



TOWN OF MINTO

MEETING DATE: January 23, 2024

REPORT TO: Mayor Turton and Members of Council

SERVICE AREA: Building Department

SUBJECT: PLN 2024-002 – SPC 2023-02: Dobson Brothers Enterprises Ltd. 567 Main Street West, Palmerston

RECOMMENDATION

THAT the Council of the Town of Minto receives report PLN 2024-002 regarding SPC 2023-02 – Dobson Brothers Enterprises Ltd, 567 Main St West, Palmerston for information.

BACKGROUND

The property subject to the Site Plan Control Agreement is legally described as Concession 1, Part Lot 25, in the Town of Minto, with a municipal address of 567 Main Street West. The property is also locally known as the former Robb property. The property is approximately 75.15 ac (30.41 ha) in size with the area being developed under this Site Plan Control Agreement being approximately 13.46 ac (5.45 ha) in size. The property contains multiple zone designations, including Agricultural (A-1), Highway Commercial (C2-32), Industrial (M-102 and M1-103(H)) and Natural Environment (NE).



Subject Lands and Zoning Designations

Source: Wellington County GIS (2020)



Previous Development Proposal Area

Source: Wellington County GIS (2020)

Council may recall that a similar, albeit smaller scale development (as shown above), came to Council in August of 2021. At that time and due to concerns from adjacent landowners, the Site Plan Control Agreement contained height limitations which the owner was opposed to, so the Agreement was never signed and lapsed. Since the submission of the previous SPC application, the Owner has rezoned the property to the zone designations mentioned above under file ZBA 2023-03 to extend the proposed development area beyond the area of the Highway Commercial (C2-32) lands, allowing the development to expand into the M1-102 lands and a Storm Water Management Pond within the M1-103(H) lands, and has revised the development proposal since the last application to address concerns.

PURPOSE

The owner/applicant is a local resident who owns and operates Dobson Brothers Enterprises Ltd., which is a used truck and heavy equipment dealer. The Dobson's are currently located and based out of Palmerston with property used for the business at 335 Main Street West and 895 King St. The intent of the purchase of the subject property at 567 Main Street West is to, over time, amalgamate their existing properties into this one.

The rezoning application ZBA 2023-03 expanded on the uses permitted on the subject property, as well as established stacking height requirements and buffering. The additional uses currently permitted include the storage/sales/rentals of: transport trucks and trailers, storage trailers, seacans, and shipping containers. The stacking height limitation and buffer requirements can be found with the zoning provisions of the subject property.

The forementioned zoning provisions addresses the stacking height locations and concerns and the Site Plan Control application is to finalize the grading, drainage and storm water management of the lands as well as the design of the required buffering.

The subject property currently has an existing shop and residential dwelling on it and the owner is currently not proposing any changes to it. This Site Plan differs from others in that there are not any additional proposed buildings for the property at this point in time.

Based on the nature of this proposed development the owner/applicant is subject to the Town of Minto's Site Plan Control By-law and requires a Site Plan Agreement executed and signed by the Mayor and the Clerk. This application has been reviewed by the County of Wellington's Planning Department, the Ministry of Transportation, Town of Minto staff, and the Town of Minto's Engineering Firm – Triton Engineering Services Limited. Staff is generally satisfied with the Site Plan, the layout, and the functionality of the site. Deficiencies have been addressed during the review of this process and the Final Drawing



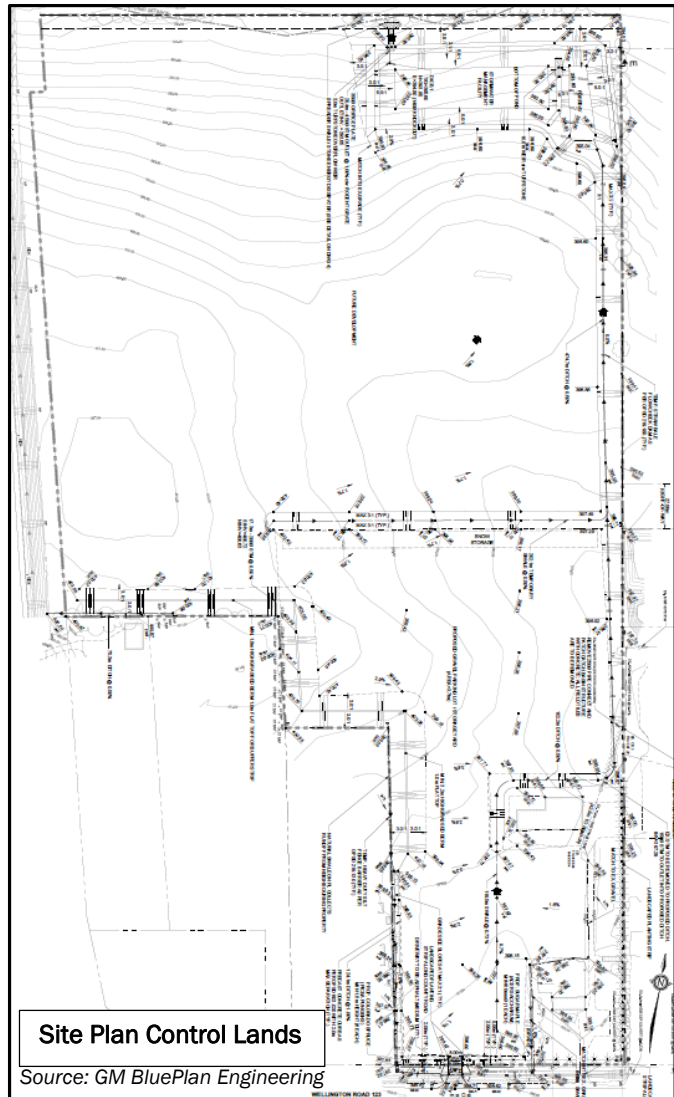
Set has been approved by the Director of Building and Planning Services.

