



## **PLANNING REPORT for the TOWN OF MINTO**

Prepared by the County of Wellington Planning and Development Department

**DATE:** August 17, 2017  
**TO:** Bill White, C.A.O.  
Town of Minto  
**FROM:** Curtis Marshall, Senior Planner  
County of Wellington  
**SUBJECT:** **John Winger**  
**Part Lot 21, Con 5 (Minto), 9042 Wellington Road 5**  
**Zoning By-law Amendment**

### **PLANNING OPINION**

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject lands. This rezoning is a condition of severance application B40/17 which has been granted provisional consent by the Wellington County Land Division Committee. Additional zoning relief is also required to recognize a reduced minimum lot area of 0.34 ha (0.8 acres) for the severed parcel which contains an existing single detached dwelling.

We have no objections to the zoning amendment. The proposal conforms to the Official Plan, is in keeping with applicable Provincial policies and would satisfy a condition of consent for severance application B40/17.

### **INTRODUCTION**

The property subject to the proposed amendment is located on Part Lot 21, Con 5 (Minto), with a municipal address of 9042 Wellington Road 5. The proposed retained agricultural parcel is 40.4 ha (99.83 acres) and contains an existing shed. The proposed severed parcel is 0.34 ha (0.8 acres) in size and contains an existing single detached dwelling.

### **PROPOSAL**

The proposal is to amend the zoning on the subject lands to restrict future residential development on the proposed retained agricultural portion of property, and to recognize a reduced minimum lot area of 0.34 ha (0.8 acres) for the severed parcel which contains an existing single detached dwelling. This rezoning is a condition of severance application B40/17, that has been granted provisional consent by the Wellington County Land Division Committee.

Figure 1: Location Map



#### **PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland. The applicant demonstrated through their consent application that the intent of the severance is for a farm consolidation.

#### **WELLINGTON COUNTY OFFICIAL PLAN**

The subject lands are designated PRIME AGRICULTURAL. The Prime Agricultural designation permits existing uses, agricultural uses and also a single detached home.

Section 10.3.4 of the Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings.

#### **DRAFT ZONING BY-LAW**

The subject lands are zoned Agricultural (A). Permitted uses include agricultural uses and single detached dwellings. The minimum lot area in the Agricultural (A) zone for a residential lot is 0.4 ha (1.0 acres).

A draft zoning by-law amendment has been attached to this report for Council's consideration which introduces two site specific exceptions for the subject lands. The proposed retained vacant agricultural parcel is proposed to be zoned with a site specific exception which prohibits the construction of a dwelling. The severed agricultural parcel is proposed to be zoned with a site specific exception that recognizes the reduced minimum lot area of 0.34 ha (0.8 acres). The reduced lot size is the result of avoiding the fragmentation of any crop fields when creating the surplus farm dwelling lot.

Respectfully submitted  
County of Wellington Planning and Development Department



Curtis Marshall, MCIP, RPP  
Senior Planner

**THE CORPORATION OF THE TOWN OF MINTO**  
**BY-LAW NUMBER \_\_\_\_\_.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 01-86**  
**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;

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

1. THAT Schedule "A" - Map 1 of the Town of Minto Zoning By-law 01-86 is amended by rezoning Part Lot 21, Con 5 (Minto), 9042 Wellington Road 5, as shown on Schedule "A" attached to and forming part of this By-law, from:
  - Agricultural (A) to "Agricultural Exception (A-36.116)
  - Agricultural (A) to "Agricultural Exception (A-36.117)
2. THAT Section 36, Rural Area Exception Zones, is hereby amended by adding the following new exceptions:

<b>36.116</b> CON 5 PT LOT 14	Notwithstanding any other provisions of this By-law, a residential dwelling shall be prohibited in this zone. Other agricultural uses that are not accessory to a dwelling are permitted.
<b>36.117</b> CON 5 PT LOT 14	Notwithstanding Section 8.5.2.1 of this By-law, a minimum lot area of 0.34 ha (0.8 acres) is permitted.

3. THAT except as amended by this By-law, the land shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017

READ A THIRD TIME AND PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE TOWN OF MINTO

BY-LAW NO \_\_\_\_\_.

Schedule "A"



Passed this \_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**EXPLANATORY NOTE**  
**BY-LAW NUMBER \_\_\_\_\_.**

**THE SUBJECT LAND** is located on Part Lot 14, Con 5 (Minto), municipal address 9042 Wellington Road 5. The proposed retained agricultural parcel is 40.4 ha (99.83 acres) and contains an existing shed. The proposed severed parcel is 0.34 ha (0.8 acres) in size and contains an existing single detached dwelling.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the property to restrict future residential development on the proposed retained agricultural portion of property, and to recognize a reduced minimum lot area of 0.34 ha (0.8 acres) for the severed parcel which contains an existing single detached dwelling.