



PLANNING JUSTIFICATION REPORT

PREPARED FOR:

**Zoning By-Law Amendment
and Draft Plan of Subdivision
2396584 Ontario Inc.**
6739 Wellington Road 109
Teviotdale

File no. 22343A

23, October 2024



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MHBC - MacNaughton Hermsen Britton Clarkson Planning Limited
200-540 Bingemans Centre Drive Kitchener, ON N2B 3X9
T: 519 576 3650
F: 519 576 0121
www.mhbcplan.com

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1.0 Introduction

MHBC Planning Ltd. has been retained by 2396584 Ontario Inc. to provide a planning opinion in support of the development of their lands municipality known as 6739 Wellington Road 109, Town of Minto, Wellington County (hereinafter referred to as the 'subject lands'). This report has been prepared in support of their applications for Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision.

The subject lands are located within the Hamlet of Teviotdale, just northwest of the roundabout at Wellington Road 109 and Wellington Road 123 as illustrated in **Figure 1** of this Report. The subject lands are 8.29 hectares (20.5 acres) in size and are currently in agricultural use. A mix of rural industrial, commercial, and institutional uses primarily characterize the surrounding area. Some residential uses also exist within the Hamlet.

The proposed development involves the establishment of a 12-lot rural industrial subdivision with individual lots ranging from 0.40 to 0.81 hectares (1 to 2 acres) in size. A new street to Wellington Road 109 is proposed as part of the subdivision, as well as a stormwater management facility. Proposed lots will be serviced by individual water and wastewater systems.

The subject lands are designated Hamlet in the County of Wellington Official Plan. Small scale industrial uses and commercial uses may be permitted within the Hamlet designation where compatible and where adequate levels of service can be provided.

The subject lands are zoned Agricultural with exceptions (A-61) in the Town of Minto Zoning By-law 01-86. The -61 exception recognizes the undersized area and frontage of the subject lands within the Agricultural zone category while also restricting agricultural uses to those that do not include livestock buildings and structures or hobby barns. As such, a Zoning By-law Amendment is required to rezone the subject lands to the Rural Industrial (RIN) zone category to provide for the proposed development.

Implementation of the proposed development requires the approval of applications for a Zoning By-law Amendment by the Town of Minto and Draft Plan of Subdivision by the County of Wellington. As such, this Planning Justification Report has been prepared for submission to both the Town and County and includes the following:


- An introduction and general description of the subject lands, surrounding uses and existing conditions to provide an understanding of the locational context;
- A description of the proposed subdivision and implementing Zoning By-law Amendment;
- A review and assessment of the existing Provincial, County, and Municipal policy frameworks in relation to the proposed development; and
- A review and summary of other technical reports prepared in support of the proposed planning applications.



Figure 1

Location Plan

LEGEND

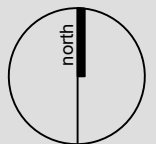
 Subject Lands

DATE: June 2023

SCALE: 1:7,500

FILE: 22343A

DRAWN: LC



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6739 Wellington Road 109
Teviotdale (Town of Minto)
County of Wellington

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1.1 Formal Consultation and Submission Requirements

The required pre-consultation meeting with Town Staff and review agencies for this proposal was held on September 13, 2022, and attended to by the Owner. The following plans and reports were identified as required in conjunction with completed applications for Zoning By-law Amendment and Draft Plan of Subdivision and related fees to form a complete application at the time of submission:

- Planning Justification Report
- Functional Servicing Report
- Preliminary Stormwater Management Report
- Septic Assessment
- Stage 1-2 Archaeology Assessment
- Noise Impact Study
- Transportation Brief
- Geotechnical Report
- Transportation Impact Study
- Land Use Compatibility Study

All of the aforementioned reports and plans have been prepared and submitted concurrently with the Zoning Bylaw Amendment and Draft Plan of Subdivision applications. Please note the required Land Use Compatibility Study has been included as a section to this Report and is supported by the Noise Study prepared by HGC Engineering.

2.0 Subject Lands and Surrounding Area

The subject lands are located within the Hamlet of Teviotdale, northwest of the intersection of Wellington Roads 109 and 123. The Hamlet is characterized primarily by rural industrial, commercial and institutional uses; however, residential properties are also established. The broader community is characterized primarily by agricultural operations. The location of the subject lands is shown on Figure 1.

The subject lands are approximately 8.29 hectares (20.5 acres) in size and are currently under agricultural production. The subject lands have an approximate frontage of 115 metres along Wellington Road 109, and 21 metres of frontage along Wellington Road 123. The current size and configuration of the subject lands was established through Consent in 2018 (applications B52/18, B53/18 and B54/18), in which a portion of the subject lands were severed and added to the properties municipally addressed as 6634, 6630, and 6624 Wellington Road 123. With respect to topography, the subject lands possess a gentle slope from the southeast corner to the northwest corner, generally towards the Teviotdale Municipal Drain.

A windrow with mature vegetation is established along the western property boundary. An easement also exists along the majority of the southern boundary of the subject lands to accommodate drainage ditches that serve the rear of properties municipally addressed as 6634, 6630, and 6624 Wellington Road 123, and was established as a result of the aforementioned Consent in 2018.

The subject lands are transected by Minto Municipal Drain No. 59, namely the Main Drain and Branches 'B' and 'C'. Minto Drain No. 59 provides drainage to both the subject lands as well as lands east and south of the subject lands, ultimately draining in a northwest direction with outlet to the Teviotdale Drain approximately 490 metres downstream of the subject lands.

An easement is registered along a portion of the southern boundary of the subject lands. The easement is related to the drainage ditch and outlet to Municipal Drain No. 59 that services the rear of the properties municipally addressed as 6624, 6630 and 6634 Wellington Road 123.

Surrounding lands generally accommodate a mix of non-residential uses in a rural setting. A context plan showing the uses surrounding the subject lands and within Teviotdale is included as **Figure 2** to this Report. As illustrated, surrounding land uses include the following:

NORTH: Rural residential lot adjacent to the subject lands, with a dwelling fronting Wellington Road 109. The Teviotdale detachment of the Ontario Provincial Police is located further to the north along Wellington Road 109. A small retail store, selling bulk foods, baking and related items is located further to the north beyond the OPP detachment. Agricultural operations dominate along the majority of the northern property boundary of the subject lands outside of the Hamlet.

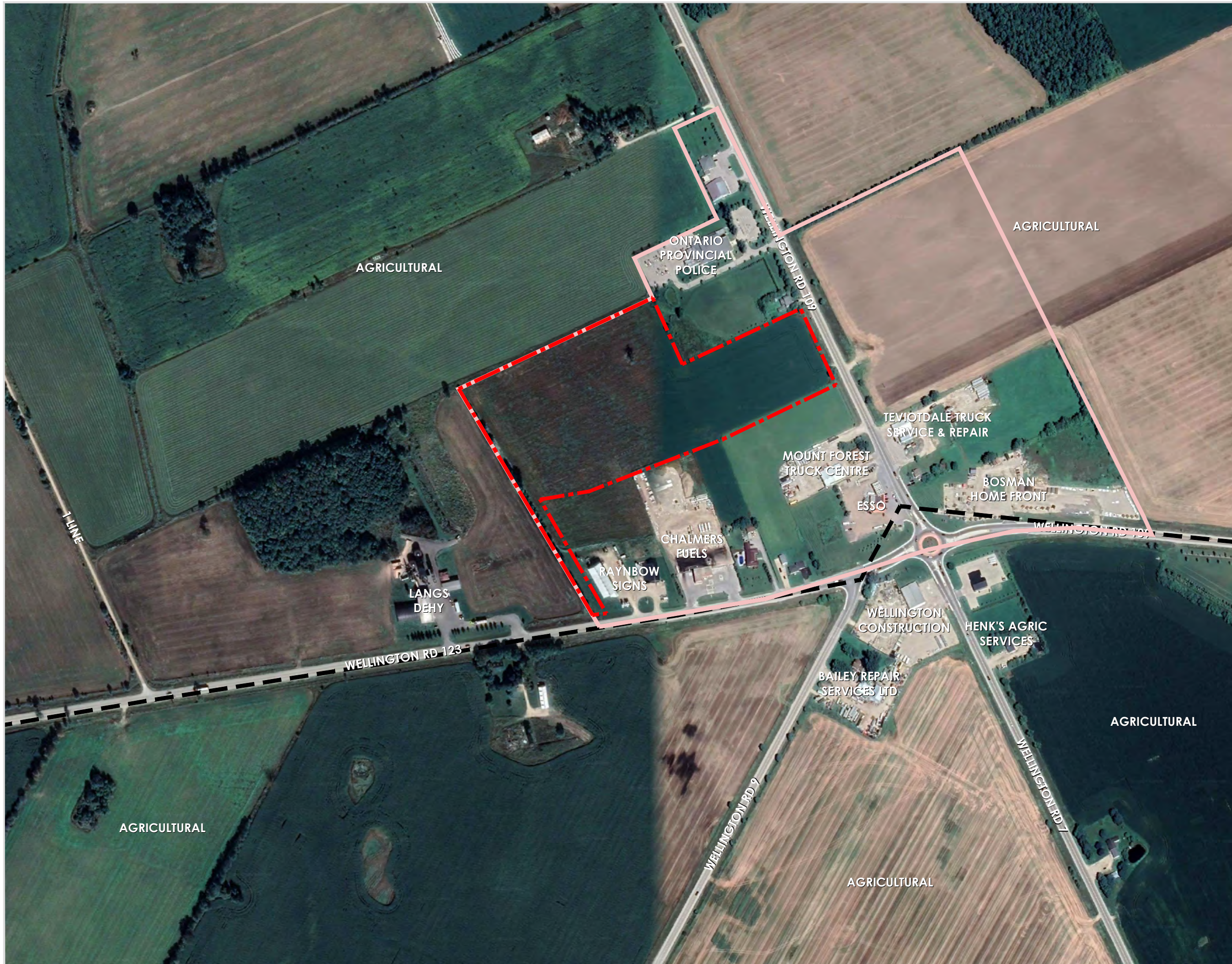


Figure 2
Context Plan

6739 Wellington Road 109
 Teviotdale (Town of Minto)
 County of Wellington

LEGEND

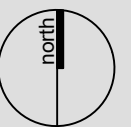
- Subject Lands
- Minto Municipal Boundary
- Teviotdale Hamlet Boundary

DATE: July 2023

SCALE: NTS

FILE: 22343A

DRAWN: LC



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EAST: Lands directly east of the subject lands across Wellington Road 109 are under agriculture but are located within the Hamlet. A truck service and repair operation is located to the southeast, as well as a shed building/pre-fabrication operation.

SOUTH: Uses to the south are comprised of a mix of uses, including commercial uses (Esso Gas Station and Restaurant, Mt Forest Truck [service] Centre) along Wellington Road 109; with industrial and related uses (Chalmers Fuels, Raynbow Signs and Wellingdale Construction) and rural residential uses located along Wellington Road 123.

WEST: Agricultural and agricultural-commercial uses, including Lang's Dehy Ltd, a feed dehydration operation, are located to the west. The western boundary of the subject lands forms the western boundary of Teviotdale.

Generally, the Hamlet of Teviotdale is primarily characterized by a mix of rural industrial, commercial and agricultural-related/supportive uses and businesses, with rural residential uses interspersed throughout. Teviotdale is located approximately 7 kilometers east of Palmerston, 20 kilometers west of Arthur, and 10 kilometers southeast of Harriston.

2.1 Existing Planning Controls

Teviotdale, and in turn the subject lands, is designated Hamlet, a component of the Rural System, as per Schedules A5 – County Growth Structure (Minto) and B5– Land Use (Minto) to the County of Wellington Official Plan as illustrated on **Figures 3 and 4** of this Report, respectively. Development within Hamlets is to be relatively small scale given the rural context and level of services available. Local commercial, small scale industrial, institutional and parks and open space may be permitted where compatible and where adequate levels of service can be provided.

The subject lands are zoned Agricultural (A) with Exception 61 (A-61) in the Town of Minto Zoning By-law 01-86 as illustrated on **Figure 5**. The regulations of Exception 61 limit permitted uses on the subject lands to agricultural except for new livestock buildings or structures, a single-detached dwelling on an existing lot, home occupation, home industry and accessory uses. The Exception also recognizes the existing lot area and frontage of the subject lands within the regulations of the Agricultural Zone category.

