



<b>Application</b>	B136/17
<b>Location</b>	Part Lot 34, Concession 7 TOWN OF MINTO
<b>Applicant/Owner</b>	Donna Andrade

**PLANNING OPINION:** This application is to sever a vacant 5.47 ha (13.5 ac) agricultural parcel. A 35.1 ha (86.7 ac) Agricultural parcel would be retained with an existing dwelling and 2 steel clad buildings.

This application would result in a 5.47 ha (13.5 ac) parcel for agricultural and residential use. Official Plan policies typically require new agricultural lots to be 36 ha (86 ac) but do provide for the consideration of a smaller lots if it can be demonstrated that the farmer intends to conduct a viable agricultural pursuit on the smaller parcel. The proposed lot is much smaller then other surrounding agricultural lots in the area and reduces the cultivated lands on the retained. The applicants have submitted a business plan outlining the viability of a proposed Hops farm over the next 5 years, as justification for the smaller lot.

The Committee should be satisfied that there is suitable evidence that both the retained and severed parcel will be viable into the future. If this application is approved, we would request that the following be made conditions of approval:

- a) That servicing can be accommodated on the site to the satisfaction of the local municipality; and
- b) That safe driveway access can be provided to the site to the satisfaction of the local Municipality.

**PLACES TO GROW:** No issues

**PROVINCIAL POLICY STATEMENT (PPS):** Section 2.3.4.1 States that lot creation in prime Agricultural areas is discouraged and may only be permitted for: a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;...”

Regarding Minimum Distance Separation, the MDS Guidelines recognize that where a larger lot is created, a suitable location must be identified for a 1 hectare building envelope outside of the MDS 1 setback. Given the size of the severed parcel, we are satisfied that there is sufficient space to site a 1 hectare building envelope in compliance with MDS 1.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated PRIME AGRICULTURAL, GREENLANDS and CORE GREENLANDS. Greenland features present on the site include Provincially significant wetlands, Hazard lands and significant wooded areas. The proposed lot is out side of these features.

Section 10.3.2 New lots for agricultural operations shall be of a size appropriate for the types of agricultural uses common in the area and sufficiently large to maintain flexibility for future changes in the type or size of the agricultural operations. New Agricultural lots will normally be a minimum of 35 hectares in size. Smaller lots may only be considered where there is clear evidence that the farmer intends to conduct an agricultural pursuit which can be successful on a smaller property.

In order to gain a better understanding of the size of agricultural operations in the area, we reviewed agricultural lots within 0.5 km radius of the severed parcel. The average lot size (excluding the severed parcel) was 39 ha (97 ac). At 5.47 ha (13.5 ac) the severed parcel is not a typical size for an agricultural lot in the area. The retained parcel would also have a significant portion of its cultivated lands reduced.

We note that the applicants have provided a 5-year business plan (with financials omitted) for a Hops farm as justification for the undersized agricultural lot.

The matters under Section 10.1.3 were also considered, including, “I) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses”. We note the applicant is proposing a lot smaller than adjacent agricultural lots.

**WELL HEAD PROTECTION AREA:** The subject property is not located within a WHPA.



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**LOCAL ZONING BY-LAW:** The subject property is currently zoned Agricultural (A) and Natural Environment (NE) zone. Both the severed and retained lands would meet the lot frontage requirements of the by-law. The retained parcel would meet the minimum lot area requirements, however the severed parcel would be undersized at 5.47 ha (13.5 ac), whereas the by-law would require a minimum lot area of 35 ha (86 ac).

According to section 8.2.1 b) of the by-law, a new lot created by consent pursuant to the provisions of the Planning Act, and which parcel (severed and/or retained lands) lacks either the required frontage or area, or both the required frontage and area, shall be deemed to comply with the lot frontage and lot area regulations of Section 8.2.1 and 8.2.2.

**SITE VISIT INFORMATION:** The subject property has not yet been visited.

A handwritten signature in cursive script that reads "Jameson Pickard".

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Jameson Pickard, Planner  
November 23<sup>rd</sup>, 2017