



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: October 31, 2018
TO: Bill White, C.A.O.
Town of Minto
FROM: Jessica Rahim, Junior Planner
County of Wellington
SUBJECT: **Mahood & Howlett**
Part Lot 42, Concession 5 (Minto), 5106 5th 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 and permit a combined increased ground floor area for the existing drive shed and garage and an increased height for the existing drive shed. This rezoning is a condition of severance application B55/18, which has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 1.2 ha (3 ac) parcel with the existing dwelling, shed, garage, and barn (to be removed) from the retained 39 ha (97 ac) vacant agricultural parcel.

We have no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings. We also have no objections to the increased ground floor area and height of the existing accessory buildings as it maintain the general intent and purpose of the County Official Plan and Town Zoning By-law. This rezoning would satisfy conditions for consent application B55/18.

INTRODUCTION

The property subject to the proposed amendment is located on Part Lot 42, Concession 5 (Minto), with a municipal address of 5106 5th Line. The proposed vacant retained agricultural parcel is 39 ha (97 ac). The proposed severed parcel is 1.2 ha (3 ac) in size and contains an existing single detached dwelling, shed, garage and barn (to be removed).

PROPOSAL

The purpose of the application is to rezone the subject lands to restrict

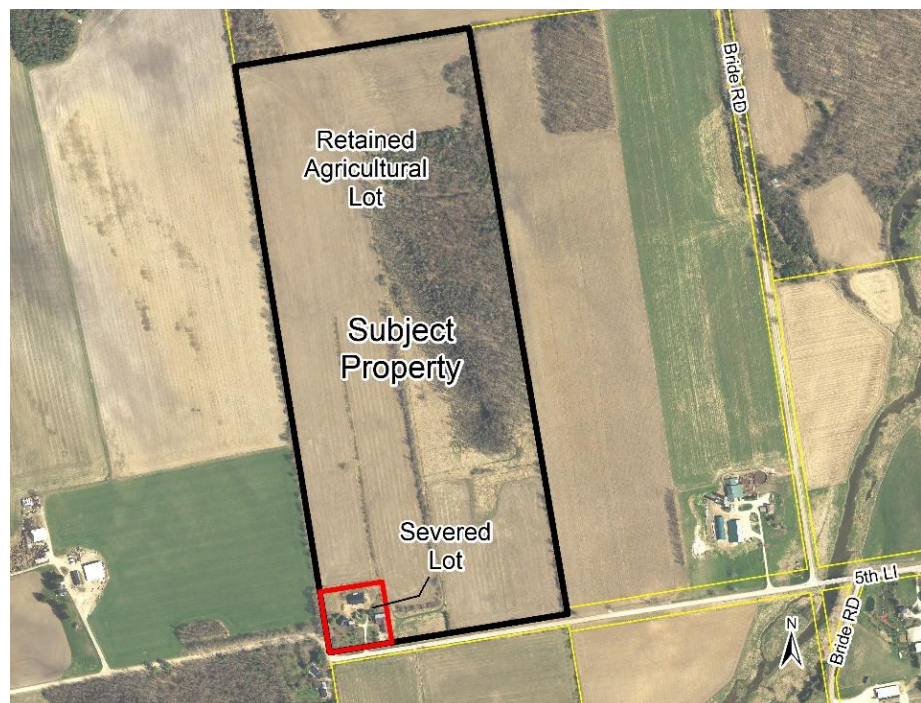


Figure 1

future residential development on the retained agricultural lot and recognize the increased total ground floor area and height for the existing accessory structures on the severed residential lot. This rezoning is a condition of severance application B55/18, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling and accessory structures from the agricultural parcel under the surplus farm dwelling policies.

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.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE, CORE GREENLANDS AND GREENLANDS. Identified environmental features include Hazard Lands and Significant Wooded Area. This application is required as a result of a severance application B55/18. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

DRAFT ZONING BY-LAW

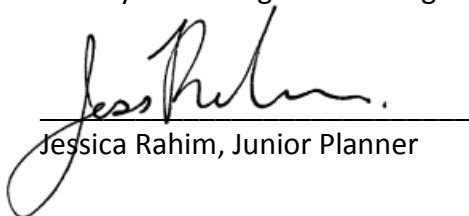
The subject lands are zoned Agricultural (A) and Natural Environment (NE). There are no proposed buildings or structures to be built within the NE zone. Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will restrict any future residential development on the retained vacant agricultural parcel.

The applicants are also proposing to recognize the existing accessory buildings (drive shed and garage) as a condition of consent application B55/18. Due to the reduced lot size the combined ground floor area of the existing accessory buildings are larger than permitted. Section 6.1.4 b) of the By-law permits a total ground floor area of 176.5 m² (1900.0 ft²) for all accessory building on a lot less than 1.2 ha (3 ac) where the combined gross floor area for the drive shed and garage is 424.8 m² (4572 ft²). The existing 371.6 m² (4000 ft²) drive shed has a height of 9 m (30 ft) where Section 6.1.3 b) of the By-law permits a maximum height of 6.7 m (22 ft) for accessory buildings on lots subject to the reduced lot regulations.

A draft zoning by-law amendment has been attached to this report for Council's consideration which introduces a site specific exception for the proposed severed and retained lands. The proposed retained vacant agricultural parcel is proposed to be zoned with a site-specific exception, which prohibits the construction of a dwelling. The proposed severed parcel is to be zoned with a site-specific exception to permit the increased ground floor area for the existing accessory buildings and an increased height for the existing drive shed.

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Rahim, Junior Planner