While the subject lands are currently zoned for agricultural uses, the Hamlet designation provides opportunity to establish alternative land uses on the subject lands, including small-scale industrial and commercial, provided compatibility and servicing matters can be addressed. As a result, the proposed use for the subject lands as a rural industrial subdivision conforms with the permitted uses in the Hamlet designation.

Teviotdale
















Figure 3

County of Wellington Official Plan Schedule A5 - County Growth Structure (Minto)

6739 Wellington Road 109
Teviotdale (Town of Minto)
County of Wellington

LEGEND

 Subject Lands

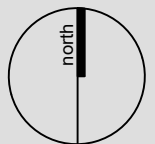
- Urban System**
-  Primary Urban Centre
 -  Delineated Built-up Area
 -  Designated Greenfield Area
 -  Employment Area
- Rural System**
-  Secondary Urban Centre
 -  Hamlet
 -  Rural Employment Area
 -  Regionally Significant Economic Development Study Area
- Other**
-  Greenbelt Area
 -  Greenbelt Town/Village
 -  Greenbelt Hamlet
 -  Waterbody/Watercourse

DATE: September 2024

SCALE: 1:20,000

FILE: 22343A

DRAWN: LC



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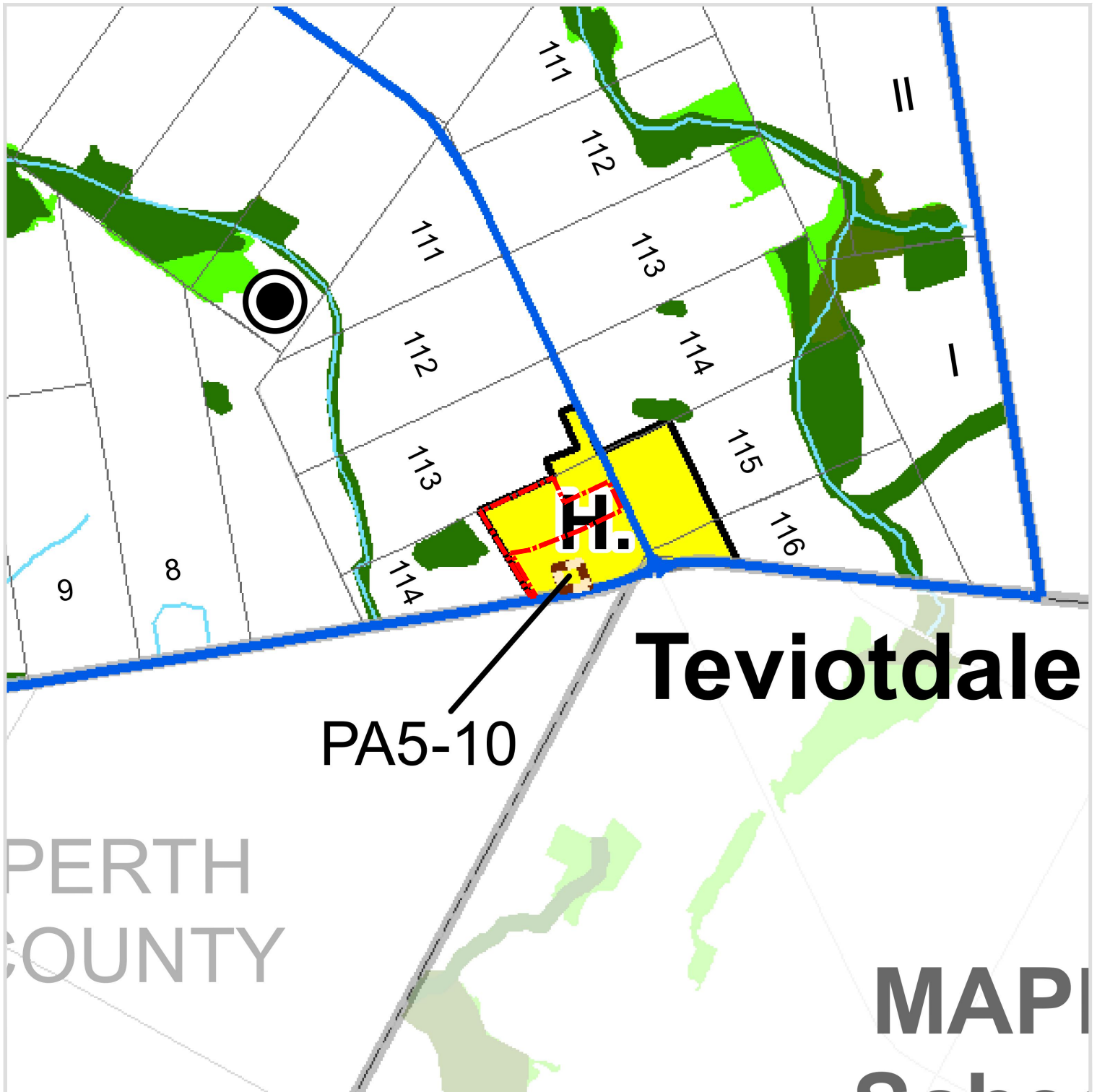


Figure 4

**County of Wellington
Official Plan Schedule
B5 - Land Use (Minto)**

6739 Wellington Road 109
Teviotdale (Town of Minto)
County of Wellington

LEGEND

Subject Lands

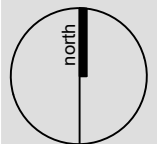
The Greenlands System	The Urban System
Core Greenlands	U.C. Primary Urban Centre
Greenlands	Other
Earth Science ANSI	Landfill Site
The Rural System	Airfield
Prime Agricultural	County Roads
Secondary Agricultural	Provincial Highways
H. Hamlet	Waterbody
Recreational	Watercourse
C.R. Country Residential	
PA Policy Area	

DATE: September 2024

SCALE: 1:20,000

FILE: 22343A

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Figure 5

Town of Minto Zoning By-law 01-86

LEGEND

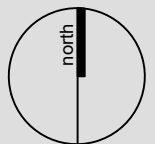
-  Subject Lands
-  Site Specific Exception
- A Agricultural Zone
- C2 Highway Commercial Zone
- C5 Hamlet Commercial Zone
- R1A Unserviced Residential Zone
- RIN Rural Industrial Zone

DATE: June 2023

SCALE: NTS

FILE: 22343A

DRAWN: LC



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3.0 Proposed Development

The proposed development represents the infilling and rounding out of the western portion of Teviotdale through the establishment of a rural industrial subdivision that will accommodate uses characteristic of those existing in the Hamlet. The proposed Draft Plan of Subdivision will establish a new local road from Wellington Road 109 and create 12 lots to accommodate rural industrial uses and provide for a stormwater management facility. The proposed Draft Plan of Subdivision is included in this Report as **Figure 6**, has been submitted concurrently with this Report, and is further described below.

Access

A new municipal road with a proposed right-of-way width of 26 metres (Street 'A') is to connect to Wellington Road 109 and terminate in a cul-de-sac at the western portion of the subject lands. The new road connection will provide access to proposed lots, as well as for maintenance of the proposed stormwater management pond. The roadway is proposed to consist of 8 metres of asphalt and 1 metre shoulders. Roadside ditches and lighting standards will be accommodated in the remainder of the right-of-way.

It is noted that at the outset of the planning process, Township Staff confirmed with the Owner that an emergency access road would not be required to service the proposed development.

Lotting Pattern and Uses

Lot sizes range from 0.4 hectares (1 acre) to 0.8 ha (2 acres) in size. Proposed lot frontages vary in the interest of maintaining relatively consistent lot sizes and accounting for changes in lot depth throughout the development. The frontage for the stormwater management block has been sized to ensure sufficient access for maintenance, while ensuring the lots around the proposed cul-de-sac meet minimum lot frontage requirements.

A range of dry and rural industrial uses are contemplated for the development within the permissions of the Rural Industrial Zone (RIN) category, as well as commercial-related uses including commercial school or studio, rental outlet, veterinary clinic, and commercial recreation uses.

Servicing – Water and Wastewater

All proposed lots will require an individual water supply well and individual septic system. Septic systems are to be sized for the use of each future building on the proposed lots. Further details regarding servicing are provided in the Functional Servicing Report submitted concurrently with the required planning applications and is summarized in Section 4 herein.

Stormwater Management, Municipal Drains, and Easements

Stormwater Management (SWM) within the subdivision will be accommodated by a new stormwater management facility in the northwest corner of the development, as well as drainage ditches along the southern and western perimeter of the site. The proposed SWM approach will require the rerouting of existing branches of Municipal Drain No. 59 on the site along the road allowance or easements, as well as improvements to the existing Main Drain downstream of the site to the Teviotdale Drain. Improvements and re-routing of the Municipal Drain will follow the requirements under the *Drainage Act*.

The following new easements are proposed to accommodate related Municipal Drain improvements and provide for drainage ditches to accommodate overland flows from neighbouring properties currently directed towards the site:

- 15 metre easement (within Block 14): established to recognize the current location of the Main Drain;
- 6 metre easement (southern and western limit of site, Lots 1 to 9: to provide for the rerouting of the municipal drain system; and
- 6 metre easement (eastern limit of site, Lot 1): to provide for the rerouting of the municipal drain system.

Easement locations and widths may be adjusted throughout the detailed design process as a result of the *Drainage Act* and subdivision process.

Future Development Block

A Future Development Block is proposed for the portion of the subject lands fronting Wellington Road 123. Lands within this block are in a natural state (ie not currently under agriculture) and are of insufficient width, area and topography to accommodate rural industrial uses. The proposed width of the easement to recognize the existing location of the Main Drain associated with Municipal Drain No. 59 limits the developability of this block given its' width of approximately 20 metres. While this block is not contemplated to accommodate rural industrial uses, opportunity does exist to convey the block as a lot addition to existing properties adjacent to the east or west.

0.3 metre Reserves

0.3 metre (1 foot) reserves have been included on the north side of Street 'A' adjacent to the property line of the existing residential property and the Ontario Provincial Police Station to prevent vehicles from using Street 'A' as an access, and along the eastern boundary of Lot 1 to prevent access from the lot directly to Wellington Road 109.

3.1 Plan of Subdivision

A Plan of Subdivision application is required to establish the proposed lotting, stormwater management facility, reserves and road pattern of the proposed development as described above and illustrated in the Draft Plan of Subdivision submitted concurrently with this Report and enclosed as **Figure 6**.

3.2 Zoning By-law Amendment

To implement the proposed rural industrial subdivision, an amendment to the Town of Minto Zoning By-law 01-86 is required. The proposed Zoning By-law Amendment involves rezoning the subject lands from the Agricultural Exception (A-61) zone to the Rural Industrial (RIN) zone category to provide for future uses, the Open Space (OS) zone category to recognize the proposed SWM facility, and the Future Development (FD) zone to provide options for the ultimate use of Block 14. Exceptions are proposed for both the RIN and OS zones as follows:

RIN Zone Exceptions

- Permit the following additional uses:
 - Automotive Accessories Shop
 - Building Supply Outlet
 - Commercial Recreation Use
 - Commercial School or Studio
 - Computer Programming Establishment
 - Farm Machinery Sales and Service
 - Printing Establishment
 - Rental Outlet
 - Veterinary Clinic
- Prohibit the following uses:
 - Feed Mill, Seed Plant, Grain Elevator throughout the development
 - Industrial uses with an outdoor storage component on Lots 1, 2 and 3 of the subdivision
- Exempt future development from Section 25.2.9 'Residential Setbacks'
- Exempt future development from Section 6.20.2 'Municipal Drain Setback'

OS Zone Exception

- Establish a Stormwater Management Facility as the only permitted use within the zone category.

A full analysis of the proposed Zoning By-law Amendment is included in Section 5.4.2 of this Report, and a draft Zoning By-law Amendment is included as **Appendix A**.

4.0 Summary of Supporting Studies

The following reports were requested through Formal Consultation to support the proposed Plan of Subdivision and Zoning By-law Amendment applications by the County of Wellington and Town of Minto. A summary of the key findings and recommendations of these supporting technical reports are provided below.

