



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

th

DATE:

June 26th, 2025

TO:

Annilene McRobb, Clerk
Town of Minto

FROM:

Zachary Prince, Senior Planner
Lysandra Quilatan, Student Planner
County of Wellington

SUBJECT:

Calvin Frey c/o Marvin Martin
5129-5135 15th Line, Town of Minto
Zoning By-law Amendment (ZBA 2025-02)

ATTACHMENTS:

1 – Subject property map
2 – Draft zoning By-law

PLANNING OPINION

The purpose of this zoning amendment is to rezone a portion of the subject land from Agricultural to Agricultural Exception (A-50) zone to facilitate the construction of a 780.62 m² (8,402.52 ft²) metal fabrication shop. The proposed amendment would also remove the existing site specific permissions for a school.

This report provides the Town with an overview of the proposed application and facilitates the public meeting. Further, the statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address any concerns that have been raised through the notification process.

Following the public meeting, Planning staff will consider any comments that are received and will prepare a final report. A draft zoning by-law has been prepared and is attached to this report for public viewing and Councils consideration.

INTRODUCTION

The subject land is legally described as Concession 15 Lot 41 with a municipal address of 5129-5135 15th Line. The subject property is approximately 40.46 ha (100.00 ac). The location of the subject lands is shown in Attachment 1. The property contains an existing dwelling and barns. An Amish school was formerly located on the lands.

PROPOSAL

The purpose of this zoning amendment is to rezone a portion of subject property to facilitate the construction of an approximately 780.62 m² (8,402.52 ft²) metal fabrication shop. As staff understand, the proposed shop includes metal fabrication, sand blasting and painting feed bins and tanks. An approximately 60' tower is proposed to be attached to the building to facilitate the assembly of the feed bins. The proposed shop exceeds the area permitted by the Farm Home Industry provisions (Section 6.14) in the Town's zoning by-law. Figure 2 shows the approximate location of the building in relation to the existing structures.

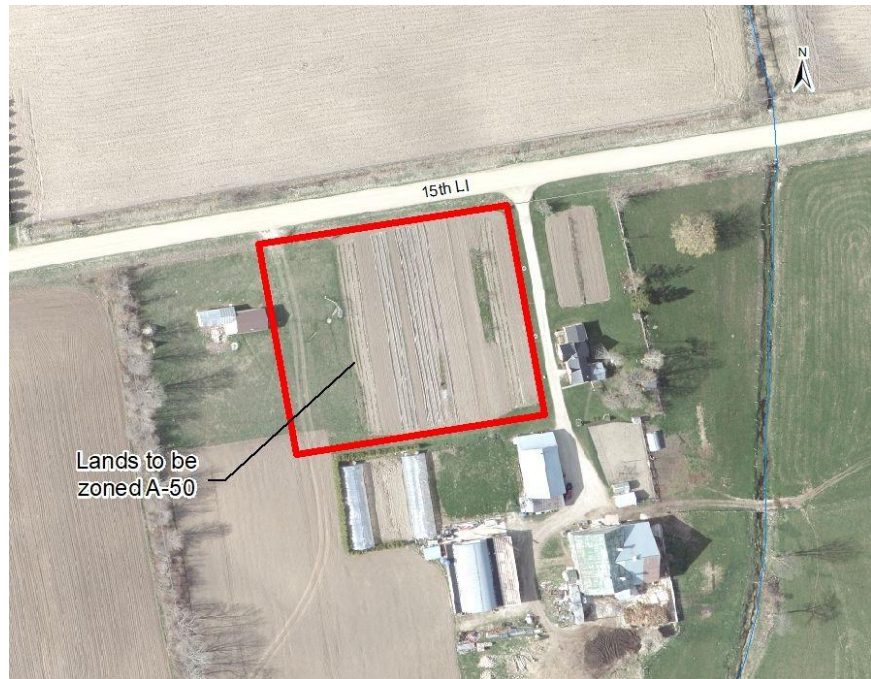


Figure 1: Airphoto of subject lands to be rezoned (Source: County of Wellington 2020)

Additionally, the proposed amendment would remove the existing site specific permission for a school. The existing Agricultural site specific zoning is proposed to be relocated to the farm building cluster to facilitate the use. The proposal can be considered as an On Farm Diversified use and has been reviewed as such.

