



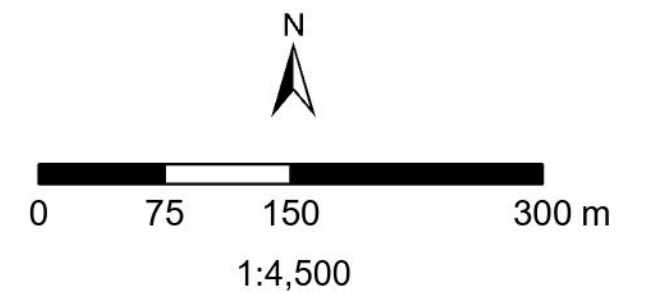
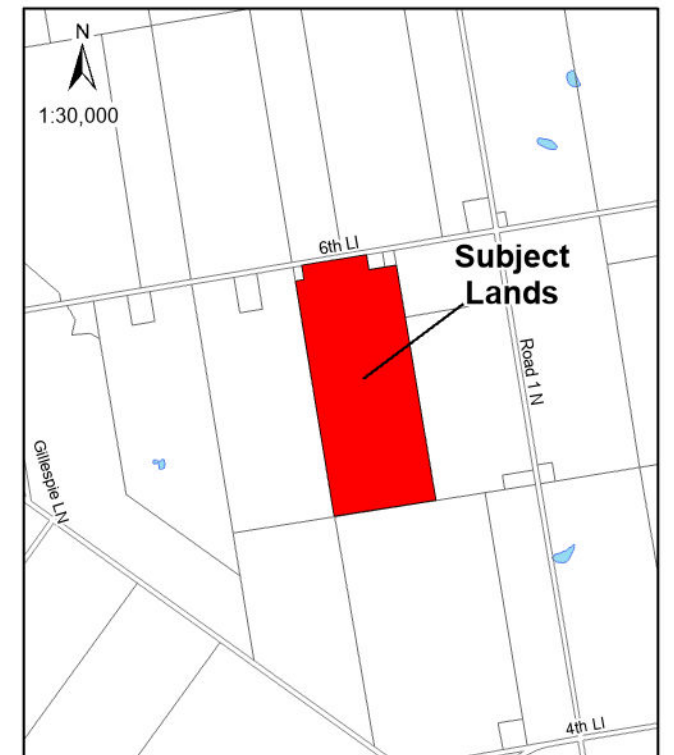
COUNTY OF WELLINGTON LAND DIVISION

B76-23

Harry and Betty Savage

Town of Minto

6565-6567 6th Line



Date: November 2023

Produced by: County of Wellington Planning & Development Department 2023

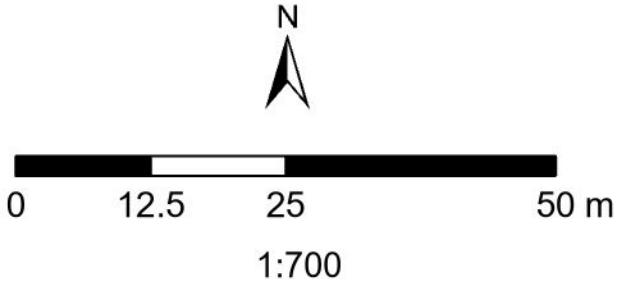
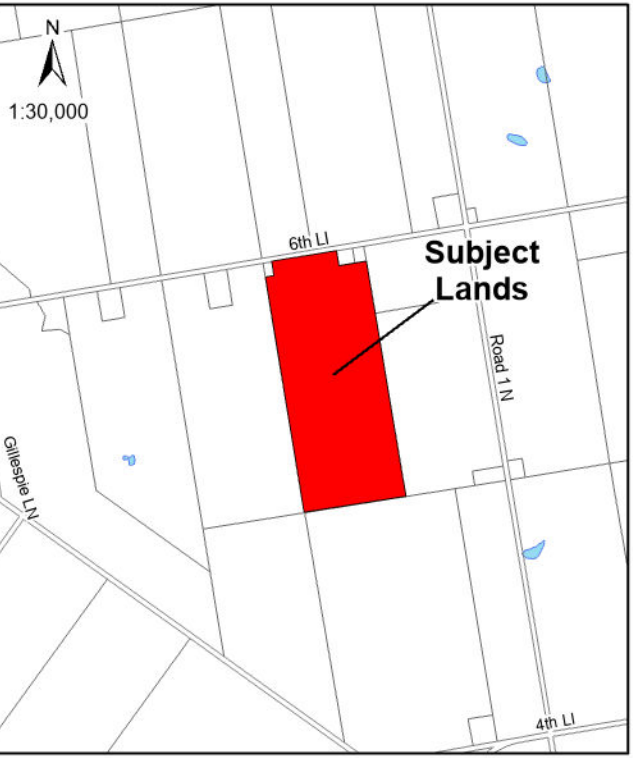
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Sources:
County of Wellington
Teranet 2002
Ministry of Natural Resources and Forestry,
Maitland Valley Conservation Authority.
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COUNTY OF WELLINGTON
 LAND DIVISION
B76-23
 Harry and Betty Savage
 Town of Minto
 6565-6567 6th Line



