



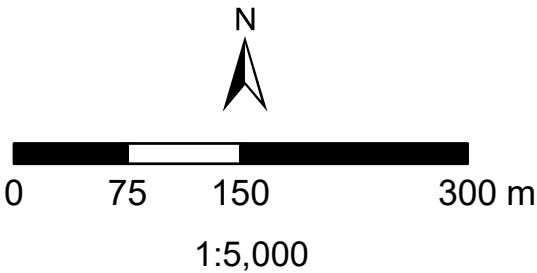
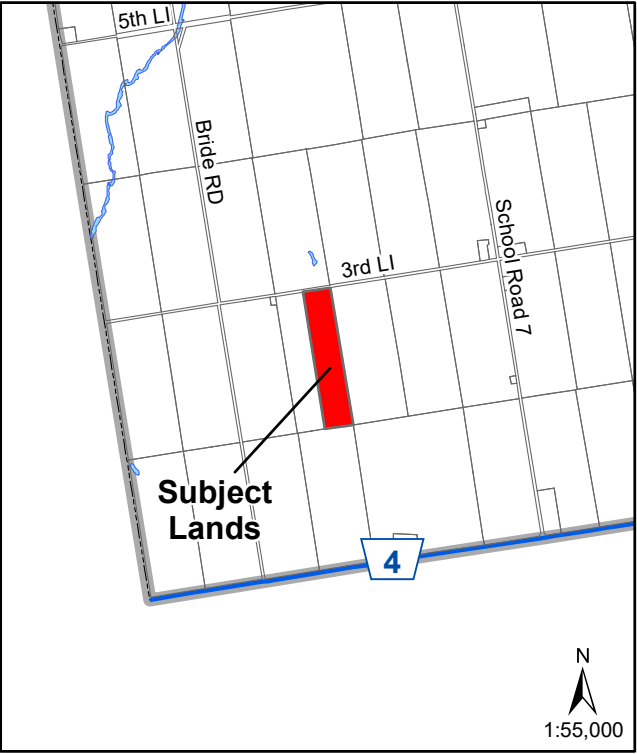
COUNTY OF WELLINGTON
LAND DIVISION

B34-23

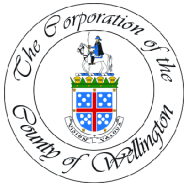
Applicant:
Doris Reid

Town of Minto

5299 3rd Line



Date: May 2023
Produced by: County of Wellington Planning & Development Department 2023
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Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
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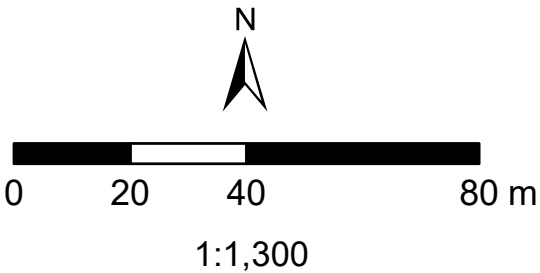
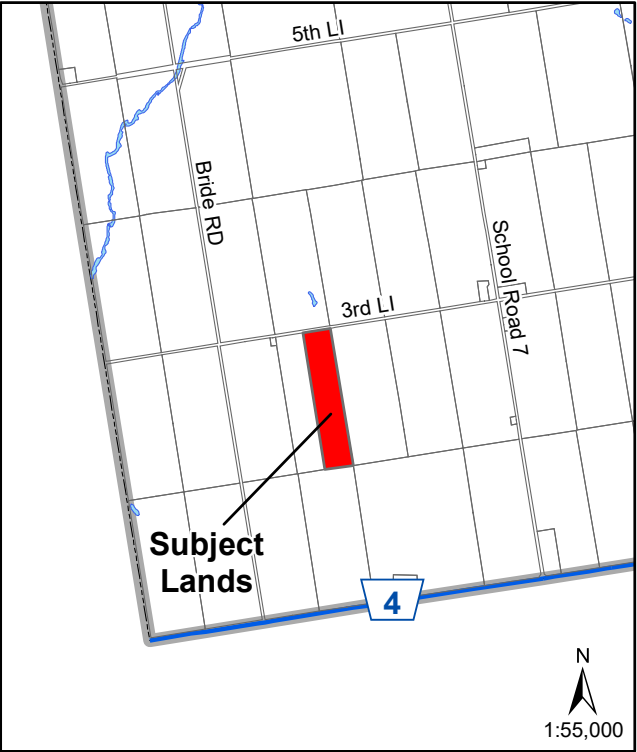
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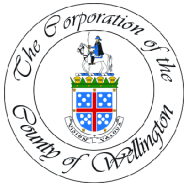
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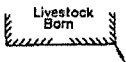
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SKETCH for
SEVERANCE APPLICATION
PART of EAST HALF of
LOT 39
CONCESSION 2
TOWN of MINTO
COUNTY of WELLINGTON

