



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: June 26, 2018
TO: Bill White, C.A.O.
Town of Minto
FROM: Jessica Wilton, Junior Planner and
Curtis Marshall, Senior Planner
County of Wellington
SUBJECT: **Doug Chalmers Inc. and Nicholaas Hendrik Brouwer**
6739 Wellington Road 109 & 6630 Wellington Rd 123, Teviotdale
Zoning By-law Amendment

PLANNING OPINION

The purpose of this zoning amendment is to rezone the severed parcels to the same zone as the existing lots which are being added to/merged with (extend the existing zoning) and to permit a reduced lot area of approximately 8.29 ha (20.5 ac) for the retained parcel. This rezoning has been filed in conjunction with severance applications B52/18, B53/18 and B54/18, which are currently before the Wellington County Land Division Committee. The proposed severances serve to add additional land to three properties: 6624, 6630, and 6634 Wellington Road 123. The applicant has also requested that the fueling and parking of school buses be permitted as an additional permitted use on the lands subject to the site-specific exception (M1-41) (expanded Chalmers Fuel property, 6630 Wellington Road 123).

We have no objections to the zoning amendment. The proposal conforms to the Official Plan, and is in keeping with applicable Provincial policies. Staff recommend that the attached by-law not be approved by Council until the consent applications have been considered by the Wellington County Land Division Committee.

INTRODUCTION

The property subject to the proposed amendment is located on Part Lot 114, Concession D, with a municipal address of 6739 Wellington Rd 109 and 6630 Wellington Rd 123. The property is approximately 10.19 ha (25.2 ac). See Figure 1.

Figure 1: Aerial Photo



PROPOSAL

The purpose of the proposed amendment is to rezone a portion of the subject lands from:

- Agricultural Exception (A-61) to Light Industrial M1-41 and to allow the fueling and parking of school buses
- Agricultural Exception (A-61) to Unserviced Residential Zone (R1A)
- Agricultural Exception (A-61) to Rural Industrial (RIN)
- To permit a reduced lot area of approximately 8.29 ha (20.5 ac) for the retained parcel

This rezoning has been filed in conjunction with severance applications B52/18, B53/18 and B54/18, that are currently before the Wellington County Land Division Committee. The proposed severances serve to add additional land to three properties: 6624, 6630, and 6634 Wellington Road 123. The proposed severed parcels are currently zoned Agricultural Exception (A-61). The application serves to rezone the severed parcels to the same zone as the existing lots which are being added to/merged with.

PROVINCIAL POLICY STATEMENT (PPS)

All planning decisions are required to be consistent with the applicable provisions of the PPS. Key policy direction related to this application may be found in Section 1.1.3 which in part, identifies settlement areas including Hamlet Areas such as Teviotdale, as the focus of growth and development, and their vitality and regeneration shall be promoted. Section 1.1.1 b) includes accommodating an appropriate range and mix of residential, employment, recreation, parks and open space, and other uses to meet long-term needs.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated Hamlet and located in the Hamlet area of Teviotdale. The Hamlet Area designation permits local commercial, small scale industrial, institutional and parks and open space may also be permitted where compatible and where adequate levels of service can be provided.

Land Use Compatibility in Hamlet Areas is considered in Section 7.4.3 of the Plan. In establishing zones, Councils shall ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

DRAFT ZONING BY-LAW

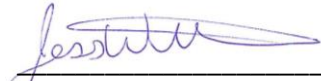
The subject lands are zoned Agricultural with a site specific exception (A-61). Permitted uses in the A-61 zone include agricultural uses (not including new livestock buildings or structures), single detached dwelling, home occupation, home industry and accessory uses, building and structures to the above permitted uses. The A-61 exception sets a minimum lot area of 10 ha (24.7 ac).

The proposed zoning by-law amendment has been submitted in conjunction with consent applications B52/18, B53/18 and B54/18. The zoning by-law amendment would rezone the severed parcels to the same zone as the existing lots which are being added to/merged with, and recognize the retained parcels reduced lot area.