4.1 Functional Site Servicing Report

A Functional Site Servicing Report has been prepared by GM BluePlan Engineering in support of the proposed development. The Report concludes that the development can be privately serviced with individual septic and water well systems, with existing grades of the site suggesting that a rural open-ditch style storm network servicing the property is possible, including a proposed stormwater management facility with an outlet to an existing Municipal Drain. The following is a summary of the proposed grading, servicing and stormwater management design for the proposed development:

Site Grading

- The development can be graded to conform to the intent of the Minto's Municipal Servicing and Design Standards
- The site undulates but generally slopes from a south to north and east to west direction with an average slope of 0.63%.
- Intent to grade the site so that runoff will sheetflow to a combination of rear-yard and road-side ditches, all of which will be routed to the proposed stormwater management facility.
- Gradient of lots shall be a minimum 2% as per Town of Minto standards to ensure proper sheetflow. Dropping the elevation of the proposed road or raising the elevation of the top bank of the proposed open ditch along the southern perimeter of the site may be required to achieve the desired gradient.

Water and Sanitary Servicing

- All proposed lots will be serviced by an individual water supply well. There are a number of surrounding commercial/industrial uses on private water wells, and as such it is expected that

individual on-site water servicing will be achievable. At preconsultation, Wellington County did not require any additional investigation during the pre-consultation process.

- All lots will be serviced by individual septic systems. It is expected that private servicing will be readily achievable in the development due to proposed lot sizes.
- Proposed uses will be small dry-type industrial operations.

Utilities and Lighting

- It is not expected the development will include heavy industrial facilities, and as a result, the servicing demands of the available utilities will be relatively light.
- It is anticipated that LED street lighting will be required on all new internal streets in keeping with Town of Minto standards.
- Confirmation of adequate utility services will be made at a later date prior to registration and construction.

Roadways

- Proposed road will include 13 metre radius cul-de-sac and connect to Wellington Road 109 with intersection radii of 10 metres and be designed to ensure proper drainage and comply with Town of Minto standards.

Total roadway width will consist of 8 metres asphalt and 1 metre shoulders; roadside ditches will be installed to a depth of 0.3 metres below road subbase grade with 3:1 side slopes in 26 metre wide right-of-way. No sidewalk is proposed.

4.2 Stormwater Management Report

A Stormwater Management Report has been prepared by GM BluePlan Engineering to document the preliminary design of the stormwater management system for the proposed development. Based on the analysis contained in the Stormwater Management Report and associated design approach, the following has been concluded:

- The existing 600mm and 530mm diameter Main Drain of the Municipal Drain No. 59 will be replaced downstream of the development with an 825mm diameter drain tile to provide for improved outlet capacity for the site.
- The development will include a hybrid wet pond type SWM facility with a permanent pool and active storage volume sufficient to contain the runoff from all design storms under full post-development conditions.
- The post-development peak runoff rate under all storm conditions including 100-year design storms will not exceed the capacity of the downstream receiver (825mm drain tile), with a minor non-significant exceedance under 100-year design storm conditions.

- Quality control will be provided by the permanent pool and extended detention to the “normal” level of 70% long-term suspended solids removal, as per the MECP Stormwater Management Planning and Design Manual.

Prior to construction, a silt fence will be installed along the property boundary in all locations where runoff will discharge from the site to adjacent lands. This will minimize the transport of sediment off-site during the construction period.

4.3 Preliminary Septic Design Report

GEI Consultants Limited prepared a Preliminary Septic Design Report to describe the design of proposed sewage systems for the development. Taking the findings of the Preliminary Geotechnical Investigation (which is summarized in Section 4.4 of this Report below), the following was determined for future septic systems in the proposed development:

- Septic designs for individual lots will be need to be submitted as part of the site plan approval process for each lot and will be required to comply with Part 8 'Seage System's in the Ontario Building Code (OBC).
- For the purposes of the analysis, future uses on individual lots were assumed to consist of small machine shops and equipment assembly businesses with 15 employees engaged in manufacturing. Showers were taken into consideration in the analysis.
- Individual system designs were based on an assumed sewage flow rate of 1,875 L/day.
- Based on OBC requirements and assumed sewage flow rates, septic tanks will be required to have a minimum volume of 5,600 L, with a standard sized double compartment 5,680 L septic tank providing the necessary volume.
- Because the native soil T-time is high at more than 50 minutes/cm, it is expected that systems will be designed as fill-based leaching beds to be constructed in sand fill with a mantle, as per OBC 8.7.4.
- Based on calculations and requirements of the OBC, leaching beds for septic tanks will be a total of 47 metres in length by 10 metres wide for a total loading area of 470 square metres.
- Including setbacks to buildings and property lines, as required by the OBC, and including a 5 metre x 10 metre allowance area for the septic tank, the total area required on each lot for septic servicing purposes is approximately 900 square metres, which represents 22% of the small lot in the proposed development, and 11% of the largest.
- The proposed lots are of sufficient size to permit septic servicing in compliance with the OBC based on the assumed usage and subsequent analysis contained in the Report.

4.4 Geotechnical Investigation

Chung and Vander Doelen (CVD) was retained to undertake a preliminary geotechnical characterization of the subject lands in support of the proposed subdivision. The following is a summary of the findings of the preliminary investigation:

- Native soil conditions capable of support a future industrial subdivision development were encountered at the site.
- Earth fill to support future building structures, private pavements, and roadways is to be constructed significant different than earth fill to be used to raise grade in wastewater treatment leaching bed envelopes.
- Any shortfall of fill material required for engineered fill operations may be made with similarly graded imported soils.
- It is recommended that engineered fill construction be conducted during the summer and early fall months when drier and warmer weather conditions typically exist.
- Grading/filling operations are to be planned and maintained to direct surface water run-off to low points and be positively drained by suitable means.
- Recommended procedures are included for the construction of engineered fill to support future building structures, private pavements, and roadways.
- Recommendations for site grading procedures within the wastewater treatment leaching bed envelope are provided.
- Recommendations are included for site grading planning and operations stages.
- Recommendations are included for the construction of the new road within the subdivision.
- Estimated T-times of native soil deposits encountered are provided within the Report.

4.5 Noise Study

The proposed development is also supported by an Environmental Noise Study prepared by HGC Engineering. HGC Engineering was retained to undertake a noise study to study the compatibility of the proposed rural industrial subdivision with neighbouring residential homes, being two lots along Wellington Road 123 and one lot on Wellington Road 109, with respect to noise. The Report concludes that the development of the site for industrial uses can be compatible with existing residential homes in the area as per the following recommendations:

- The elevated levels of background sound at the residences due to road traffic reduces the potential zone of influence of Class I (light) industries to approach the minimum recommended distance setback of 20 metres and no compatibility issues are anticipated with regard to Class I (light) industrial located on any of the industrial lots.
- Class II (medium) industrial uses are not recommended on Lots 1, 2 and 3 considering the required 10 metre minimum distance setback from existing residences. The zoning by-law should include provisions which permit Class II industrial uses on Lots 4 to 12 subject to those industries demonstrating that the actual zone of influence of their operations can be sufficiently reduced through the preparation of noise studies at the discretion of the Municipality. The goal of the studies would be to identify mitigation measures as required, which can be implemented on the site plan and the design of the buildings and equipment to illustrate the compliance with the environmental noise criteria contained in MECP Guideline NPC-300, resulting in acceptable sound levels at the residences. These studies can be informed by the existing elevated levels of background sound at the residences and the urban character of the acoustical environment.
- Class III (heavy) industrial uses are not recommended with the possible exception of Lot 12, considering the required 300 metre minimum distance setback from existing residences. The zoning by-law should include provisions which permit Class III industries on Lot 12 subject to that industry demonstrating that the actual zone of influence of their operations can be reduced to the minimum setback distance of 300 m through the preparation of a noise study at the discretion of the Municipality. The goal of the study would be to identify mitigation measures as required, which can be implemented on the site plan and the design of the buildings and equipment to illustrate compliance with the environmental noise criteria contained MECP Guideline NPC-300, resulting in acceptable sound levels at the residences. The study can be informed by the existing elevated levels of background sound in the residences and the urban character of the acoustical environment.
- Individual industries may also be required to obtain Environmental Compliance Approvals from the MECP for their operations under the Environmental Protection Act, depending on the nature of the industry and the potential for adverse effects. This may include the preparation of specific Acoustic Assessment reports to support their applications in that regard.

4.6 Transportation Brief

A Transportation Brief was prepared by Salvini Consulting Inc. to provide information about the estimated traffic generation of the proposed subdivision and an assessment of the proposed new intersection at Wellington Road 109 and Street A. A full Transportation Impact Study was not required as traffic volumes generated by the proposed development were not sufficient to warrant such analysis. As a result of the analysis contained in the Brief, the following was determined:

- The proposed development is expected to generate 68 trips measured in both directions in each of the weekday morning and afternoon peak hours;
- The sight distance at the proposed Street A connection to Wellington Road 109 meets the County's Entrance Policy criteria:
 - The posted speed limit for Wellington Road 109 is 70 kph south of proposed Street A. A minimum of 180 metres of sight distance is required to be available in both directions along a County Road with a posted speed limit of 70kph; the roundabout at the intersection of Wellington Roads 109 and 123 is visible approximately 325 metres away from the subject lands;
 - The posted speed limit for Wellington Road 109 is 80 kph north of proposed Street A. A minimum of 200 metres of sight distance is required to be available in both directions along a County Road with a posted speed limit of 80kph; the site distance to the north is more than 200 metres;
- A northbound left turn lane on Wellington Road 109 at Street A is not warranted based on the methodology contained in the MTO Design Supplement for the TAC (Transportation Association of Canada) Geometric Design Guide for Canada Roads; and
- The Street A intersection with Wellington Road 109 is expected to operate at acceptable levels under future total traffic conditions in both weekday morning and afternoon peak hours.

4.7 Archaeological Assessment

Detritus Consulting Ltd. conducted a Stage 1-2 Archaeological Assessment for the subject lands. The Stage 1 background research indicated that the Study Area exhibited moderate to high potential for the identification and recovery of archaeological resources. A Stage 2 field assessment was recommended for agricultural field and small overgrown lawn within the Study area. The absence of disturbances within the Study Area was confirmed during a Stage 2 property inspection.

The Stage 2 field assessment was conducted and consistent of a typical pedestrian survey of the agricultural field and a typical test pit survey of the small overgrown lawn, both at five-metre intervals. No archaeological resources were observed.

As a result of the Stage 2 assessment, no further archaeological assessment of the Study Area was recommended.

The Archaeological Assessment Report has been subsequently forwarded to the Ministry of Tourism, Culture and Sport for review and clearance.

5.0 Policy Analysis

The following is a review of the Provincial and Municipal land use policy framework related to the subject lands, and how the proposal has met those policy considerations. The following discussion outlines how the proposed development and supporting applications considers and addresses relevant policies of the Provincial Planning Statement, 2024, sections of the *Planning Act*, and policies of the County of Wellington Official Plan.

5.1 Provincial Planning Statement, 2024

On August 20, 2024, the Ministry of Municipal Affairs and Housing issued the Provincial Planning Statement, 2024 (PPS, 2024), which took effect on October, 20, 2024. The PPS, 2024 replaces both the Provincial Policy Statement, 2020 and Growth Plan for the Greater Golden Horseshoe, 2019.

The PPS, 2024 is considered a policy statement under Section 3 of the Planning Act and as such all municipal decisions will be required to be consistent with this new policy document after October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that supports development, including increasing housing supply; provides for a strong and competitive economy; fosters the long-term viability of rural areas; and protects agricultural lands, the environment, and public health and safety. One of the key considerations of the PPS is that planning decisions 'shall be consistent' with the Policy Statement. The following is an analysis of the proposed development in the context of the policies in the PPS.

5.1.1 Rural Areas and (Rural) Settlement Areas

The subject lands are located within Teviotdale, a Hamlet within the Town of Minto that meets the definition of rural areas in the PPS and is a component of the County's Rural System. Policy 2.5.1 states that healthy, integrated and viable rural areas should be supported by, among other matters, the following:

- d) *using rural infrastructure and public service facilities efficiently; and*
- e) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management and use of resources.*

The proposed development will create additional available land within Teviotdale for rural industrial and select commercial-related uses consistent with the existing characteristics of the Hamlet while also creating employment opportunities within Minto and the surrounding area. The development will be privately serviced and result in improvements to the Drain No. 59 municipal drainage system. The development is not anticipated to have an impact on the existing County Road system, nor are improvements required to Wellington Road 109 to accommodate the subdivision or connection of the proposed Street 'A'.

Rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted in accordance with Policy 2.5.2. By nature of existing uses within the Hamlet, Teviotdale could be characterized as a rural destination for business and commercial services within Minto. The proposed development will further reinforce this function by providing additional land for new businesses to be established or existing businesses to expand, and contribute to the overall vitality of Teviotdale by contributing to the range of uses that may be accommodated within the Hamlet.

Directing development to rural settlement areas shall be in accordance with Policy 2.3 as per Policy 2.5.3. Policy 2.3.1.1 of the PPS states that Settlement Areas shall be the focus of growth and development, and that their vitality and regeneration shall be promoted. The proposed development is located within a rural settlement area in accordance with the PPS. Further, Policy 2.3.1.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which, among other matters:

- a) efficiently use land and resources; (and)*
- b) optimize existing and planned infrastructure and public service facilities;*

The proposed subdivision represents the development of vacant land within an established Hamlet for employment uses and represents an efficient use of land on private services. Lots within the proposed development are appropriately sized to accommodate private servicing systems, and the development itself will result in improvements to the municipal drain system. Teviotdale is not intended to be municipally serviced over the long term. Projected traffic generated by the development, being 68 trips generated in each weekday morning and afternoon peak hours, is not anticipated to affect the County road system and no improvements to Wellington Road 109 are required to accommodate the subdivision.

Furthermore, Policy 2.5.3 states that when directing development in rural settlement areas, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels. The proposed development provides for additional lots which range from 0.4 to 0.8 ha in size, are well within the range of parcels that currently exist within the hamlet, meet the minimum lot area requirements of the proposed zone category (being Rural Industrial [RIN]), and will be privately serviced. In this regard, the proposed development is rural in nature and scale. The development is limited to lands within the Hamlet boundary, and contributes to the build-out of Teviotdale with uses that complement those already existing in the area. Lots are to be individually serviced as all other properties within the Hamlet, and the function of Wellington Road 109 will not be impacted by the proposed development. Generally, the proposed development is rural in nature and complements existing characteristics of Teviotdale.

5.1.2 Employment & Land Use Compatibility

Policy 2.8.1.1 of the PPS, 2024 states that economic development and competitiveness shall be promoted, in part, by the following:

- a) *Providing for an appropriate mix and range of employment, institutional and broader mixed uses to meet long-term needs;*
- b) *Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- e) *Addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

The proposed development provides the opportunity to establish a range of rural industrial uses within close proximity to existing employment, commercial and related uses within Teviotdale and will accommodate a portion of employment growth forecasted for the Town of Minto. With respect to land use compatibility, Policy 3.5.1 states that major facilities shall be planned and developed to avoid, minimize or mitigate any potential adverse effects from odour, noise and other contaminants; minimize risk to public health and safety; and to ensure their long-term operation and viability in accordance with provincial guidelines, standards and procedures whereas Policy 2.8.1.1e) land use compatibility shall be addressed adjacent to employment areas. While the subject lands are not located within an employment area as defined in the PPS, three residential dwellings are located each to the north and south of the subject lands as previously illustrated in **Figure 2**.

The Land Use Compatibility Study is enclosed as Section 6 to this Report and is supported by a noise study prepared by HGC Engineering. The Zoning By-law Amendment has been structured so as to maintain compatibility between existing residential uses and the proposed development, based on the recommendations of the Land Use Compatibility Study by:

- prohibiting Class III Industrial Facilities permitted in the RIN Zone category (being a *feed mill, seed plant, grain elevator* use); and
- prohibiting industrial uses with an outdoor storage component – a general characteristic of Class II Industrial Facilities as per the D-6 Guidelines – on Lots 1 to 3 in recognition of their location within the 70 metre Recommended Minimum Setback Distance for Class II Industrial Facilities.

As further noted in Section 6 to this Report, the recommendations of the noise study regarding additional noise studies for future Class II industrial uses on Lots 4 to 12 can be addressed through a Draft Plan of Subdivision Approval condition. Such a condition could require the Owner to enter into an Agreement with the Municipality to complete a noise study for any proposed industrial use as part of the Site Plan process for the individual lot(s), if deemed to be required by the Municipality. This approach for Lots 4 to 12 appropriately implements the recommendations of the Noise Study while maintaining flexibility for development within the proposed subdivision. Overall, the development of the site for rural industrial uses can be compatible with existing residential dwellings in the area.

5.1.3 Sewage, Water and Stormwater

The Hamlet of Teviotdale is not serviced by municipal water and wastewater infrastructure – private servicing is the form of infrastructure supporting existing uses within the Hamlet. Individual water and wastewater systems are proposed to service future development on the subject lands. Policy 3.6.4 recognizes that where municipal sewage and water services and private communal sewage and water services are not available, planned or feasible, individual on-site sewage and water services may be used, provided site conditions are suitable for the long-term provision of such infrastructure with no 'negative impacts', with *negative impact* meaning "*potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions due to single, multiple or successive development. Negative impacts should be assessed through environmental studies, including hydrogeological or water quality impact assessments, in accordance with provincial standards.*" The Functional Servicing Report concluded that given the number of surrounding commercial and industrial uses on private water wells, individual on-site water servicing would be achievable in the proposed development. Furthermore, the Preliminary Septic Design Report concluded that the proposed lots are sufficiently sized to permit septic servicing in compliance with the Ontario Building Code based on the assumed usage and subsequent analysis contained in that Report, noting that septic designs for individual lots will need to be submitted as part of the site plan approval process for each lot. A hydrogeological report was not identified as required as part of a complete application by Wellington County.

5.1.4 Transportation Systems

Policy 3.2.1 of the PPS provides that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs and support the use of zero- and low-emission vehicles. The proposed Street 'A' connects to Wellington Road 109, and the Transportation Impact Brief has concluded that a northbound left turn lane is not warranted at the proposed Street A road connection to accommodate the proposed development. Wellington Road 109 provides a direct connection between the proposed development and larger centres such as Harriston and Arthur. Locating additional rural industrial uses and related commercial uses through the proposed development in proximity to existing commercial and industrial-related uses within Teviotdale will reinforce the Hamlet as a destination for certain activities from larger nearby centres, potentially reducing the length of trips for different purposes. Provisions for zero and low-emission vehicles can be made through the detailed site design process for each individual lot.

In summary, the proposed development, facilitated by the submitted Zoning By-law Amendment and Draft Plan of Subdivision applications, is consistent with the Provincial Planning Statement, 2024.

5.2 The Planning Act

Section 2 of the *Planning Act* sets out the matters of provincial interest. The following is a review of the proposal with respect to matters of provincial interest:

(a) the protection of ecological systems, including natural areas, features and functions;

There are no natural heritage features or areas located on or adjacent to the subject lands.

(b) the protection of the agricultural resources of the Province;

While the subject lands are currently used for agricultural purposes, they are designated within a Hamlet and are therefore intended to accommodate non-agricultural uses over the long term. The proposed rural industrial subdivision is not anticipated to impact adjacent agricultural operations

(c) the conservation and management of natural resources and the mineral resource base;

The subject lands are not identified within a sand and gravel resource area or bedrock resource area as per Schedule D: Mineral Aggregate Resource Overlay to the County of Wellington Official Plan.

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The subject lands are vacant and currently used for agriculture and as such contain no cultural heritage resources. A Stage 1 and 2 Archaeological Assessment was completed for the subject lands and no archaeological resources were observed. The Archaeological Assessment has been submitted to the Ministry of Citizenship and Multiculturalism for review and clearance.

(e) the supply, efficient use and conservation of energy and water;

The proposed development will be serviced by private water and wastewater treatment systems. New buildings can be designed to include systems to conserve water usage and be energy efficient. Furthermore, uses within the subdivision are generally intended to be dry-type industrial uses, as per the nature of the proposed RIN zone category.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The proposed development will be serviced by private water and wastewater treatment systems as other existing uses are currently within Teviotdale. Teviotdale is not intended to be municipally serviced over the long term. As per the submitted Functional Servicing and Septic Assessment reports, the proposed development can be adequately serviced by private services. The impact of the proposed development on the surrounding road network was not required to be assessed as traffic volumes generated by the proposed development were not sufficient to warrant such analysis. Street A will provide access to new lots and provides for a sight distance consistent with County of Wellington requirements. The extension of communication and waste management systems will be determined through detailed design of the proposed development.

(g) the minimization of waste;

Waste generated by future businesses within the development will be managed and disposed as per County of Wellington and provincial requirements.

(h) the orderly development of safe and healthy communities;

The proposed development will contribute to the range of uses within Teviotdale, which is currently characterized generally by rural commercial, service and industrial uses. The subject lands are designated within a Hamlet, and there are no natural hazards located on the subject lands. The proposed Zoning By-law Amendment implements the recommendations of the Noise Study, to ensure any impacts on adjacent residential properties are minimized and mitigated.

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

Future buildings within the proposed will need to incorporate accessibility measures and features as required by the Ontario Building Code.

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

The proposed development is rural industrial in nature and therefore is not anticipated to impact such facilities that may be located in the surrounding area.

(j) the adequate provision of a full range of housing, including affordable housing;

The proposed development is not residential in nature.

(k) the adequate provision of employment opportunities;

The proposed development provides for the establishment of larger lots for employment uses adjacent to the County Road network and provides a location for the siting of dry industrial businesses within the Town of Minto, providing an opportunity for existing businesses to expand or for new operations and businesses to be established.

(l) the protection of the financial and economic well-being of the Province and its municipalities;

The proposed development will contribute to the amount of rural industrial land available within the Town of Minto to attract new business and provide new jobs. When developed, the proposed subdivision will also contribute more in local property taxes than that currently as being assessed as agricultural lands in this regard.

(m) the co-ordination of planning activities of public bodies;

The Plan of Subdivision application will be reviewed and approved by the County of Wellington, whereas the Zoning By-law Amendment will be reviewed and approved by the Town of Minto. It is anticipated that both the County and Town will coordinate their reviews of the applications.

(n) the resolution of planning conflicts involving public and private interests;

The proposed development is not anticipated to conflict with adjacent land uses. Recommendations of the Noise Study have been incorporated into the Zoning By-law Amendment and can also be addressed through Draft Plan of Subdivision Approval conditions. Members of the public will have an

opportunity to review and provide comments and any concerns regarding the proposed development through the review of the applications and can be addressed through the approval process.

(o) the protection of public health and safety;

The subject lands are currently used for agricultural purposes and do not contain natural hazards. The design and construction of individual water and wastewater systems will be reviewed through the future site plan approval process for individual lots.

(p) the appropriate location of growth and development;

The subject lands are designated within the Hamlet of Teviotdale, with Hamlets being intended to accommodate a portion of growth in a manner consistent with the rural nature of these areas. The proposed development represents a building out of the western portion of Teviotdale. The subject lands are an appropriate location to accommodate growth and development within the Town of Minto.

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

Public transit services are not available in Teviotdale, and the Hamlet does not have a formal network of sidewalks, with the exception of lands adjacent to the roundabout at the intersection of Wellington Roads 109 and 123. Generally Teviotdale is an auto-oriented destination within the Town of Minto, given the rural commercial/service nature of the majority of uses within the Hamlet. The amount of road is limited within the proposed subdivision in the interest of maximizing the amount of land for future uses.

(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposed development is rural industrial in nature and as such no public spaces are proposed as part of the subdivision. Proposed lots are generally rectangular in nature, providing opportunity for siting new buildings and uses in the interest of efficiently using lands contemplated for rural development. Proposed uses are consistent with the majority currently existing within the Hamlet, with the implementing Zoning By-law Amendment having regard for potential noise impacts of new uses on adjacent residential properties.

(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

Opportunities exist for new buildings within the subdivision to incorporate energy saving systems and be designed for energy efficiency.

Based on the above, the proposed development has regard for the relevant matters of provincial interest as set out in Section 2 of the *Planning Act*.

