



TOWN OF MINTO

MEETING DATE:

September 3rd, 2024

REPORT TO:

Mayor Turton and Members of Council

SERVICE AREA:

Building Department

SUBJECT:

PLN 2024-035 – Zoning By-law Amendment (ZBA 2024-08) – W.T Land LP
475 Main St E, Palmerston
Concession 1 Part Lot 19

RECOMMENDATIONS:

THAT the Council of the Town of Minto hereby receives report PLN 2024-035 for the proposed Zoning By-Law Amendment ZBA 2024-08 – W.T Land LP, for lands legally described as Concession 1 Part Lot 19, with municipal addresses of 475 Main St E, Palmerston, for information;

AND FURTHER THAT the Council of the Town of Minto considers passing a By-law at a subsequent Council Meeting.

BACKGROUND

The subject land is legally described as Concession 1, Part Lot 19, with the municipal address of 475 Main St E, Palmerston. The property is approximately 0.66 ha (1.64 ac) in total size, is currently vacant and is zoned C2 - Highway Commercial. A reduced minimum lot frontage of 15.36 meters was previously permitted through a Minor Variance application in 2021 as part of a consent application, which severed this vacant parcel from 485 Main St E.

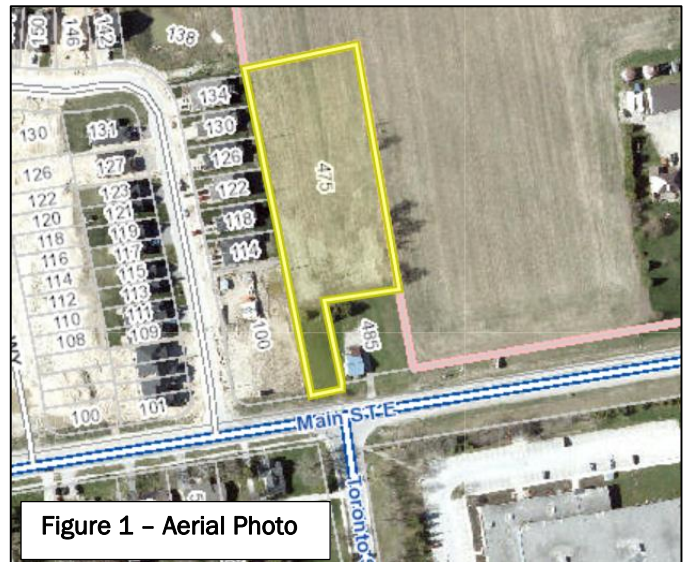
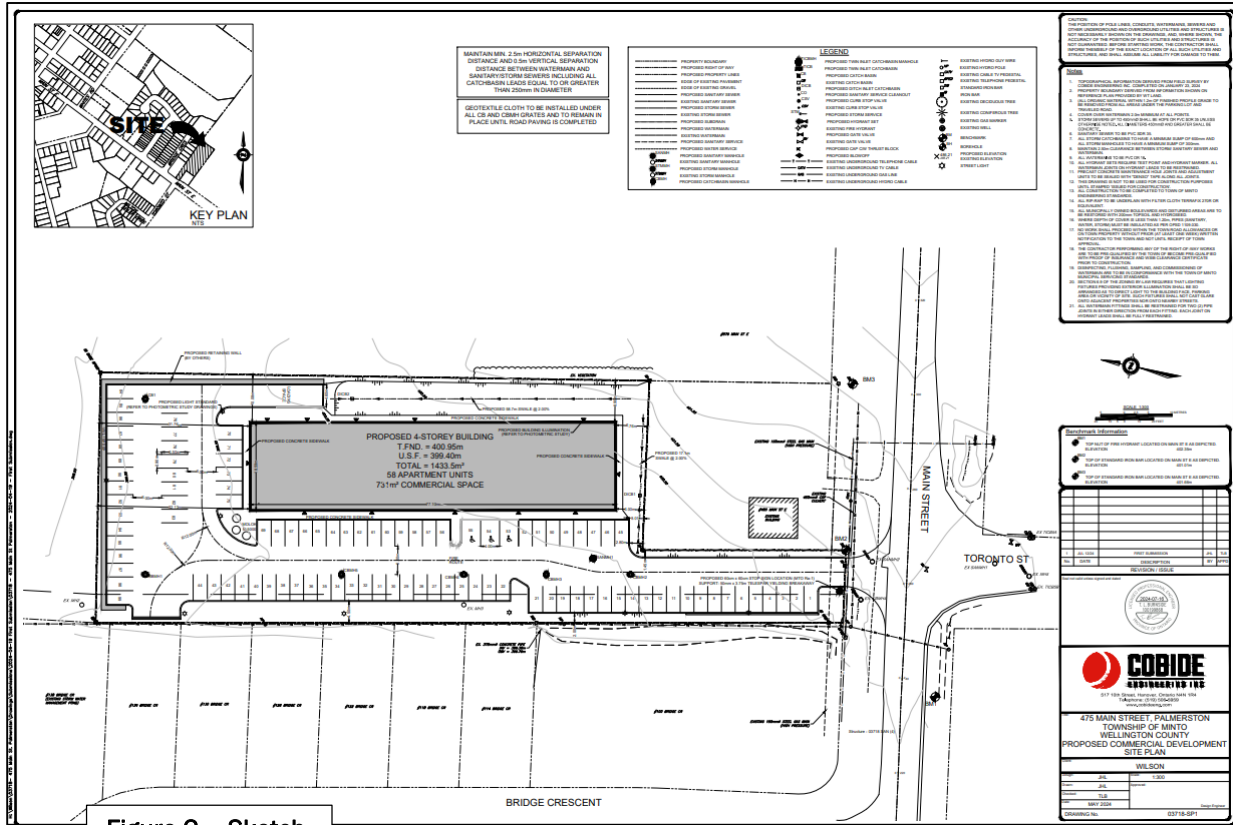