Planning Staff have no concerns with the application as the consent applications and related zoning amendment will allow for expansions to the existing land uses. The retained parcel also remains large enough to be developed in the future. Planning Staff also have no concerns with the addition of school bus parking and fueling on the expanded Chalmers Fuel property (6630 Wellington Road 123). The proposed additional use is similar in nature to the parking of fuel trucks on the property.

A draft zoning by-law amendment has been attached to this report for public viewing and Council's future consideration. Staff recommend that the by-law not be approved until the consent applications have been considered by the Wellington County Land Division Committee.

Respectfully submitted
County of Wellington Planning and Development Department



Jessica Wilton
Junior Planner



Curtis Marshall, MCIP RPP
Senior Planner

THE CORPORATION OF THE TOWN OF MINTO

BY-LAW NUMBER _____.

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 01-86
FOR THE TOWN OF MINTO**

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86;

NOW THEREFORE the Council of the Corporation of the Town of Minto enacts as follows:

1. THAT Schedule "A" - Map 5 of the Town of Minto Zoning By-law 01-86 is amended by rezoning Part Lot 114, Concession D, (Teviotdale), 6739 Wellington Road 109, as shown on Schedule "A" attached to and forming part of this By-law, from:
 - Agricultural Exception (A-61) to Light Industrial Exception (M1-41)
 - Agricultural Exception (A-61) to Unserviced Residential Zone (R1A)
 - Agricultural Exception (A-61) to Rural Industrial (RIN)

2. THAT the wording of Site Specific Exception 36.61, Rural Area Exception Zone be deleted and replaced with the following:

<p>36.61 CON D PT LOT 114 6739 Wellington Rd 109 Teviotdale</p>	<p>Within the A-61 zone, no person shall use any land or construct, alter or use any buildings or structures except in accordance with the following provisions:</p> <p>a) Permitted Uses</p> <ul style="list-style-type: none">i) Agricultural uses except that new livestock buildings or structures including hobby barns are not permitted in the A-61 Zone.ii) Single detached residential dwelling on an existing lot subject to the regulations of Section 9 except as provided for under b)iii) Home Occupation subject to the regulations of 6.15iv) Home Industry subject to the regulations of Section 6.14v) Accessory uses, buildings and structures to the above permitted uses. <p>b) Regulations:</p> <ul style="list-style-type: none">i) Lot Area, Minimum 8.29 ha (20.5 ac)ii) Lot Frontage, Minimum 115.5 m (379 ft) where the lot frontage for this property is determined by measuring along the front lot line which is defined as the street line of Wellington Rd 109.
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3. THAT Exception 36.41, Rural Area Exception Zone be amended to include an additional permitted use as follows:

<p>36.41 CON D PT LOT 114</p> <p>6630 Wellington Rd 123</p> <p>Teviotdale</p>	<p>The parking and fueling of school buses is also permitted on the property.</p>
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4. THAT except as amended by this By-law, the land shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.
5. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2018