Subsection 51 (24) of the *Planning Act* outlines the matters to be regarded when considering a draft plan of subdivision. The following is a review of the prescribed matters and how they are addressed by the proposed subdivision:

a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposed development has regard for matters of provincial interest as discussed above.

b) whether the proposed subdivision is premature or in the public interest;

The proposed subdivision is located within a rural settlement area characterized primarily by industrial and commercial uses. The development proposal represents an infilling of the northwest corner of the Teviotdale Hamlet and will provide additional employment land to accommodate a range of industrial uses typical of a rural location, create additional employment opportunities in the area, and accommodate a portion of the forecasted employment growth for the Town of Minto. The proposed subdivision is therefore in the public interest.

c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed subdivision involves lands designated 'Hamlet' in the County of Wellington Official Plan. Small-scale industrial uses are contemplated within the Hamlet designation. A full review of the proposal with respect to the County of Wellington Official Plan and conformity with same is enclosed herein as Section 4.4 of this Report. There are no adjacent plans of subdivision to be considered with respect to the proposed development.

d) the suitability of the land for the purposes for which it is to be subdivided;

The lands are of a sufficient size to accommodate the 12 lots, supporting stormwater facility and local road that constitute the development; are located within a hamlet; will provide for uses similar in nature to those existing within the Hamlet; and can accommodate private on-site services. Overall, the lands are suitable for their intended development.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The proposed new street will have a 26 metre right-of-way width and rural cross-section consistent with Town of Minto standards. Street A intersects with Wellington Road 109 to provide access to the greater road network. A northbound left turn lane is not warranted at the proposed new road connection to Wellington Road 109 based on the analysis contained in the Transportation Impact Brief.

f) the dimensions and shapes of the proposed lots;

Proposed lots meet the minimum frontage and area requirements of the RIN Zone category and are generally designed as standard rectangular lots to maximize efficiency in lotting pattern and minimizing road length. In the western part of the development, efforts were made to the greatest extent possible to standardize lot frontages around the proposed cul-de-sac while also accommodating the required size dimensions of the SWM facility.

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

A drainage easement currently exists along a portion of the southern property boundary of the subject lands. Additional easements are proposed in Block 14 and along the east, south and western portions

of the site to accommodate an open ditch system that will address overland runoff from neighbouring properties. Development will not be permitted within these easements.

h) conservation of natural resources and flood control;

There are no natural heritage resources on the subject lands, which are also located outside the floodplain.

i) the adequacy of utilities and municipal services;

Municipal services are not available to the subject lands. The proposed development will be serviced by private on-site water and sewage systems.

j) the adequacy of school sites;

The proposed subdivision will accommodate rural industrial uses and as such will not have any impact on existing schools in the area.

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

A stormwater management facility is included in the development and may be conveyed to the municipality. There is no parkland associated with the subdivision.

l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

Lots are of a size that could accommodate solar panels mounted on the ground as well as on new buildings. Providing for additional rural industrial and related commercial uses in proximity to those existing within Teviotdale may reduce the number of vehicle trips for those travelling to and from the Hamlet as individuals would have access to additional services and businesses.

m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. Proposed lots are of a size and shape that can accommodate required yard setbacks while still providing for appropriately-sized buildings. The Functional Servicing analysis confirms that the lots are sufficiently sized to accommodate private services in conjunction with new buildings.

As such, the proposed Draft Plan of Subdivision has regard to the criteria of Section 51(24) of the *Planning Act*.

5.3 County of Wellington Official Plan

The Wellington County Official Plan was approved by the Ministry of Municipal Affairs on April 13, 1999. Official Plan Amendment No. 119 (County Growth Structure) and No. 120 (County Growth

Forecast), which resulted from the initial phases of the County's ongoing Official Plan Review, have been approved by the Ministry of Municipal Affairs and Housing. with modifications via a Notice of Decision on April 11, 2023. OPA 119 resulted from the first phase of the County's Municipal Comprehensive Review undertaken as per the requirements of the Growth Plan for the Greater Golden Horseshoe and outlines where growth and development is to occur within the County to achieve the objectives, forecasts, and targets required by Provincial policy. OPA 120 establishes the revised Wellington Growth Forecast by updating the population household and employment forecasts to 2051 and represents the results of the second phase of the County's Municipal Comprehensive Review.

The subject lands are designated *Hamlet* as illustrated on **Figures 3 and 4** to this Report and are therefore a part of the County's 'Rural System'. The following is a review of the proposed development within the context of the County Official Plan.

5.3.1 Growth Strategy

As a general strategy, development patterns that are cost efficient, environmentally sound, are compatible with existing uses, and maintain small town character within the County are encouraged as per Policy 3.1. The proposed development is characterized by larger lot development (one to two acres) and will be serviced by on-site (private) water and sanitary services similar to other existing uses within Teviotdale. By contributing additional rural industrial and commercial land within the Hamlet, the rural industrial/commercial character of Teviotdale is further reinforced and the role of the Hamlet strengthened as a location for dry industrial and commercial-related businesses. Furthermore, the Zoning By-law Amendment will define permitted uses within the development to ensure land use compatibility with adjacent residential lots is maintained. Lastly, the proposed development will result in improvements to existing municipal drain infrastructure.

Growth is permitted in Hamlets with individual on-site services in a limited manner as per Policy 3.1. The Town of Minto is anticipated to grow by approximately 6,000 residents and 2,300 jobs as per Table 6 to the Official Plan. The proposed subdivision will establish additional lands for industrial and related uses characterized by low water needs (i.e. 'dry' industrial uses) and therefore provide a location option for these types of industrial uses within Minto. Providing for additional rural industrial lands through the proposed development within the Town will serve to accommodate a portion of forecasted employment growth while reserving existing and future serviced industrial lands within Clifford, Palmerston and Harriston for those employment uses requiring municipal services and therefore better suited to these primary urban centres.

Lastly, and with respect to employment, Policy 4.2.5 recognizes that the Rural System (and therefore Hamlets) are to provide opportunities for employment in addition to settlement areas, with the Rural System contributing sites for employment based on the ability to provide larger lots, larger buffers for compatibility, proximity to rural resources or access to major roads. The proposed development provides for the establishment of larger lots for employment uses adjacent to the County Road network and provides a location for the siting of dry industrial businesses within Minto. Located in a Hamlet characterized primarily by industrial and commercial uses, the proposed development is

compatible with surrounding properties. Land use compatibility with surrounding residential properties can be addressed, as demonstrated in Section 6 to this Report.

5.3.2 Hamlets

Section 6.11 provides the policy framework for Hamlets, whereas Section 6.3 outlines the planning approach for lands within the Rural System. Section 6.3 notes that Hamlets are expected to eventually build out on existing designated lands, while growth beyond their current boundaries will be limited. With respect to permitted uses, Policy 6.11.1 states that development will be relatively small-scale given the rural context and level of service available within Hamlets, with other uses including commercial and small scale industrial being permitted where compatible and where adequate levels of service can be provided.

The proposed development is located on lands designated Hamlet and represents a rounding out – or build out – of the western portion of Teviotdale for uses consistent with those that predominate within the Hamlet, being rural industrial and commercial. Land use compatibility is maintained by prohibiting uses characteristic of Class III industry, being feed mill, seed plant and grain elevator, through the proposed Zoning By-law Amendment. The development is relatively small scale in nature, providing for 12 additional rural industrial lots similar in size to those existing within Teviotdale and can be adequately serviced by private on-site water and sewage systems.

5.3.3 Servicing and Stormwater Management

Sewage and water services are to be provided in accordance with Section 11.2 of the Official Plan as per Policy 6.11.2 with respect to servicing in Hamlets. Policy 11.2.5 speaks to Hamlet servicing specifically and recognizes that municipal sewer and water services are not anticipated in Hamlets. Therefore, for new multiple lot development, such as the proposed subdivision, municipalities are able to choose to use individual on-site services or private communal services subject to the findings of an Options Assessment.

The Servicing Options Assessment is set out in Policy 11.2.3 and states the following:

Site specific multi-lot or multi-unit development applications relying on private communal or individual on-site servicing may be required to:

- assess site and soil suitability and the viability of all reasonable servicing options;
- recommend the type of sewage disposal system and establish appropriate lot, unit and/or block sizes, acceptable to the local municipality which demonstrate suitability for the on-site services; [and]

- assess the impact of the proposed means of servicing on: ground and surface water and associated ecological functions; potential interference with other wells; potential adverse impacts to natural features.

All development within Teviotdale is serviced by private on-site sewage and water systems, as such the proposed development will also be accommodated on private services and further supported by a new SWM facility. As noted in the Functional Servicing Report, it is anticipated that future development will be small dry-type operations with limited (15 to 20) employees. Based on these assumptions and considering the results of the geotechnical study, it is expected that fill-based type septic systems will be required. Based on the sizing of these systems and the size of proposed lots, GM BluePlan (now GEI Consultants) expects that private septic servicing will be readily achievable in the development.

With respect to the impact of the proposed on-site servicing approach on ground and surface water and associated ecological functions, the subject lands are not located within a Significant Groundwater Recharge Area or Highly Vulnerable Aquifer as per the Maitland Valley Source Protection Plan. There are also no natural features on or in the vicinity of the subject lands. Lastly, and regarding potential interference with surrounding wells, it is our understanding that municipal staff did not require any additional investigation, hydrogeological or otherwise, to support the submission of a complete application. As previously mentioned and discussed in detail in the Functional Servicing Report, it is expected that the development will consist of dry-type low water-demand users and given the number of surrounding commercial and industrial uses on private water wells, servicing within individual water wells is anticipated to be achievable for the development.

A geotechnical investigation was conducted by Chung & Vander Doelen in support of the Septic Assessment prepared in support of the proposed development and is summarized in Section 4.4 to this Report. The Preliminary Septic Design Report prepared by GEI Consultants (formerly GM BluePlan) concluded that the proposed lots are of sufficient size to permit septic servicing in compliance with the Ontario Building Code based on the assumptions forming the basis of the analysis in the Report.

5.3.4 Roads and Transportation

The proposed subdivision will establish a new local road connection to Wellington Road 109 to provide access to the new lots. County roads are major roadways within Wellington as per Policy 12.5.3. The proposed local road connection is presumed to be an access to a major roadway and as such the following facilities may be required as per Policy 12.5.3 d) of the Official Plan:

- traffic signals;
- turning lanes and tapers; and
- road widenings.

A Transportation Brief was prepared by Salvini Consulting, which concluded that a northbound left turn lane on Wellington Road 109 is not warranted, and as such no improvements to the County Road system is required to accommodate the proposed subdivision.

5.3.5 Creation of New Lots (Draft Plan of Subdivision)

The creation of new lots is the responsibility of the County through subdivisions, consents and part lot control. A plan of subdivision is required to create the new lots in the proposed development as more than four lots are to be created and a new local road that provides access to Wellington Road 109 is proposed as per Policy 10.1.2. Policy 10.1.3 sets out the matters for consideration when evaluating new lot creation by subdivision. The following is a review of these matters as it relates to the proposed development:

- 1. that any new lots will be consistent with official plan policies and zoning regulations;*

Proposed lots meet the minimum lot frontage and area requirements of the proposed RIN Zone category as demonstrated in Section 4.6 of this Report, with the proposed development being consistent with the relevant sections and policies of the County of Wellington Official Plan as discussed herein.

- 2. that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;*

The proposed lots can be serviced with on-site water and sewage services similar to existing lots within the Hamlet as demonstrated in the Functional Servicing Report and Preliminary Septic Design Report. A SWM facility is proposed for the subdivision that will accommodate runoff from the site and will require improvements to Municipal Drain No. 59. A new road connection will intersect with Wellington Road 109, and improvements to the County Road, such as a left turn lane, are not required to accommodate the new connection. All required infrastructure to service the proposed development, being the SWM facility, drain improvements, new local road and associated utilities will be established by the developer of the subdivision. Solid waste disposal, through the use of on-site bins and private collection, will be the responsibility of future businesses on individual lots.

- 3. that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;*

The proposed development is located in a Hamlet and as such, municipal services are not available nor will become available.

- 4. that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;*

Street A will provide access to proposed lots, with the proposed road construction further detailed in the Functional Servicing Report. Street A will be a paved local road with a rural cross-section that intersects with Wellington Road 109.

- 5. that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling;*

Sidewalks are not proposed in conjunction with Street A given the nature and location of the proposed development. A rural cross-section as per the Town of Minto design standards is proposed for Street A.

- 6. that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;*

The Geotechnical Report prepared by Chung & Vander Doelen (CVD) determined soil conditions capable of supporting a future industrial subdivision were found at the subject lands. Groundwater conditions were observed to vary across the site when fieldwork was conducted in April 2024. The Report recommended that the strategic installation of monitoring wells across the site along with a seasonal groundwater monitoring program would allow ground conditions to be properly determined and assessed for future development purposes. A Hydrogeological Report was not identified by staff as being required to form part of a complete application. The Geotechnical Report provides further guidance regarding site grading activities and pavement design and construction for the new local road. Furthermore, proposed lots are of a sufficient size to accommodate private wells and septic beds for future uses.