Figure 1 – Aerial Photo

PURPOSE

The purpose and effect of the proposed Zoning By-law amendment is to rezone the subject land from Highway Commercial (C2) to Highway Commercial Site Specific (C2-X) Zone to permit the construction of a 4-storey mixed-use development, which will include both commercial and residential apartment uses. The request includes relief from the following:

- Maximum building height,
- Required parking space setbacks from residential uses (west and south sides),
- Minimum residential unit floor area requirements, and
- Required loading space regulations.



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

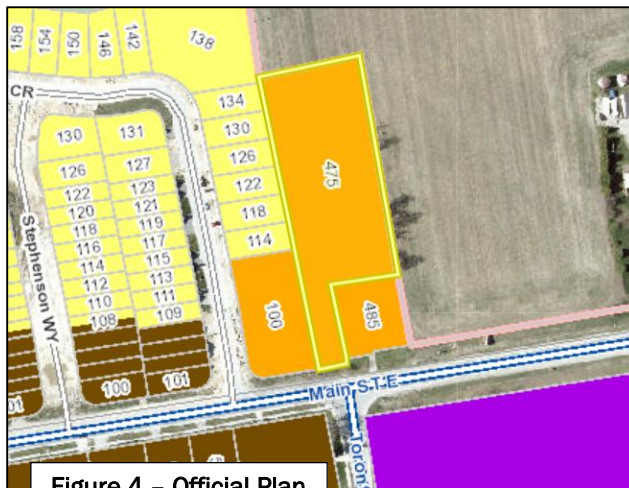
The subject property is designated Highway Commercial in the Primary Urban Centre of Palmerston and located within a defined “Greenfield Area.”

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.

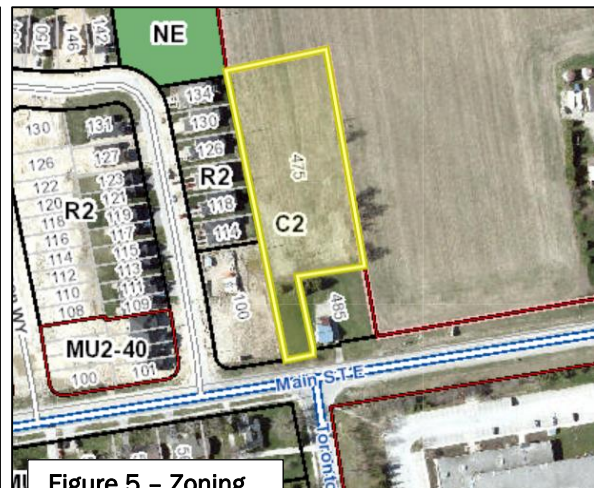
Town of Minto Zoning By-law

The subject lands are currently zoned C2 – Highway Commercial. The applicant is seeking to rezone 475 Main St E from a straight C2 zone to a site specific C2-X zone to facilitate the construction of a 4-storey mixed-use development, with 58 residential apartment units and 731 m² (~7868 sq. ft.) of commercial space. Under the current Town of Minto zoning regulations, the C2 zone allows a maximum building height of 12.5 m (41.0 ft), parking space setbacks of 4.5 m (14.76 ft) from residential zones, a minimum residential apartment floor area of 50 m² (538 sq. ft.), and 2 loading spaces.