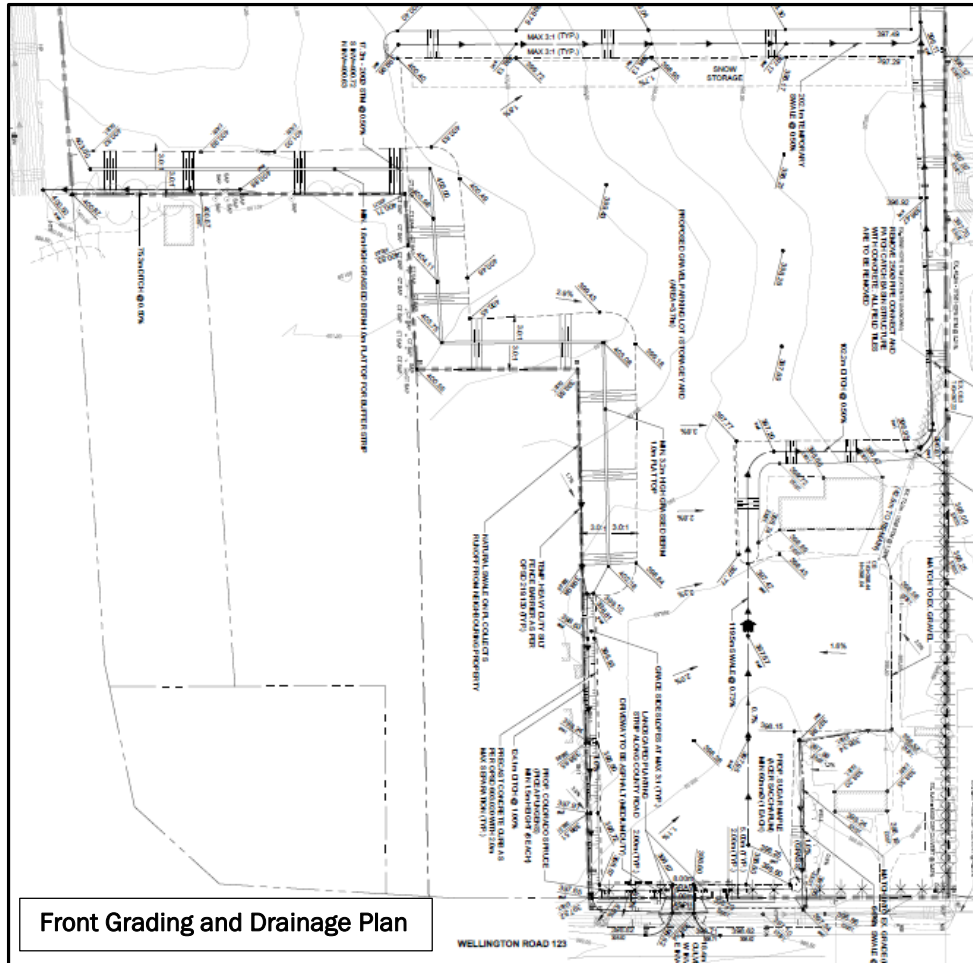
COMMENTS

The proposed Site Plan outlines the following development details:

- Proposed parking/sales lot size of approximately 3.9 ha (9.6 ac)
- A 3.2m (10.5 ft) high grassed berm along portions of the westerly lot boundaries
- Landscaped strips along the front and portions of the easterly property line
- Asphalt driveway for the entrance of the parking/sales lot
- Location of a snow storage area
- Proposed Stormwater Management Pond located at the rear of the M1-103(H) lands
- Existing and proposed elevations, grading, and drainage information
- No exterior lighting proposed

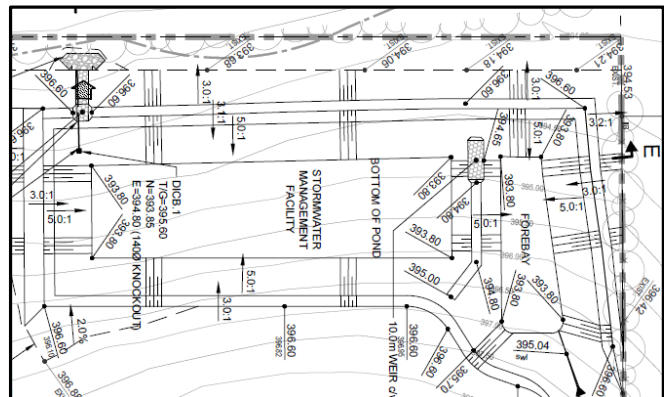
Entering into the Site Plan Approval Agreement is the last step that the owner needs to complete prior to the development of the Subject Lands. The application has been approved by the Director of Building and Planning Services and the Owner is currently reviewing the provisions of the Agreement prior to its execution.





Front Grading and Drainage Plan

Source: GM BluePlan Engineering



Rear Storm Water Management Pond

Source: GM BluePlan Engineering

FINANCIAL CONSIDERATIONS

The owner is required to pay the Town of Minto for all external costs, including engineering and legal fees. The owner has submitted a \$5000 fee and \$5000 deposit. The deposit will be refundable when the project is complete under the terms of the Site Plan Agreement.

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: Terry Kuipers, Director of Building and Planning Services
RECOMMENDED BY: Chris Harrow, Interim Chief Administrative Officer
Mark Potter, Interim Chief Administrative Officer