



TOWN OF MINTO

MEETING DATE:

REPORT TO:

SERVICE AREA:

SUBJECT:

December 17th, 2024

Mayor Turton and Members of Council

Building Department

PLN 2024-040 – Zoning By-law Amendment (ZBA

2024-10) – 2396584 Ontario Inc/Doug Taylor

Concession D Part Lot 114 RP;61R8320 Part 1

Teviotdale, Town of Minto.

RECOMMENDATION

THAT the Council of the Town of Minto hereby receives report PLN 2024-040 for the proposed Zoning By-Law Amendment (ZBA 2024-10) – 2396584 Ontario Inc/Doug Taylor, for lands legally described as Concession D Part Lot 114 RP;61R8320 Part 1, and municipality know as 6739 Wellington Road 109, Teviotdale, Town of Minto, prepared by the Planning Coordinator, for information purposes.

BACKGROUND

The subject land is legally described as Concession D, Part Lot 114, RP; 61R8320, Part 1, and is municipally known as 6739 Wellington Road 109, Teviotdale, Town of Minto. The subject land is located within the Hamlet of Teviotdale and has a total area of 8.17 ha (20.18 ac), with an approximate frontage of 115 metres along Wellington Road 109 and 21 metres of frontage along Wellington Road 123. The land is currently under agricultural production. The current size and configuration of the subject land were established through Consent in 2018.

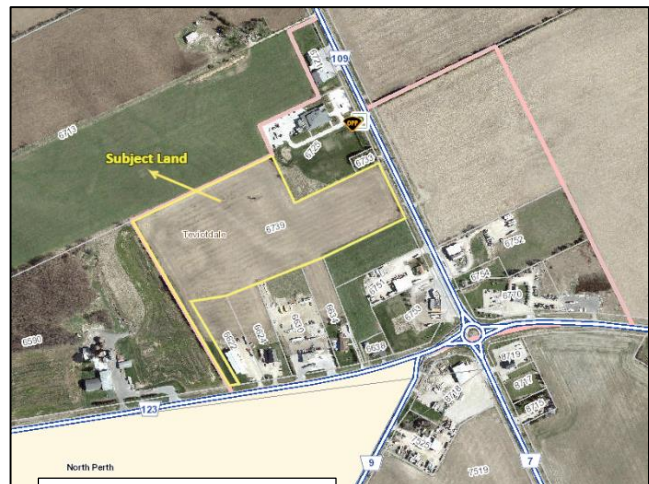


Figure 1 – Aerial Map

Source: Wellington County GIS (2020)

PURPOSE

The purpose and effect of the proposed zoning by-law amendment is to rezone the subject land 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), which includes 12 Rural Industrial lots on the subject land.

Wellington County Official Plan

The subject land is currently designated as HAMLET AREA and is within the Teviotdale Hamlet boundary. The Hamlet designation provides an opportunity to establish alternative land uses, including small-scale industrial and commercial uses, provided that compatibility and servicing matters can be addressed.

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.

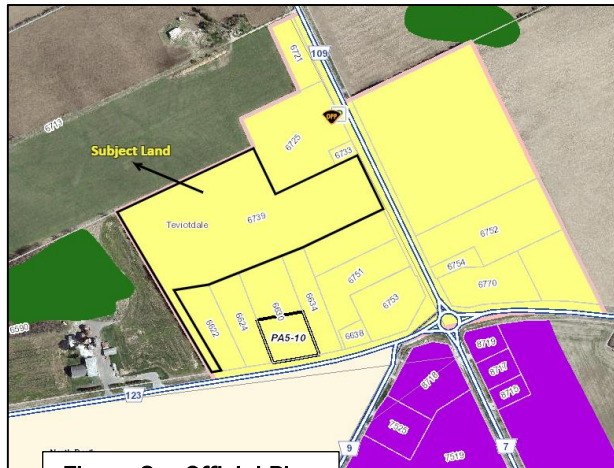


Figure 2 – Official Plan

Source: Wellington County GIS (2020)

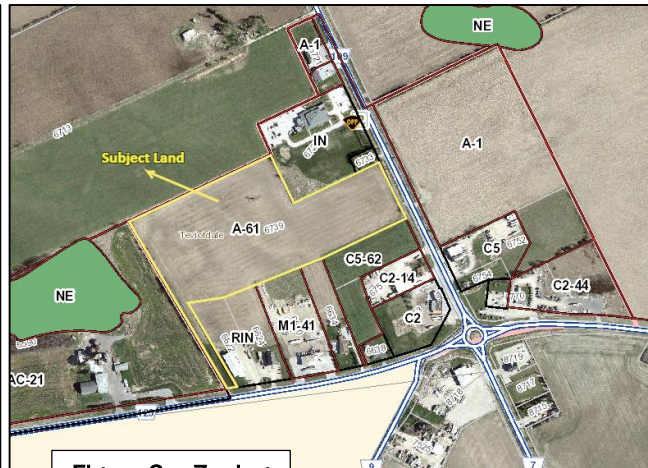


Figure 3 – Zoning

Source: Wellington County GIS (2020)

Town of Minto Zoning By-law

The subject land is zoned Site Specific Agricultural (A-61) and is located within the Hamlet of Teviotdale.