- 7. that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;*

Trees are generally limited to an existing hedgerow along the western property line. Vegetation management and tree compensation can be addressed through the detailed subdivision design process.

- 8. that natural heritage features are not affected negatively;*

There are no natural heritage features on or in proximity to the subject lands;

- 9. that lots are not created in areas which would pose a threat to public health or safety;*

There are no floodplain or hazard lands associated with the subject lands.

- 10. that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;*

The subject lands and proposed subdivision are located within a Hamlet, which is intended to accommodate, among other land uses, small scale commercial and rural industrial uses, despite the lands being currently under agriculture. There are no mineral aggregate resources associated with the subject lands.

11. that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;

The lots meet the minimum lot and frontage requirements of the proposed RIN Zone category and are generally rectangular in shape – and therefore considered suitable.

12. that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;

The proposed lots will accommodate primarily rural industrial uses and range in depth from 70 metres to 100 metres – providing sufficient opportunity to site new buildings closer to the proposed local road and away from rear property lines, despite surrounding uses being generally industrial and commercial in nature. The proposed Zoning By-law Amendment prohibits a feed mill, seed plant or grain elevator uses on new lots based on the conclusions and recommendations of the Noise Study.

13. that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;

Street A has been sited so as to make efficient use of the irregular shape of the subject lands and provide sufficient depths for new lots. The majority of proposed lots are rectangular in shape, with varying lot frontages so as to ensure lot areas are in the vicinity of 0.4 or 0.8 hectares. It is recognized that while some lots in the remaining Hamlet are irregular in shape, proposed lots have been designed so as to maximize building footprints as per the proposed zone category and provide for individual water and septic systems.

14. that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;

The proposed subdivision is not residential in nature.

15. that the creation of any lot is necessary, timely and in the public interest;

As noted throughout this Report, the proposed development will assist in accommodating projected employment growth for the Town of Minto over the planning horizon, and provide an opportunity for dry/low water user businesses to establish and/or expand, reserving serviced industrial land in other settlement areas within Minto for businesses requiring municipal services. The proposed subdivision will also facilitate the rounding out of a significant portion of the Teviotdale Hamlet, with future uses similar to those that currently exist – ultimately reinforcing the Hamlet as a rural centre for small scale industrial and limited commercial uses. In this regard, the proposed subdivision is timely and in the public interest.

16. that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.

The proposed subdivision meets the relevant policies of the Provincial Planning Statement, 2024 and County of Wellington Official Plan, as well as Section 51(24) of the Planning Act, as demonstrated throughout this Report. The Greenbelt Plan, as well as the Greenbelt Policies contained in Section 9.9 of the County of Wellington Official Plan, do not apply to the subject lands or proposed development.

In summary, the proposed development and implementing Zoning By-law Amendment conforms to the County of Wellington Official Plan. The proposal provides for a rural industrial subdivision in keeping with the character of Teviotdale while also maintaining compatibility with existing residential uses therein.

5.4 Town of Minto Zoning By-law 01-86

5.4.1 Existing Zoning

The subject lands are zoned Agricultural with a site-specific exception (A-61) as illustrated in **Figure 5** and discussed in Section 3.1.1 to this Report. The regulations of Exception 61 limit permitted uses on the subject land to agricultural (excluding new livestock buildings or structures), a single-detached dwelling on an existing lot, home occupation, home industry, and accessory uses. This Exception also recognizes the existing lot area and frontage of the subject lands within the regulations of the Agricultural Zone category.

The properties surrounding the subject lands vary in their zoning. Generally, properties adjacent to the subject lands and within the Hamlet of Teviotdale are zoned Hamlet Commercial (C5), Highway Commercial (C2), Rural Industrial (RIN), Industrial (M1), Institutional (IN), and Agricultural (A). Four properties are zoned for rural residential purposes, R1A (Unserviced Residential). Exceptions apply to some parcels, permitting a Ministry of Transportation Ontario (MTO) inspection station (fronting Wellington Road 109); farm equipment, automobiles, trailers, and recreation vehicle sales (6751 Wellington Road 109); bulk fuel depot (6630 Wellington Road 123); and livestock housing building component and agricultural sales (6770 Wellington Road 109).

5.4.2 Proposed Zoning

The proposed Zoning By-law Amendment seeks to rezone the subject lands to provide for the development as proposed, implement recommendations of the Noise Study and findings of the Land Use Compatibility Analysis, and consider a broader range of uses for the site given its current context and location within Teviotdale. The proposed amendment can be described as follows and is illustrated in **Figure 7** to this Report:





Lots 1 to 12, Block 15 and Street A

Rezone from Agricultural Exception (A-61) to the Rural Industrial zone category with exceptions (RIN-XX) to:

Figure 7
Proposed Zoning By-law Amendment

6739 Wellington Road 109
 Teviotdale (Town of Minto)
 County of Wellington

LEGEND

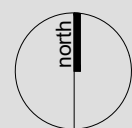
-  Subject Lands
-  Rezone from Agricultural Exception (A-61) Zone to Rural Industrial Exception (RIN-XX) Zone. Proposed exceptions are related to the following:
 - Identifying prohibited uses and additional permitted uses within the subdivision
 - Exemption from Section 25.2.9 'Residential Setbacks'
 - Exemption from from Section 6.20.2 'Municipal Drain Setbacks'
-  Rezone from Agricultural Exception (A-61) Zone to Future Development (FD) Zone
-  Rezone from Agricultural Exception (A-61) Zone to Open Space (OS-XX) Zone. Proposed exceptions are related to the following:
 - Limiting permitted use to a stormwater management facility

DATE: August 2023

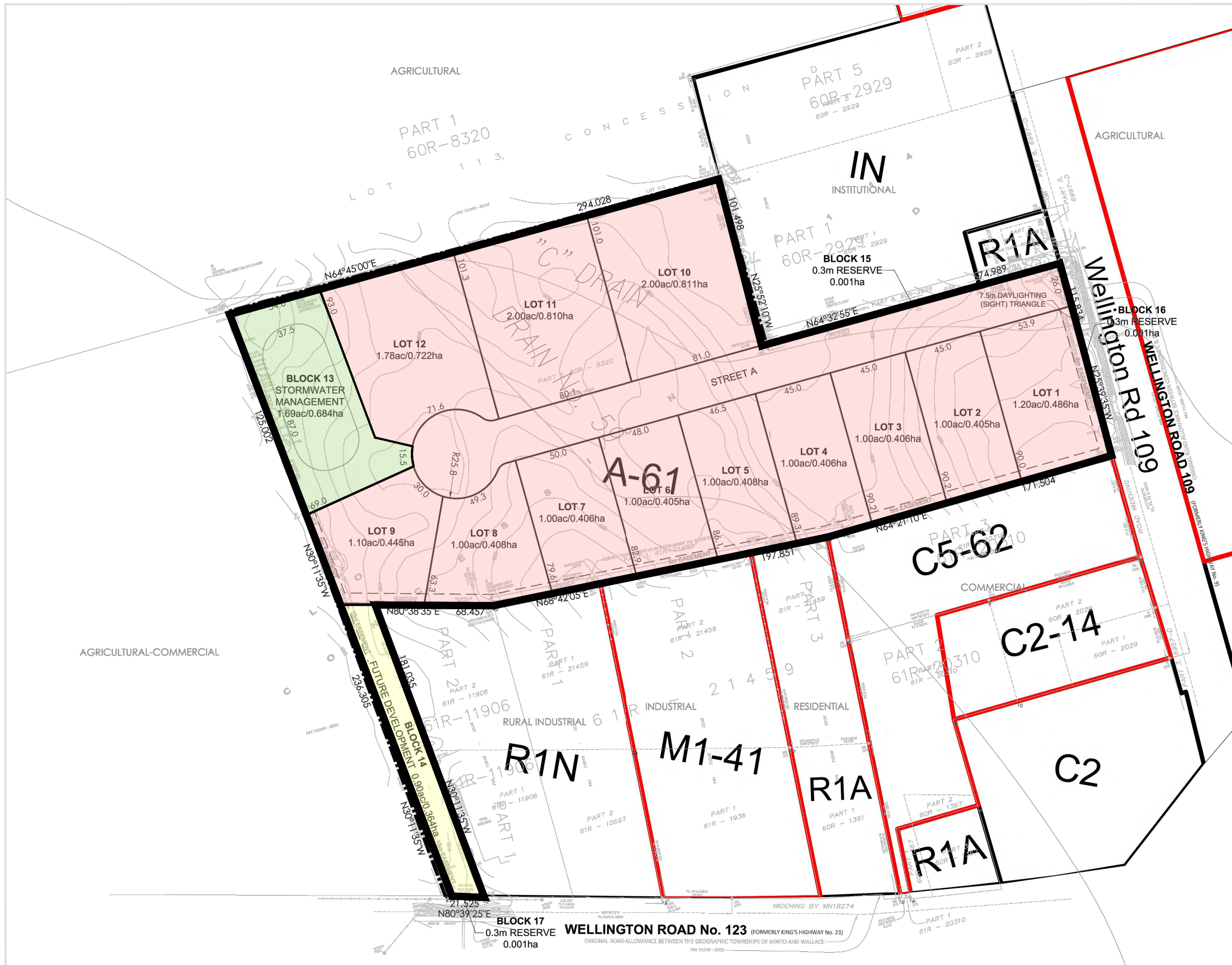
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DRAWN: LC



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- Identifying additional permitted uses and prohibited uses within the subdivision;
- Exempt future development from Section 25.2.9 Residential Setbacks; and
- Exempt future development from Section 6.20.2 Municipal Drain Setback.

Block 13 (Stormwater Management)

Rezone from Agricultural Exception (A-61) to the Open Space zone category with exceptions (OS-XX) to:

- Limit permitted uses to a stormwater management facility and associated infrastructure.

Block 14 (Future Development)

Rezone from Agricultural Exception (A-61) to the Future Development zone category.

A draft of the proposed Zoning By-law Amendment is enclosed as **Appendix A** to this Report.

PROPOSED RURAL INDUSTRIAL ZONE WITH SPECIAL PROVISIONS (RIN-XX)

The following table provides a review of the proposed subdivision with respect to the regulations of the RIN Zone category.

Proposed Zoning for Industrial Lots: Rural Industrial (RIN) with Special Provisions			
Provision	Regulation	Proposed	Compliant
25.2.1 LOT AREA, Minimum	0.4 ha	0.406 ha (Lots 1 to 6)	Yes
25.2.2 LOT FRONTAGE, Minimum	30 m	30.0 m (Lot 9)	Yes
25.2.3 FRONT YARD, Minimum	7.6 m <u>plus</u> 15 metres from County Roads and 10 metres from Town Roads ¹	Can be accommodated through site design	N/A
25.2.4 INTERIOR SIDE YARD, Minimum	3 m 9.2 m adjacent to residential zone	Can be accommodated through site design	N/A
25.2.5 EXTERIOR SIDE YARD, Minimum	7.6 m <u>plus</u> 15 metres from County Roads and 10 metres from Town Roads ¹	Can be accommodated through site design	N/A
25.2.6 REAR YARD, Minimum	7.6 m 9.2 m adjacent to residential zone	Can be accommodated through site design; portions of Lots 4 and 5 adjacent to residential zone	N/A
25.2.7 LOT COVERAGE, Maximum	30%	Can be accommodated through site design	N/A

Proposed Zoning for Industrial Lots: Rural Industrial (RIN) with Special Provisions			
Provision	Regulation	Proposed	Compliant
25.2.8 BUILDING HEIGHT, Maximum	12 m	Can be accommodated through site design	N/A
25.2.9 RESIDENTIAL SETBACKS	60 m between industrial activity (including outdoor storage area) and <u>residence</u> on abutting lot ²	To be exempt through proposed Zoning By-law Amendment	N/A

¹Section 6.31 of the Zoning By-law – Street Setback Standards – requires the 15 metre and 10 metre setback distances to be measured at right angles to the centreline of the Street abutting the front or exterior side yard. Based on right-of-way widths for existing and proposed roads, the additional setback distances prescribed by Section 6.31 is met by the proposed right-of-way width of Street A, being 26 metres.

