



## PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

**DATE:** August 26<sup>th</sup>, 2024  
**TO:** Annilene McRobb, Clerk  
Town of Minto  
**FROM:** Jessica Rahim, Senior Planner  
County of Wellington  
**SUBJECT:** **WT Land L.P.**  
**Concession 1, Part Lot 19**  
**475 Main St. E, Palmerston**  
**Zoning By-law Amendment (ZBA2024-08)**

### Planning Summary

The purpose of this zoning amendment is to rezone the subject lands from Highway Commercial (C2) to Highway Commercial Site Specific (C2-X) Zone to facilitate the construction of a 4-storey mixed-use development with commercial on the ground floor and 58 residential unit apartments above. Site specific zoning is requested to provide relief from the maximum building height, required parking space setbacks to a residential use (west and south sides), minimum residential unit floor area requirements and required loading space regulations.

This purpose of this report is to provide the Town with an overview of the proposed Zoning By-law amendment application and facilitate the public meeting. Further, this 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 located at Concession 1 Part Lot 19 and municipally known as 475 Main Street East, Palmerston. The subject property is approximately 0.66 ha (1.64 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose and effect of the proposed Zoning By-law amendment is to rezone the subject lands from Highway Commercial (C2) to Highway Commercial Site Specific (C2-X) Zone to facilitate the construction of a 4-storey



Figure 1: 2020 Air Photo of Subject Lands

mixed-use development (commercial and residential apartment uses). Site specific zoning is requested to provide relief from the maximum building height, required parking space setbacks to a residential use (west and south sides), minimum residential unit floor area requirements and required loading space regulations. A copy of the proposed site plan is shown in Figure 2.

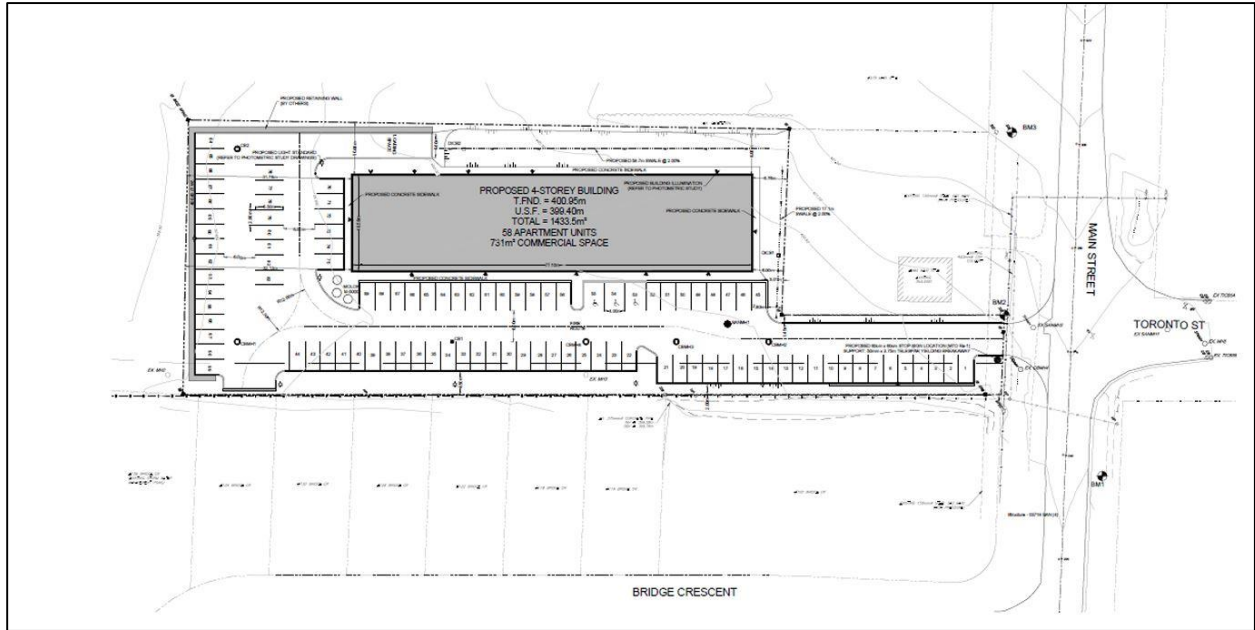


Figure 2: Proposed Site Plan prepared by Cobide Engineering Inc, August 2024

### SUPPORTING STUDIES

The applicant has completed the following technical reports and studies in support of the proposed applications:

- A Planning Justification Report prepared by Cobide Engineering Inc.
- A Photometrics Plan prepared by Ideal Supply Inc.
- A Shadow Study prepared by Fryett Turner Architects Inc.
- A Functional Servicing and Stormwater Management Report prepared by Cobide Engineering Inc
- A Traffic Impact Study prepared by Salvini Consulting

### PROVINCIAL POLICY STATEMENT (PPS)

The subject lands are located within the settlement area of Palmerston. Section 1.1.3.1 of the Provincial Policy Statement states that settlement areas such as Palmerston “shall be the focus of growth and development.” Settlement areas are encouraged to include a mix of densities and land uses.

