



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: May 3rd, 2024
TO: Annilene McRobb, Clerk
 Town of Minto
FROM: Jessica Rahim, Senior Planner
 County of Wellington
SUBJECT: **2455219 Ontario Inc. (Shawn & Tammy Milne)**
Concession C, Part Lot 58 RP 61R10348
84 Elora St. N, Clifford
Zoning By-law Amendment (ZBA2024-03)

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Highway Commercial Exception (C2-15) to Highway Commercial (C2) zone. This rezoning will remove the site specific uses (golf driving range, miniature golf course, restaurant or snack bar and other accessory uses) and allow all uses permitted in the C2 zone.

This report provides an overview of the proposed zone amendment application for the public meeting, the statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address any concerns that may have been raised through the notification process.

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and zoning by-law amendment for Councils consideration.

INTRODUCTION

The property subject to the proposed amendment is legally described as Concession C, Part Lot 58 RP 61R10348; Part 1 and is municipally known as 84 Elora Street N, Clifford. The subject property is approximately 5.83 ha (14.4 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose and effect of this zoning amendment application is to rezone the subject lands from Highway Commercial Exception (C2-15) to Highway Commercial (C2) zone. This

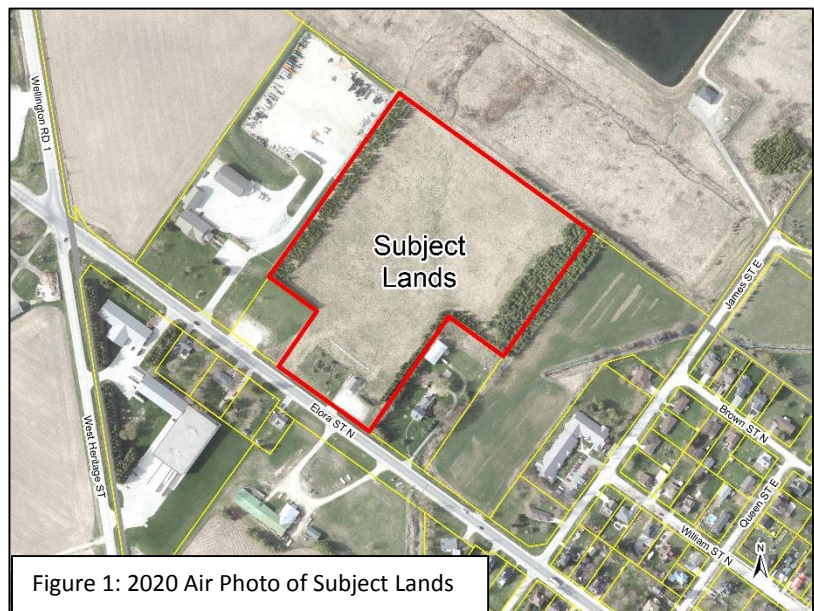


Figure 1: 2020 Air Photo of Subject Lands

rezoning will remove the site-specific uses (golf driving range, miniature golf course, restaurant or snack bar and other accessory uses) and allow all uses permitted in the C2 zone.

PROVINCIAL POLICY STATEMENT (PPS)

The subject lands are located within the Clifford Urban Centre. Section 1.1.3.1 of the Provincial Policy Statement states that settlement areas such as Clifford “shall be the focus of growth and their vitality and regeneration shall be promoted.”

Under Section 1.3.1 (Employment) of the PPS, Planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