As the table above demonstrates, Lots 1 to 12 meet the minimum lot area and frontage requirements of the RIN zone category, with remaining development standards to be met at the site design stage as individual lots are developed. Additional site-specific provisions are required to implement the development as proposed as well as implement recommendations from the Noise Study completed by HGC Engineering. The nature of these site-specific provisions are discussed below.

1. Identifying Permitted and Prohibited Uses

Additional Permitted Uses. The proposed Zoning By-law Amendment seeks to permit additional uses within the development, given the potential low water demand of such uses and in consideration of the nature of existing uses in Teviotdale. Proposed additional permitted uses include the following:

- Automotive accessories shop
- Building supply outlet
- Commercial recreation use
- Computer programming establishment
- Farm machinery sales and service
- Printing establishment
- Rental outlet
- Veterinary clinic

Additional proposed permitted uses are more commercial in nature, and in some cases would benefit from larger lots afforded by the proposed development. Some of these uses have the capacity to serve surrounding agricultural operations or provide services to surrounding residents within the area as well as in the primary urban centres of Harriston and Palmerston. Proposed additional permitted uses are similar in nature to those that exist within Teviotdale and provide an alternative locational option for new businesses. Lastly, the policies of the Official Plan permit limited commercial uses to locate in Hamlets along with small-scale industrial uses, among others. Including the requested additional permitted uses within the subdivision work to round-out the range of uses existing within the Hamlet, and are permitted by the Official Plan, subject to being privately serviced.

Prohibited Uses. As a result of the findings of the Land Use Compatibility Assessment and recommendations included in the Noise Study, a *feed mill, seed plant, grain elevator* use is to be prohibited within the development through special provision. Prohibiting the *feed mill, seed plant, grain elevator* use recognizes the proximity of residential dwellings and characteristics of this use as a Class III (heavy) industrial use in the context of the MECP D-6 Guideline definition and minimum setback distance requirements. Based on the recommendations of the Noise Study, industrial uses with an outdoor storage component are also proposed to be prohibited on Lots 1, 2 and 3 of the subdivision as illustrated in Figure 7. Lots 1, 2 and 3 are within the 70 metre minimum separation distance for Class II Industrial facilities as discussed in the Land Use Compatibility Analysis contained in Section 5 of this Report. As such, Class II facilities – as defined by the MECP D-6 Guideline – were not recommended on Lots 1 to 3 by HGC Engineering. A key defining characteristic of a Class II facility under the Guideline is the use of outdoor storage of wastes or materials in regular operations. Prohibiting industrial uses with an outdoor storage component will therefore discourage the siting of Class II facilities on these lots and in turn implement the Noise Study recommendation.

2. Exemption from Section 25.2.9 – Residential Setbacks

Section 25.2.9 of the Zoning By-law, applicable to lands within the RIN Zone category, requires a 60 metre setback between an industrial activity, including outdoor storage, and a residence on an abutting lot. Residences located at 6733 Wellington Road 109 and 6634 Wellington Road 123 abut the subject lands. The residence to the north, located at 6733 Wellington Road 109, is located adjacent to Street A of the proposed subdivision; Lot 1 is located adjacent to the southern limit of the 26 metre Street A right-of-way. A Land Use Compatibility Study has been conducted and the proposed Zoning By-law Amendment has incorporated the recommendations of same. As such, there is no need to enforce additional setbacks between the existing residential use and future rural industrial uses within the proposed subdivision.

3. Exemption from Section 6.20.2 – Municipal Drain Setback

Setbacks of 30 metres and 15 metres are required from opened and closed municipal drains, respectively, as per Section 6.20.2 of the Minto Zoning By-law. Within the proposed development, branches of Municipal Drain No. 59 are to be rerouted along the road allowance or within easements proposed within the subdivision. The purpose of the municipal drain setback is to ensure buildings and structures are not constructed on, or in close of proximity to, municipal drains to support their long-term function and maintenance. Easements proposed within the subdivision accommodate municipal drains, and within the proposed easements structures and other works will not be permitted, thus ensuring continued access to municipal drains for maintenance and repair over time. In this regard, the proposed easements will serve a similar function to the municipal drain setbacks established in the Zoning By-law. As such, duplicating the role of the easements in preventing development in the vicinity of municipal drains through the Zoning By-law as it relates to the proposed development is not required. When considering the use of easements within the proposed development, exemption from municipal drain setback provisions is reasonable and in keeping with the intent of the Zoning By-law.

PROPOSED OPEN SPACE (OS-XX) ZONE

Based on our review, the Minto Zoning By-law does not appear to accommodate stormwater management facilities within any zone category. The purpose of the proposed OS-XX zone category is to recognize the location and extent of the proposed SWM facility to service the subdivision. A stormwater management facility is the only proposed permitted use within the OS Zone category. In the absence of an appropriate zone category to recognize the proposed SWM facility, it is our opinion the proposed rezoning of Block 13 to the Open Space Zone category to provide for the SWM facility is appropriate.

PROPOSED FUTURE DEVELOPMENT ZONE

As previously discussed in Section 3 of this Report, there is an opportunity to convey Block 14 as a lot addition to adjacent properties to the east or west. Rezoning this Block for future development purposes recognizes that the lands are located within the Hamlet of Teviotdale (and therefore intended to accommodate development) without pre-determining the use through the proposed amendment at this time.

In summary, the proposed Zoning By-law Amendment establishes the necessary regulations to permit a rural industrial subdivision on the subject lands while maintaining compatibility with adjacent sensitive land uses, recognizing alternative tools to ensure the long term maintenance and functionality of municipal drains, and ultimately accommodating uses otherwise permitted within Hamlets and similar to those existing within Teviotdale.

6.0 Land Use

Compatibility Analysis

The proposed Zoning By-law Amendment introduces rural industrial uses in proximity to existing residential uses, being existing residences at 6733 Wellington Road 109 and 6634 and 6638 Wellington Road 123. 6638 Wellington Road 123 is buffered from the subject lands by lands zoned for Hamlet Commercial purposes, whereas 6733 Wellington Road 109 and 6634 Wellington Road 123 are adjacent to the subject lands. It is noted that lands within the western half of Tevoitdale are generally zoned for non-residential uses, including rural industrial, highway or hamlet commercial and industrial.

The Ministry of Environment, Conservation and Parks' (MOECP) *D-6 Guideline: Compatibility between Industrial Facilities and Sensitive Land Use* (the 'Guideline') is to be applied in order to prevent or minimize future land use problems due to the encroachment of sensitive land uses (such as residential and park spaces) and industrial uses on one another. The following provides an analysis of the proposed amendments and Draft Plan of Subdivision under the D-6 Guideline to determine what, if any, impact the proposed rural industrial subdivision will have on adjacent residential properties or the impact those uses may have on the proposed development.

Class I Facilities are defined by the Guideline as a place of business for a small scale, self contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage. Class I Facilities have a 20 metre minimum separation distance and a 70 metre potential influence area.

Class II Facilities are defined as a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours. Class II Facilities have a 70 metre minimum separation distance and 300 metre potential influence area.

Class III Facilities are defined as a place of business for large scale processing or manufacturing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions. Class III Facilities have a 300 metre minimum separation distance and 1,000 metre potential influence area.

The Noise Compatibility Study completed by HGC Engineering evaluated the compatibility of the proposed rural industrial subdivision with neighbouring residential homes with respect to noise. Generally, of the permitted uses in the RIN Zone category, large scale grain elevators or feed mills were considered to be Class III (heavy) industries as a result of their nature of operation. All other uses were considered to be Class I or Class II based on the typical nature of operation/use.

Figure 8 illustrates the Recommended Minimum Setback Distances of the Guideline as they apply to existing residential uses adjacent to the subject lands, which is also included in the Noise Study.




HGC Engineering noted that road traffic is currently the dominant source of sound at the adjacent residences due to the proximity of County Roads. Noise measurements and observations indicate sound levels of approximately 67 dBA Leq and a relatively high percentage of heavy truck traffic. Recommendations of the noise study included the following:

1. Elevated levels of background sound at the residences due to road traffic reduces the potential zone of influence of Class I (light) industries to approach the minimum recommended setback distance of 20 metres and no compatibility issues are anticipated with regard to Class I (light) industrial located on any of the lots.
2. Class II (medium) industrial uses are not recommended on Lots 1, 2 and 3 considering the required 70 m minimum distance setback from the existing residences. The zoning by-law should include provisions which permit Class II industrial uses on Lots 4 to 12 subject to those industries demonstrating that the actual zone of influence of their operations can be sufficiently reduced. The goal of these noise studies would be to identify mitigation measures as required, which can be implemented on the site plan and the design of the buildings and equipment to illustrate compliance with the environmental noise criteria contained in MECP Guideline NPC-300, resulting in acceptable sound levels at the residences. These studies can be informed by the existing elevated levels of background sound at the residences and the urban character of the acoustical environment.
3. Class III (heavy) industrial uses are not recommended, with the possible exception of Lot 12, considering the 300 metre minimum separation distance setback from existing residences. The zoning by-law should include provisions which permit Class III industrial uses on Lot 12 subject to that industry demonstrating that the actual zone of influence of their operations can be reduced to the minimum setback distance of 300 m through the preparation of a noise study at the discretion of the municipality. The goal of this study would be to identify mitigation measures as required, which can be implemented on the site plan and the design of the buildings and equipment to illustrate compliance with the environmental noise criteria contained in MECP Guideline NPC-300, resulting in acceptable sound levels at the residences. The study can be informed by the existing elevated levels of background sound at the residences and the urban character of the acoustical environment.
4. Individual industries may also be required to obtain Environmental Compliance Approvals from the MECP for their operations under the Environmental Protection Act, depending on the nature of the industry and the potential for adverse effects. This may include the preparation of specific Acoustic Assessment Requirements to support their applications in that regard.

Figure 8
D-6 Recommended Minimum Separation Distances

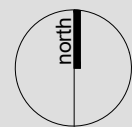
6739 Wellington Road 109
 Teviotdale (Town of Minto)
 County of Wellington

LEGEND

-  Subject Lands
-  20m Setback
-  70m Setback
-  300m Setback



DATE: March 2023
 SCALE: 1: 2,000
 FILE: 22343A
 DRAWN: LC



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SOURCE: GOOGLE SATELLITE IMAGERY

As noted in Section 5.5.2 of this Report with respect to the proposed Zoning By-law Amendment, grain elevator, seed plant and feed mill uses are to be prohibited within the development given their Class III industrial characteristics and proximity to existing residences. This component of the proposed Amendment implements the third recommendation of the Noise Study as noted above.

Furthermore, the proposed Amendment seeks to prohibit industrial uses with an outdoor storage component on Lots 1 to 3 as noted previously in Section 5.4.2 above. Outdoor storage is a defining characteristic between Class I and II industrial facilities, and as such can be employed through the Amendment to address the first component of Recommendation #2 noted above.

With respect to the siting of Class II industrial facilities within the remainder of the subdivision, the second recommendation from the Noise Study speaks to the preparation of noise studies, at the discretion of the municipality, for proposed Class II industrial facilities on Lots 4 to 12 within the subdivision. Given that remaining characteristics of Class II industrial facilities under the MECP D-6 Guideline are generally related to the type of operation proposed, and that operations associated with a specific industrial use can differ between two business while still being considered the same 'use', including zoning provisions related to restrict certain uses that *may* be considered a Class II facility by a generic definition of the use itself is unnecessarily limiting. As such, to implement the balance of the Study recommendation regarding Class II industrial facilities, it is recommended that a draft approval condition be developed that requires the Owner to enter into an Agreement with the Municipality to complete a noise study for any proposed industrial use as part of the Site Plan process for the individual lots, if deemed to be required by the Municipality. Such an approach appropriately implements Noise Study recommendations while maintaining flexibility for development within the proposed subdivision.

HGC Engineering concluded that the development of the subject lands for industrial uses can be compatible with existing noise sensitive residential homes in the area, subject to the recommendations included in that Report and discussed above. The proposed Zoning By-law Amendment, in conjunction with draft plan approval conditions and as discussed above, implements the recommendations of the HGC Engineering Report and therefore the development as proposed can be considered compatible with adjacent residential uses.