Section 1.1.3.2 states “land use patterns within settlement areas shall be based on densities and a mix of land uses which b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion”

Section 1.1.3.4 states “Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding and mitigating risks to public health and safety”.

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 consider 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.

Section 2.2.1.4 of the Growth Plan seeks to achieve a complete community including a diverse mix of lands uses, including residential and employment uses, and provide for a more compact built form and vibrant public realm.

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.”

Under Section 2.2.7 of the Growth Plan, new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities.

### **WELLINGTON COUNTY OFFICIAL PLAN**

The subject lands are designated as HIGHWAY COMMERCIAL in the Primary Urban Centre of Palmerston and located within a defined “Greenfield Area.”

#### **Intensification**

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection c) encouraging added houses above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas.

#### **Urban Centres**

Section 7.4.1 of the Official Plan provides details on land use compatibility in Primary Urban Centres “Primary urban centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial, and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available.”

#### **Highway Commercial Designation**

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... 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 8.6.6 of the official plan speaks to “where highway commercial areas are adjacent to residential areas, appropriate measures shall be taken to provide adequate setbacks, landscaping and screening and to control design elements which may detract from the residential area”.

**MINTO ZONING BY-LAW**

The subject lands are zoned Highway Commercial (C2) zone. The applicant is requesting to rezone the subject lands to a Highway Commercial Site Specific (C2-X) Zone to facilitate the construction of a 4-storey mixed use development with commercial on the ground floor and 58 residential unit apartments above. A range of uses are permitted within the C2 Zone, including “A permitted commercial use or building may contain one or more accessory residential apartments subject to following provisions” per Section 17.6.

The following relief is being requested:

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

**RELATED APPLICATION**

Planning Staff recognize that the reduced minimum lot frontage of 15.36 m was previously permitted through a minor variance application (MV 2021-12).

**PLANNING DISCUSSION**

**Traffic**

A Traffic Impact Study prepared by Salvini Consulting dated August 2024 has been submitted in support of the application.

Based on findings of the study, it was concluded that the “intersection is forecasted to continue to operate at acceptable levels in the future with the proposal” and the study “recommends considering options to provide a crossing opportunity for residents to the south side of Main St with planned reconstruction of Main St in 2026.” Planning Staff note that the study will be reviewed by the Town Engineer and the County

of Wellington Roads Department.

### **Impacts on Adjacent Uses (shadow and external lighting)**

A shadow study prepared by Fryett Turner Architects Inc. dated August 2024 has been submitted in support of the application. According to the report, the proposed development concept would have minimal shadow impacts on the adjacent residential uses.

The photometric study prepared by Ideal Supply Inc. The study found that exterior lighting “would not cast glare on to the adjacent residential uses west of the subject lands.” Planning Staff note that the study will be reviewed by the Town Engineer and any further matters related to buffering, lighting, privacy, etc. will be reviewed at the site plan stage.

### **Stormwater Management**

A Functional Servicing and Stormwater Management Report prepared by Cobide Engineering Inc dated August 2024 has been submitted in support of the application.

According to the report “The proposed development will be serviced by a 150 mm diameter watermain that will connect to the existing 200 mm diameter watermain on Main St E.” and further summarized that “The development will match post-development flows and pre-development flows. An underground storage will be implemented.” Town Staff and the Town Engineer are reviewing the Functional Servicing Report.

### **SITE PLAN APPROVAL**

The 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.

### **Additional Information**

Truck movement: Planning Staff are requesting that the applicant provide additional details and information regarding the truck movement on the site, specifically related to the loading space location. Additional information may be required from Council or Staff following the public meeting.

### **Draft Zoning By-law**

Draft zoning by-law wording has been prepared by the applicant’s planner in support of the application. The following wording is suggested for the text of the Zoning By-law Amendment:

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

1. THAT Schedule "A" - Map 4 of the Town of Minto Zoning By-law 01-86 is amended by rezoning Part of Lot 19, Concession 1, geographic Township of Minto, located at 475 Main St., Palmerston, as shown on Schedule "A" attached to and forming part of this By-law, from:
  - Highway Commercial (C2) to Highway Commercial with Exceptions (C2-x)
2. THAT Section 37, Town of Palmerston Exception Zones, is amended by the inclusions of the following new exception:

<b>34.XX</b> Roll Number 234100001100 100  Palmerston	<b>C2-xx</b>	Notwithstanding any other provisions to the contrary, the following regulations shall apply:  i) Lot Frontage, Minimum 15.36 m  ii) Building Height, Maximum 13.75 m  ii) Residential Unit Floor Area Minimum 37 m <sup>2</sup>  v) Parking Setback to Residential Use 2 m  vi) Loading Spaces 1
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**NEXT STEPS**

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

Respectfully submitted

County of Wellington Planning and Development Department

  
Jessica Rahim  
Senior Planner