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B7b-23-Savage

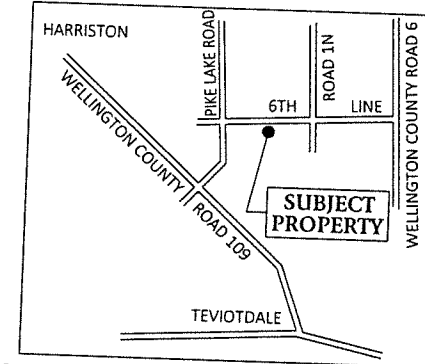
SEVERANCE SKETCH
PART OF LOT 7, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF MINTO
TOWN OF MINTO
COUNTY OF WELLINGTON

SCALE 1 : 4000

0 25 50 100 200 250 metres

VAN HARTEN SURVEYING INC.

KEYMAP:



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS, & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 26th DAY OF SEPTEMBER, 2023

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: AN

CHECKED BY: JEB

PROJECT No. 25913-18

Sep 26, 2023-1:23:11 PM

G:\MINTO\CON6\ACAD\SEV LOT 7 (SAVAGE) UTM 2010.dwg

© 2023 THIS SKETCH IS PROTECTED BY COPYRIGHT

PART 1,
60R--1455

PIN 71046-0033
#6587

LOT

PIN 71046-0034

944±

PIN 71046-0041
#6577

PIN 71046-0031
#6573

O.P.:

PRIME

AGRICULTURAL

**LANDS TO BE
RETAINED
AREA=40±ha**

'FIELD'

PIN 71046-0030

ZONING:

AGRICULTURAL

'FIELD'

**LANDS TO BE
SEVERED
AREA=0.15±ha**

SEE DETAIL

#6553

**LANDS TO BE
ADDED TO
AREA=0.22±ha**

PIN 71046-0028

PART 1,
61R--7224

DETAIL
SCALE 1 : 1000

LIMIT TO BE
ALONG EXISTING
FENCE

6TH LINE

PIN 71046-0029

EXISTING

DRIVEWAY

WELL

SEPTIC

SHED

'FIELD'

**LANDS TO BE
SEVERED
AREA=0.15±ha**

31±

59±

41±

136±

4±

92±

59±

41±

36±

6±

10±

4±

6±

10±

110±

61±

6±

6±

6±

6±

6±

6±

6±

6±

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: 12/07/2023 EXPEDITED
File Number: B76-23
Applicant: Harry & Betty Savage
Subject Lands: Town of Minto- Part Lot 7, Concession 6

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment of 0.15 ha, 4m fr, vacant land to be added to abutting rural residential lot – Ruth Anne Savage; retained existing agricultural parcel with dwelling and barn is 40 ha

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application is consistent with Provincial Policy and conforms to Official Plan - no additional lots are being created as part of this lot line application;
Town of Minto	Council recommends approval with conditions; severed and retained comply with zoning
Maitland Valley CA	no objections
Miscellaneous	Cuesta Planning Consultants - agent, cover letter attached

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 copy of the "completed electronic transfer document in preparation" and a draft copy of the "Application for Consolidation of Parcels" to be consolidated
- 2) **THAT** the Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B76-23 as a single parcel ("the consolidation ") and **THAT** the solicitor for the owner shall provide a signed undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and to provide 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 including the Form 4 Certificate and a copy of the registered Consolidated Parcels.
- 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 Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
- 6) **THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
- 7) **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.
- 8) **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.
- 9) **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.

