



TOWN OF MINTO

MEETING DATE: July 8th, 2025
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2025-013 – SPC 2024-03: Johnny Garth.
340 Minto Rd, Palmerston

RECOMMENDATION

THAT the Council of the Town of Minto hereby receives report PLN 2025-013- SPC 2024-03 – Johnny Garth, 340 Minto Rd, Palmerston, prepared by the Planning Coordinator, for information purposes.

BACKGROUND

The subject land is legally described as MINTO CON 1 PT LOT 24 RP 61R21138 PARTS 1 AND 2, with the municipal address of 340 Minto Road, Palmerston industrial park. The property is approximately 3,709 m² (39,926 ft²) in size, with a lot frontage of 45.39 m (149 ft). The property is designated Industrial in the official plan and is zoned Site-Specific Industrial (M1-30), Which permits a range of industrial uses.



Figure 1: Aerial Photo

Source: Wellington County GIS (2020)



Figure 2: Zoning Designations

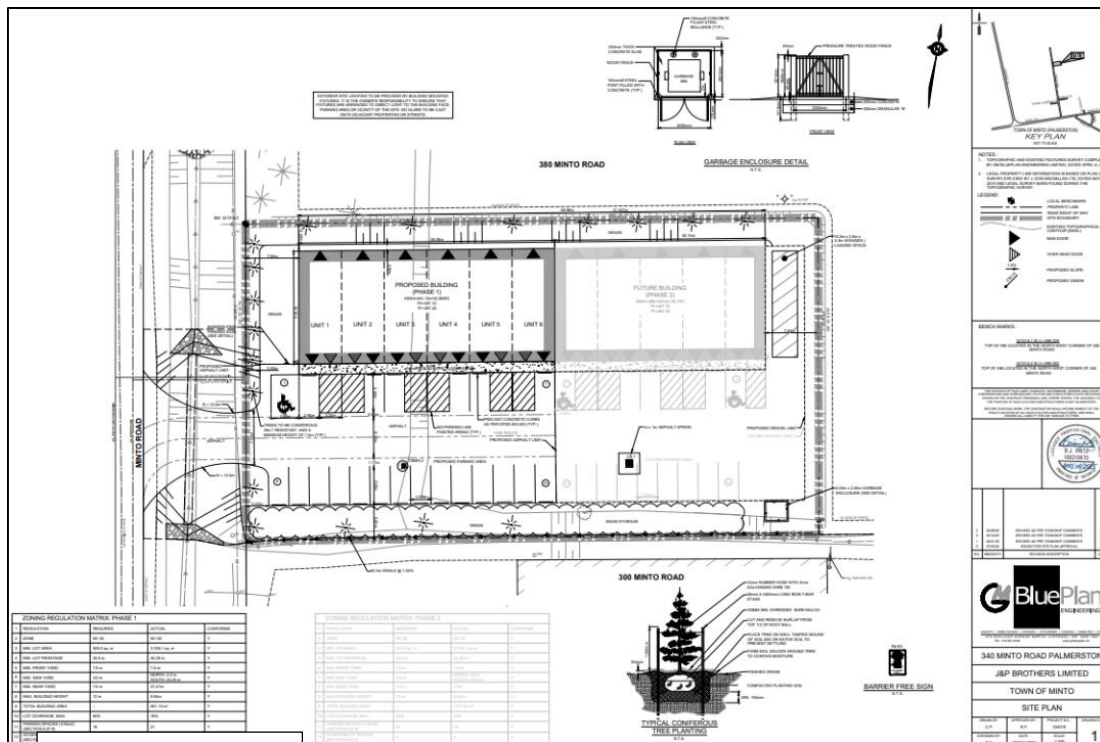
Source: Wellington County GIS (2020)

PURPOSE

The development concept consists of six industrial units with 591.13 m² (6,360 ft²) of ground floor area for Phase One. Phase Two will include the construction of five industrial units with a total area of 486.4 m² (5,181 ft²).

In support of this application, servicing, grading, and sediment and erosion control plans for the development concept were submitted.

This Site Plan Approval process falls within the recent Bill 109 changes to the Planning Act which removes the Approval Authority from Council and delegates the Approval Authority to the Director of Building and Planning Services and to the Mayor and Clerk to enter into the Site Plan Approval Agreement with the applicant. Although the legislated process excludes both Council's input and approval of an application, staff feels that it is important for Council to be aware of these major projects within the Town, and thus, is bringing details of this development to Council for information.



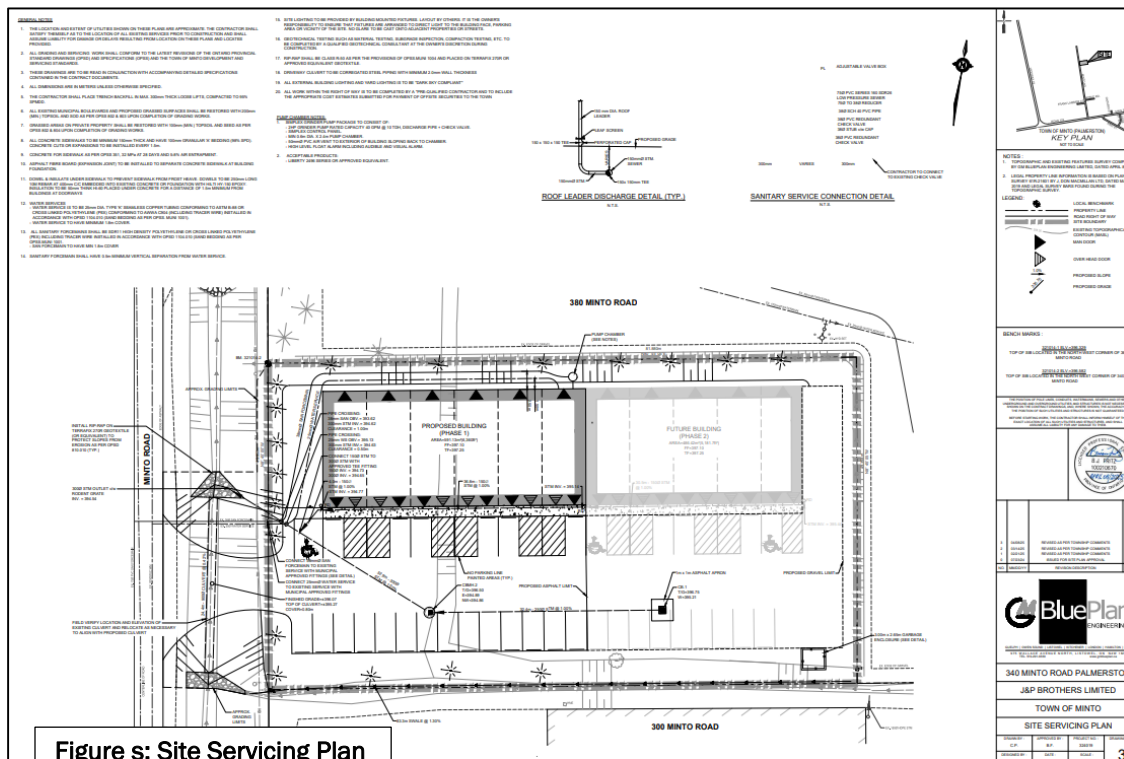


Figure s: Site Servicing Plan

Source: GM Blue Plan (2024)

COMMENTS

Town Staff, the County of Wellington Planners, and the Town's consulting Engineer have reviewed the application and are supportive of its approval and have drafted a Site Plan Control Agreement (attached) which is required to be entered into prior to the issuance of a Building Permit.

The Agreement contains the Town's standard provisions regarding the development and maintenance of the property. However, as the development of the site is proposed to be phased, any future expansion shall be subject to a formal Site Plan Amendment, which must be submitted for review and approval by the Town prior to any construction related to the expansion.

The approval of the Site Plan Approval Application and entering into the Site Plan Approval Agreement are the last steps that the owner needs to complete prior to the issuance of a Building Permit. The Application has been Approved by the Director of Building and Planning Services, and the Owner is currently reviewing the provisions of the Agreement.

STRATEGIC PLAN

N/A

PREPARED BY: Sama Haghighi, Planning Coordinator
RECOMMENDED BY: Gregg Furtney, Chief Administrative Officer (CAO)

