



Application	PLBB118004
Location	Part Lot 6, Concession 13 TOWN OF MINTO
Applicant/Owner	Richard Edward Harris

PRELIMINARY PLANNING OPINION: This application would sever a vacant 0.48 ha (1.19 ac) rural residential parcel in the Secondary Agricultural Area. A 1.1 ha (2.72 ac) parcel would be retained with an existing dwelling and shed.

Regarding Minimum Distance Separation 1 (MDS 1), there is a barn located at 9576 O'Dwyers Road and a barn located at 9563 O'Dwyers Road. We require farm data sheets to ensure that MDS compliance can be achieved. In all other respects we would consider this application to be consistent with Provincial Policy and generally conforms to the Official Plan, we would have no concerns provided that the following matters are addressed as conditions of approval:

- a) That any concerns of the Conservation Authority can be addressed;
- b) That MDS compliance be achieved to the satisfaction of the County of Wellington Planning and Development Department;
- c) That a Tree Saving Plan be prepared by a qualified individual and submitted to the satisfaction of the County of Wellington Planning and Development Department
- d) That site servicing can be accommodated on the site to the satisfaction of the local municipality; and
- e) That a safe driveway access can be accommodated on the site to the satisfaction of the local municipality.

PLACES TO GROW: The Growth Plan for the Greater Golden Horseshoe, 2017 was prepared and approved under the Places to Grow Act, 2005 and came into effect on July 1, 2017. The Natural Heritage System mapping and Agricultural System mapping prepared under the Growth Plan for the Greater Golden Horseshoe is currently in draft format and we understood from the Province that mapping would be issued by the end of 2017, however it has not been. Once the mapping is issued, the prime agricultural areas, natural heritage system and related policies will take effect and planning decisions will be required to conform with the 2017 Growth Plan.

The Committee should be aware that if the Provincial mapping for the Agricultural System and the Natural Heritage System is issued prior to a decision being made on this application, a new policy framework will be applicable and our opinion on this matter may change.

PROVINCIAL POLICY STATEMENT (PPS): The PPS states in section 2.5.2.5 that "in known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resource shall only be permitted if:

- a) Resource use would not be feasible
- b) The proposed land use or development serves a greater long-term public interest; and
- c) Issues of public health, public safety and environmental impact are addressed.

Given the presence of several residential dwellings and natural features in the area we are satisfied that mineral aggregate extraction would not be feasible at this location.

Regarding Minimum Distance Separation 1 (MDS 1), there is a barn located at 9576 O'Dwyers Road and 9563 O'Dwyers Road. It appears that there may be an MDS1 deficiency. We require farm data sheets to complete the necessary calculations. We would encourage the applicant to provide the forms to avoid unnecessary delays in the processing of this application.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated SECONDARY AGRICULTURAL and falls within the Aggregate Sand Gravel Resource Overlay area. According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on March 1, 2005, subject to the following criteria:

- a) The lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage and water services, while taking into account site constraints such as grading, sightlines, natural heritage features, hazardous lands, and Minimum Distance Separation requirements;



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- b) The accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;
- c) The lot has access to an open public road;
- d) The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
- e) The residential use is compatible with surrounding development;
- f) The use is well removed from any settlement boundary;
- g) The lands have been owned by the applicant for at least five years.

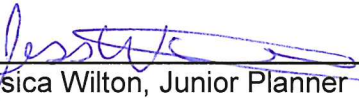
No new lots have been created on the parcel since March 1st, 2005 and the lands have been owned by the applicant for over 5 years.

The matters under section 10.1.3 were also considered including ...j) that natural resources such as agricultural lands and mineral aggregates would not be affected adversely.

WELL HEAD PROTECTION AREA: The subject property is located within a WHPA D, with a vulnerability score of 4.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) zone. It appears that both the severed and retained lots can meet the minimum lot area and frontage requirements of the Zoning by-law.

SITE VISIT INFORMATION: The subject property has not been visited or photographed. The survey sketch appears to meet the application requirements.



Jessica Wilton, Junior Planner
January 17th, 2018



Michelle Innocente, Senior Planner