



TOWN OF MINTO

MEETING DATE: May 7th, 2024
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2024-018 – Zoning By-law Amendment (ZBA 2024-03) – Tammy and Shaun Milne
84 Elora Street, N
CON C PT LOT 58 RP 61R10348; PART 1

RECOMMENDATION

THAT the Council of the Town of Minto receives report PLN 2024-018 for the proposed Zoning By-Law Amendment ZBA 2024-03 – Tammy and Shaun Milne, for lands legally described as CON C PT LOT 58 RP 61R10348; PART 1, with a municipal address of 84 Elora Street N, for information.

BACKGROUND

The subject lands are legally described as CON C PT LOT 58 RP 61R10348; PART 1 with a municipal address of 84 Elora Street N, Clifford. The subject property is approximately 5.83 ha (14.4 ac) in size and is currently vacant. The subject lands are zoned Highway Commercial Exception (C2-15) zone. Permitted uses in the C2-15 zone are limited and 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, on a private sanitary service.

PURPOSE

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands from (C2-15) to (C2) Commercial Zone and to modify the permitted uses within the C2-15 portion in order to facilitate a future development on the site. The additional permitted uses proposed can be found within the County Planner's report.



Figure 1 – Aerial

Source: Wellington County GIS (2020)

Provincial Growth Plan

Please refer to the attached report by the County of Wellington for additional information pertaining to conformity with the Growth Plan for the Greater Golden Horseshoe.

Wellington County Official Plan

The subject land is currently designated for Highway Commercial, Industrial, and Residential use and falls within two Special Policy Areas (PA5-11 and PA5-12). PA5-11 promotes the development of a complete community in line with the planned road network and services. PA5-12 aims to limit traditional highway commercial forms.

Please refer to the attached report by the County of Wellington for additional information pertaining to conformity with the County of Wellington's Official Plan.

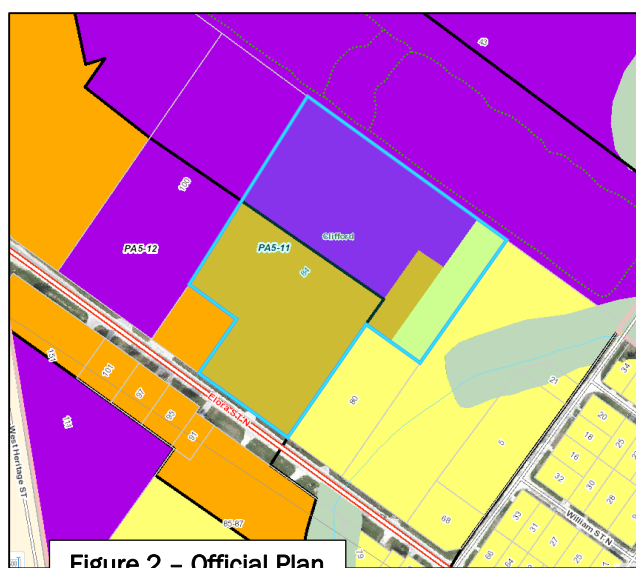


Figure 2 – Official Plan

Source: Wellington County GIS (2020)



Figure 3 – Zoning

Source: Wellington County GIS (2020)

Town of 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, however in review of the application and discussion with the applicant, the rear portion of the property adjacent to the municipal lagoon system would be better utilized with the sensitive land uses removed (such as residential, restaurants, churches, etc) and adding additional light industrial uses. Currently, there are no development proposals from the applicant.

COMMENTS

Town Staff, Wellington County's Planning Department, as well as other agencies required by the *Planning Act* have been circulated the application for review and the following comments were received.

Wellington County's Planning Department

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.

Wellington Source Water Protection

Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

Saugeen Vally Conservation Area

The property falls within the SVCA. A small area in the southeast of the property falls within the SVCA Approximate Screening Area due to nearby floodplain potential. Development within this area may require an SVCA Permit prior to commencement. The proposed zoning by-law application is generally acceptable to SVCA staff.

Town of Minto Staff

Town staff have received and reviewed the County's report and support the comments brought forward within it as it is consistent with the County of Wellington's Official Plan and applicable provincial policies.

Building Department

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.

Public Works Department

Public Works requires payment of frontage fees totaling \$38,403.00, based on the rate of \$340 per meter for the property's total frontage of 112.95 meters at the time a development proposal is submitted to the Town. Moreover, water, storm, and sanitary connection fees amount to \$2,500 each, totaling \$7,500. Furthermore, a D2 study is essential to determine the necessary setback from the sewage treatment plant to the lot line for any proposed sensitive land use may be required, pending on the development uses proposed in the future.

Neighbouring Landowners/Residents

No written submissions or registrations to attend the Public Meeting were received prior to the submission of this report.

The Wellington County Planning Department and Saugeen Valley Conservation Authority reports are attached for your review.

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: Sama Haghighi, Planning Coordinator

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