SCALE: 1:1500
0 20 40 80 METRES
J. DON MACMILLAN LTD.

LOT 39
CONCESSION 3

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 and 3
(Posted As 3rd Line) (Gravel Road) (20.117 Wide)

NE Corner
Lot 39
Concession 2

Lands To Be
Retained =
19.81 Ha.±

Note:
HP denotes HYDRO POLE
HPX denotes HYDRO TRANSFORMER POLE

WEST HALF of LOT 39

EAST

HALF

of

ZONED A

LOT

39

LOT 38 ZONED E1

Weeping Bed

Well

Emerg. No. 5299

Lands To Be
Severed =
0.41 Ha.±

ZONED A

CONCESSION 2
(MINTO)

Concession Line

LOT 39
CONCESSION 1

METRIC
DISTANCES SHOWN ON
THIS PLAN ARE IN METRES,
AND CAN BE CONVERTED
TO FEET BY DIVIDING
BY 0.3048.

Notes:
This is not a plan of survey and shall not be used
except for the purpose indicated in the title block.
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and may be reproduced for this present application only.
No person may alter, copy, or distribute this plan without
written consent of J. Don MacMillan Ltd.

Note: All subject and abutting lands are zoned Agricultural
unless otherwise denoted.
• denotes approximate size and location of weeping bed
as per owner's report.
Data obtained June 28, 2022 and from previously compiled
data from this office. It is subject to final survey
dimensions when they are undertaken.

MAR. 23, 2023

DATE

D. A. CULBERT, O.L.S.



J. DON MACMILLAN LIMITED
ONTARIO LAND SURVEYORS
164 DAVIDSON AVENUE SOUTH, USTUWELL, ONT.(201-1313)

FOR:
ROBERT AND DORIS
REID

PROJECT N°
22-1953S

224-22-201d

REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION
NOTE: IF EXPEDITED ATTENDANCE NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE.
SIGN AND RETURN 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY.

Date of Consideration: 06/08/2023 ITEM #5
File Number: B34-23
Applicant: Doris Reid
Subject Lands: Town of Minto - Part Lot 39, Concession 2

Proposal is a request for consent to convey fee simple for a proposed Surplus Farm Dwelling rural residential lot 0.41 ha, 30.48m fr; retained agricultural parcel 19.81 ha

ISSUES: Maitland Valley concerns

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application has been submitted under the surplus farm dwelling policies; application is consistent with Provincial Policy and generally conforms to Official Plan - Prime Agricultural, Core Greenlands; staff have been provided with a farm information form including a list of farm holdings owned by Bob and Doris Reid which demonstrated application constitutes a farm consolidation; no concerns
Town of Minto	Council recommends approval with conditions; the lot area, frontage and setbacks are met with the severance; retained is required to be rezoned to prohibit residential development;
Maitland Valley CA	subject property contains an open watercourse and unmapped flood hazard. The watercourse in question drains approximately 742 ha of upstream land, south of the bridge. This is well above the 125 ha usually considered to trigger the 'Provincial Interest in flooding'. A condition of severance must be the completion of a flood study demonstrating a location of the severed residential and retained vacant agricultural lands that is accessible and safe from the flooding hazard;

