

Corporation of the Township of Chisholm

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AGENDA

PUBLIC MEETING RE: ZONING BY-LAW AMENDMENT LOT 18, CONCESSION 10 – Algonquin Pallets

TUESDAY, MARCH 12th 2024 – 7:00 P.M.

1. Chairperson (Mayor) calls meeting to order.
2. Chairperson explains reason for meeting to those in attendance.
3. Chairperson confirms with CAO that 20 days' notice has been given with respect to the meeting, and if any comments were received.
4. Chairperson asks the Applicant to speak on their application and comments.
5. Chairperson asks if there are any other members of the public in support or opposed of the application, and asks if they wish to speak to it.
6. After everyone has had a chance to speak, Chairperson gives the applicant an opportunity to respond to the comments made in opposition, if any.
7. After Council has heard from the Applicant, those in favour, those in opposition, Chairperson advises that careful consideration to the arguments for and against the project will be given.
8. Chairperson thanks the public for attending.
9. Chairperson declares the meeting closed, and informs the public that this will be discussed at the March 26th, 2024 Council meeting.

MEMORANDUM

To: Mayor Degagne and Members of Council
Copy: Jenny Leblond, CAO, Clerk-Treasurer
From: Chris Jones MCIP, RPP
Date: March 8, 2024
Re: Draft Temporary Use ZBA - 2589 Chiswick Line (Deehan)

The attached draft temporary use zoning by-law amendment is attached for Council's review and consideration.

Prior to the passage of the by-law, it is recommended the site plan agreement applicable to the lands and business be updated given that the nature of the use is changing to a temporary use and the original owner/proprietor of the business is no longer the owner of the lands subject to the zoning amendment.

Respectfully Submitted,



Chris Jones MCIP, RPP

THE CORPORATION OF THE TOWNSHIP OF CHISHOLM
TEMPORARY USE BY-LAW NO. 2024-XX
(Dehaan Draft TZBA – March 8th, 2024)

Being a By-law to amend By-law No. 2014-25, as amended, the Zoning By-law for the Township of Chisholm with respect to lands located in Lot 18, Concession 10 in the Township of Chisholm.

WHEREAS the Council of the Corporation of the Township of Chisholm is empowered to pass Zoning By-laws and Temporary Use Zoning By-laws to regulate the use of land pursuant to Sections 34 and 39 of the Planning Act, 1990;

AND WHEREAS the owners of the subject lands have filed an application with the Township of Chisholm to amend By-law No. 2014-25, as amended;

AND WHEREAS the Council of the Corporation of the Township of Chisholm deems it appropriate to amend By-Law 2014-25, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Chisholm enacts as follows:

1. Section 8.1.12 to Zoning By-law 2014-25 as amended, is hereby deleted and replaced with the following new section:

8.1.12 Wood Pallet Home Industry

Notwithstanding the regulations of Section 4.8, Home Industry, on lands located in part of Lot 18, Concession 10 and located in the RU-12 Zone, a wood pallet production business shall be a permitted home industry on a temporary basis subject to the following regulations:

- a) *Total floor area of Building Authorized for Home Industry:* 290 m² (3,120 ft²)

For the purpose of the RU-12 Zone, the owner/operator of the home industry may or may not reside on the lands and or in the dwelling zoned to permit the home industry.

For the purpose of the RU-12 Zone, a wood pallet production business shall be limited to the indoor storage of dimension lumber and the production, storage and sale of wood pallets. In addition, in the RU-12 Zone, there shall be no outdoor storage of waste materials and all equipment shall be located within the authorized building/workshop. There shall be no storage of logs nor is a sawmill a permitted use or accessory use. Assembled pallets and dimension lumber may be stored outdoors but shall be limited to lands directly behind and within 50 metres of the authorized building.

2. Furthermore, the land and buildings subject to these provisions shall also be subject to a site plan agreement which will stipulate additional provisions to be adhered to by the owner/operator.
4. And furthermore, the use permission and regulations authorized by the Rural Exception (RU-12) Zone are temporary and the use shall cease operation on or before April 1, 2026, subsequent to which the use shall cease and desist and there shall be no claim of legal conformity under Section 34 (9) of the Planning Act.
5. In all other respects, the provisions of By-law 2014-25, as amended, shall apply.

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ A FIRST AND SECOND TIME on the 26th day of March 2024.

READ A THIRD TIME and finally passed this 26th day of March 2024.

Mayor

Clerk

DRAFT