



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: March 29, 2018
TO: Bill White, C.A.O.
Town of Minto
FROM: Curtis Marshall, Senior Planner
County of Wellington
SUBJECT: **Frank Andrade**
Part Lot 79, Concession C (Minto), 5892 Highway 9
Zoning By-law Amendment

PLANNING OPINION

The purpose and effect of the proposed amendment is to rezone the severed agricultural portion of the property to prohibit future residential development, and to rezone the retained rural residential portion of the property to permit an increased ground floor area of 475.0 m² (5120.00 ft²) for an existing accessory building. This rezoning is a condition of severance application B161/17, which has been granted provisional consent by the Wellington County Land Division Committee.

We have no objections to the zoning amendment. The application conforms to the Official Plan, is consistent with applicable Provincial policies and satisfies a condition of consent for severance application B161/17.

INTRODUCTION

The property subject to the proposed amendment is located on Part Lot 79, Concession C (Minto), with a municipal address of 5892 Highway 9. The proposed severed vacant agricultural parcel is 15.9 ha (39.3 ac) in size. The proposed retained rural residential parcel is 1.8 ha (4.4 ac) in size and contains an existing single detached dwelling and accessory building.

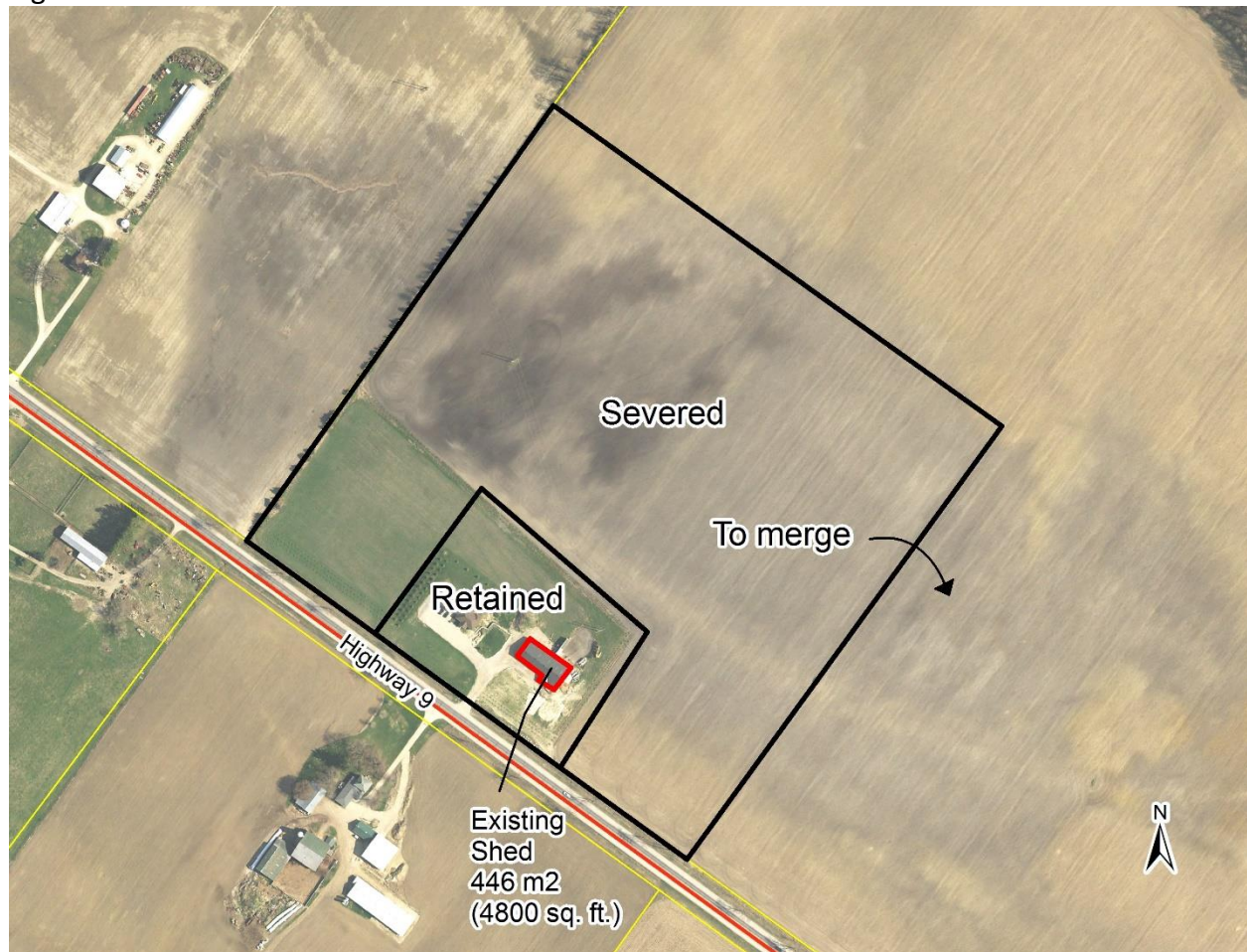
PROPOSAL

The purpose and effect of the proposed amendment is to rezone the severed agricultural portion of the property to prohibit future residential development, and to rezone the retained rural residential portion of the property to permit an increased ground floor area of 475.0 m² (5120.00 ft²) for an existing accessory building. This rezoning is a condition of severance application B161/17, which has been granted provisional consent by the Wellington County Land Division Committee.

This rezoning is a condition of severance application B161/17, which has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 15.9 ha (39.3 ac) vacant agricultural parcel and merge it with an abutting agricultural parcel which is zoned to prohibit residential development. The parcel to be merged with was created through an earlier surplus farm dwelling severance (B146/11). The retained 1.8 ha (4.4 ac) rural residential parcel contains an existing single detached dwelling and accessory building. An air

photo showing the proposed severed parcel and the existing accessory building on the retained parcel is shown below.

Figure 1: Air Photo



PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4 of the PPS outlines that lot creation may be permitted in prime agricultural areas for agricultural uses where lots are of an appropriate and sufficient size, and that lot line adjustments are permitted for legal and technical reasons.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURAL in the County Plan.

According to section 10.3.5 of the Plan, 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.

DRAFT ZONING BY-LAW

The subject lands are zoned Agricultural (A). Permitted uses in the Agricultural (A) zone include agricultural uses, single detached dwellings, and accessory buildings.

Section 6.1.4 of the By-law permits a maximum ground floor area of 218.3 m² (2349.8 ft²) on the retained parcel (based on the size of the lot), whereas the existing shed on the retained parcel has a ground floor area of 475.0 m² (5120.00 ft²) according to the building permit which was issued by the Town. The applicant had indicated that the building was 446.0 m² (4800 ft²) in their application.

A draft zoning by-law amendment has been attached to this report for Council's consideration which rezones the proposed severed agricultural parcel to the same site specific exception (A-94 which prohibits the construction a dwelling) as the adjacent property of which the severed parcel is being merged with. A site specific exception is also being introduced (A-119) which recognizes the floor area of the existing 475.0 m² (5120.00 ft²) accessory building on the retained rural residential parcel.

Respectfully submitted
County of Wellington Planning and Development Department



Curtis Marshall, MCIP, RPP
Senior Planner