



6739 Wellington Road 109, Teviotdale

Statutory Public Meeting
Zoning By-law Amendment (File ZBA 2024-10)

December 17, 2024



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

CONTEXT

- Site area of 8.29 ha (20.5 ac)
- 115 metres frontage on Wellington Road 109, 21 metres frontage on Wellington Road 123
- Located in the Teviotdale Hamlet
- Hamlet generally characterized by a mix of rural industrial, commercial and agricultural-related/supportive uses and businesses
- Some rural residential uses within Hamlet, generally north of Wellington Road 123



Figure 2
Context Plan

6739 Wellington Road 109
Teviotdale (Town of Minto)
County of Wellington

LEGEND

- Subject Lands
- Minto Municipal Boundary
- Teviotdale Hamlet Boundary

DATE: July 2023
SCALE: NTS
FILE: 22343A
DRAWN: LC



\\10264 - TEVIOTDALE - WELLINGTON109P020117.DWG

PROPOSAL



- Proposed subdivision to accommodate rural industrial uses, including:
 - 12 'dry' industrial lots, 0.4 to 0.8 ha (1 to 2 ac) in size
 - New public road connection to Wellington Road 109
 - Stormwater Management pond
 - Future Development Block
 - Easements proposed for rerouted branches of Municipal Drain No. 59
- Lots will be privately serviced
- Plan of Subdivision application submitted concurrently to the County of Wellington (File No. 23T-24005)

OFFICIAL PLAN

County of Wellington Official Plan

- Designated 'Hamlet'
- Local commercial and small-scale industrial uses may be permitted where compatible within designation
- Hamlets in part to provide opportunities for employment in addition to settlement areas – provision of larger lots, larger buffers, proximity to rural resources and access to major roads
- Development within Teviotdale to be serviced by private on-site sewage and water systems

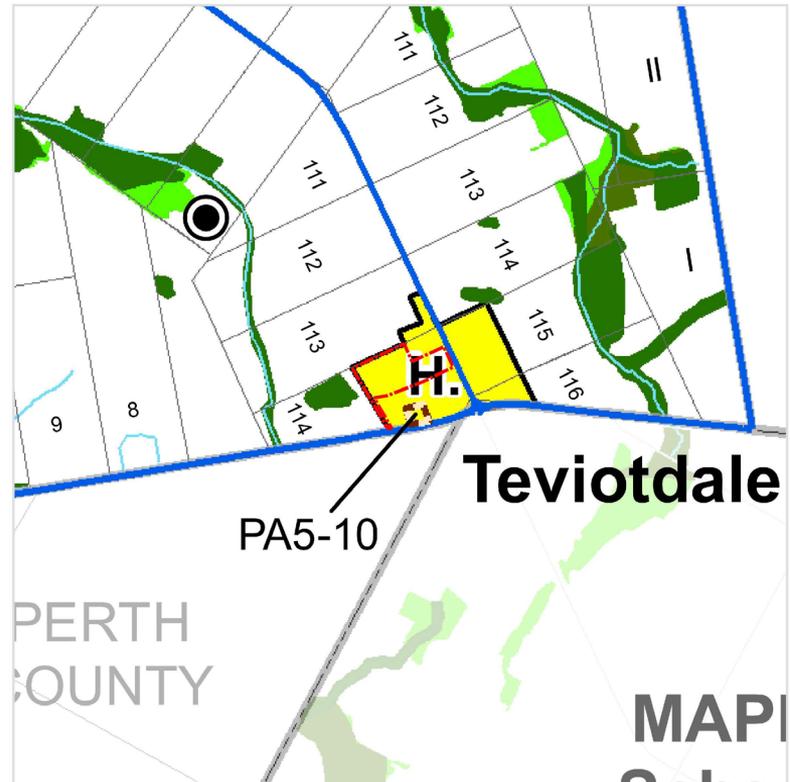


Figure 4

County of Wellington
Official Plan Schedule
B5 - Land Use (Minto)

LEGEND

Subject Lands	Primary Urban Centre
Core Greenlands	Landfill Site
Greenlands	Airfield
Earth Science ANSI	County Roads
The Rural System	Provincial Highways
Prime Agricultural	Waterbody
Secondary Agricultural	Watercourse
Hamlet	
Recreational	
County Residential	
Policy Area	

