



TOWN OF MINTO

MEETING DATE:

May 20th, 2025

REPORT TO:

Mayor Turton and Members of Council
Building Department

SERVICE AREA:

SUBJECT:

PLN 2025-006 – 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 2024-006 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 municipally known as 6739 Wellington Road 109, Teviotdale, Town of Minto, 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. Located within the Hamlet of Teviotdale, the property has a total area of 8.17 ha (20.18 ac), with approximately 115 metres of frontage on Wellington Road 109 and 21 metres on Wellington Road 123. The land is currently used for agricultural production, and its current size and configuration were established through a Consent granted in 2018.

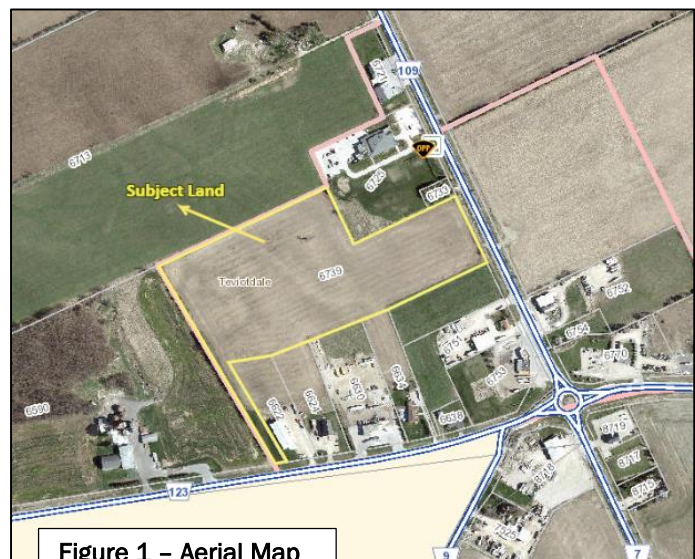


Figure 1 – Aerial Map

Source: Wellington County GIS (2020)

The subject lands are currently under review for the following applications:

1. **Draft Plan of Subdivision**

proposed Draft Plan of Subdivision (23T-24005), which includes 12 Rural Industrial lots on the subject land.

2. **Zoning By-law Amendment**

Council may recall that a public meeting for the rezoning application was held on December 17, 2025, to consider a zoning change from Agricultural Site-Specific (A-61) to Rural Industrial Site-Specific (RIN-XX) and Open Space Site-Specific (OS-XX).

PURPOSED ZONING REVISION

During the public meeting Town received the following concerns:

- A concern was raised by the adjacent residential property owner at 6733 Wellington Road 109 regarding potential noise and negative effects on property value. To address this, the applicant has agreed to provide a buffer area along the residential boundary.
- Another concern involved the existing propane tank owned by Chalmer's Fuel, located south of the property at 6630 Wellington Road 109. A portion of the proposed subdivision falls within the potential hazard zone.

To address compatibility concerns with neighbouring land uses, several meetings were held between Chalmers Fuel, the developer, and County and Town staff. Based on Chalmers' input and the developer's initial proposal, Town and County staff have taken a balanced approach to consider the interests of both parties while prioritizing public safety. The proposed Zoning By-law would create two distinct areas on the site (Figure 3), each with specific use restrictions to ensure compatibility with surrounding land uses, as shown in the table 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 on all lots
Building Supply Outlet	Industrial uses with an outdoor storage component on lots 1, 2, and 3
Commercial Recreation Use	business or professional office on lots 5, 6, and 7
computer programming establishment	mini storage establishment on lots 5, 6, and 7
farm machinery sales and service	parking area lot on lots 5, 6, and 7
Printing Establishment	public building on lots 5, 6, and 7
Rental Outlet	public uses on lots 5, 6, and 7
Veterinary Clinic	wholesale outlet on lots 5, 6, and 7
	automotive accessories shop on lots 5, 6, and 7
	building supply outlet; on lots 5, 6, and 7
	commercial school or studio; on lots 5, 6, and 7
	commercial recreation uses on lots 5, 6, and 7
	Computer programming establishment on lots 5, 6, and 7
	rental outlet on lots 5, 6, and 7
	veterinary clinic on lots 5, 6, and 7
	Accessory offices exceeding 250 square metres in gross floor area on lots 5, 6, and 7

As each lot created through the Plan of Subdivision will require an individual septic system, Town staff are anticipating that it will be located to the rear of each lot.