*****Conditions may be deleted, added to, or changed at meeting*****

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph, ON N1H 3T9

November 23, 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 B76-23

<u>APPLICANT</u>	<u>LOCATION OF SUBJECT LANDS</u>
Harry & Betty Savage 6577 6th Line Harriston, ON N0G 1Z0	Town of Minto Part Lot 7 Concession 6

Proposed lot line adjustment is 0.15 hectares with 4m frontage, vacant land to be added to abutting rural residential lot – Ruth Anne Savage.

Retained parcel is 40 hectares with 254m frontage, existing and proposed agricultural use with existing dwelling and barn.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, DECEMBER 07, 2023** for the purpose of considering this **EXPEDITED APPLICATION**.

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR IS NOT REQUIRED TO ATTEND.** MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

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: Harry & Betty Savage
Cuesta Planning Consultants



**Application
Location**

B76/23
Part Lot 7, Concession 6
TOWN OF MINTO

Applicant/Owner

Harry and Betty Savage

PLANNING OPINION: This application for a lot line adjustment would sever 0.15 ha (0.37 ac) parcel of vacant land and merge it with an abutting rural residential lot (6553 6th Line). The benefitting lands would be increased to a total lot size of approximately 0.37 ha (0.91 ac). Approximately 40 ha (99 ac) of agricultural parcel would be retained with existing dwelling and barn.

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 the purchasers take title of the severed and retained lands in the same manner as they hold their abutting land; and,
- That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

A PLACE TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.2 states of PPS "Lot line adjustments in prime agricultural areas may be permitted for legal or technical reasons".

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL.

Lot Line adjustments are permitted in Section 10.3.5 for minor boundary adjustments where there are no adverse effects to agriculture. The application would align with an existing fence line that has been used by the property but not reflected in ownership.

No additional lots are being created as part of this lot line application.

The matters under Section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is not located within Well Head Protection Area.

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A). The merged lot currently is undersized and the application would bring the property more in line with the minimum lot size for the zone but is still less than 0.4ha. The proposed retained lot would meet the minimum lot area and frontage.

SITE VISIT INFORMATION: The subject property was visited and photographed on October 27th, 2023. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

Zach Prince MCIP RPP, Senior Planner
November 15th, 2023

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NOV 15 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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: B76-23

APPLICANT

Harry & Betty Savage
6577 6th Line
Harriston, ON N0G 1Z0

LOCATION OF SUBJECT LANDS

Town of Minto
Part Lot 7
Concession 6

Proposed lot line adjustment is 0.15 hectares with 4m frontage, vacant land to be added to abutting rural residential lot – Ruth Anne Savage.

Retained parcel is 40 hectares with 254m frontage, existing and proposed agricultural use with existing dwelling and barn.

23-41-000-004-15305-0000

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-41-000-004-15300-0000

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

If the answer is no, please provide new information: _____

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

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

Conforms to Section 10.3.5 of the County of Wellington's Official Plan. Please refer to attached Town report for additional information.

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

(Please Specify): _____

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

(Please Specify): _____

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

Is proposal on an opened maintained year-round public road? YES ☒ 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 ☒

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

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

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

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

Approximate Time of Servicing Availability: _____

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

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OCT 23 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

File: B76-23

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

N/A - minor boundary adjustment to merge with adjacent property with existing rural residential use.

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 ☒ 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 ☒ NO ☐
Please send digitally.

SIGNATURE Ashley Sawyer (Ashley Sawyer)
TITLE Planning Coordinator
ADDRESS 5941 Highway 89 Harriston, ON NOG 1Z0
DATE October 23rd, 2023



TOWN OF MINTO

MEETING DATE: October 17th, 2023
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2023-044 – B76/23: Savage
Lot Line Adjustment
Concession 6, Part Lot 7

