



Town of Minto

DATE: April 12 2016
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Assistant
RE: Rezoning Small -5509 Highway 9

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 lands are designated Secondary Agriculture in the Wellington County Official Plan. The lands are zoned RIN-58 Site specific Rural Industrial Zone as per the Town of Minto Zoning Bylaw 01-86 as amended.

The current zoning allows for a cabinet manufacturing and assembly operation, including associated uses. The proposal is to use the existing structures on the property for a yarn mill, processing of raw fiber, and the fabrication of yarn products.

Two By-law options are available for Councils consideration.

Option 1 for the by-law would permit the establishment of the yard production and fabrication on site considered light industrial use. Option 2 would allow for additional dry industrial uses that are not permitted to be offensive, obnoxious or dangerous to the neighbours. Uses might include: contractors yard, offices, workshops, service or repair shop, etc.



Public Works, Building and Clerks staff met to review the application. There were no concerns expressed with the proposed application.

Saugeen Valley Conservation Authority comments dated, April 6 2016, express no concerns with the application, but comment that if there is future expansion requiring additional buildings, a permit through Saugeen will be required.

RECOMMENDATION

THAT Council of the Town of Minto receives the Building Assistants report on the proposed rezoning for Griffey, 5509 Highway 9, and considers passing a by-law in open session.

ATTACHMENTS

Planners Comments, Mark Van Patter, Manager of Planning, County of Wellington
Saugeen Valley Comments, Michael Oberle, Environmental Planning Technician.

Stacey Pennington,
Building Assistant