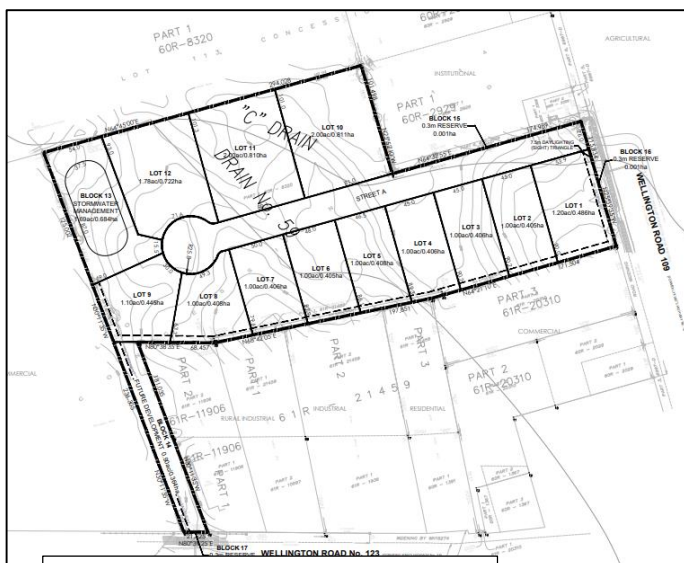


Figure 2 – Draft Plan of Subdivision

Source: MHBC (2024)

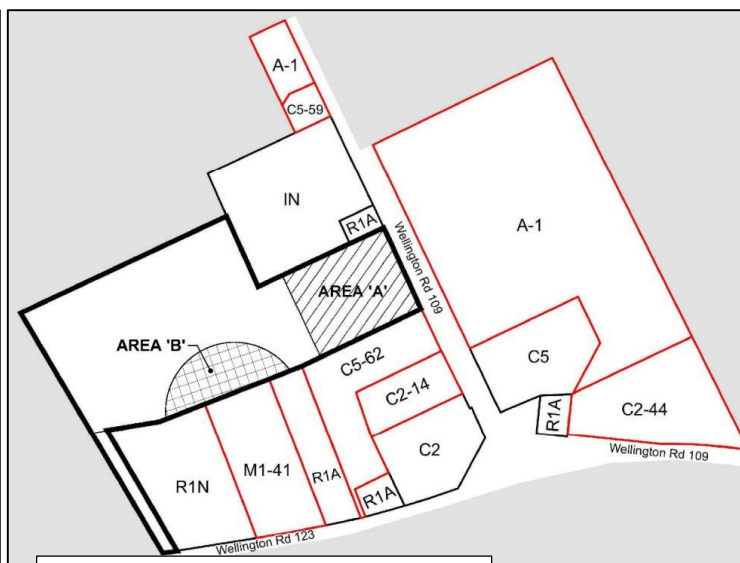


Figure 3 – Draft Plan of Subdivision

Source: MHBC (2025)

COMMENTS

Wellington County's Planning Department

Planning staff at the County have provided a report of the revised zoning and are continuing to review the application. A recommendation report will be brought forward, which will include draft plan conditions and a final zoning by-law for Council's consideration once all comments and required conditions have been received.

Please refer to the attached report by the County of Wellington for additional information.

Town of Minto Staff

Town staff have received and reviewed the County's report and have no objection to the revised zoning request.

STRATEGIC PLAN

Goal 1:

N/A

PREPARED BY: Sama Haghighi, Planning Coordinator

RECOMMENDED BY: Gregg Furtney, Chief Administrative Officer (CAO), Deputy Clerk