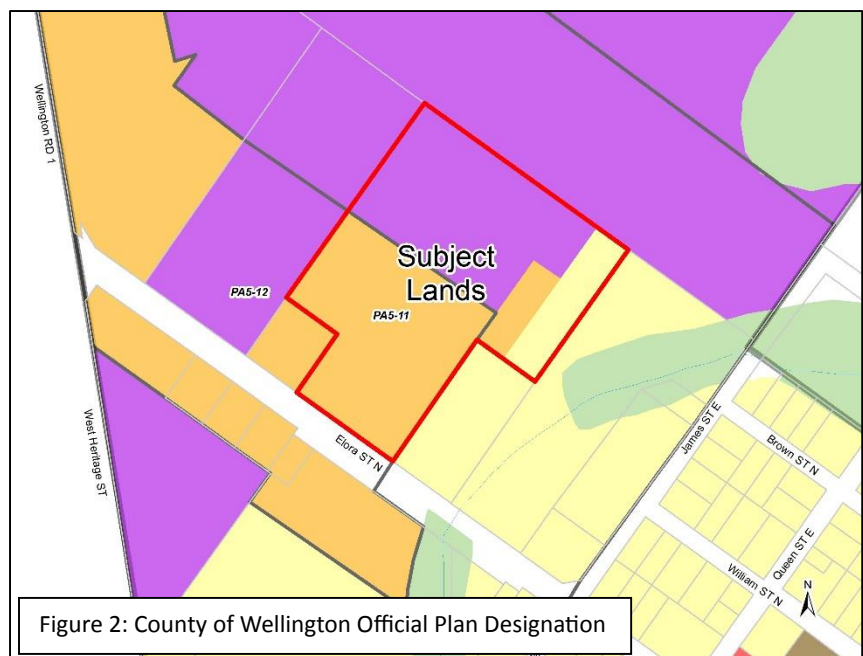
PROVINCIAL GROWTH PLAN

The Growth Plan for the Greater Golden Horseshoe (GGH) provides growth management policy direction for the GGH, which includes Wellington County. All planning decisions are required to conform to the applicable policies and provisions of the Growth Plan. According to Employment Policy 2.2.5.1 (a), “Economic development and competitiveness in the GGH will be promoted by: making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities.”

Section 2.2.1.2 (a) of the Growth Plan directs a vast majority of growth to settlements areas with a delineated built boundary, existing water and wastewater servicing systems and can support the achievement of complete communities. Further, Section 2.2.1.2 (c) adds within settlement areas growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit, priority on higher order transit where it exists or is planned; and areas with existing or planned public service facilities.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated as HIGHWAY COMMERCIAL, INDUSTRIAL and RESIDENTIAL in the County Official Plan and is also located within two Special Policy Areas (PA5-11 and PA5-12) (See figure 2). PA5-11 promotes the development of a complete community (mix of land use, park, trail etc.) in accordance with the planned road network on Schedule B5-1a of the Official Plan with the appropriate services. PA5-12 promotes development that should limit traditional highway commercial form. Specifically, sites should be designed and developed to ensure attractive streetscapes and to promote social interactions.



A list of related guiding official plan policies are provided below:

Section 7.4.1 – Primary Urban Centres provides details on land use compatibility in Primary Urban Centres stating “Primary urban centres are expected to provide a full range of land use opportunities.”

Section 7.4.3 – Land Use Compatibility states: “More detailed planning policies and zoning regulations shall be developed for primary urban centres to ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.”

Section 7.4.8 – Other Commercial uses states “A variety of other commercial uses will be required in primary urban centres including areas to serve highway oriented business including gas sales and motels, commercial uses requiring large sites and unable to locate in the “main street” area and convenience commercial uses to serve neighbourhood needs.”

Section 7.4.10 – Industrial Development states “Most industrial users want full municipal sewer and water services. The long-term financial prosperity of Wellington will be heavily influenced by the ability of primary urban centres to provide serviced industrial land. All primary urban centres are expected to contribute to the supply of serviced industrial land by designating and zoning industrial areas well in advance of development.”

Section 8.6.3 – Permitted Uses identifies that lands designated Highway Commercial “shall accommodate uses catering to the travelling public such as motels, automotive sales and service, general convenience commercial uses, recreational uses, restaurants and banquet halls, Uses such as building supply outlets, wholesale outlets, churches, funeral homes, garden centres, furniture stores, home furnishing centres, liquor, beer and wine stores may also be permitted subject to the provisions of the Zoning By-law. Residential uses may be permitted within mixed use developments provided that commercial uses are located at street level, and land use compatibility can be addressed.”

Section 8.7.3 – Permitted Uses identifies that lands designated Industrial may be used for a variety of industrial uses including transport facilities and storage yards. Further, “Certain commercial uses requiring large sites, or which may not be suitable in a commercial area due to their nature may also locate within INDUSTRIAL areas. Such uses may include heavy equipment sales and services, factory or wholesale outlets, mini-warehouses, and truck or auto repair shops.”.