The site-specific zoning standards being proposed include permitting additional uses, prohibiting certain uses, and providing exemptions from municipal drain setbacks and residential setbacks, as outlined below:

Rural Industrial Designation Setbacks	Permitted	Proposed	Difference
Residential Setbacks (25.2.9)	60 m from a residence on an abutting lot	0	60m
Municipal Drain Setback (6.20.2)	30m	0	30m

The proposed zoning and associated site-specific criteria:

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	

The proposed Site Specific Open Space zoning would be limited to allowing only a stormwater management block.

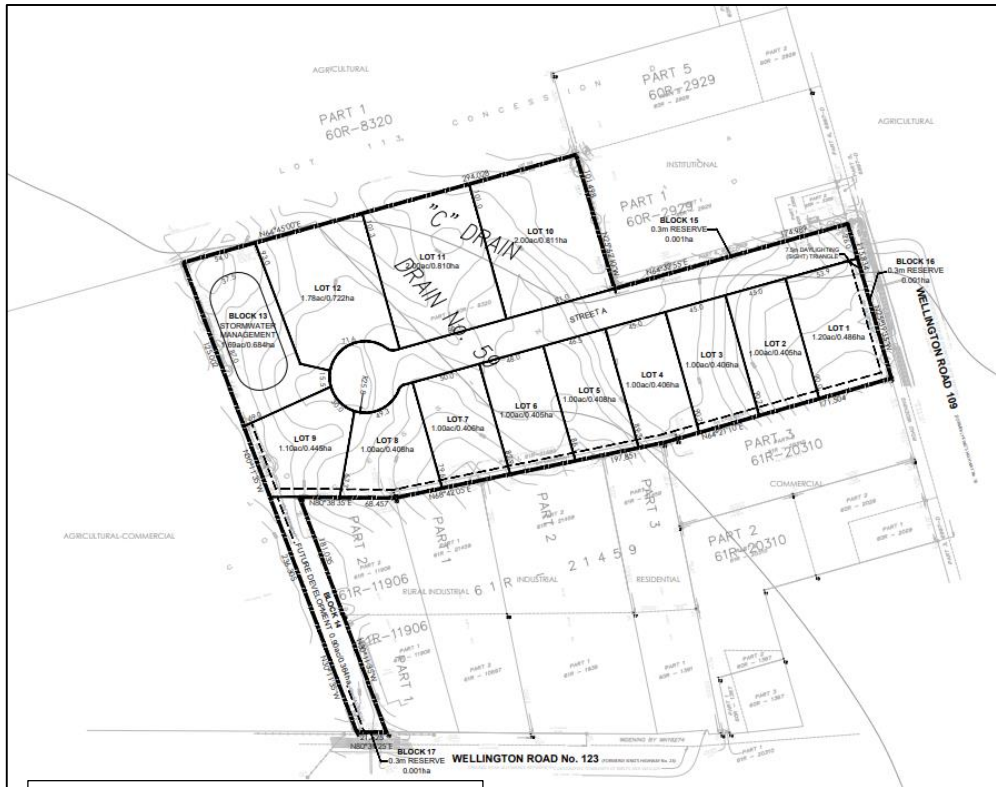


Figure 4 - Draft Plan of Subdivision

Source: MHBC (2024)

COMMENTS

Town Staff, Wellington County's Planning Department, 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 reviewed the applicable planning policies, including the PPS, and the County of Wellington Official Plan, as they relate to the application. Following the public meeting, planning staff will consider any comments received and will prepare a final report(s), which will include a request for endorsement of the draft plan of subdivision and a draft zoning by-law amendment for Council's consideration.

Maitland Valley Conservation Authority (MVCA)

MVCA has reviewed the application and has no comments.

Town of Minto Staff

Town staff have reviewed the County's report and support the comments provided, as they are consistent with the County of Wellington's Official Plan and applicable provincial policies. As stated, this report aims to provide information for the public meeting, gather additional comments and give the applicant an opportunity to address any concerns that have been raised through the notification process. A recommendation report and the related by-law will be presented to Council at a later date.

Town staff have been collaborating with the County of Wellington and engineers to review the submitted documents for the draft subdivision plan.

Public Works Comments:

At this stage, the only comment from Public Works is regarding the submitted stormwater management report, which indicates that an improvement to Municipal Drain 59 under Section 78 of the Drainage Act is required to facilitate the drainage of this industrial subdivision.

This drain improvement process will be a condition of the draft plan of subdivision approval.

Neighbouring Landowners/Residents

To date, two registrations to attend the Public Meeting have been received, and one neighboring resident (Judy Rock) has submitted a written comments expressing concerns related to:

- Grand water pollution
- Bright Lights
- Loss of agricultural land
- Increased Noise
- Traffic
- 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 (CAO)