DATE: September 2024

SCALE: 1:20,000

FILE: 22343A

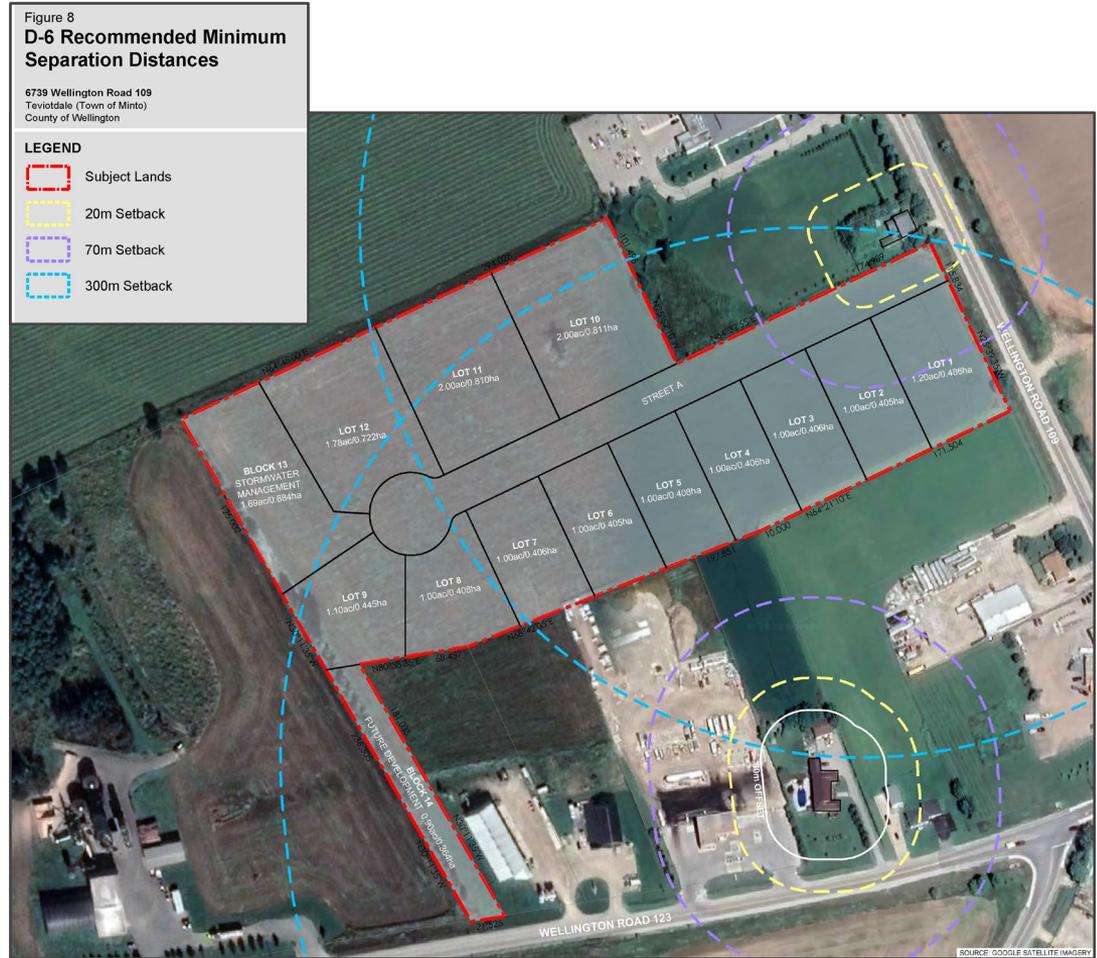
DRAWN: LC



22343A - TEVIOTDALE, WELLINGTON OFFICIAL PLAN OF SCHEMATIC

LAND USE COMPATIBILITY

- Two residential dwellings/lots located in proximity to proposed development
- Noise Study undertaken to study compatibility of proposed subdivision with proximate residential uses
- As a result of noise study:
 - Class 1 industrial uses – permitted throughout subdivision
 - Class 2 industrial uses – not recommended on Lots 1 to 3; noise study may be required for Lots 4 to 12
 - Class 3 industrial uses – not recommended