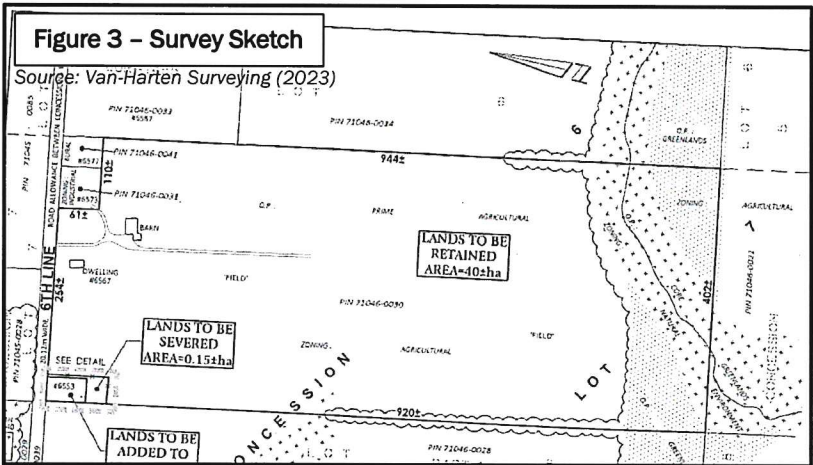
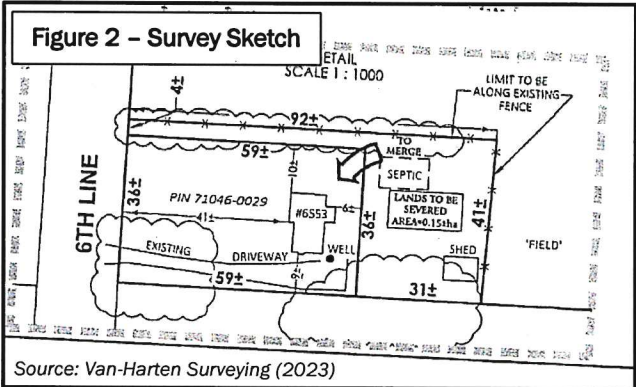
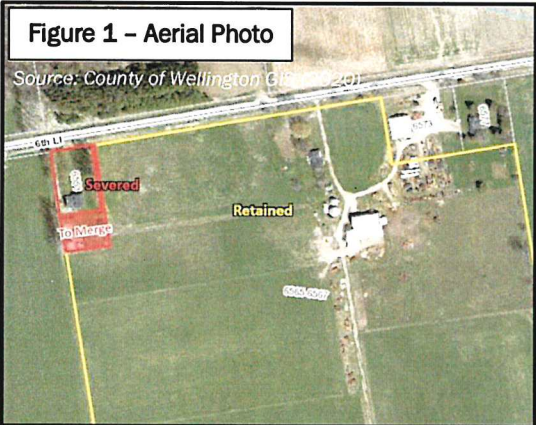
RECOMMENDATION

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B76/23 – Savage, for land legally described as CON 6 PT LOT 7, 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 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

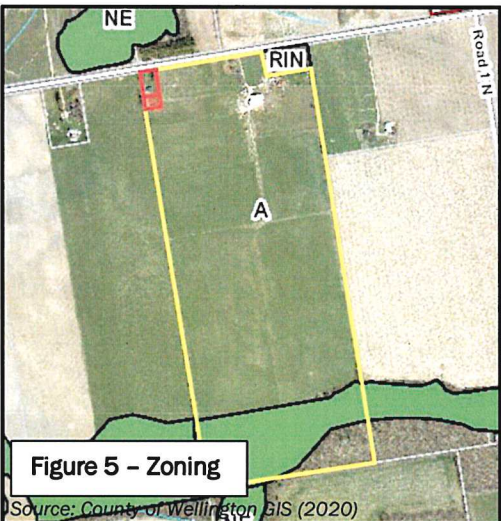
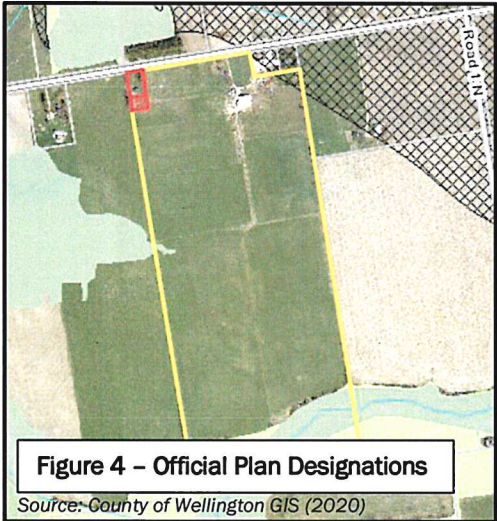
Consent application B76/23 is being considered before the County of Wellington Land Division Committee for a proposed Lot Line Adjustment that is approximately 0.37 ac (+/- 0.15 ha) of vacant land to be added to the abutting rural residential lot at 6553 6th Line. The retained parcel is approximately 98.84 ac (40 ha) with an existing and proposed agricultural use. The retained parcel currently has an existing dwelling and barn on it.