PROPOSED CONDITIONS of APPROVAL

- 1) **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3) **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4) **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5) **THAT** the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) **THAT** the owner/applicant confirms there is satisfactory access for both the severed and retained parcels from the road authority with jurisdiction and to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) **THAT** the owner/applicant confirms they are aware that an Entrance Permit issued/authorized by the Town of Minto's Roads & Drainage Manager must be obtained for any new entrances on Town roads required to be created as a result of this Consent; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** the owner/applicant supplies to the Town of Minto proof that a new Drainage Assessment Schedule has been completed and approved to ensure the reapportionment of the applicable municipal drain(s) to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) **THAT** the owner/applicant obtain zoning compliance to prohibit residential development on the retained parcel, to the satisfaction of the Town of Minto and County of Wellington Planning; and further that the Town of Minto and County of Wellington Planning file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10) **THAT** he owner/applicant obtains a written statement from the Town of Minto confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 11) **THAT** the owner complete a flood study demonstrating:
 1. Identify the limit of the flood hazard; and
 2. Identify an accessible building envelope outside the hazard limit on both severed and retained parcelsto the satisfaction of Maitland Valley Conservation Authority; and further that Maitland Valley Conservation Authority files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

May 25, 2023

NOTICE OF CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B34-23

APPLICANT

Doris Reid
5283 3rd Line
RR#3
Palmerston N0G 2P0

LOCATION OF SUBJECT LANDS

Town of Minto
Part Lot 39
Concession 2

Proposed severance is 0.41 hectares with 30.48m frontage, existing and proposed rural residential use with existing dwelling.

Retained parcel is 19.81 hectares with 170m frontage, existing and proposed agricultural use.

ITEM #5 ON AGENDA

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JUNE 08, 2023 AT 09:00 AM** for the purpose of considering this matter.

CONSIDERATION WILL BE HELD IN THE:

3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

PLEASE NOTE: To avoid application deferral, any **new** information addressing comments presented in the attached Report Summary are to be submitted to the Secretary Treasurer of Land Division **no later than THURSDAY, JUNE 1, 2023 by 1:00 pm.**

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR SHOULD ATTEND THIS CONSIDERATION.** Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional Information regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office - 74 Woolwich St. Guelph ON N1H 3T9
Phone - (519) 837-2600 x2170 Fax - (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇒ **Government**
- ⇒ **Council and Standing Committees**
- ⇒ **Agenda & Minutes**
- ⇒ **Select Land Division Committee**
- ⇒ **choose month & year in drop down menus**
- ⇒ **open appropriate agenda**

To: Doris Reid



RECEIVED

MAY 17 2023

Application
Location

B34/23
Part Lot 39, Concession 2
TOWN OF MINTO
Doris Reid

Applicant/Owner

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

PLANNING OPINION: This application would sever a 0.41 ha (1 ac) rural residential parcel with an existing dwelling. A 19.81 ha (48.9 ac) agricultural parcel. This application has been submitted under the surplus farm dwelling policies.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We have no concerns provided the following matters are addressed as conditions of approval:

- That servicing on the severed lands can be accommodated to the satisfaction of the Township;
- That driveway access can be provided to the retained lands to the satisfaction of the appropriate road authority;
- That any concerns by the Conservation Authority be addressed;
- That the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department;

PLACES TO GROW: No issues

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.1 states "Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a residence surplus to a farming operation...;

Section 2.3.4.1 c) further states that "the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farm land created by the severance."

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS. The identified environmental features include Floodplain regulated by GRCA. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- the surplus residence is habitable and is not expected to be demolished by a future owner; and
- the Minimum Distance Separation formula will be met; and
- the vacant parcel of farmland is rezoned to prohibit a residential use.

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."

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), c), d) and e). Item f) can be addressed as a condition of approval.

The neighbouring property may be used for extraction in the future, the lands are zoned EI in the Town's zoning by-law; however, staff have no concerns as the residential dwelling is an existing use.

In terms of the overall farm operation, we have been provided with a farm information form including a list of other farm holdings owned by Bob and Doris Reid., which demonstrates that this application would constitute a farm consolidation.

WELL HEAD PROTECTION AREA: A part of the subject lands is not located within a Well Head Protection Area.



Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Natural Environment (NE). The proposed severed parcel is completely located within A Zone. The proposed retained parcel meets the minimum lot area and frontage requirements of the A Zone. As part of the surplus farm severance policies a standard condition is recommended to rezone the retained lands to prohibit future residential uses.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 26th, 2023. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

A handwritten signature in black ink, appearing to read 'Zach Prince'.