PROPOSED ZONING BY-LAW AMENDMENT

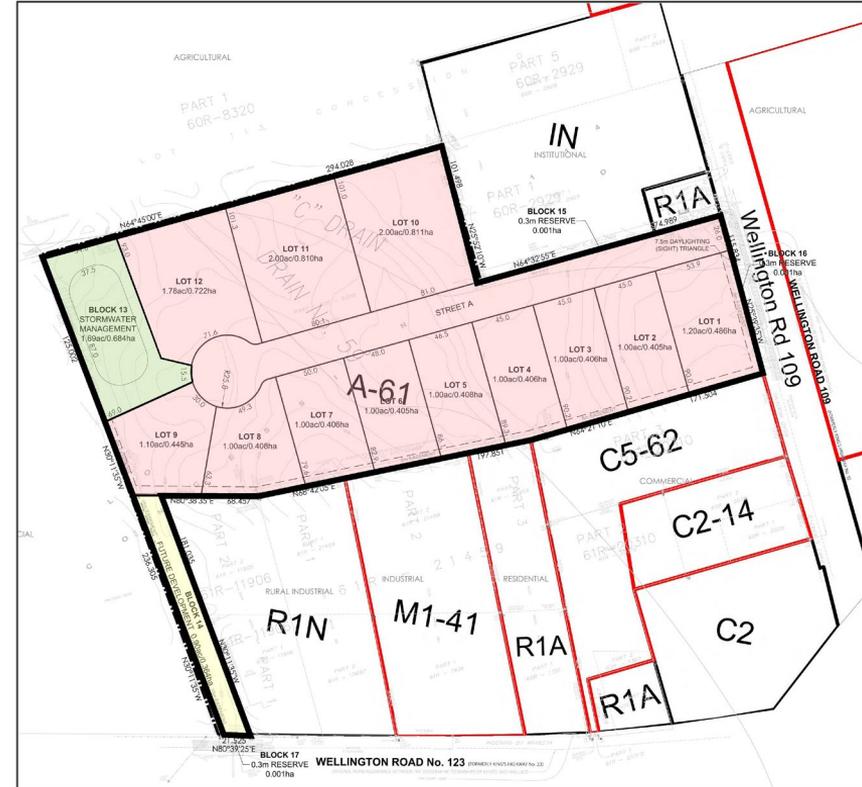
Rezone site from Agricultural Exception (A-61) Zone to the following:

- Lots 1 to 12: Rural Industrial Exception (**RIN-XX**) 
- SWM Block: Open Space Exception (**OS-XX**) 
- Block 14: Future Development (**FD**) 

RIN-XX:

- Prohibit specific uses based on recommendations of Noise Study
- Permit additional commercial-type uses compatible with rural industrial uses
- Exemption from:
 - Section 25.2.9 – Residential Setbacks
 - Section 6.20.2 – Municipal Drain Setback

OS-XX: Limit permitted use to SWM facility



SUPPORTING STUDIES

Functional Site Servicing Report & Preliminary Septic Design Report

- Lots will be serviced by individual water supply wells and individual septic systems, which is achievable.
- Proposed lots are of sufficient size to permit septic servicing in compliance with the OBC.

Stormwater Management Report

- Main Drain of Municipal Drain No. 59 will be replaced downstream of the development to provide for improved outlet capacity for the site. These works will required approval under the *Drainage Act*.
- The SWM facility is designed to contain runoff under full post-development conditions.

Transportation Brief

- Development expected to generate 68 trips in each of weekday am and pm peak hours. The Street A intersection with Wellington Road 109 is expected to operate at acceptable during peak hours.
- The Street A connection meets the County of Wellington's Entrance Policy Criteria.

CONCLUSIONS

- The Zoning By-law Amendment and proposed development is **consistent with the Provincial Planning Statement, 2024 and conforms to the County of Wellington Official Plan.**
- The **development generally meets the policy intent for Hamlets**
- The proposal **provides for the rounding out of Teviotdale** with rural industrial and limited commercial uses consistent with the current character of the Hamlet.
- The **Zoning By-law Amendment has regard for land use compatibility** with respect to adjacent residential uses, by prohibiting certain industrial uses within the proposed subdivision.
- **Proposed site-specific provisions are supported** by recommendations of technical studies and design of the draft plan of subdivision.