Provincial Policy Statement	
Policy Section:	Section 2.3.4.2 Lot line adjustments in prime agricultural areas may be permitted for legal or technical reasons. Legal and technical reasons include minor boundary adjustments which do not result in the creation of a new lot.

County of Wellington Official Plan	
Designation(s):	Prime Agricultural, Greenlands and Core Greenlands
Policy Section:	<p>Section 10.3.5</p> <p>Lot line adjustments may be permitted for legal or technical reasons such as easements, correction of deeds, quit claims, and minor boundary adjustments, and where there are no adverse impacts on agriculture. The purpose of a lot line adjustment is not to create new lots.</p>

Town of Minto Zoning By-law	
Zone(s):	Agricultural & Natural Environment
Permitted Use(s):	<p>Agricultural uses are permitted on the portions of the land zoned A. The lands zoned NE are under the jurisdiction of the applicable Conservation Authority.</p> <p>The lands to be merged with the rural residential property are solely zoned Agricultural. As the lot will remain less than 25.0 ac (10.1 ha), it will continue to be considered a Reduced Agricultural Lot under Section 8.5 of the By-law. This permits for the existing single-detached residential dwelling as well as accessory uses, buildings and structures.</p> <p>Lot area, frontage and setback requirements are met with the proposed lot line adjustment.</p>



COMMENTS

Town staff are satisfied that the proposed parcels meet the zoning requirements based on the Severance Sketch provided for review.

Town staff have recommended the following conditions be applied to the approval.

Department	Condition(s)
Building	<ul style="list-style-type: none">The owner obtains a written statement confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town.
Clerks & Treasury	<ul style="list-style-type: none">The owner satisfies all requirements of the Town, financial and otherwise, including the payment of any monies owed, and that all accounts are in good standing.
Public Works	<ul style="list-style-type: none">The owner confirms there is satisfactory access for both the severed and retained parcels.

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



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

October 23rd, 2023

**Re: B76/23 Consent Application
Harry & Betty Savage
Town of Minto
Part Lot 7
Concession 6**

The Council of the Town of Minto met on October 17 to consider the above noted and passed the following Motion:

MOTION: COW 2023-147

Moved By: Councillor Zimmerman; Seconded By: Councillor Elliott

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B76/23 – Savage, for land legally described as CON 6 PT LOT 7, in the Town of Minto and that the following conditions be considered:

5941 Highway #89
Harriston, Ontario
NOG 1Z0

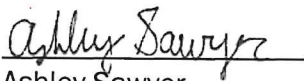
Tel: 519-338-2511
Fax: 519-338-2005

www.town.minto.on.ca

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 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.

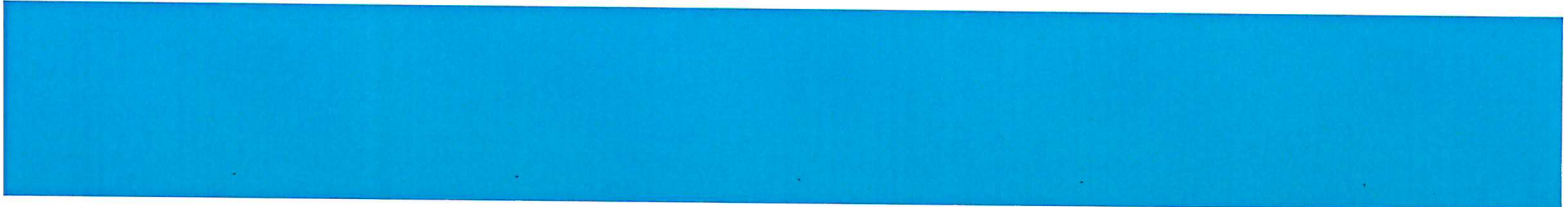
Sincerely,



Ashley Sawyer

Planning Coordinator

Cc: Harry & Betty Savage, Owners
Genevieve Scott, Cuesta Planning Consultants Inc, Agent





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NOV 14 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
Harry and Betty Savage, Applicants, via email
Cuesta Planning Consultants Inc., Agent, via email

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

DATE: November 11th, 2023

SUBJECT: Application for Consent to Sever: B76-23
Concession 6, Part Lot 7, Minto Ward, Town of Minto, County of Wellington, known as 6565-6567 6th 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.