Zach Prince, RPP MCIP
Senior Planner
May 17th, 2023

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

File: B34-23

APPLICANT
Doris Reid
5283 3rd Line
RR#3
Palmerston N0G 2P0

LOCATION OF SUBJECT LANDS
Town of Minto
Part Lot 39
Concession 2

Surplus Farm Dwelling Application

Proposed severance is 0.41 hectares with 30.48m frontage, existing and proposed rural residential use with existing dwelling.

Retained parcel is 19.81 hectares with 170m frontage, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-41-000-001-04100-0000

Does this description reasonably describe the parcel holdings? YES (X) NO ()

If the answer is no, please provide new information:

Do you consider this proposal to conform to your Official Plan? YES (X) NO ()

What sections does it conform to or contravene? (Please specify)

Conforms to Section 10.3.4 and 10.1.3 of the County of Wellington's Official Plan. Refer to Town report.

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [X] NO []

(Please Specify):

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [X] NO []

(Please Specify): ZBA required to conform to PPS and County OP.

If necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-law to permit the proposal to conform? YES (X) NO () NA () or Minor Variance YES () NO () NA (X)

Is proposal on an opened maintained year-round public road? YES [X] NO []

If answer is NO, is municipality willing to enter into an agreement regarding the use of the seasonal road, or opening up the road?

Please specify

Is the Proposed Lot(s) serviced now by Municipal Water? YES () NO (X)

Is the Retained Lot serviced now by Municipal Water? YES () NO (X)

Is the Proposed Lot(s) serviced now by Municipal Sewers? YES () NO (X)

Is the Retained Lot serviced now by Municipal Sewers? YES () NO (X)

Is there a Capital Works Project underway to service these lots in the near future? YES () NO (X)

Approximate Time of Servicing Availability:

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

Municipal drain on property. Reapportionment required and included as a recommended condition.

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MAY 08 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

File: B34-23

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?
YES [X] NO []

Is there any further information that may assist the Planning and Land Division Committee?
[A letter may be attached if there is insufficient space to explain]
Please see attached the Town of Minto's staff report to Council, as well as the recommended conditions on behalf of the Town.

Is the Municipality in support of this application? YES (X) NO ()
Yes, with the recommended conditions. Please see attached the Town of Minto's staff report to Council, as well as the recommended conditions on behalf of the Town.

What Conditions, if any, are requested by the Municipality if the Consent is granted?
Please see attached the Town of Minto's staff report to Council, as well as the recommended conditions on behalf of the Town.

Does the Municipality request a Notice of the Decision? YES (X) NO ()
Please provide digitally.

SIGNATURE	<u>Ashley Sawyer</u> (Ashley Sawyer)
TITLE	<u>Planning Coordinator</u>
ADDRESS	<u>5941 Highway 89, Harriston ON N0G 1Z0</u>
DATE	<u>May 5, 2023</u>



County of Wellington
Deborah Turchet
Secretary-Treasurer Land Division
Email: debt@wellington.ca

May 5th, 2023

Re: B34/23 Consent Application
Doris Reid
Town of Minto
Part Lot 39
Concession 2

The Council of the Town of Minto met on April 25th, 2023, to consider the above noted and passing the following Motion:

MOTION: COW 2023-071

Moved By: Councillor Dirksen; Seconded By: Councillor Zimmerman

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B34/23 – Doris Reid, for land legally described as Concession 2, Part Lot 39, with a municipal address of 5299 3rd Line, in the Town of Minto, and that the following conditions be considered:

1. **THAT the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.**

5941 Highway #89
Harriston, Ontario
N0G 1Z0

tel: 519-338-2511
fax: 519-338-2005

www.town.minto.on.ca

2. THAT the owner/applicant confirms there is satisfactory access for both the severed and retained parcels from the road authority with jurisdiction and to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

3. THAT the owner/applicant confirms they are aware that an Entrance Permit issued/authorized by the Town of Minto's Roads & Drainage Manager must be obtained for any new entrances on Town roads required to be created as a result of this Consent; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

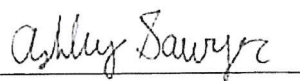
4. THAT the owner/applicant supplies to the Town of Minto proof that a new Drainage Assessment Schedule has been completed and approved to ensure the reapportionment of the applicable municipal drain(s) to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

5. THAT the owner/applicant obtain zoning compliance to prohibit residential development on the retained parcel, to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

6. THAT the owner/applicant obtains a written statement from the Town of Minto confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

Please consider this as formal notice of Council's decision on this matter. The Town of Minto staff report is also attached for your review.

