



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

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March 14, 2017

Bill White, CAO-Clerk
Town of Minto Committee of Adjustment
5941 Highway 89, R.R. #1
Harriston, ON N0G 1Z0

RE: Minor Variance Application MV2017-02
6425 Eighth Line
Levi and Martha Martin

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

Planning Comments: This application for Minor Variance would provide relief from the required Minimum Distance Separation (MDS 11) setbacks. The applicant has proposed to construct a new barn to be located within the required minimum distance from a neighbouring dwelling.

We find that the variances requested are minor in nature and conform to the intent of the Official Plan and Zoning By-law. The variances are desirable and appropriate for the use of the land.

Provincial Policy Statement (PPS)

Section 2.3.3.3 states that new land uses shall comply with the minimum distance separation formulae. Guideline 43 of the MDS Implementation Guidelines states that "MDS 1 setbacks should not be reduced except in limited site specific circumstances that meet the intent of the MDS document. Examples may include circumstances that mitigate environmental or public health and safety impacts, or avoid natural or human-made hazards."

Wellington County Official Plan

The subject property is designated Prime Agricultural. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of

the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

Minto Zoning By-law

The subject property is zoned Agricultural (A). The applicant is proposing to construct a new barn which is located within the required MDS II arcs from a neighbouring barn and manure storage. Relief is required from Section 6.17.2 of the by-law which states that no livestock facility or manure storage facility shall be erected unless it complies with MDS II.

The following is proposed:

| | Required | Proposed | Difference |
|-------------------------------|-----------------|-----------------|-------------------|
| Barn | | | |
| MDS II setbacks to Type B use | 173 m (566 ft.) | 130 m (428 ft.) | 43 m (141 ft.) |
| Manure storage | | | |
| MDS II setbacks to Type B use | 255 m (838ft.) | 171 m (560 ft.) | 84 (26 ft.) |

The current barn, shown in the aerial image attached, is to be removed and replaced with the proposed barn in the same location. The manure tank is also being replaced to improve manure storage. The proposed location of the barn and manure storage will be kept within the original farm cluster and not within cultivated land.

We find that the variance is minor in nature and conforms to the general intent of the Official Plan and Zoning By-law, and that it is desirable and appropriate.

I trust that these comments will be of assistance to the Committee.

Sincerely,



Elizabeth Martelluzzi, B.URPI
Junior Planner

Attachments:
Aerial Image

Attachment 1: Aerial image