We understand the applicant intends to sever 0.15 hectares of vacant pasture land for a lot addition to adjoining lot - 6553 6th Line.

Natural Hazards:

The subject property contains an open watercourse.

MVCA Regulated Lands:

As per *Ontario Regulation 164/06*, watercourses, plus 15 meters of adjacent land from the boundary of the watercourse, 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:

Severance application B76-23 is generally conformed to Section 3.1, Natural Hazard Policies of the PPS, 2020; as such, MVCA has no objections.

Fees for review of this application have been received. A receipt will be forwarded to the applicant.

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

Wellington County - Planning and Development Department

July 24, 2023

74 Woolwich Street,

Guelph, ON N1H 3T9

Subject: Consent Application (Lot Addition) – 6565-6567 & 6553 6th Line (Savage)

Dear Sir/Madam,

Cuesta Planning Consultants Inc. (CPC) has been retained by Harry and Betty Savage to prepare and submit a consent application for abutting properties located at 6565-6567 & 6553 6th Line (subject lands) in the Town of Minto, Wellington County. The subject lands are located in the geographic Township of Minto and are legally described as Parts of Lot 7, Concession 6. The following letter will provide a brief description of the subject lands and surrounding lands and evaluate the proposal's consistency with the relevant land use policies affecting the subject lands which in this case are the Provincial Policy Statement (PPS), Wellington County Official Plan (WCOP) and the Town of Minto Zoning By-law. The conclusions of this report support the proposed lot line adjustment.

Preliminary consultation with Wellington County Planner Matthieu Daoust occurred prior to the submission of this application. No concerns were raised by County planning staff.

Description of the Proposal, Location and Surrounding Land Uses

The owners of 6565-6567 6th Line (the Site), Harry and Betty Savage, are seeking a severance of a ± 0.15 hectare portion of vacant cropland from their farm in order to merge it with the abutting residential parcel located on 6553 6th Line, which is owned by their sister in law Ruth Anne Savage. The proposed severance has been configured to take into account the existing rail fence that borders 6553 6th Line to the east and south. Presently, the Site is ± 39.55 hectares in size with a frontage of ± 256 metres on 6th Line and contains a farmhouse, barn and accessory structures. 6553 6th Line has an area of ± 0.22 hectares and frontage of ± 36.5 metres and includes a single detached dwelling. The proposed lot addition does not contemplate any development and entrances exist on both properties. If approved, the lot adjustment will enlarge 6553 6th Line to ± 0.37 hectares with a frontage of ± 40.5 metres. The retained parcel will have an area of ± 39.4 hectares and frontage ± 252 metres. The existing structures on the enlarged and retained parcels will remain. As the proposal does not reflect any lot creation, development or expansion of any livestock facilities, Minimum Distance Separation (MDS) formulae should not apply.

As previously noted, the subject lands are located in the former geographic Township of Minto, approximately 5.5 kilometres southeast of the Harriston Settlement Area. The surrounding land uses are primarily agricultural. There is also an industrial and residential use present in the northeastern corner of the Township lot which have been previously severed.

