


**Town of Minto**

**DATE:** March 14<sup>th</sup> 2017  
**TO:** Mayor Bridge and Members of Council  
**FROM:** Stacey Pennington Building Inspector  
**RE:** Minor Variance MV-2017-01, Heinmiller  
 Part Lot 23, Concession 2 E  
 5967 3<sup>rd</sup> Line, Town of Minto

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**STRATEGIC PLAN**

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

**BACKGROUND**

The subject lands are located at 5967 3<sup>rd</sup> Line, Town of Minto. The Official Plan designation of the subject property is Prime Agriculture, Greenlands and Core Greenlands. The lot is zoned A/NE-Agriculture and Natural Environment. The subject property is 20.23 hectares (50 acres) in size.

The purpose of the application is to permit construction of a single family dwelling with an with an Minimum Distance Separation I (MDS I) setback to the barn and liquid manure tank on the adjacent northerly property of 381.0 metres (1,250 ft) and 411.5 metres (1,350 ft) respectively, whereas setbacks of 504 metres (1,653 ft) and 553 metres (1,815 ft) respectively, are required.

The MDS setbacks are in place to determine recommended separation distance between a livestock barn, manure storage or anaerobic digester and another land use. The formulas are outlined in the Nutrient Management Act. The purpose is to prevent land use conflicts and minimize nuisance complaints related to odour.

Refer to the Figure 1 to the right. The property is located just north of the town boundary of Palmerston as shown in blue. The surrounding land uses include agriculture to the North, West and West; and an Aggregate pit to the East. The existing Town of Palmerston boundary is shown in Pink.



Figure 1

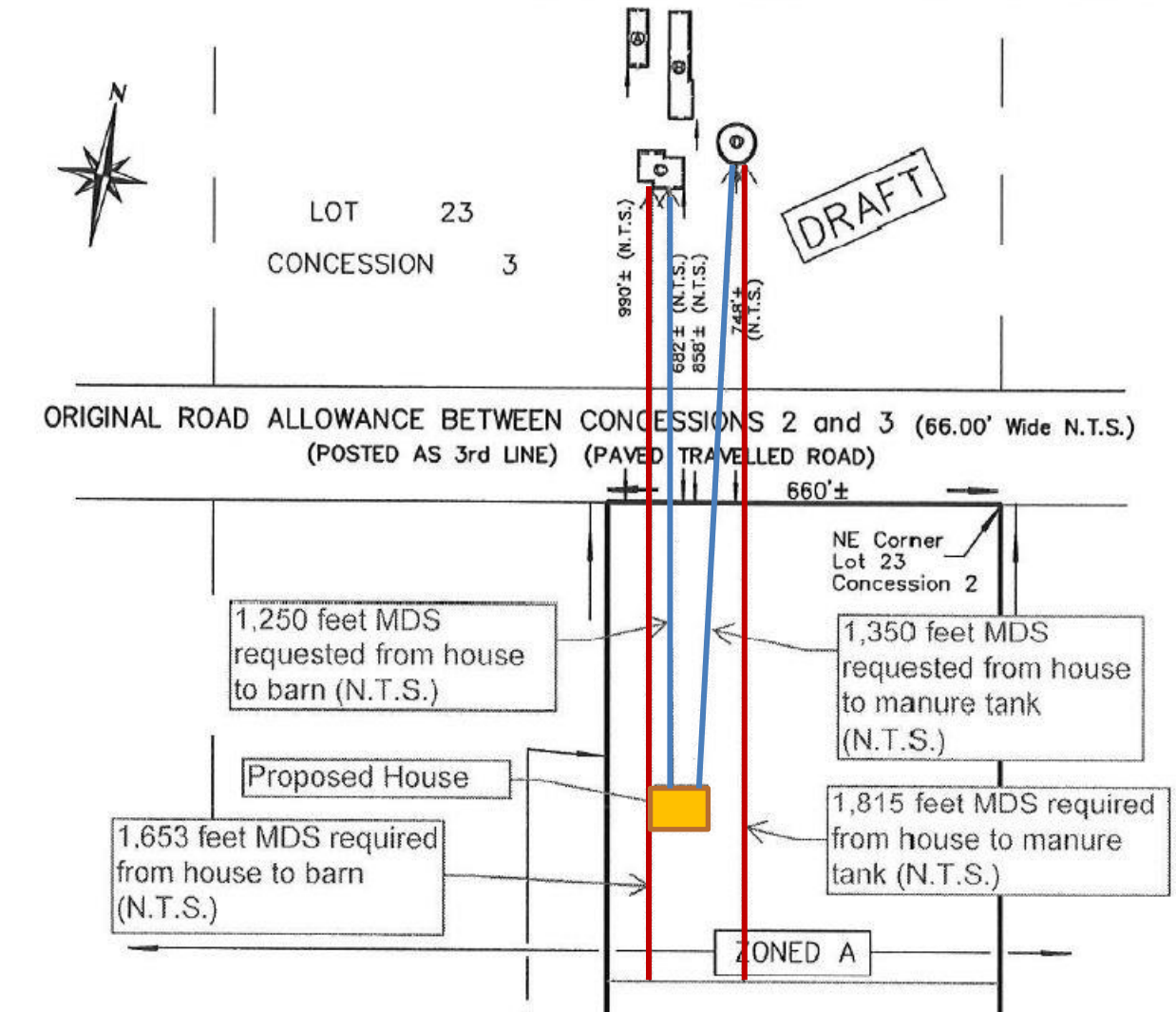


Figure 2 above, shows the proposed location of the new home (shown in orange) in relation to the farm buildings to the North. The lines highlighted in red are the required MDS I setback. The blue Square represents the requested reduced setback.

### **COMMENTS**

The new proposed single family dwelling is being constructed on an agricultural property associated with a neighbouring farm operation to the south. The location of the proposed dwelling was determined based on the lay of the land, and the geology associated with it. Factors included the following:

- New single family dwelling located on a gravel nole
  - Promotes fair drainage
  - Uses the land with lower crop yield
- Reduction allows for a shorter driveway (existing), leaving more land for the current agricultural crops

Staff in both building and public works have no concerns with the application.

**RECOMMENDATION**

THAT the Committee of Adjustment receives the Building Inspectors report regarding proposed MV-2017-01; Heinmiller, Minor Variance application for Part Lot 23, Concession 2 E, municipally known as 5967 3<sup>rd</sup> Line, Town of Minto.

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Stacey Pennington  
Building Inspector

**ATTACHMENTS**

County of Wellington Planner comments