

May 31, 2024

Town of Minto Committee of Adjustment,

Please include my written submission as part of the June 4 2024 hearing regarding the application for a minor variance for the 255 Norman st. property in Palmerston.

I have been the owner and occupant of 305 Norman st. (the property next to 255 Norman st.) for almost 20 years operating a custom cabinetry shop. Our operations over the years haven't changed much, we manufacture cabinetry and wood products. With this we also produce dust, noise, and occasionally odours as part of our process. Sometimes if the need arises, we also operate late in the day and into the evening to meet production requirements, with all of the fore mentioned byproducts. All carrying potential for tenant complaints.

305 Norman st. is zoned M1 and allows us to conduct our business as we have. A few years back I approached Terry Kuipers about the possibility of purchasing the land behind our property to the trail, and at that time was told that it could not be sold to us due to contamination and pollution from the rail line being there. At that time I was considering an expansion, but intended to just fence the perimeter of the expanded property as a security separation from the trail to our shop as there have been several security issues in the past. The property at 255 Norman st. is listed as being zoned as MU1-11 on the Wellington county website. If the contamination and pollution concerns are valid, with the land behind our lot, wouldn't the same concern be true for the back of

255 Norman as well, and as a MU or commercial zoned property may not be any sort of issue, however, residential or high density residential wanting to push beyond the stated limitations for the R3 zoning doesn't sit right with these environmental concerns being voiced in opposition to a fenced yard just next door.

With a 20 unit apartment building, there will need to be parking for at least 20 cars, and even though we have a open lot in front of our building for employees, customers, pick up and deliveries, operating of a forklift etc. What will prevent tenants or their guests from occupying our lot preventing our business operations to run smoothly and safely.

With our business we require a dumpster on site for our scrap and waste.

We already have issues with locals filling our dumpster, and we've even seen construction waste not from our shop filling it. We have had to modify the lids of the bins to try to prevent this. It's not hard to see with the cost of garbage bags going up, that any business dumpster will look very appealing for people struggling to cover the small things like pay for garbage bags, especially if it's just next door.

I understand there is a need for housing, and that there are financial pressures and gains from higher governments that would have you consider bending rules for a project like this. That said, I believe that this is not the right property for this project, and strongly oppose what this application if passed will bring.

Yours truly,

Greg Porter