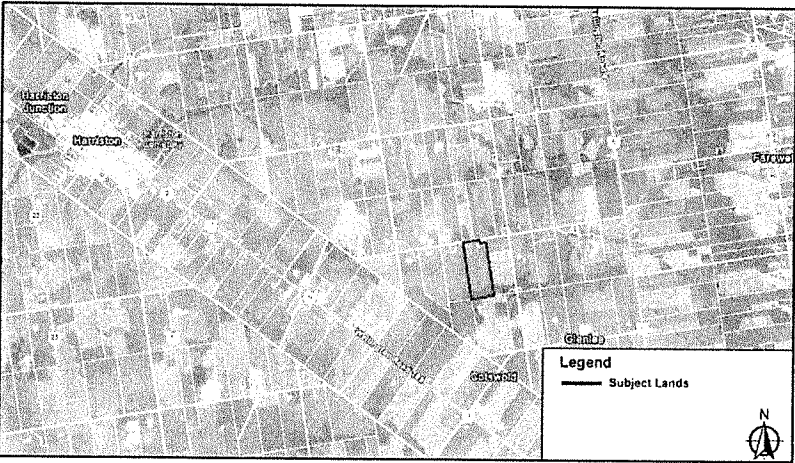


Figure 1: Location of Subject Lands

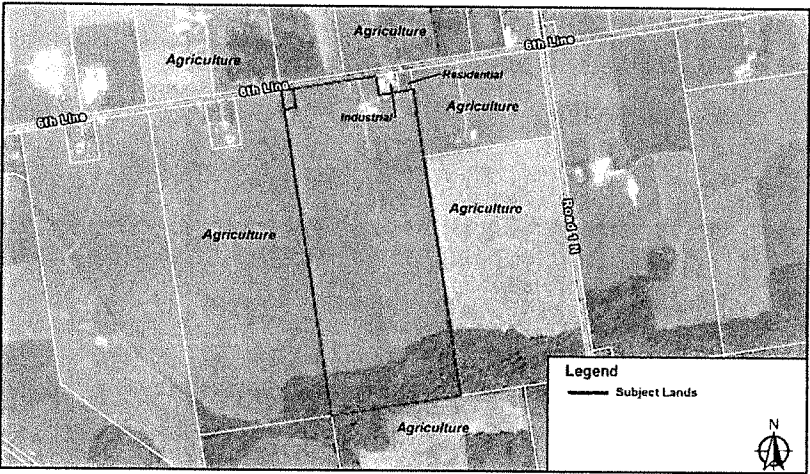


Figure 2: Subject Lands and Surrounding Land Uses

Land Use Policy Framework

Provincial Policy Statement (PPS)

All land use decisions must be assessed against the applicable provisions of the PPS. The most recent PPS, passed on May 1, 2020, requires any planning decisions made on or after this date to be consistent with the PPS. The following provisions from the PPS are the most relevant when considering the subject application.

PPS 2020

2.3 Agriculture

2.3.4 Lot Creation and Lot Adjustments

2.3.4.2 Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

The PPS permits lot line adjustments on agricultural lands for legal or technical reasons which is defined as “severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.” The proposed lot addition can be considered as being a minor adjustment that will expand the residential parcel to accommodate the existing rail fence. The proposal will have no impact on the agricultural use of the retained farm parcel. Overall, the proposal will facilitate a more efficient configuration and use for the owners and their sister in law.

Wellington County Official Plan (WCOP)

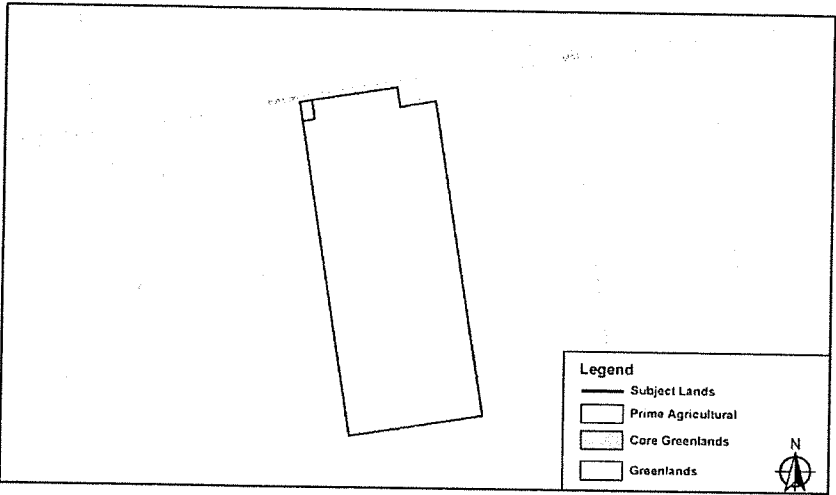


Figure 3: Wellington County Official Plan – Schedule A5 (excerpt)

With respect to the WCOP, 6565-6567 6th Line is primarily designated as Prime Agricultural with Core Greenlands and Greenlands designations to the south. 6553 6th Line is designated entirely as Prime Agricultural. The following policies are the most relevant when considering the subject application.

WCOP 2022

Part 10 Creating New Lots

10.3 Prime Agricultural Land

10.3.5 Lot Line Adjustments

“Lot line adjustments may be permitted for legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments.”

