



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

COUNCIL DATE: December 17th, 2024
TO: Annilene McRobb, Clerk
Town of Minto
FROM: Zach Prince, Senior Planner
County of Wellington
SUBJECT: **Public Meeting Report**
File Name: 2396584 Ontario Inc (Doug Taylor)
Zoning By-law Amendment (ZBA 2024/10) & Draft Plan of Subdivision (23T-24005)
Part Lot 114, Concession D, Teviotdale

Planning Summary

The Town of Minto and the County of Wellington have received applications for a zoning by-law amendment, and a draft plan of subdivision to facilitate a proposed industrial subdivision in Teviotdale. The proposed development includes 12 Industrial lots, a municipal stormwater management pond and municipal road.

The purpose of this zoning amendment is to rezone the subject lands from Agricultural site specific (A-61) to Rural Industrial Site Specific (RIN-XX), and Open Space Site Specific (OS-XX) to facilitate the proposed Draft Plan of Subdivision (23T-24005).

The proposed zoning by-law includes permitting additional uses in the RIN zone and prohibiting uses that are less compatible with the Hamlet area. The proposed draft plan of subdivision includes 12 lots (1-2 ac), a future development block, municipal road (26 m wide) and a stormwater management block.

This report provides the Town with an overview of the proposed applications and facilitates the public meeting. Further, the 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 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(s) which will include seeking endorsement on the draft plan of subdivision and a draft zoning by-law amendment for Council's consideration.

INTRODUCTION

The property subject to the proposed amendment is described Part of Lot 141, Concession D and municipality know as 6739 Wellington Road 109, Teviotdale, Town of Minto. The subject property has a total area of 8.26 ha (20.41 ac) in size and is currently in agricultural production. Adjacent properties include a residence and OPP station to the North, and industrial, commercial, residential uses to the South. The location of the property is shown on Figure 1.

