



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: April 27, 2016
TO: Bill White, C.A.O.
Town of Minto
FROM: Linda Redmond, Senior Planner
County of Wellington
SUBJECT: **Marquardt**
John Street
Zoning By-law Amendment

PLANNING OPINION

The amendment would permit a monster truck track for recreational purposes on the subject lands for a 3 year period. Access and services to the site would be obtained through the adjacent property. The applicants have entered into an agreement with the Township which outlines the parameters in which the monster truck track can operate. The use would be permitted for a temporary period only and will be required to obtain a renewal after 3 years. This type of zoning provides an opportunity to put this vacant land into active use until such time that services are available and development does occur. By allowing this use for a temporary period it will provide staff and Council time to assess the use and its compatibility with surrounding uses.

LOCATION

The property subject to the proposed amendment is located on Part Lot 82, Concession D, Harriston. The property is approximately 1.8 ha (4.5 acres) in size and is currently vacant.

PURPOSE

The proposed amendment will modify the site specific zoning (M1-40(H)) on the subject land to temporarily allow a monster truck ride business for a 3 year period. The current zoning permits an agricultural use, excluding the keeping of livestock, a fur farm or dog kennels.



COUNTY OFFICIAL PLAN

The subject property is designated INDUSTRIAL and is located within the Harriston Urban Centre.

Section 13.4 of the County plan establishes that Council may pass by-laws to authorize a temporary use and states that "a temporary use by-law may be passed to allow the temporary use of land for a purpose that is otherwise prohibited by the Official Plan and may not exceed three years. Council shall have regard for such matters as the duration, compatibility, access and parking.

DRAFT ZONING BY-LAW

The subject lands are currently zoned site specific Industrial with a holding provision (M1-40(H)). The holding provision is in place to ensure that municipal services, storm water management and archeological and noise assessments are done prior to permanent development. The site specific also outlines the uses that are permitted until such time the hold provision is lifted. The draft by-law will include the proposed use on the site for a temporary period of 3 years.

PLANNING DISCUSSION

The proposed use is related to the adjacent property located on Highway 9, and which is owned and operated by the applicants. Access and services to the site would be obtained through this adjacent property. The applicants have entered into an agreement with the Township which outlines the parameters in which the monster truck track can operate. The agreement and report is attached as background. The use would be permitted for a temporary period only and will be required to obtain a renewal after 3 years. This type of zoning provides an opportunity to put the land into active use until such time that services are available and development does occur. By allowing this use for a temporary period of time it will provide staff and Council time to assess the use and its compatibility.

Site Plan

The Town may wish to consider entering into site plan control as part of the agreement.

Respectfully submitted

County of Wellington Planning and Development Department



Linda Redmond
Senior Planner