As noted above, the proposal reflects a minor boundary adjustment that will merge the boundaries of the existing rail fence from 6565-6567 6th Line to 6553 6th Line. The proposal will not prevent or disrupt the farm parcel from continuing its agricultural operations and no impact on the natural heritage features will occur.

The proposal only seeks to make a lot line adjustment for the purposes of enlarging the residential parcel on 6553 6th Line which will result in creating a more efficient farm parcel on 6565-6567 6th Line. The existing uses, which are residential (dwellings) and agricultural (active farming operation and accessory buildings), will continue to occur with respect to the proposed lot line adjustment.

Town of Minto Zoning By-law 01-86 (MZB)

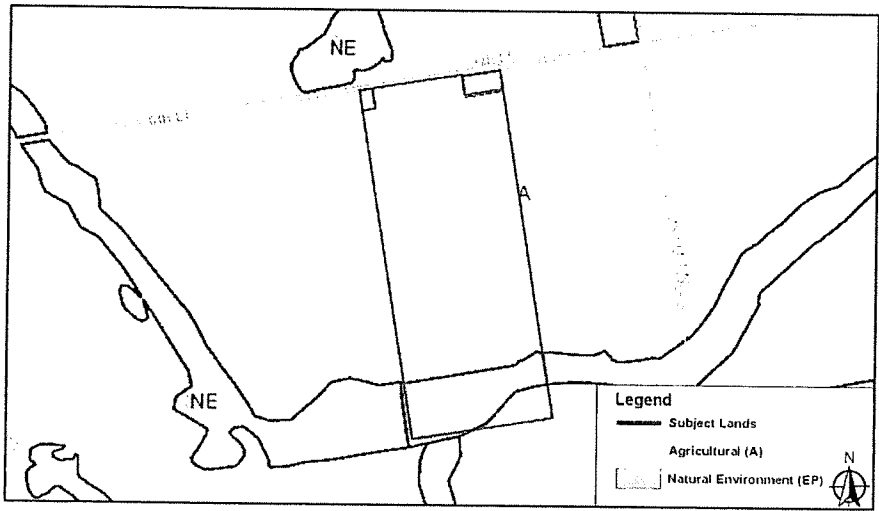


Figure 4: Town of Minto Zoning – Schedule A (excerpt)

As illustrated in the figure above, 6565-6567 6th Line is zoned as Agricultural and Natural Environment and 6553 6th Line is zoned entirely as Agricultural in the Town of Minto Zoning By-law.

MZB 2022

Section 8 – A – Agricultural Zone

8.2 Regulations

8.2.1 Lot Area, minimum 35.0 ha (86.0 ac)

b) A new lot created by consent or new parcels created by lot line adjustment pursuant to the provisions of the Planning Act, and which parcel (severed and/or retained lands) lacks either the required frontage or area, or both the required frontage and area, shall be deemed to comply with the lot frontage and lot area regulations of Section 8.2.1 and 8.2.2.

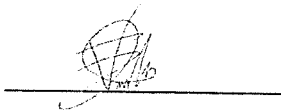
8.2.2 Lot Frontage, Minimum 121.9 m (400.3 ft)

As noted earlier, the proposed lot adjustment will result in an enlarged parcel on 6553 6th Line with an area of ±0.37 hectares and frontage of ±40.5 metres. The lot area and frontage for the retained parcel 6565-6567 6th Line will be reduced to ±39.4 hectares and ±252 metres. As per Section 8.2.1b), although the newly configured parcel on 6553 6th Line does not meet the provisions for lot area and frontage, it shall be deemed to comply with those regulations. As a result, a zoning amendment is not required to facilitate the proposed lot addition.

Conclusions

The application proposes to adjust the lot lines on 6565-6567 & 6553 6th Line to establish a more practical lot configuration for the applicants and their sister in law. In essence, the proposal will enlarge 6553 6th Line to include the existing rail fence located on 6565-6567 6th Line. The land to be severed and merged is minor in area (± 0.15 hectares), contains vacant cropland and will not have a negative impact on the agricultural use of the retained parcel. Based on the foregoing, the proposal is consistent with the PPS, conforms to the WCOP and complies with the MZB and should be considered for approval.

Respectfully submitted,



Vaishnan Muhunthan, *BURPI*
Cuesta Planning Consultants Inc.

Approved by,



Don Scott, *MCIP, RPP*
Cuesta Planning Consultants Inc.