Sincerely,



Ashley Sawyer
Planning Coordinator

Cc: Doris Reid, Owner
John Brightling, J. Don MacMillan Limited





TOWN OF MINTO

MEETING DATE: April 25th, 2023
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2023-019 – B34/23: Reid (Severance)
5299 3rd Line

RECOMMENDATION

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B34/23 – Doris Reid, for land legally described as Concession 2, Part Lot 39, with a municipal address of 5299 3rd Line, in the Town of Minto, and that the following conditions be considered:

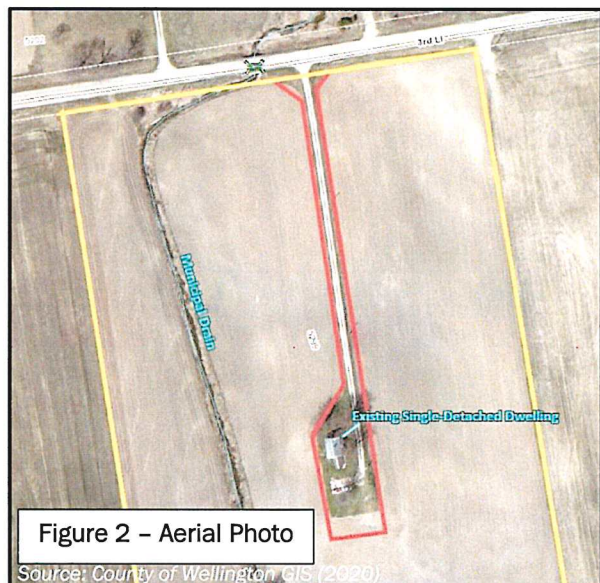
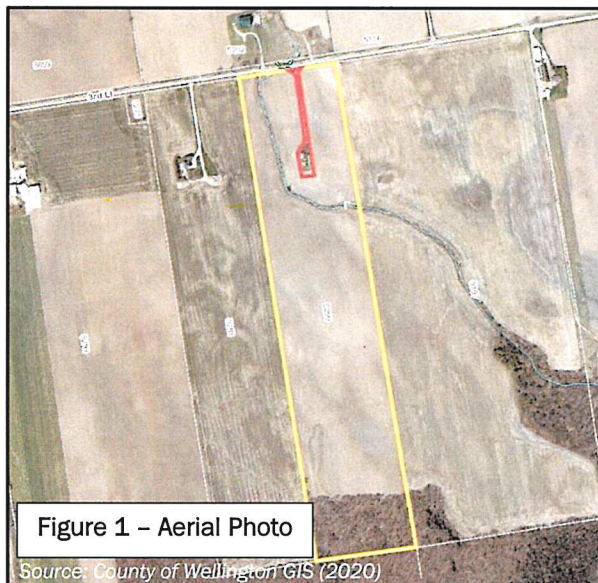
1. THAT the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. THAT the owner/applicant confirms there is satisfactory access for both the severed and retained parcels from the road authority with jurisdiction and to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. THAT the owner/applicant confirms they are aware that an Entrance Permit issued/authorized by the Town of Minto's Roads & Drainage Manager must be obtained for any new entrances on Town roads required to be created as a result of this Consent; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. THAT the owner/applicant supplies to the Town of Minto proof that a new Drainage Assessment Schedule has been completed and approved to ensure the reapportionment of the applicable municipal drain(s) to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
5. THAT the owner/applicant obtain zoning compliance to prohibit residential development on the retained parcel, to the satisfaction of the Town of Minto; and

further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

6. THAT the owner/applicant obtains a written statement from the Town of Minto confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

BACKGROUND

Consent application B34/23 is being considered before the County of Wellington Land Division Committee to sever ± 1.01 ac (± 0.41 ha) with an existing and proposed rural residential use with an existing single-detached dwelling, and to retain ± 48.95 ac (± 19.81 ha) with an existing and proposed agricultural use.



