



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

Prepared by the County of Wellington Planning and Development Department

**DATE:** February 21, 2018  
**TO:** Bill White, C.A.O.  
Town of Minto  
**FROM:** Jessica Wilton, Junior Planner and  
Curtis Marshall, Senior Planner  
County of Wellington  
**SUBJECT:** **Joseph & Donna Michlowski**  
**Part Lot 100, Concession D (Minto), 6426 5<sup>th</sup> Line**  
**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 B124/17, which has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 7.3 ha (18 ac) parcel with the existing dwelling, barns and sheds from the retained 32.8 ha (81 ac) vacant agricultural parcel.

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 B124/17.

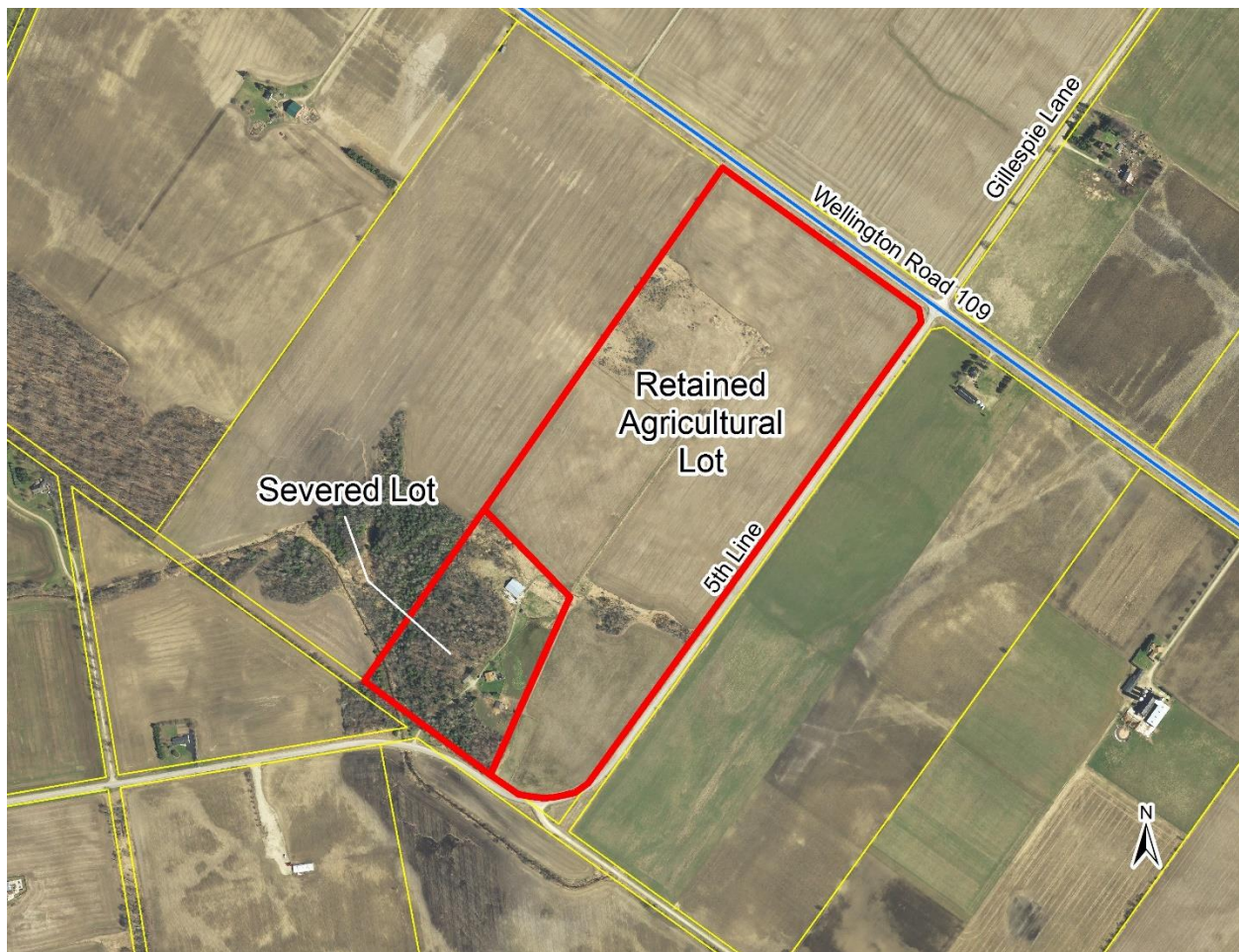
### **INTRODUCTION**

The property subject to the proposed amendment is located on Part Lot 100, Concession D (Minto), with a municipal address of 6426 5<sup>th</sup> Line. The proposed vacant retained agricultural parcel is 32.8 ha (81 ac). The proposed severed parcel is 7.3 ha (18 acres) in size and contains an existing single detached dwelling, barns and shed.

### **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. This rezoning is a condition of severance application B124/17, 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 have indicated through their consent application that the intent of the severance is to remain agricultural.

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

The subject lands are designated PRIME AGRICULTURAL, CORE GREENLANDS AND GREENLANDS. 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) and Natural Environment (NE). There are no proposed buildings or structures to be built within the NE zone. Permitted uses in the

Agricultural zone 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 a site specific exception 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.

