



DATE: January 6, 2017
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: OPA/ZBA – Part Lot 75 Concession B,
6724 Highway 89, West Grey

STRATEGIC PLAN

Support programs that maintain Minto’s strong agricultural identity, enhance agricultural work, and protect and restore the natural environment given Minto’s location in the heartland of Ontario surrounded by farmland and acknowledging that farming and a healthy natural environment are inextricably linked.

BACKGROUND

The subject lands are located on the North side of Highway 89 west of Wellington Road 6 in the Municipality of West Grey as shown on the map to the right. The proposal is to allow a 557.4 square metre metal fabricating shop with a sandblasting and paint operation servicing farm machinery and road trailers to the local agricultural community. The shop exceeds the allowable size of a commercial/industrial operation as per the Grey County Official Plan. The shop is not permitted in the zoning bylaw so rezoning is needed for the agricultural/commercial use.



COMMENTS

The Town of Minto has approved similar amendments to their zoning by-law to allow both increased size of industrial/commercial operations in an agricultural zone, and/or an alternative use of the proposed land under the permitted uses in our own zoning by-law.

Examples include:

George Weber – Tractor and Farm Equipment Repairs – 9134 Wellington Road 5
The Town of Minto passed a zoning by-law rezoning the lands to Agricultural Commercial permitting the repair business, up to 8000 sf (743.2 sm).

Minto Ag – Farm Equipment Sales and Service – 6470 8th Line
The Town of Minto passed a zoning by-law rezoning the lands to Agricultural Commercial permitting the sales and service business.

In rural commercial operations careful consideration should be given to the nuisances related to outdoor storage of equipment and acoustics to minimize impact on surrounding uses. To ensure compatibility with the neighbouring single family dwellings located in Minto, Staff recommends the following comments:

Consideration is given to the compatibility of the surrounding uses including: the location of outdoor storage of equipment through location, visual screening or buffering; and the acoustical impact on the surrounding uses through buffering or building insulation to minimize the impact on the surrounding dwellings.

RECOMMENDATION

That Council receives the Building Inspectors report on the proposed official plan amendment and rezoning for Marvin Martin, 6724 Highway 89, West Grey and submits the following comments to the Municipality of West Grey:

“That the Town of Minto does not object to the proposed rezoning provided consideration is given to compatibility of surrounding uses including the location of outdoor storage of equipment through location, visual screening or buffering, and the acoustical impact on surrounding uses through buffering or building insulation to minimize impacts nearby dwellings.

ATTACHMENTS

Notice of Public Meeting, Scott Turner, County of Grey Planning Department, and Mark Turner, Municipality of West Grey.

Planners Comments, Mark Van Patter, Manager of Planning and Environment, County of Wellington

Stacey Pennington,
Building Inspector