The proposed changes include a building height increase to 13.75 m (45.11 ft), parking space setback to a residential zone of 2 m (6.56 ft) and 2.8 m (9.18 ft), a minimum residential floor area of 37.0 m² (398.3 ft²) and 1 loading space.



Source: Wellington County GIS (2020)



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COMMENTS

Town Staff, Wellington County’s Planning Department, Source Water Protection, Maitland Valley Conservation Authority, property owners with 120m (400 ft) of the subject property 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 at the County have provided a review of applicable planning policies including the PPS, Growth Plan, and the County of Wellington Official Plan as it relates to the application. Following the public meeting, Planning Staff will prepare a final recommendation report and by-law for Council’s consideration.

Upper Grand District School Board

Planning staff at the Upper Grand District School Board have reviewed the application and provided conditions to be imposed during future Site Plan Control/Plan of Condominium applications. Please refer to the attached report from the Upper Grand District School Board for additional information.

Wellington Source Water Protection

The application was reviewed under the Clean Water Act and the Maitland Valley Source Protection Plan. Based on the submitted information, Sections 57 (Prohibition) and 58 (Risk Management Plan) of the Clean Water Act do not currently apply to the activities outlined in the application for the referenced property. However, Section 59 notices will be required for future applications at the property, and a Risk Management Plan may be needed.

Maitland Vally Conservation Area

MVCA has reviewed the application and have no concerns regarding the proposed development.

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. The following relief is being requested:

C2 Zone Provisions	Required	Proposed	Difference
BUILDING HEIGHT, Maximum (Section 17.4.7)	12.5 m (41.0 ft)	13.75 m (45.1 ft)	1.25 m (4.1 ft)
Minimum accessory residential dwelling unit floor area (Section 17.6 c)	50.0 m ² (538.2 ft ²)	37.0 m ² (398.3 ft ²)	13 m ² (139.9 ft ²)
Loading Space Requirements (Section 6.16)	2	1	1
Parking setback to any lot or zone containing a residential use (west) (6.27.4 c)	4.5 m (14.7 ft)	2.0 m (6.5 ft)	2.5 m (8.2 ft)
Parking setback to any lot or zone containing a residential use (south) (6.27.4 c)	4.5 m (14.7 ft)	2.8 m (9.2 ft)	1.7 m (5.6 ft)

The proposed development requires Site Plan Control (SPC) Approval. Planning Staff note that the SPC application will allow for a more thorough examination of the site's design. This will include a detailed review of aspects such as buffering, fencing, drainage, grading, snow storage, parking, traffic impacts, lighting, and truck movement.

Planning Staff request that the applicant provide more information about truck movement on the site, particularly concerning the location of loading space, which will be review during the SPC process.

Until such a time that a complete review has been completed on the SPC application, Town staff will not be bringing a Draft By-law back to Council for your consideration, in the event minor zoning issues are realized during that process.

Public Works Department

Public Works have reviewed this planning application and Planning Staff are requesting that the applicant provide additional detail and information regarding the truck movement on the site, which reflecting the County Planners comments, will be reviewed during the SPC process.

Neighbouring Landowners/Residents

To date, three registrations to attend the Public Meeting has been received, and two neighboring residents have submitted a written comments expressing concerns related to:

- Impact the entrance and exit from Main Street
- Parking area
- Incompatible height
- Increased Noise and Pollution
- Loss of Scenic Views and Natural Light
- Traffic and Safety Issues
- Property Value

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

STRATEGIC PLAN

Goal 1:

Manage Our Infrastructure Maintain, renew, and expand our municipally owned infrastructure to enhance healthy growth and our environment.

PREPARED BY: Sama Haghighi, Planning Coordinator

RECOMMENDED BY: Gregg Furtney, Chief Administrative Officer