Respectfully submitted  
County of Wellington Planning and Development Department

A handwritten signature in blue ink, appearing to read 'Jessica Wilton', with a long horizontal flourish extending to the right.

Jessica Wilton, Junior Planner

A handwritten signature in blue ink, appearing to read 'C Marshall', with a large 'C' and a stylized 'M'.

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 100, Con D (Minto), 6426 5<sup>th</sup> Line, as shown on Schedule "A" attached to and forming part of this By-law, from:

- Agricultural (A) to "Agricultural Exception (A-36.118)

2. THAT Section 36, Rural Area Exception Zones, is hereby amended by adding the following new exception:

<b>36.118</b> CON D PT LOT 100	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.
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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 \_\_\_\_\_, 2018

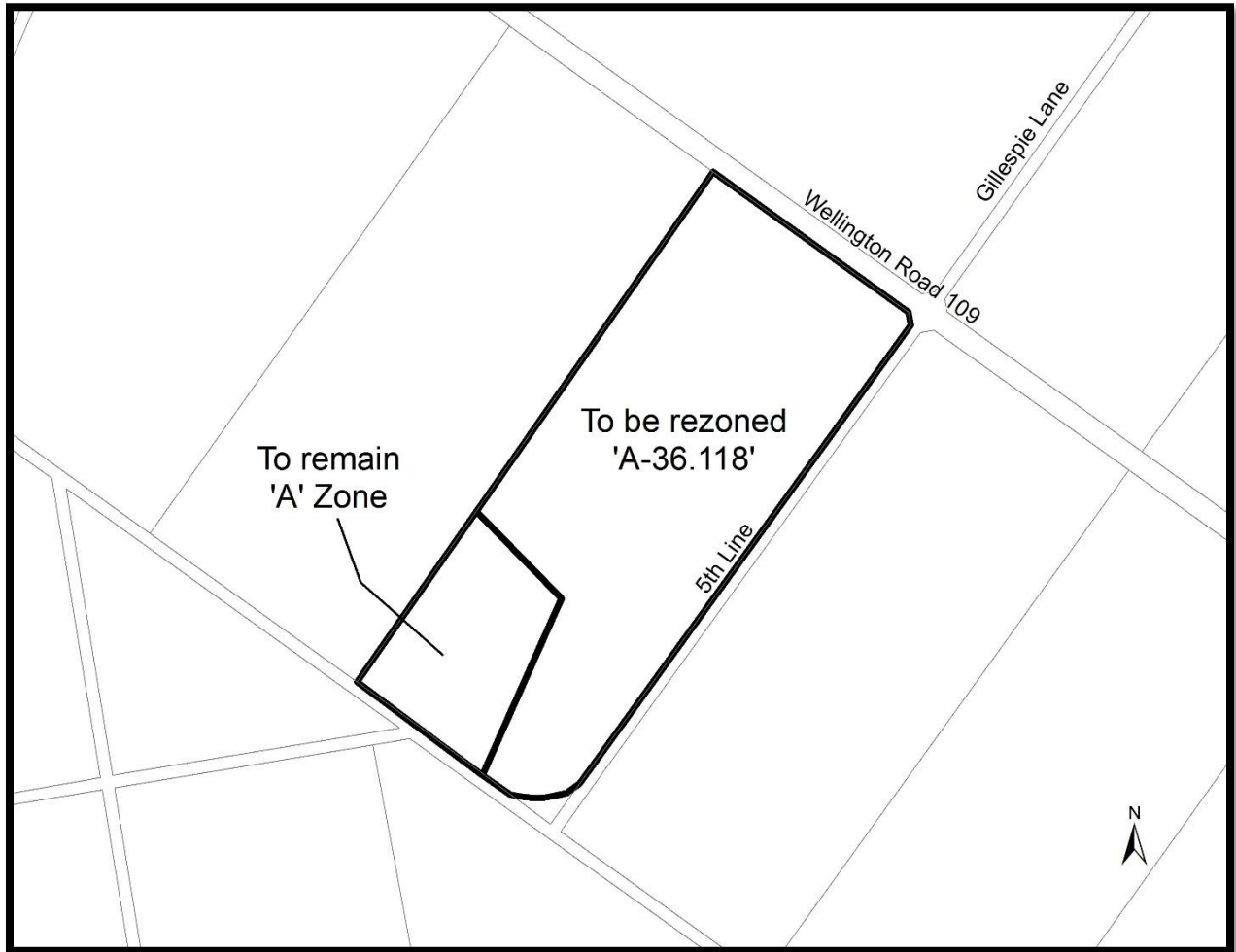
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE TOWN OF MINTO

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

Schedule "A"



Passed this \_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

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

**THE SUBJECT LAND** is located on Part Lot 100, Con D (Minto), municipal address 6426 5<sup>th</sup> Line. The proposed vacant retained agricultural parcel is 32.8 ha (81 acres). The proposed severed parcel is 7.3 ha (18 acres) in size and contains an existing single detached dwelling, barns and sheds.

**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.