



TOWN OF MINTO

MEETING DATE: February 6, 2024
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2024-004 – B107/23: B.E. Grein Lumber Ltd
82 Elora St. S.

RECOMMENDATION

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B107/23 – B.E. Grein Lumber Yard, for land legally described as CON D PT LOT 61, with a municipal address of 82-88 Elora St. S., in the Town of Minto, and that the following conditions be considered:

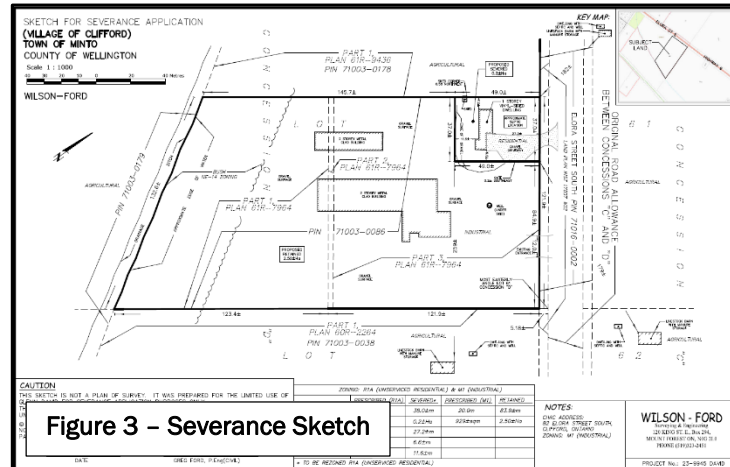
1. **THAT** the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, 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 they are aware that an Entrance Permit issued/authorized by the road authority with jurisdiction must be obtained for any new entrances created; 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 a Municipal Drain apportionment is required to ensure the reapportionment of the applicable municipal drain(s).
4. **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 B107/23 is being considered before the County of Wellington Land Division Committee to sever approximately 0.49 ac (0.2 ha) with an existing single-detached dwelling and to retain approximately 6.17 ac (2.5 ha) with an existing industrial use with two metal clad buildings.



Source: County of Wellington GIS (2020)



Source: Wilson-Ford Surveying (2023)

COMMENTS

The subject lands are currently zoned Industrial (M1) and Natural Environment (NE-14). The Official Plan designation is Industrial and Core Greenlands.



Source: County of Wellington GIS (2020)



Source: County of Wellington GIS (2020)

Severed Lot

The proposed severed lot is a legal non-conforming Residential use. The existing residential use is permitted to continue as long as the use continues in accordance with the Town's Legal Non Conforming Use Provisions, as listed below:

6.21 Non-Conforming Uses

a) This by-law shall not apply to prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose.

e) Where, for any reason, a non-conforming use has ceased and is not resumed within a twelve (12) month period from the date of ceasing, such nonconforming use shall not be permitted to resume and any future use of land, building or structure shall thereafter conform to the permitted uses of the zone relating to the subject land.

Retained Lot

Permitted existing industrial use.

Town Staff and our Consulting Engineer met and reviewed the application and there are no concerns with the subject proposal. Town staff have the following comments:

Department	Conditions/Comment(s)
Building	<ul style="list-style-type: none">• Owner obtains a written statement confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town.• The existing Residential use is currently Legal Non-Conforming and will continue as such.
Clerks & Treasury	<ul style="list-style-type: none">• 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">• A Municipal Drain apportionment will be required to ensure the reapportionment of the applicable municipal drain(s).• Owner confirms there is satisfactory access for both the severed and retained parcels.• The owners of the severed and retained lands are aware that no easement is proposed across the severed lands and therefore mutual access over the severed and retained lands are at the discretion of the individual owners.

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

FINANCIAL CONSIDERATION

There are no financial implications for the Town of Minto.

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: Stephanie Chidlow, Administrative Assistant

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