PROVINCIAL PLANNING POLICY

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. Under section 3 of the Planning Act, decisions affecting planning matters shall be consistent with policy statements issued under the Act. The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.3.1 of the PPS allows for on-farm diversified uses provided those uses are compatible with and shall not hinder surrounding agricultural operations.

Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

The Province has developed a guidance document (Publication 851) to assist municipalities, decision makers, farmers and others to understand and interpret the policies and permissions within the PPS specific to prime agricultural areas.

This Guideline identifies that on-farm diversified uses are permitted in Prime Agricultural Areas provided that the following criteria are met and the use is:

- located on a farm,
- secondary to the principle agricultural use,
- is limited in area,
- includes uses such as agri-tourism, home occupations etc. and

- is compatible and shall not hinder agricultural operations.

In determining the “limited in area” criterion, the guidelines recommend that an OFDU be limited to a maximum area of 2% of a farm parcel to a maximum of 1 ha (2.47 acres).

COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURE and CORE GREENLANDS. The identified feature include Maitland Valley Conservation Authority (MVCA) regulated Hazard Lands.

The Prime Agricultural Area is part of the County’s Rural System. Within the Prime Agricultural Area, Section 6.4.3 of the Official Plan identifies permitted uses, including but not limited to agricultural uses, secondary uses (such as home or farm businesses), and agriculture-related uses, provided these uses are compatible with and do not hinder surrounding agricultural operations.

Home businesses and Farm businesses are subject to section 6.4.4 of the Official Plan. This proposal is generally considered a farm business, which is permitted on a farm provided it remains small in scale, compatible with surrounding land uses, and results in minimal off-site impacts. When considering new land uses, Section 6.4.10 of the Official Plan requires that Minimum Distance Separation (MDS) be evaluated. However, according to the Provincial MDS Guidelines, on-farm diversified uses are typically exempt from MDS requirements unless they are likely to conflict with nearby livestock operations. As the proposed use involves metal fabrication within a building and the use is not expected to pose a conflict with surrounding agricultural activities, an MDS evaluation was not required for this application.

Planning Staff have recommended only a portion of the lands be rezoned in order to maintain the small scale use.

ZONING BY-LAW

The subject lands are zoned Agricultural Exception (A-50), Agriculture (A), and Natural Environment (NE) zone. Based on the mapping provided by MVCA it appears the proposed building is located outside the regulated area.

The proposed amendment would remove the existing permissions for a school and add permissions for the metal fabrication shop. The existing A-50 area shown on Schedule ‘A’ Map 1 of Zoning by-law 01-86 is remaining on the existing property and shifting farther to the East to be located within the farm building cluster.

Draft Zoning By-law

A draft zoning by-law amendment has been prepared and is included as Attachment 1 to this report for council’s consideration.

Respectfully submitted,

County of Wellington Planning and Development Department


Zachary Prince
Senior Planner


Lysandra Quilatan
Student Planner

ATTACHMENT 1 – Subject property map



Air photo of subject lands (Source: County of Wellington 2020)

ATTACHMENT 2 – Draft zoning by-law

**THE CORPORATION OF THE TOWN OF MINTO
BY-LAW NUMBER _____.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 01-86
BEING THE ZONING BY-LAW FOR THE TOWN OF MINTO**

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Town of Minto enacts as follows:

1. THAT Schedule 'A' Map 1 to By-law 01-86 is amended by changing the zoning on lands legally described as Concession 14, Lot 41 with a civic address of 5129-5135 15th Line as shown on Schedule "A" attached to and forming part of this By-law to:
Agricultural Exception (A-50)

2. That Rural Area Exception Zone, is amended by the inclusion of the following new exceptions:

36.50 5129-5135 15 th Line	A-50	In addition to the uses permitted in Section 8.1, the lands zoned A-50 may be used for a metal fabrication shop. The following regulations shall apply: a) Outdoor storage associated with the use shall be located behind the proposed building or appropriately screened to the satisfaction of the Town
--	-------------	--

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.

4. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2025

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2025

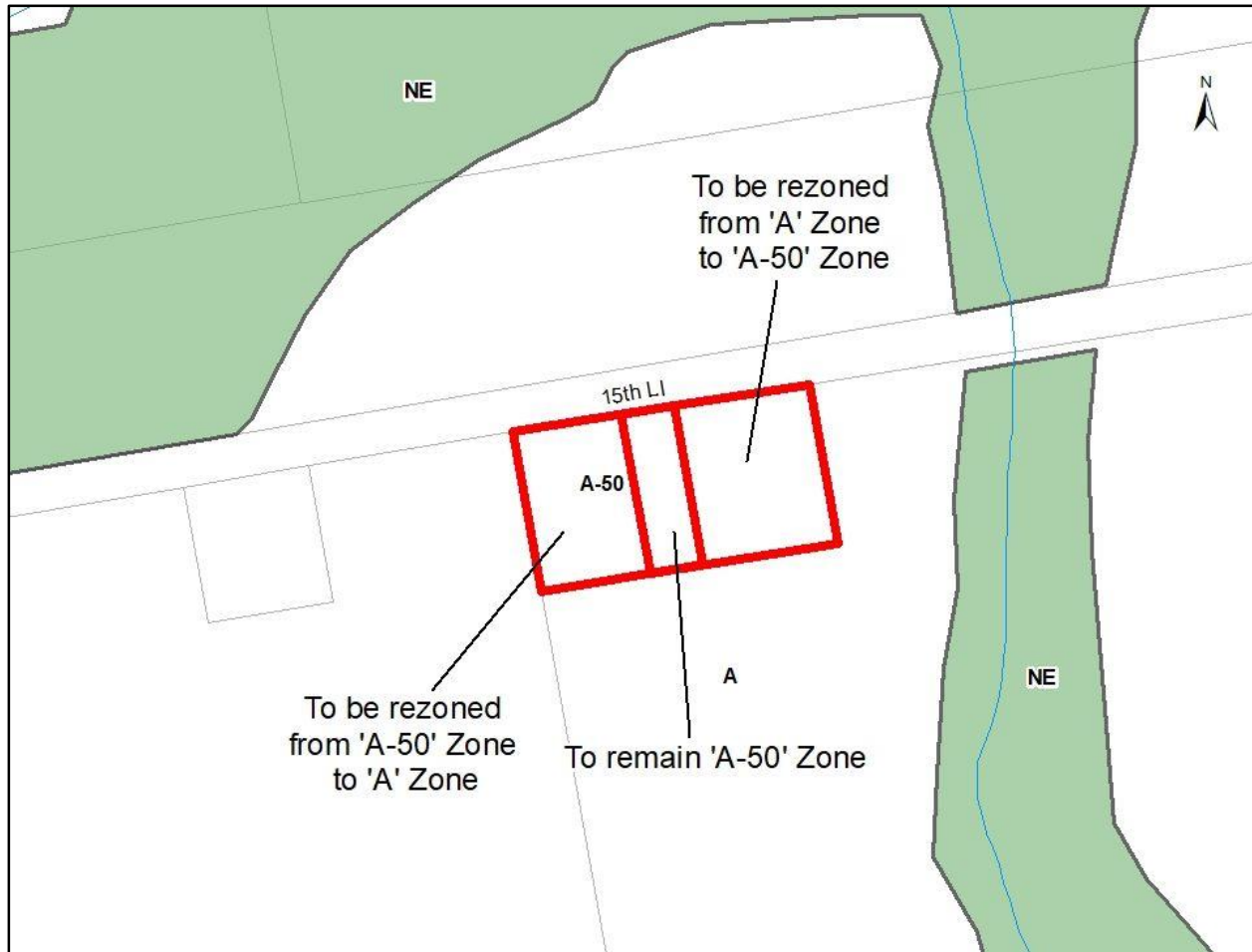
MAYOR

CLERK

THE TOWN OF MINTO

BY-LAW NO _____.

Schedule "A"



EXPLANATORY NOTE
BY-LAW NUMBER _____.

THE SUBJECT LAND is located at Concession 14, Lot 41 with a civic address of 5135 15th Line. The subject property is approximately 40.46 ha (100.00 ac) and is currently zoned Agricultural Exception (A-50), Agricultural (A), and Natural Environment (NE) zone.

THE PURPOSE AND EFFECT of the proposed amendment is to rezone a portion of subject property Agricultural Exception (A-50), to facilitate the construction of a metal fabrication shop and remove existing site specific permissions for a school. The area of the existing site specific use is being shifted to the East to be located within the farm building cluster. The boundary of the zone is intended to be located 45m (147ft) from the West property line.