



## TOWN OF MINTO

**MEETING DATE:** March 19<sup>th</sup>, 2024  
**REPORT TO:** Mayor Turton and Members of Council  
**SERVICE AREA:** Building Department  
**SUBJECT:** PLN 2023-012 – SPC 2023-05: Ontario Super Storage Inc., 20 Hutchison Street

### RECOMMENDATION

THAT the Council of the Town of Minto receives report PLN 2023-012 regarding SPC 2023-05 – Ontario Super Storage Inc., 20 Hutchison Street for information.

### BACKGROUND

The subject property is located within the Harriston Industrial Park and is civically addresses as 20 Hutchison Street (recently readdressed from 83 Hutchison St). The subject parcel is approximately 0.74 ha (1.82 ac) in size and is currently being used as a mini-storage facility.

Council will recall selling a 0.36ha (0.91 ac) parcel to the rear of the current site in 2022. Ontario Super Storage Inc. has subsequently applied for a Site Plan Control application on October 13, 2023 to expand their development onto the newly purchased lands.



Figure 1 – Aerial Photo

### PROPOSED

Ontario Super Storage Inc. is proposing the construction of a new mini-storage building of a total of 929 m<sup>2</sup> (10,000 ft<sup>2</sup>) constructed in 2 phases, with the initial phase being 464.5 m<sup>2</sup> (4,999 ft<sup>2</sup>) and the subsequent one 464.5 m<sup>2</sup> (4,999 ft<sup>2</sup>). Upon its completion, the subject property will have a total lot coverage of 32% for all buildings. Other site details include:

- Driveways and parking area finishing will remain in gravel;
- Existing gated entrance to remain;
- Storm Water outlet for the Subject Property is into the existing municipal drain MD 70 via an on-site Catch Basin and private storm drain
- Existing building at the rear of the site is to be removed; and,
- The entire site will be enclosed with a chain-link fence.

[illegible]

## COMMENTS

The Agreement contains the Town's standard provisions regarding the development and maintenance of the property, but also includes minor site specific requirements (Municipal Drain Reappointment; Decommissioning of an existing well, etc.). As the development of the site is proposed to be phased, provisions have been included that lot grading and storm water items attributed to each phase are to be completed within 1 year from completion of each phase. Also, due to the rapid change with Planning matters in addition to climate change implications on properties, in the event that both phases are not developed, the Agreement expires 5 years after it is entered into.

The approval of the Site Plan Approval Application and entering into the Site Plan Approval Agreement are the last steps that the owner needs to complete prior to the issuance of a Building Permit. The Application has been Approved by the Director of Building and Planning Services, and the Owner is currently reviewing the provisions of the Agreement.

## **STRATEGIC PLAN**

### **Goal 3: Strong Vibrant Economy**

Progressively support our local businesses while leveraging Minto's competitive advantages to attract new economic investment.

**PREPARED BY:** Terry Kuipers, Director of Building and Planning Services

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