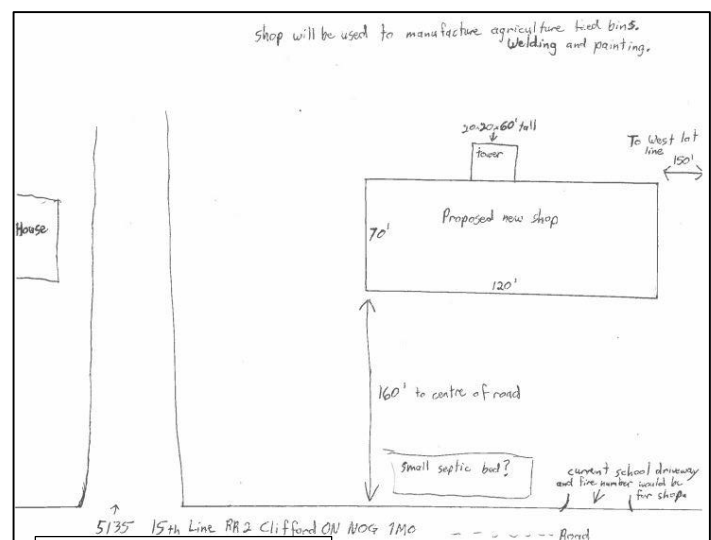


Figure 2 – Site Plan

### Wellington County Official Plan

The subject property is designated Prime Agriculture and Core Greenlands. It contains identified features, including Hazard Lands regulated by the Maitland Valley Conservation Authority (MVCA). For further details regarding conformity with the County of Wellington's Official Plan, please refer to the attached report prepared by the County.

### Town of Minto Zoning By-law

The subject property is currently zoned Site-Specific Agricultural (A-50) and Natural Environment (NE). The site-specific zoning permits only agricultural uses as well as a school. The application proposes to rezone the property to a Site Specific Agricultural zone to allow for the construction of a metal fabrication shop and to remove the existing site-specific permission for a school.

As the current A-50 zone provisions only permits for the former school, and with this use being removed, County Staff are proposing to reuse the same zoning designation number, but the proposed By-law will be changing the requirements to include the current proposal, while removing the school as a permitted use.

The proposed shop exceeds the maximum area permitted under the Farm Home Industry provisions (Section 6.14) of the Town's Zoning By-law.

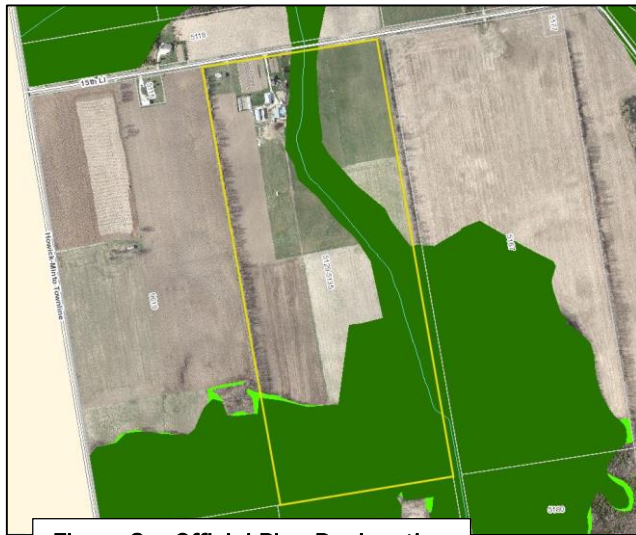


Figure 3 – Official Plan Designation

Source: Wellington County GIS (2020)

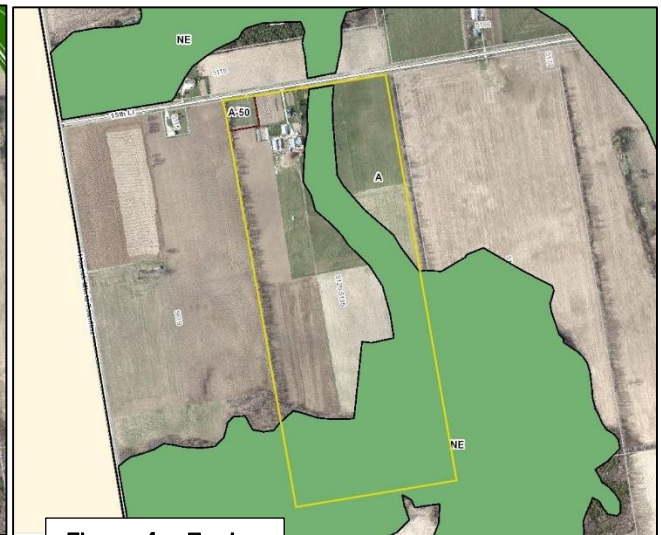


Figure 4 – Zoning

Source: Wellington County GIS (2020)

### COMMENTS

Town staff, Wellington County's Planning Department, the Maitland Valley Conservation Authority, property owners within 120 metres (400 feet) of the subject property, and other agencies as required by the Planning Act have been circulated the application for review. The following comments were received.

**Wellington County's Planning Department**

Planning staff at the County have reviewed the application and recommend that only a portion of the lands be rezoned in order to maintain the small-scale nature of the use. Staff are in support of the application, as it is consistent with the Provincial Policy Statement (PPS) and the County of Wellington's Official Plan. A draft by-law has been prepared for Council's future consideration.

**Town of Minto Staff**

Town of Minto staff are in support of the application as it is consistent with the County of Wellington's Official Plan and applicable provincial policies. Upon hearing submissions at the Public Meeting, Town Staff will finalize a By-law and bring it back to Council at a subsequent meeting for consideration.

**Public Works**

Public Works want to advise Council and the applicant that with a potential traffic increase from the proposed metal fabrication shop on the 15th Line is a Class 5 gravel road governed by Ontario's Minimum Maintenance Standards (O. Reg. 239/02). Compared to higher-class roads (e.g., Classes 1–4), Class 5 roads require less frequent maintenance, including winter maintenance (November 15 to April 15), with snow and ice control occurring within 24 hours, as opposed to 12 hours for a Class 3 road. Council should consider whether the 15th Line is adequate to accommodate the anticipated increase in vehicle and truck traffic, as this could place additional strain on the roadway and present safety concerns.

**Neighbouring Landowners/Residents**

No written submissions or registrations to attend the Public Meeting were received prior to the submission of this report.

The Wellington County Planning Department report is attached for your review.

**STRATEGIC PLAN**

N/A

**PREPARED BY:** Sama Haghighi, Planning Coordinator

**RECOMMENDED BY:** Gregg Furtney, Chief Administrative Officer