



Town of Minto

DATE: August 2, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: ZBA 2018-06- Leon Brubacher
Part Lot 34, Concession 18 and Part Lots 33, and 34,
Concession 17, 5543 Minto-Normanby Townline, Town of Minto

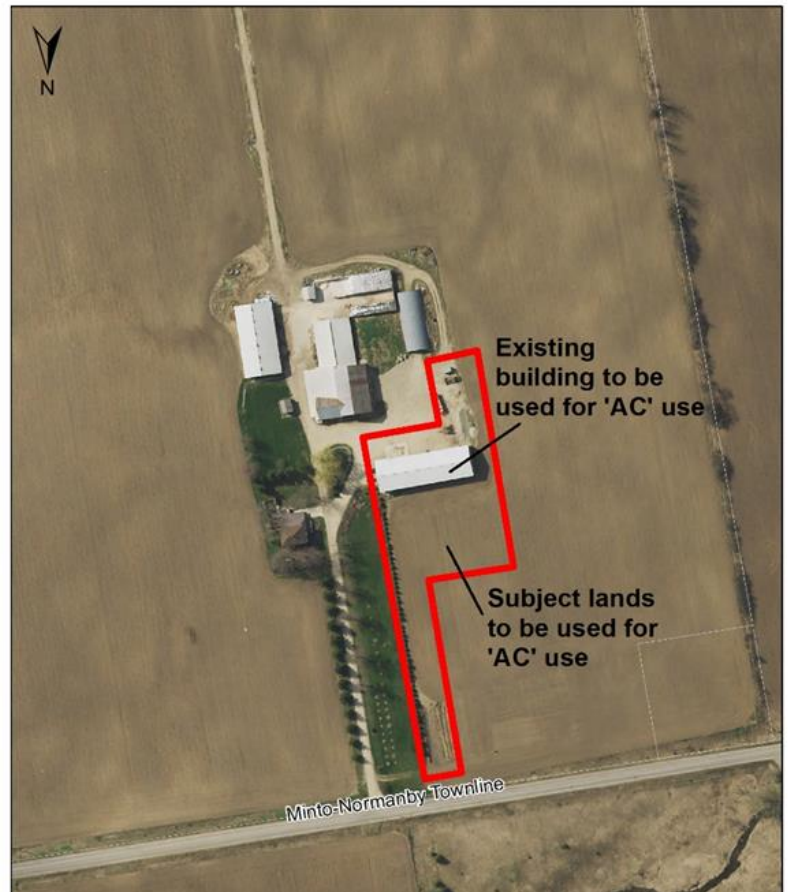
STRATEGIC PLAN

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

BACKGROUND

The proposed zoning amendment is to permit and expanded the existing corn planter repair business. The location of the subject property is described as Part Lot 34, Concession 18 and Part Lots 33, and 34, Concession 17, with the municipal addresses of 5543 Minto-Normanby Townline. The property is 55.1 ha (136.1 ac) in size.

The subject property is zoned Agricultural Exception (A-96) and Natural Environment. Agricultural Exception (A-96) permits a “corn planter meter repair business” as an additional permitted use on the property. Council may recall that a zoning by-law amendment was approved in 2012 which allowed a 301.9 m² (3250 ft²) portion of the larger driveshed to be used for the home industry. The applicant is proposing to expand the corn planter business and construct/utilize up to 1,393 m² (15,000 ft²) of building floor area on approximately 0.68 ha (1.7 ac) of land to be amended to Agricultural Commercial (AC) zone.



Since the previous amendment was approved in 2012 the applicant continues to operate the business successfully and requires an expansion in addition to the permitted 3250 sq.ft. floor area.

The applicant has requested a maximum size of 1,393 m² (15,000 ft²) to allow him to expand into the attached agricultural shed, or to allow for an additional onto the existing shop.

COMMENT

Town Staff reviewed the application and are in support of the proposed zoning amendment. Any potential deficiencies will be addressed during the building permit application process. No additional concerns were noted.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning application ZBA 2018-06 Leon Brubacher Part Lot 34, Concession 18 and Part Lots 33, and 34, Concession 17, with the municipal addresses of 5543 Minto-Normanby Townline, Town of Minto for information and considers passing a by-law in open session.

ATTACHMENTS

County of Wellington Planner Report, Curtis Marshall and Jessica Wilton
Saugeen Valley Conservation Authority, Michael Oberle

Michelle Brown,
Building Assistant