7.0 Summary and Conclusions

MHBC has prepared this Planning Justification Report in support of the Draft Plan of Subdivision and Zoning By-law Amendment applications. The Applications will permit the development of lands within a designated Hamlet for a rural industrial subdivision. Based on the analysis outlined in this Planning Justification Report, and together with the supporting technical reports, it is our opinion that the proposed rural industrial subdivision development of the subject lands is appropriate and represents good planning. This opinion recognizes the following:

1. The proposed development is consistent with the Provincial Planning Statement, 2024;
2. The development conforms to the County of Wellington Official Plan;
3. The development generally meets the intent of Hamlets, which are to (in part), accommodate small scale industrial and local commercial uses, among others, where compatible and where adequate levels of service can be provided.
4. The proposal provides for the rounding out of Teviotdale with rural industrial and limited commercial uses consistent with the current character of the Hamlet, providing an alternative location option for new and expanding 'dry' industrial and related businesses within the Town of Minto and accommodating a portion of forecasted employment growth within the County;
5. The development has regard for land use compatibility with respect to adjacent residential uses, by prohibiting certain industrial uses within the proposed subdivision and requiring noise study at time of site plan based on classifications within the D-6 Guideline, to be implemented through Draft Plan of Subdivision Approval Conditions;
6. The development can (conceptually) be privately serviced with individual septic and water well systems, with stormwater managed through a rural open-ditch style storm network, including a proposed stormwater management facility with outlet to an existing Municipal Drain, which is also result in improvements to the Municipal Drain system;
7. The development will not negatively affect the County Road system, with the new road connection providing adequate site distances to the north and south and not requiring improvements to County Road 109; and
8. The rezoning of the lands to apply site specific provisions relating to Residential and Municipal Drain setbacks implement the general intent of the Town of Minto Zoning By-law

01-86 with respect to maintaining land use compatibility and access to Municipal Drains for their long-term maintenance and repair.

Based on the above rationale, the proposed development is appropriate and represents good planning, and the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications should be accepted for processing and deemed complete.

Respectfully submitted,

MHBC

A handwritten signature in black ink, appearing to be 'P. Chauvin', written in a cursive style.

Pierre Chauvin, MA, MCIP, RPP
Partner

A handwritten signature in black ink, appearing to be 'M. Lippert', written in a cursive style.

Meghan Lippert, MAES
Planner

A

Appendix A: Draft Zoning By-law Amendment

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 - Teviotdale of the Town of Minto Zoning By-law 01-86 is amended by rezoning the subject lands described as Concession D Part of Lot 114; with municipal address of 6739 Wellington Road 109 as shown on Schedule “A” attached to and forming part of this by-law from:
 - **Agriculture Exception (A-61) zone to Rural Industrial Exception (RIN-XX) zone;**
 - **Agriculture Exception (A-61) zone to Open Space Exception (OS-XX) zone; and**
 - **Agriculture Exception (A- to Future Development (FD) zone;**
2. That Rural Area Exception Zone, is amended by the deletion of Section 36.61 and the inclusion of the following new exceptions:

36.XX	RIN-XX	<p>Notwithstanding the permitted uses of Section 25, the following additional use permissions and restrictions shall apply to land zoned RIN-XX:</p> <p style="margin-left: 40px;">a) Additional Permitted Uses</p> <ul style="list-style-type: none"> • automotive accessories shop; • building supply outlet; • commercial recreation use; • computer programming establishment; • farm machinery sales and service; • printing establishment; • rental outlet; and • veterinary clinic. <p style="margin-left: 40px;">b) Prohibited Uses</p> <ul style="list-style-type: none"> • Feed mill, seed plant, grain elevator • Industrial uses with an outdoor storage component within Area ‘A’ on Schedule ‘B’ attached hereto <p>Notwithstanding any other section of this by-law to the contrary, the following shall not apply to land zoned RIN-XX:</p> <ul style="list-style-type: none"> • Section 25.2.9 – Residential Setbacks • Section 6.20.2 – Municipal Drain Setback <p>Except as stated above, all other applicable regulations of this Zoning By-law shall apply to the land zoned RIN-XX.</p>
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36.XX Teviotdale	OS-XX	Notwithstanding the provisions of Section 28, or any other provision to the contrary, the land zoned OS-XX may only be used for a stormwater management facility.
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3. 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.
4. 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 _____, 202x

MAYOR

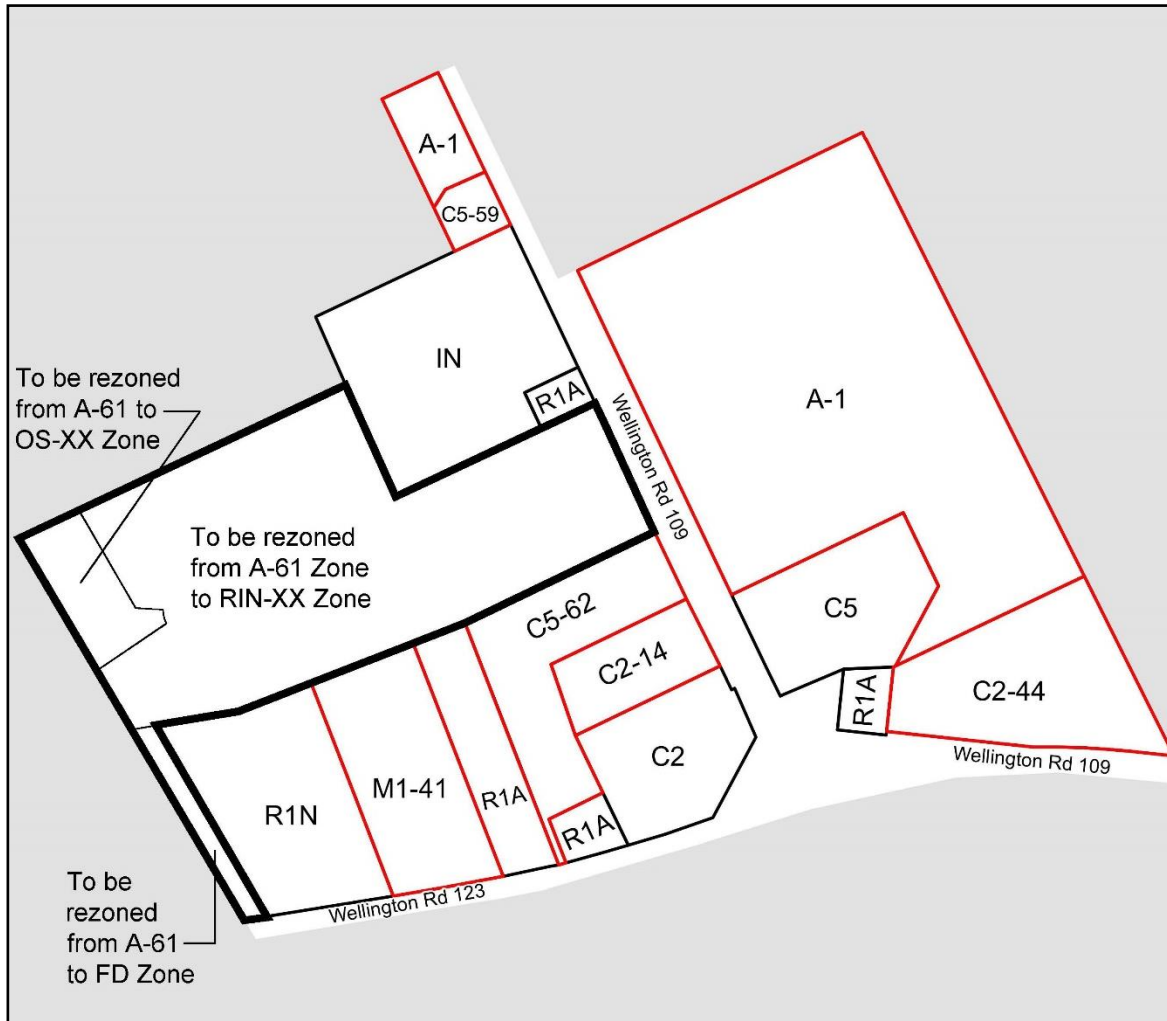
CLERK

DRAFT

THE TOWN OF MINTO

BY-LAW NO ____.

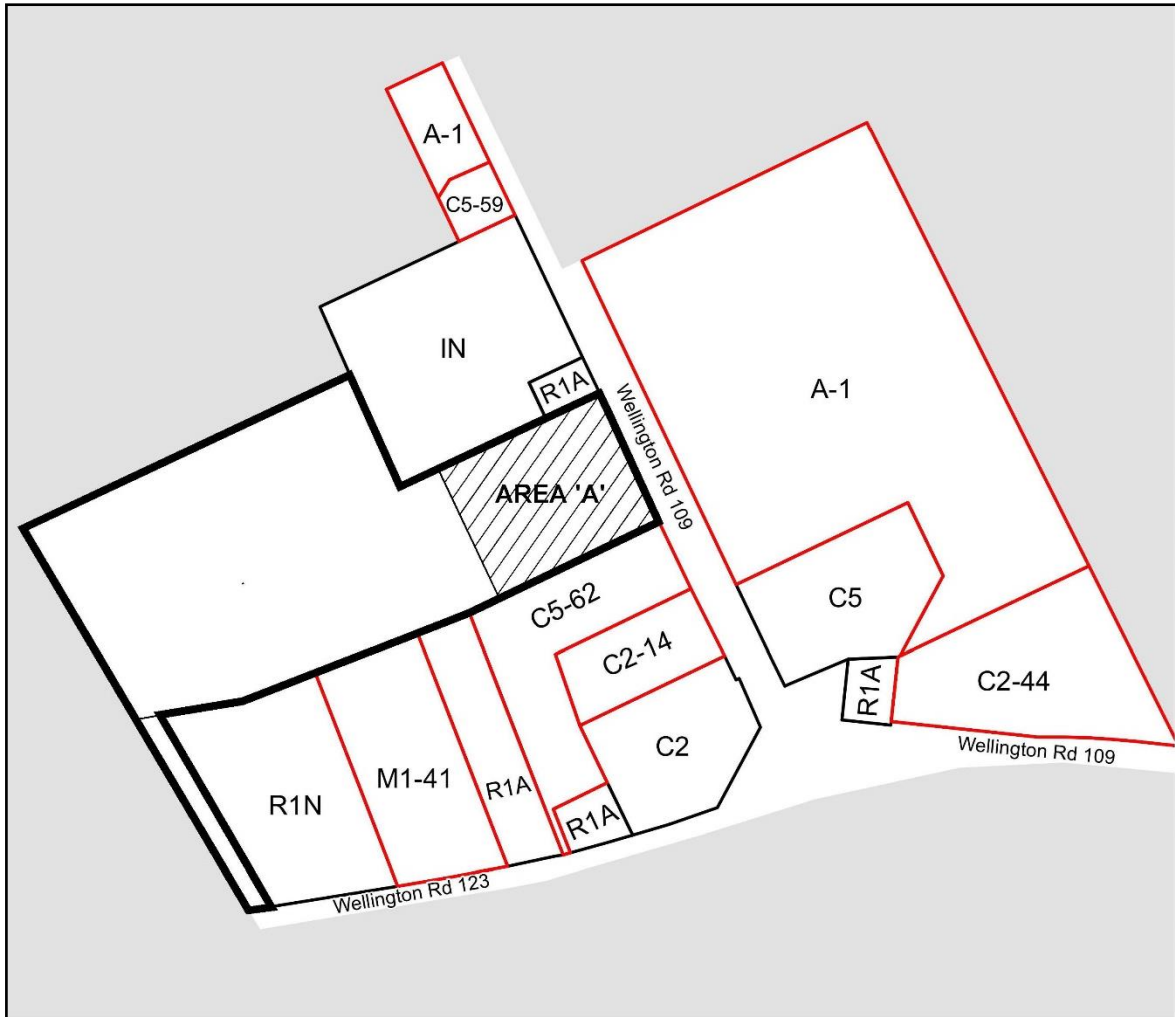
Schedule "A"



THE TOWN OF MINTO

BY-LAW NO ____.

Schedule "B"



Passed this ___ day of

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER ____.

THE SUBJECT LAND being rezoned is legally described as Concession D Part Lot 114, with municipal address of 6739 Wellington Road 109, Minto. The property is approximately 8.29 ha (20.5 ac) in size and is cultivated for agricultural purposes.

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Agriculture Exception (A-61) zone to Rural Industrial Exception Zone, Open Space Exception Zone and Future Development Zone to facilitate the establishment of a rural industrial subdivision and associated stormwater management facility within the Hamlet of Teviotda

DRAFT



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE