



Application	B161/17
Location	Part Lot 79, Concession C TOWN OF MINTO
Applicant/Owner	Frank Andrade

PLANNING OPINION: The purpose of this lot line adjustment application is to sever 15.9 ha (39.3 acres) of vacant agricultural land and merge it with an abutting agricultural parcel. The retained parcel is 1.8 ha (4.4 acres) and contains an existing single detached dwelling and shed/hobby barn.

This application is consistent with Provincial Policy and generally conforms to the Official Plan, provided that the following matters are addressed as conditions of approval:

- a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land;
- b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent; and,
- c) That the severed parcel be rezoned to prohibit residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department; and,
- d) That zoning compliance for the retained parcel be achieved to the satisfaction of the Local Municipality.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL.

According to section 10.3.5 Lot line adjustments may be permitted for legal or technical reasons, such as easements, correction of deeds, quit claims, and minor boundary adjustments in the Prime Agricultural Area. Lot line adjustments may also be permitted where no adverse effect on agriculture will occur where:

- Two abutting farms are merged and an existing farm residence is made surplus to the resulting enlarged farm parcel;
- More viable agricultural operations will result;
- An undersized lot is made useable given the requirement for appropriate sewer and water systems.

Lot line adjustments are deemed not to create new lots for the purpose of this plan. The proposed severed parcel is to be merged with an agricultural parcel which has been rezoned to prohibit the construction of a residential dwelling (as a condition of a surplus farm dwelling severance which was approved in 2012). A condition should be included requiring that the proposed severed parcel be rezoned to prohibit the construction of a residential dwelling to ensure that the proposed lot line adjustment does not serve to create a new building lot.

The matters under Section 10.1.3 were also considered.

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

LOCAL ZONING BY-LAW: The proposed severed and retained lots are zoned Agricultural (A). A zoning amendment will be required to restrict the construction of a residence on the severed lands. The lands to be retained will also require zoning relief, as the existing shed/hobby barn (446 m² or 4800 ft²) is larger than the accessory structure/hobby barn provisions allow for.

SITE VISIT INFORMATION: The subject property has not been visited to date.

Curtis Marshall, MCIP, RPP
Senior Planner
December 18, 2017