OPA No. 113- Town initiated OPA for North Clifford Lands

In October of 2020 this Town Initiated OPA 113 was approved by the County, which redesignated a portion of the subject lands from Highway Commercial to Industrial and introduced two new special policy areas to encourage the efficient use of infrastructure and to introduce design policies for the lands designated Highway Commercial.

MINTO ZONING BY-LAW

The subject lands are zoned Highway Commercial Exception (C2-15) zone. Permitted uses in the C2-15 zone include an active recreational use, including a golf driving range, miniature golf course, restaurant or snack bar and other accessory uses that might normally be associated with such a use.

The applicants were initially seeking to rezone the entire property to a Highway Commercial (C2) zone with municipal services now being available at the lot line. Currently, there are no development proposals

from the applicant. Planning Staff note that the recent OPA 113 redesignated the rear portion of the subject lands to Industrial and incorporated the special policy areas on the subject lands. After further review of the Official Plan policies, Staff are suggesting to rezone the front portion of the lands to a C2 zone and keep the rear portion as a site specific C2 zone. The site specific C2 zone would remove any sensitive land uses (residential, institutional etc) from the current C2 permitted uses, and introduce light industrial uses (see schedule 1). The removal of these sensitive land uses is due to the close proximity to the sewage lagoons on the adjacent lands. By removing these uses from the rear portion of the property it will maintain a 100m setback to the property line of the adjacent sewage lagoon lands. The introduction of light industrial uses on the rear portion of the lands is to be in conformity with the official plan designation.

SITE PLAN APPROVAL

The applicants have not provided a development proposal with the application however, any proposed development is subject to site plan approval. Planning Staff note that the site plan application will provide the opportunity for a more detailed review of the design of the site. Such matters as buffering, fencing, drainage, grading, snow storage, parking, traffic impacts, lighting etc. will be reviewed in greater detail. The site plan process provides the mechanism to implement buffering, and other site works which will consider and address compatibility of the development with neighboring properties.

Following the public meeting, Planning Staff will prepare a final report and draft zoning by-law for Council's consideration.

Respectfully submitted
County of Wellington Planning and Development Department


Jessica Rahim
Senior Planner

Schedule 1

C2 – Highway Commercial Zone Permitted Uses

- Automotive Accessories Shop
- Automotive Sales and Service Establishment
- Automotive Service Station
- Automotive Washing Establishment
- ~~Banquet Hall~~
- Beer Store
- Boat Sales and Service Establishment
- Business and/or Professional Offices
- Building Supply Outlet
- Bus Depots
- ~~Church/ Place of Worship~~
- Commercial Nursery or Greenhouse
- Convenience Store
- Farm Implement Sales and Service Outlet
- ~~Farmer's Market~~
- Financial Office
- ~~Flea Market~~
- Funeral Home
- Gas Bar
- ~~Garden Centre~~
- ~~Hotel~~
- Liquor Store
- ~~Motel, Motor Hotel~~
- Parking Area
- Parking Lot
- ~~Places of Entertainment~~
- ~~Places of Recreation~~
- Public Buildings
- Public Uses
- Recreational Trailer Sales and Service Establishment
- Rental Outlet
- ~~Restaurants (Dining, Drive-In, Drive-Thru, Take-Out)~~
- Service or Repair Shop
- Veterinarian Clinic
- U-Brew Establishment
- Wholesale Outlets
- Accessory Uses, Buildings and Structures to the above permitted uses
- ~~Accessory Residential Dwelling Unit except in conjunction with an automotive use~~

M2- Light Industrial Zone Permitted Uses

- Automotive accessories shop
- Automotive washing establishment
- Business or professional office
- Catering Establishment
- Cleaning service
- Commercial recreation use
- Commercial school or studio
- Computer programming establishment
- Data processing establishment
- Laboratory or research facility
- Mini-storage warehouse
- A parking lot
- Photofinishing establishment
- Printing, publishing or packaging establishment
- Public building
- Public utility
- Rental outlet
- Service industry
- Service or repair shop
- Veterinarian's clinic
- Warehouse
- Uses accessory to the foregoing permitted uses including an office, showroom, lunchroom, cafeteria or a retail outlet which does not exceed 30% of the gross floor area of the main building, may also be permitted.