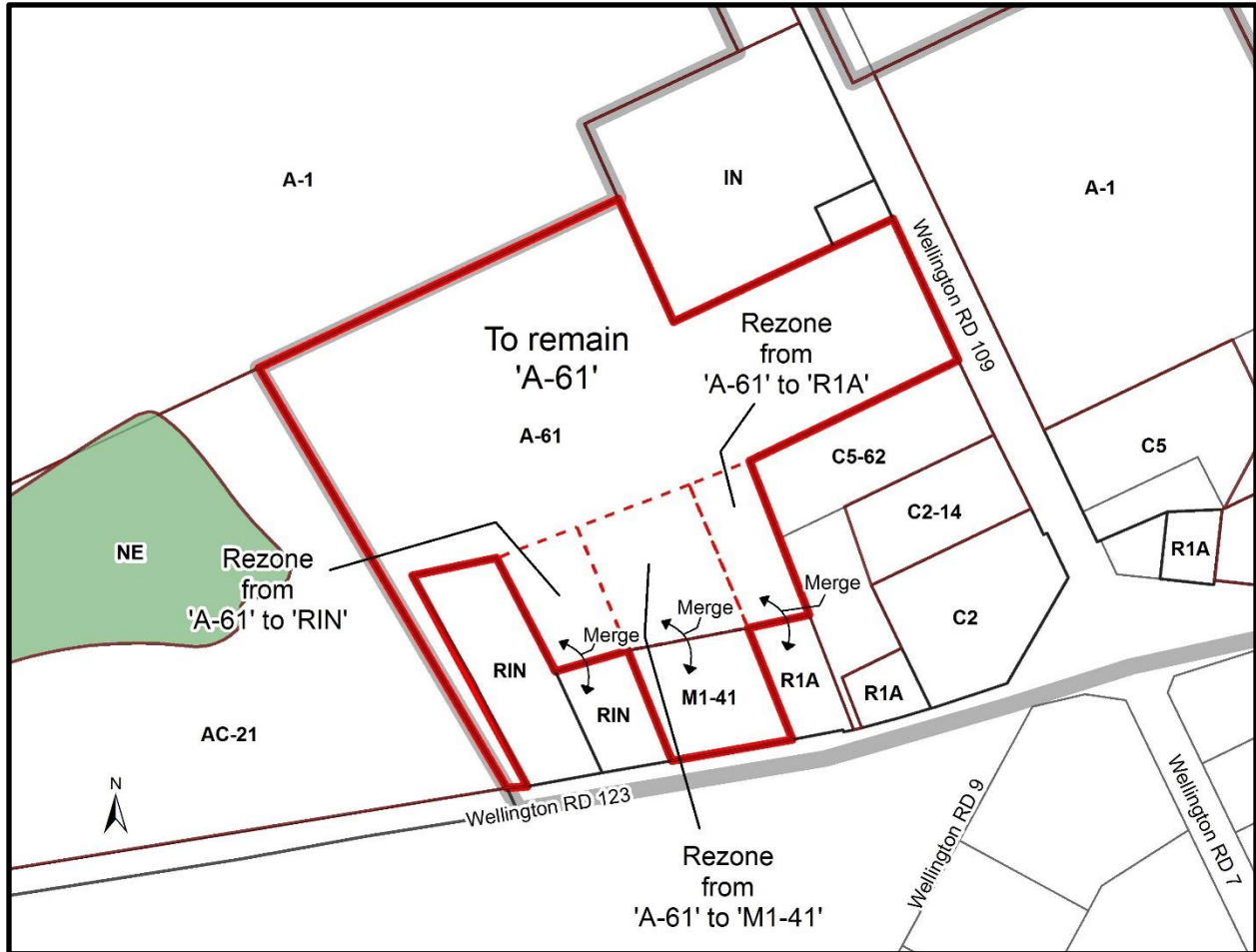
MAYOR

CLERK

THE TOWN OF MINTO

BY-LAW NO _____.

Schedule "A"



Passed this ___ day of _____ 2018.

MAYOR

CLERK

EXPLANATORY NOTE
BY-LAW NUMBER _____.

THE SUBJECT LAND is located on Part Lot 114, Concession D, (Teviotdale) with a municipal address of 6739 Wellington Rd 109. The property is approximately 10.19 ha (25.2 ac) in size and is currently vacant.

THE PURPOSE AND EFFECT of the amendment is to rezone a portion of the subject lands from:

- Agricultural Exception (A-61) to Light Industrial M1-41 and to allow the fueling and parking of school buses;
- Agricultural Exception (A-61) to Unserviced Residential Zone (R1A);
- Agricultural Exception (A-61) to Rural Industrial (RIN); and
- To permit a reduced lot area of approximately 8.29 ha (20.5 ac) for the retained parcel.