



## PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

**DATE:** May 16<sup>th</sup>, 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) Recommendation Report**

### SUMMARY

The purpose of this report is to provide the Town with recommendations regarding the above-noted application to permit Highway Commercial uses in the front portion of the property and restrict sensitive land uses to the rear portion of the property in addition to the light industrial uses being permitted.

Planning Staff are of the opinion that the zoning by-law amendment is consistent with Provincial Policy and conforms with the County of Wellington Official Plan.

Planning Staff have also prepared a draft zoning by-law amendment for Council's consideration. A copy of the draft by-law is attached as Schedule 1 to this report.

### 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.



Figure 1: 2020 Air Photo of Subject Lands

## **PROPOSAL**

The purpose and effect of this zoning amendment application is to rezone a portion of 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 Highway Commercial (C2) zone on the front portion of the property. This rezoning will also amend the site specific C2-15 zone by removing the golf driving range and miniature golf course uses and allow a range of Highway Commercial uses excluding any sensitive land uses and introducing light industrial (M2) uses on the rear portion of the subject lands.

## **Review of Planning Policy**

A review of applicable planning policy including the PPS, Growth Plan and County of Wellington Official Plan was provided in the public meeting report.

## **PUBLIC MEETING COMMENTS**

A public meeting was held on May 7<sup>th</sup>, 2024. There were no residents that spoke at the public meeting and no questions from Council regarding the proposed application.

## **DRAFT ZONING BY-LAW AMENDMENT**

A draft zoning by-law amendment has been prepared for public review and Council's consideration and attached to this report as **Schedule 1**.

Planning staff note that the applicant is aware of staff suggestion at the public meeting 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 C2-15 zone would remove any sensitive land uses (residential, institutional etc.) from the current C2 permitted uses, and introduce light industrial uses.

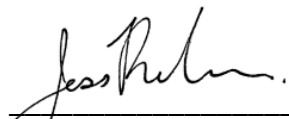
## **PLANNING OPINION**

Planning Staff is of the opinion that the proposed amendment is consistent with Provincial Policy, including the PPS and the Growth Plan (A Place to Grow). The recent OPA 113 redesignated the rear portion of the subject lands to Industrial and incorporated two special policy areas on the subject lands. The introduction of highway commercial uses and light industrial uses is consistent with the policies of the County Official Plan and supports the Town initiated OPA 113 for the North Clifford lands.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted

County of Wellington Planning and Development Department



---

Jessica Rahim  
Senior Planner

**THE CORPORATION OF THE TOWN OF MINTO**

**BY-LAW NUMBER \_\_\_\_\_.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 01-86  
BEING THE ZONING BY-LAW FOR THE TOWN OF MINTO**

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86; as amended pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Town of Minto enacts as follows:

1. THAT Schedule 'A' Map 2 to By-law 01-86 is amended by changing the zoning on a portion of the lands described as Concession C, Part Lot 58 RP 61R10348; Part 1 and is municipally known as 84 Elora Street N, Clifford, as shown on Schedule "A" attached to and forming part of this By-law from **Highway Commercial Site Specific (C2-15)** to **Highway Commercial (C2) zone**.
  
2. THAT Section 34, Clifford Village Exception Zone, is hereby amended by deleting exception in its entirety and adding the following new exceptions:

<p><b>34-15</b> 84 Elora St, N</p>	<p><b>C2-15</b></p>	<p>Notwithstanding any other section of the by-law to the contrary, for the lands zone C2-15 the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• Any use permitted in the M2 (Light Industrial) Zone subject to the applicable regulations of that Zone</li> <li>• Automotive Accessories Shop</li> <li>• Automotive Sales and Service Establishment</li> <li>• Automotive Service Station</li> <li>• Automotive Washing Establishment</li> <li>• Beer Store</li> <li>• Boat Sales and Service Establishment</li> <li>• Business and/or Professional Offices</li> <li>• Building Supply Outlet</li> <li>• Bus Depots</li> <li>• Commercial Nursery or Greenhouse</li> <li>• Convenience Store</li> <li>• Farm Implement Sales and Service Outlet</li> <li>• Financial Office</li> <li>• Gas Bar</li> <li>• Liquor Store</li> <li>• Parking Area</li> <li>• Parking Lot</li> <li>• Public Buildings</li> <li>• Public Uses</li> <li>• Recreational Trailer Sales and Service Establishment</li> </ul>
----------------------------------------	---------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<ul style="list-style-type: none"> <li>• Rental Outlet</li> <li>• Service or Repair Shop</li> <li>• Veterinarian Clinic</li> <li>• U-Brew Establishment</li> <li>• Wholesale Outlets</li> <li>• Accessory Uses, Buildings and Structures to the above permitted uses</li> </ul>
--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

3. That except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.
  
4. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE TOWN OF MINTO

BY-LAW NO. \_\_\_\_\_

Schedule "A"



This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_\_ day of \_\_\_\_\_ 2024

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

BY-LAW NUMBER \_\_\_\_\_.

**THE LOCATION OF THE SUBJECT LANDS** 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 and is currently zoned Highway Commercial Site Specific (C2-15) Zone.

**THE PURPOSE AND EFFECT** of the proposed amendment is to rezone the front portion of the subject lands from Site Specific Highway Commercial (C2-15) to Highway Commercial (C2) zone and amend the permitted uses in the C2-15 zone to restrict sensitive lands uses and allow for light industrial (M2) uses.