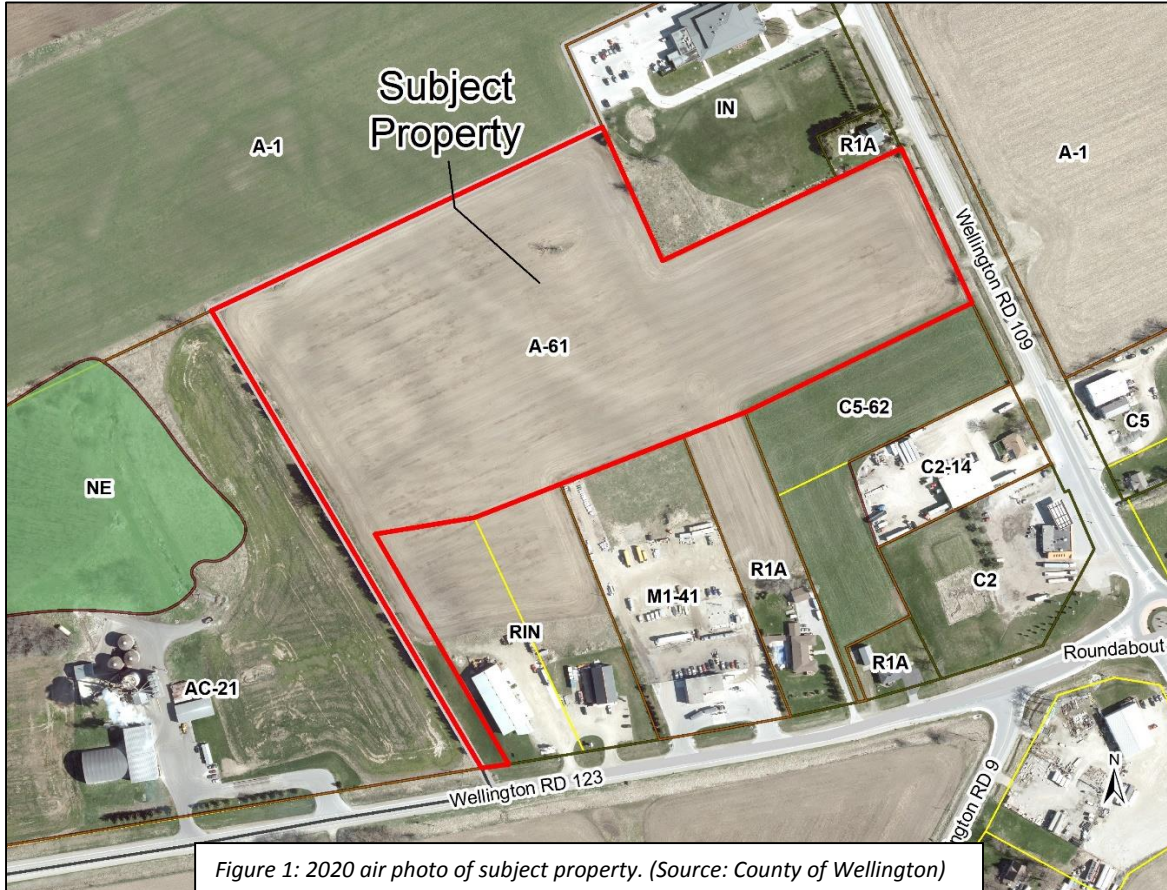


Figure 1: 2020 air photo of subject property. (Source: County of Wellington)

PROPOSED DRAFT PLAN OF SUBDIVISION

A draft plan of subdivision application has been submitted to the County of Wellington for approval which creates the following lots/blocks:

Table 1: Land Use Schedule

Land Use	Lots/Blocks	Units	Area (Ha.)
Rural Industrial Lots	1-12	12	6.118
Stormwater Management Block	13		0.684
Future Development	14		0.364
0.3m Reserves	15-17		0.003
Roads			1.091
TOTAL UNITS/AREA		12	8.26

The proposed draft plan of subdivision includes 12 industrial lots, a stormwater management block, and a future development block. The draft plan also includes a new municipal road which provides access to the proposed lots. The lots range in size from 1 -2 acres. An easement is located on the South property line which is required to accept drainage from the existing lots along Wellington Road 123. A copy of the proposed draft plan of subdivision is attached to this report as Schedule 1.

PROPOSED ZONING BY-LAW AMENDMENT

The purpose of this zoning amendment is to rezone the subject lands from Agricultural site specific (A-61) to Rural Industrial (RIN) site specific to facilitate the development of the proposed Draft Plan of Subdivision (23T-24005). Site specific zoning standards being proposed include permitting additional uses and prohibiting certain uses, exemptions from municipal drain setbacks and from residential setbacks. The subdivision is proposed to meet the minimum lot area (0.4 ha) and frontage requirements (30 m) of the RIN zone. A further discussion of the proposed site-specific standards is provided later in the report.

SUPPORTING STUDIES

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

- Planning Justification Report, prepared by MHBC dated August 2024
- Land Use Compatibility Study (Noise), prepared by HGC dated March 28, 2023
- Preliminary Stormwater Management Report, prepared by GM Blueplan dated June 2023
- Preliminary Septic Design Report, prepared by GEI Consultants dated September 2024
- Transportation Brief, prepared Salvini Consulting. dated July 4, 2023
- Stage 1-2 Archaeological Assessment, prepared by Detritus Consulting dated June 21, 2023

PROVINCIAL PLANNING STATEMENT (PPS) 2024

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. Under section 3 of the Planning Act, decisions affecting planning matters shall be consistent with policy statements issued under the Act.

Teviotdale is considered a Settlement Area in the PPS and located in the Rural Area. The PPS states in Section 2.3.1.1 “settlement areas shall be the focus of growth and development. Section 2.5 of the PPS supports Healthy, integrated, and viable rural areas by; e) promoting diversification of the economic base and employment opportunities through goods and services.”

Regarding servicing, Section 3.6.3 allows individual on site sewage services and individual on site water services provided site conditions are suitable for the long-term provision of the services with no negative impacts.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated HAMLET AREA and are within the Teviotdale Hamlet boundary. A summary of relevant Official Plan polices are provided below:

General Growth Strategy

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 settlement areas.

Permitted Uses

Section 6.11 of the County Official Plan provides details on the permitted uses, servicing and land use compatibility in Hamlets. Regarding permitted uses, small scale industrial and commercial uses are permitted where compatible and where adequate levels of service can be provided.

Land Use Compatibility

Land Use Compatibility is normally left to the zoning by-law standards (ie permitted uses, setbacks, outdoor storage, etc) to ensure adverse effects are kept to a minimum and appropriate mitigation is provided where practical. The applicant has submitted a land use compatibility study (noise) which recommends restricting a number of uses currently permitted in the RIN zone that may not be appropriate given the adjacent residential use (6733 WCR 109). The proposed prohibited uses include a feed mill, seed plant, grain elevator, and restricting outdoor storage on lots 1 to 3.

