



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: August 1, 2018
TO: Bill White, C.A.O.
Town of Minto
FROM: Jessica Wilton, Junior Planner
Curtis Marshall, Senior Planner
County of Wellington
SUBJECT: **Leon Brubacher**
5543 Minto Normanby Townline
Zoning By-law Amendment

PLANNING OPINION

The purpose of the proposed amendment is to rezone the subject lands from Agricultural Exception (A-96) zone to Agricultural Commercial (AC) zone to permit an expanded corn planter repair business. The existing zoning currently permits a 301.9 m² (3250 ft²) home industry (corn planter meter repair) on the property. 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.

In order to complete an evaluation of the appropriateness of the application and conformity with the PPS and the County Plan related to the size and scale of the proposed use, Planning Staff will need additional information from the applicant outlined in this report.

Planning Staff will prepare a final planning recommendation and a draft zoning by-law amendment for Council's consideration once additional information is received and these matters have been addressed.

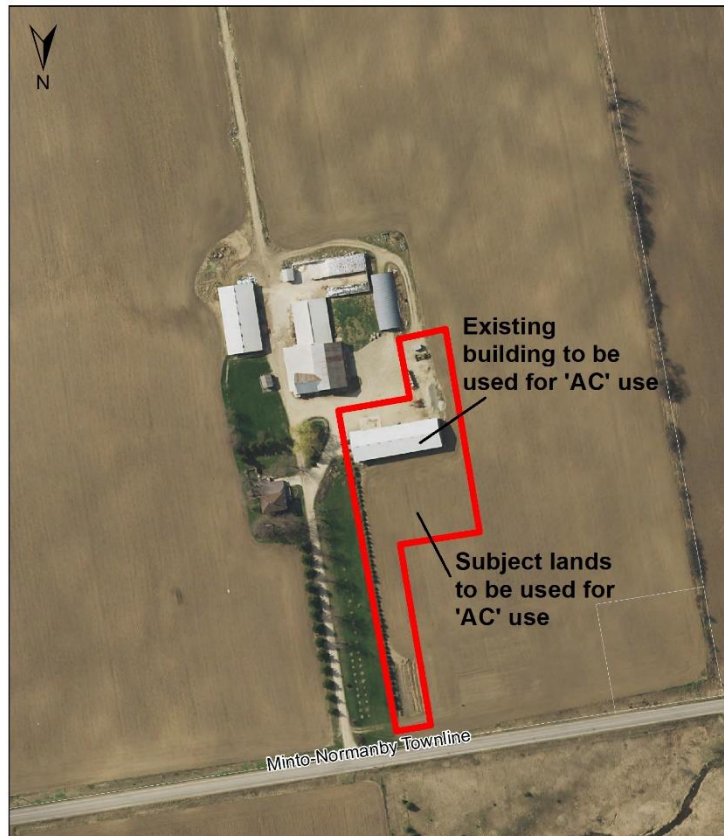
INTRODUCTION

The subject property is located on Part Lot 33 & 34, Concession 17 and Part Lot 34, Concession 18, with a municipal address of 5543 Minto-Normanby Townline. The property is approximately 55.44 ha (137 ac) in size and is occupied by a farming operation and a home industry (corn planter meter repair).

PROPOSAL

The purpose of the proposed amendment is to rezone the property to permit an expansion to the existing corn planter meter repair business on the property. The existing zoning currently permits a 301.9 m² (3250 ft²) home industry within the 724.5 m² (7,800 ft²) drive shed on the property. The applicant is proposing in the future to expand and construct/utilize up to 1,393 m² (15,000 ft²) of building floor area on approximately 0.68 ha (1.7 ac) of property. The applicant has indicated that the plan is to utilize all of the existing driveshed (now only partially being used

for the home industry) for the expanded business. The application indicates that additional building(s) may be constructed in the future to a maximum total floor area of 1,393 m² (15,000 ft²). The applicant has not provided further details on the timing, location, and need for the approval of the additional floor space or land area.



An air photo showing the existing drive shed which would be entirely used for the corn planter business is shown in Figure 1 below. A proposed 0.68 ha (1.7 ac) building envelope is shown on the map for the proposed area to be used for Agricultural Commercial use.

Figure 1: Air Photo

PROVINCIAL POLICY STATEMENT

The subject property is located within the prime agricultural area. Under the PPS permitted uses within *prime agricultural areas* include: *agricultural uses*, *agricultural related uses*, and *on-farm diversified uses*. Proposed *agricultural-related uses* shall be compatible with, and shall not hinder surrounding agricultural operations.

An *agricultural-related use* is defined as follows: “means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity”. These uses may be of larger scale and stand alone (not required to be located on a commercial farm) which differs from a *home industry* which is intended to be small scale and must be located on farm operation.

COUNTY OFFICIAL PLAN

The subject property is designated Prime Agricultural, Core Greenlands and Greenlands. Environmental features identified on the property include hazard lands and significant woodlands area. The existing buildings and proposed new buildings are well removed from the environmental areas.

Under section 6.4.3 of the Plan, agricultural related uses are permitted within the Prime Agricultural Area. Section 6.4.5 further outlines that “small scale agricultural related businesses as required to serve agriculture and directly related to farm operations may be allowed in appropriate locations and subject to zoning provisions, where they are needed in close proximity to farms”.

ZONING BY-LAW

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. 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.

PLANNING DISCUSSION

Further Information Required from the Applicant

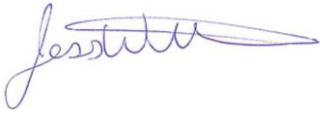
In order to fully review the proposed amendment application against the PPS and the County Plan to determine if the expansion of the existing business is appropriate as an agriculturally related use (Agricultural Commercial), is compatible, and is of an appropriate scale and size, additional information is required from the applicant.

Planning Staff are requesting that the following information be provided by the applicant to the County and the Town:

1. An explanation of the nature of the existing corn planter repair business and how the business may be expanded/changed. Are additional uses being proposed?
2. Confirm how the business serves agriculture.
3. How will the additional floor area and land area be utilized?
4. The expected number of employees.
5. Timing for the expansion.
6. A more detailed site plan showing the proposed use of the property and possible location of the new building(s).
7. Information on traffic to and from the property. How are goods shipped and received?
8. Are there any potential impacts to adjacent properties?
9. Any additional information that the applicant feels is relevant to assist in the review of the application.

Once this information has been received and reviewed, Planning Staff will prepare a follow up recommendation report to Council.

Respectfully submitted
County of Wellington Planning and Development Department

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

Jessica Wilton, Junior Planner

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

Curtis Marshall, MCIP, RPP
Senior Planner