



DATE: September 13, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: Zoning Amendment Application - Weber
9134 Wellington Rd 5, Town of Minto

STRATEGIC PLAN

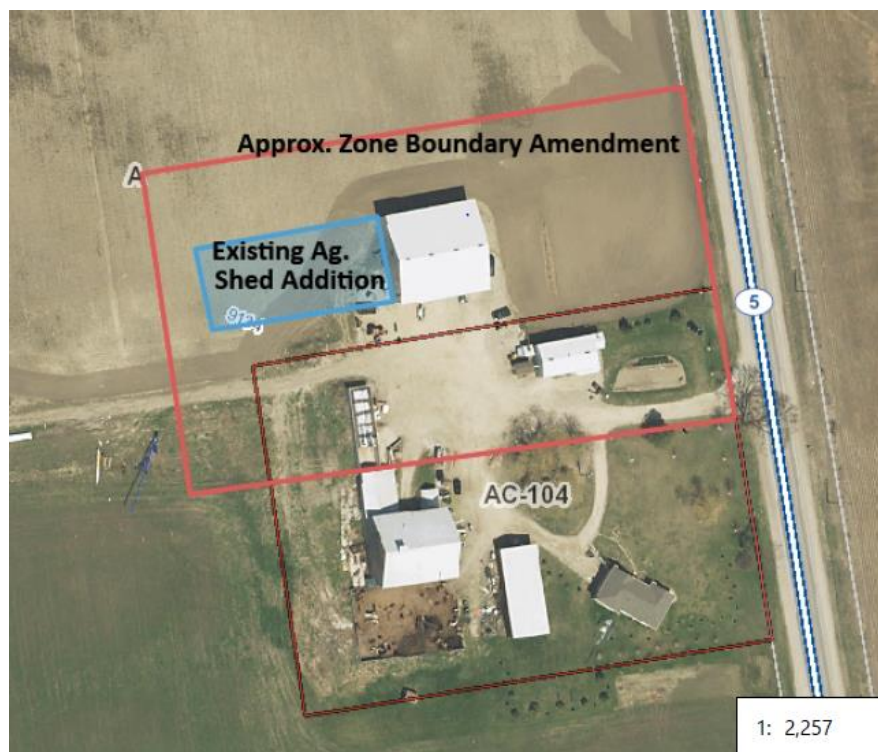
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

BACKGROUND

The subject property is legally described as Concession 7 S PT Lot 21. The property is currently zoned AC – Agricultural Commercial, and Agricultural Commercial Exception (AC-104). The official plan designation is Prime Agricultural.

The parcel is approximately 24.41 ha (60.3 ac) in size with an existing dwelling, farm buildings, and an equipment repair shop.

The proposed zoning amendment is to permit an expansion to the existing farm equipment repair business. Council may recall that a zoning by-law amendment was approved in 2013 (AC-104) to permit a 743.2 m² (8000 ft²) tractor and farm equipment repair shop in addition to agricultural uses. The applicant is proposing to expand the farm equipment repair business to a maximum of 2,043 m² (22,000 ft²) into the recently constructed Agricultural Shed as shown in the above diagram. Given the size of the repair shop the town is suggesting that it may be a good idea to provide on site water for potential fire suppression.



The zoning boundary will need to be revised to include approximately 0.4 ha (1.0 acres) of additional property to accommodate the existing repair shop and proposed expansion that was constructed outside of the area zoned Agricultural Commercial Exception AC-104.

Since the previous amendment was approved in 2013 the applicant continues to operate the business successfully and has provided a letter to the County supporting the need for the larger expansion. A copy of the letter is included in the County Planner report.

COMMENT

Town Staff reviewed the application and are in support of the proposed zoning amendment. Any potential deficiencies will be addressed during the building permit application process. No additional concerns were noted.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning for 9134 Wellington Rd. 5, Town of Minto for information and considers passing a by-law in open session to rezone the subject property to permit the expansion to the existing farm equipment repair business.

ATTACHMENTS:

Planners Comments, Curtis Marshall, Senior Planner, County of Wellington

Michelle Brown, Building Assistant