



Town of Minto

DATE: March 14th 2017
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington Building Inspector
RE: Minor Variance MV-2017-02, Martin
 Lot 13, Concession 8
 6425 8th Line, Town of Minto

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 6425 8th Line, Town of Minto. The Official Plan designation of the subject property is Prime Agriculture. The lot is zoned A -Agriculture The subject property is 40.46 hectares (100 acres) in size.

The purpose of the application is to permit the construction of a dairy barn and liquid manure tank with an MDS II setback from the barn of 130m (428ft) to the nearest neighbouring dwelling, and a MDS II setback from the liquid manure tank of 171m (560ft) to the nearest neighbouring dwelling. Regulation requires distances of 173m (566ft) and 255m (838ft) respectively.

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 on the 8th Line between Road 3N and Pike Lake Road as shown in blue. The surrounding land uses include agriculture. There are 3 smaller parcels containing single family dwellings to the North. The relief is required for 3 residential dwellings, one located on a family farm to the east, and the others, located on a private residential dwelling to the north.



Figure 1

Figure 2 (right), shows the approximate proposed location of the new barn (shown in blue), the new manure storage (shown in yellow), and the existing single family dwellings with in the required MDS II setback (shown in orange). The red circle represents the required MDS II setback for the manure storage. The green circle represents the required setback for the Barn. The new proposed barn is placed roughly in the same location as the existing barn. For ease of operation the proposed manure storage will be placed to the rear of the barn.



Figure 2

COMMENTS

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-2017-02; Martin, Minor Variance application for Lot 13, Concession 8, municipally known as 6425 8th Line, Town of Minto.

Stacey Pennington
Building Inspector

ATTACHMENTS

County of Wellington Planner comments