The Severance Sketch submitted to the County of Wellington Planning and Land Division Committee is attached for your review.

Provincial Policy Statement

Section 2.3.4.1 of the Provincial Policy Statement states that lot creation in prime agricultural areas may be permitted for limited reasons, with c) specifying that a lot may be created for a residence surplus to a farming operation. The lot must be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and new residential dwellings must be prohibited on any remnant parcel of farmland created.

County of Wellington Official Plan

The subject property is currently designated by the County of Wellington Official Plan as Prime Agricultural, Greenlands and Core Greenlands.

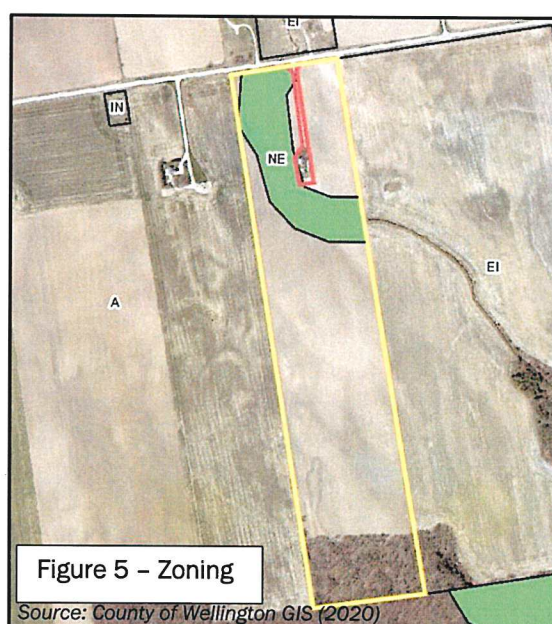
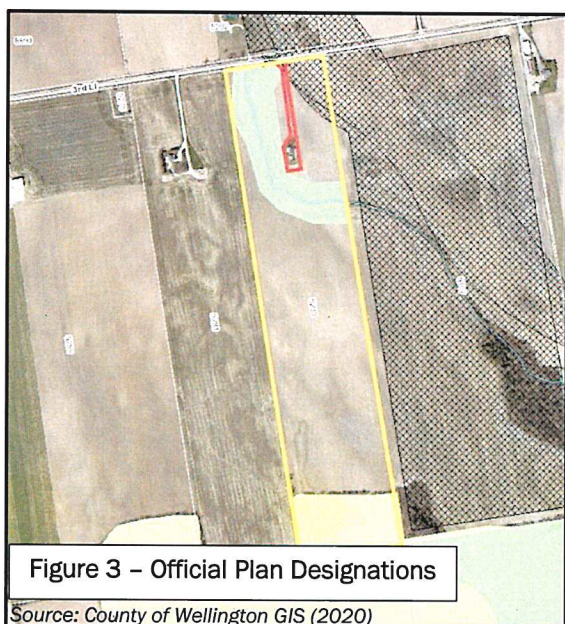
Section 10.3 c) of the Official Plan states that new lots in Prime Agricultural designations are permitted for a residence surplus to a farm operation. Section 10.3.4 states that a severance may be considered for an existing residence provided that the remaining vacant farmland is large enough to function and farm efficiently and without difficulty, the severed lot is kept to the minimum size needed for residential purposes, the residence is habitable, Minimum Distance Separation will be met, and that the vacant farmland is rezoned to prohibit a residential use. The Official Plan notes that “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.”

Additionally, under Section 10.1.3 – General Policies for Creating New Lots, states that matters to be considered include that new lots must be consistent with Official Plan and Zoning regulations, that the lot can be adequately serviced; that it will have adequate stormwater management, drainage, fire protection, roads, utilities and solid waste disposal to accepted municipal standards, that all lots have a safe driveway access to an all-season maintained public road, and that the proposed lots and uses are compatible with the surrounding use. The Town is satisfied that these requirements are already met or will be addressed with the recommended conditions.