MINTO ZONING BY-LAW

The subject lands are zoned Agricultural site specific (A-61). The applicant is seeking to rezone to Rural Industrial site specific (RIN-x) and Open Space Site Specific (OS-x) Zone to facilitate the proposed Draft Plan of Subdivision (23T-24005). The proposed zoning and associated site-specific criteria is provided below:

Uses proposed to be <i>added</i> to RIN zone	Uses proposed to be <i>restricted</i>
Automotive Accessories Shop	Feed Mill, Seed Plant, Grain Elevator
Building Supply Outlet	Outdoor storage on lots 1, 2, and 3
Commercial Recreation Use	
Commercial School or Studio	
Computer Programming Establishment	
Printing Establishment	
Rental Outlet	
Veterinary Clinic	

Staff note the requested uses are generally commercial in nature, a number of commercial uses are permitted as of right in the RIN zone, including automotive service station and repair, business or professional office, service industry, etc. Consideration should be given to permitting the lot adjacent to County Road 109 (Lot 1) to have Hamlet Commercial zoning given the proximity to the County Road and other commercial uses in the area.

Rural Industrial Designation Setbacks	Permitted	Proposed	Difference
Lot Area, Minimum (25.2.1)	0.4 ha (1 ac)	0.4 ha	0
Lot Frontage, Minimum (25.2.2)	30.0 m (98 ft)	30 m	0
Residential Setbacks (25.2.9)	60.0 m from a residence on an abutting lot	0	60 m
Municipal Drain Setback (6.20.2)	30 m	0	30 m

Regarding the requested reduction from the municipal drain, planning staff have not received comments from the Town’s engineer at this time and will incorporate any comments in our recommendation report.

The proposed Open Space Site Specific zone would only permit a stormwater management block.

CIRCULATION

The applications were circulated to commenting agencies and no comments have been received to date.

PLANNING DISCUSSION

Preliminary Stormwater Management Report

The report is currently being reviewed by the Town’s Engineer. Planning staff note the proposed draft plan has been adjusted to relocate the Stormwater Management Pond and include a drainage easement along the rear of some of the lots.

A final detailed design will be required which will be reviewed by the Towns Engineer prior to final approval and construction of the proposed development.

Traffic Impact Study

The Transportation Brief has been submitted assessing the estimated traffic generated from the site and the proposed sight lines. The study concludes that no left turn lane is warranted, and the entrance would operate at an acceptable level given the estimated volume of WCR 109.

Planning staff note that the study is being reviewed by the Town’s Engineer, Town’s Fire Department and the County of Wellington Roads Department.

Archaeological Assessment

A Stage 1-2 Archaeological Assessment has been completed, it is unclear if the report has been submitted and accepted by the Ministry of Citizenship and Multiculturalism. The report concludes that there were no archaeological sites or resources were found during the assessment on the subject lands.

Land Use Compatibility Study (Noise)

The proposed report evaluates the MECP criteria for noise and land use compatibility. Recommendations include restricting uses on certain lots and that detailed noise studies be completed at the site plan stage, including screening, depending on the industry being proposed on the individual lots. The above recommendation could be incorporated in the proposed zoning by-law amendment or as a holding by-law provision for all or specific lots.

Planning Comments

Compatibility and road right of way design

There is a residential lot located adjacent to the subject property at 6733 WCR 109. The applicant is proposing the Right of way adjacent to this lot. Consideration should be given to incorporating fencing and landscaping along the property line to buffer the adjacent residential use.

Future Development Block

Consideration should be given to including the development block as a block on the draft plan of subdivision. The applicant has indicated the block could be acquired by a neighbouring land owner via a lot line adjustment. The adjustment may be easier from a legal perspective if the area is not included as a block on the draft plan.

REVIEW OF DRAFT PLAN OF SUBDIVISION

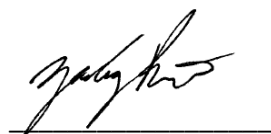
The proposed draft plan of subdivision and supporting materials are currently being reviewed by Town Staff and the Town's Consulting Engineer. Once Town Staff and the Town Engineer have completed their review and are satisfied that all technical matters have been addressed (or can be addressed as conditions of draft approval) and no additional resubmission are required, Planning Staff will prepare a follow up recommendation report to Council. A list of proposed draft plan conditions which address the requirements of the Town financial and otherwise will be included as part of the report. The conditions of draft approval will have to be satisfactorily addressed prior to the development receiving final approval from the County of Wellington.

NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report(s) which will ultimately seek Town Council approval in principle of the proposed zoning by-law amendment and draft plan of subdivision.

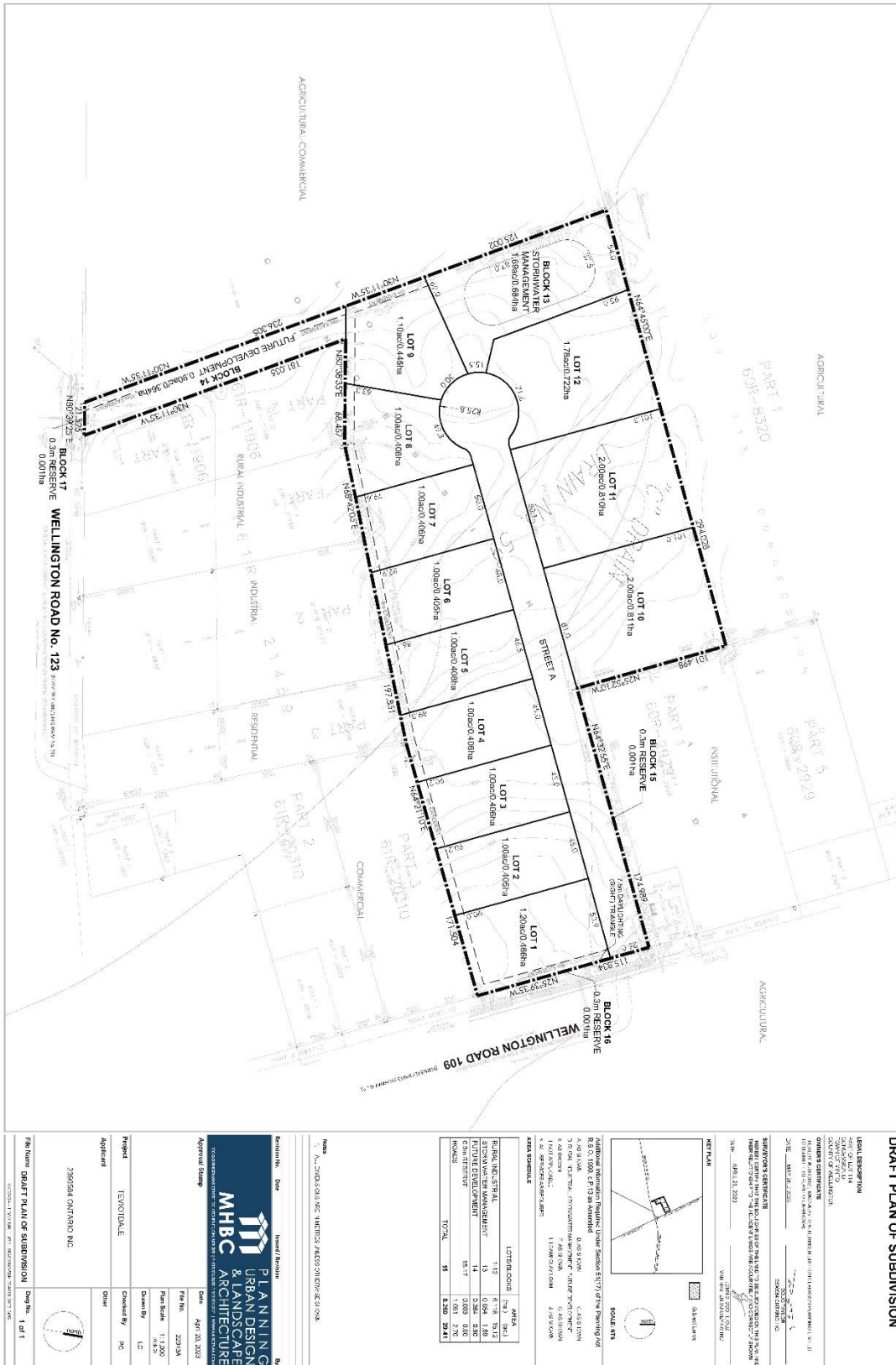
Respectfully submitted

County of Wellington Planning and Development Department



Zach Prince, MCIP RPP
Senior Planner

Schedule 1: Proposed Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION

APPLICANT: 2396584 ONTARIO INC.

PROJECT: TEMPORALE

DATE: APRIL 21, 2023

SCALE: AS SHOWN

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