Town of Minto Zoning By-law

The subject property is currently zoned as Agricultural (A) and Natural Environment (NE). As the severed lot is less than 25.0 ac (10.1 ha) it will be considered a Reduced Agricultural Lot under Section 8.5 of the By-law. This permits for a single-detached residential dwelling (existing) as well as accessory uses, buildings, and structures. Town staff note that the lot area, frontage, and setbacks are met with the severance.

As a result of the severance, the retained farm parcel(s) is required to be rezoned to prohibit residential development which can be satisfied with a Zoning By-law Amendment. This is included as a recommended condition.



COMMENTS

Town staff were circulated the application for review and the following comments were received.

Clerks Department and Treasury Department

Standard financial conditions are recommended, including the payment of any monies owed to the Town of Minto, and that all accounts are in good standing.

Public Works Department

A standard condition pertaining to satisfactory access arrangements apply. Staff have included a condition that the owner/applicant confirms they are aware that should an additional entrance be required on the 3rd Line, an Entrance Permit must be obtained from the Town of Minto's Roads & Drainage Manager. The property will also require a new Drainage Assessment Schedule be completed and approved to ensure the reapportionment of the applicable municipal drain(s) (Drain #86) to the satisfaction of the Town of Minto.

Building Department

Town staff are satisfied that the parcels meet the zoning requirements. Town staff note that rezoning of the retained farmland to prohibit future residential development must be completed to the satisfaction of the Town.

The above comments will be addressed through the Town of Minto's recommended conditions.

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.

PREPARED BY: Ashley Sawyer, Planning Coordinator

RECOMMENDED BY: Chris Harrow, Interim Chief Administrative Officer
Mark Potter, Interim Chief Administrative Officer

MAY 24 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE**MEMORANDUM**

TO: Deborah Turchet, Planning and Land Division Secretary-Treasurer, Wellington County

CC: Jana Poechman, Planning Administrative Clerk, Wellington County, via email
Doris Reid, Applicant, via email

FROM: Anna Marie Soleski, Environmental Planner/Regulations Officer, MVCA

DATE: May 25, 2023

SUBJECT: Application for Consent to Sever: B34-23.
Concession 2, East Part Lot 39, Minto Ward, Town of Minto, County of Wellington, known as 5299 3rd Line

The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application with respect to natural hazards in accordance with our Memorandum of Understanding with the County of Wellington; and in accordance with our delegated responsibility for representing the "Provincial Interest" for natural hazards; and relative to MVCA policies made under *Ontario Regulation 164/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation)*. Based on our review, we offer the following comments.

It is our understanding that the purpose of this application is to sever 0.41 acres of residential land under the surplus farm residence policies. The retained 19.81 hectares of vacant land will be used for agricultural.

Natural Hazards:

The subject property contains an open watercourse and unmapped flood hazard. The watercourse in question drains approximately 742 hectares of upstream land, south of the bridge. This is well above the 125 hectares usually considered to trigger the 'Provincial Interest in flooding'.

MVCA Regulated Lands:

As per *Ontario Regulation 164/06*, watercourses, plus 15 meters of adjacent land from the boundary of the watercourse, and floodplains, plus 15 meters from the boundary of the floodplain, are regulated by the Maitland Valley Conservation Authority (MVCA) under the *Conservation Authorities Act (R.S.O., 1990, chapter C.27)*. Subject to the regulation, any proposed development (construction, reconstruction, filling and/or site grading) interference and/or site alteration must be reviewed and approved by MVCA prior to any works beginning.

Background & Recommendation:

A condition of this severance must be the completion of a flood study demonstrating a location on the severed residential and retained vacant agricultural lands that is accessible and safe from the flooding hazard. This condition is critical to ensure that new lot creation occurs to the standard of Provincial natural hazard policy.

To conform with Section 3.1, Natural Hazard Policies of the PPS, 2020 and satisfy the condition set forth above, the flood study must demonstrate the following to the satisfaction of MVCA:

1. Identify the limit of the flood hazard, and
2. Identify an accessible building envelope outside the hazard limit on both severed and retained parcels

Thank you for the opportunity to comment at this time. Feel free to contact this office if you have any questions.



Maitland
CONSERVATION

ONTARIO REGULATION 164/06 REGULATED FEATURES

