



The Corporation of The Nation Municipality

Agenda

Meeting Information

Meeting Number: 2024-01

Type: Zoning

Date: January 15, 2024

Time: 17h30 p.m.

Location: Town Hall, 958 Route 500 West, Casselman, Ontario

Chair: Francis Brière, Mayor

Prepared by: Julie Langlois-Caisse, Administrative Assistant

Video: Council meetings are streamed live on [The Nation's YouTube channel](#).

Agenda Items

1. Opening of the public meeting

2. Presentation of the proposed zoning amendments

2.1 File # ZBL-12-2023 - 2133 Calypso Street, Limoges
By-law 2-2024

2.2 File # ZBL-13-2023 – 7951 County Road 10, Vankleek Hill (Wilson Farms)
By-law # 3-2024

3. Comments

4. Adjournment



Report to Council

Report Number: ZBL-12-2023

Subject: Report for the public meeting for a zoning amendment, 2133 Calypso Street

Prepared by: Guylain Lafleche

Revised by:

Date of the meeting: January 15th, 2024

INTRODUCTION:

Mr. Brammal has applied to amend Zoning By-law 2-2006, file ZBL-12-2023, with respect to the property located at 2133 Calypso Street to remove a holding symbol on the land to allow a manufacturing operation for water jets.



ZONING BY-LAW:

The property in question is zoned "Industrial restricted - Holding (ML-H)".

The purpose of the amendment request is to remove the holding symbol on the land.

DEPARTMENT RECOMMENDATION:

The Planning Department recommends adoption of by-law 2-2024. (Annex 1)

Guylain Lafèche, MCIP, RPP
Urbaniste Municipal

BY-LAW NO. 2-2024

BEING A BY-LAW TO AMEND THE COMPREHENSIVE ZONING BY-LAW 2-2006, AS AMENDED;

WHEREAS By-Law 2-2006, the Comprehensive Zoning By-Law, regulates the use and erection of buildings and structures in The Nation Municipality;

WHEREAS an application has been received to change the zoning of a certain parcel of land in The Nation Municipality;

AND WHEREAS the Council of the Corporation of The Nation Municipality considers it appropriate to amend the Zoning By-Law 2-2006, as described;

NOW THEREFORE, the Council of the Corporation of The Nation Municipality enacts as follows:

- Section 1:** The parcel of property located on part of Lot 30, Concession 4 in the former Township of Cambridge now in The Nation Municipality, County of Russell, shown on Schedule "A", attached to and forming part of this By-Law shall be the property affected by this By-Law.
- Section 2:** Schedule "A" of Zoning By-Law 2-2006 is hereby amended by changing from "Industrial Restricted Zone – Holding (ML-H)" to "Industrial Restricted Zone (ML)", the symbol of the parcel of land indicated on the attached Schedule "A" hereto made fully part of this by-law.
- Section 3:** All provisions of By-Law 2-2006 shall continue to apply.
- Section 4:** Subject to the giving of notice of passing of this By-Law, in accordance with Section 34(18) of the Planning Act, R.S.O. 1990 as amended, this By-Law shall come into force on the date of passing by the Council of the Corporation of The Nation Municipality where no notice of appeal or objection is received, pursuant to Section 34(21) of the Planning Act, R.S.O. 1990 as amended.



Report to Council

Report Number: ZBL-13-2023

Subject: Report for the public meeting for a zoning amendment, 7951 County Rd 10

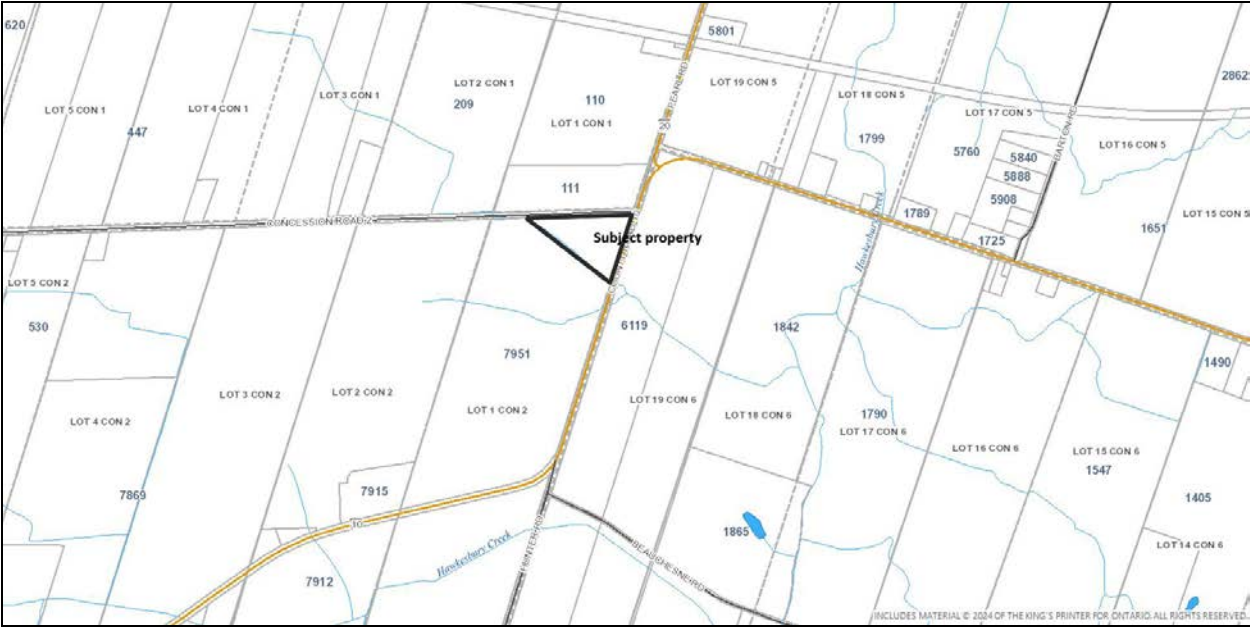
Prepared by: Guylain Lafleche

Revised by:

Date of the meeting: January 15th, 2024

INTRODUCTION:

Wilson Farms has applied to amend Zoning By-law 2-2006, file ZBL-13-2023, with respect to a parcel of property located at 7951 County Rd. 10 to build a warehouse to house a soybean oil extraction press. More than 90% of the pressed soybeans will be grown on the farm itself. The proposed use does not meet the permitted uses for rural zone stipulated in the by-law.



Provincial Policy Statement:

2.3 Agriculture

2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.

2.3.2 Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time. Planning authorities are encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.

2.3.3 Permitted Uses

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2.3.3.2 In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

2.3.3.3 New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

OFFICIAL PLAN :

4.2.3 Permitted Uses

The Agricultural Resource Policy Area shall permit many forms of agricultural uses, on-farm diversified uses and agriculture-related uses subject to the Provincial Guidelines as amended from time to time on lands designated as Agricultural Resource Policy Area on Schedule A2, in order to take advantage of its proximity to urban areas and markets.

1) Primary Permitted Uses

Within areas designated Agricultural Resource Policy Area on Schedule A2, the primary permitted use of the land shall be all types, sizes and intensities of agricultural uses and normal farm practices such as the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agroforestry, sod farming; maple syrup production; and associated on-farm buildings and structures, including accessory uses such as accommodation for full-time farm labour when the size and nature of the operation require additional employment. Unless otherwise zoned to preclude the construction of a dwelling, a residential dwelling is permitted use.

2) On-farm diversified Uses

On-farm diversified uses are compatible with and do not hinder neighbouring uses, are secondary to the principal agricultural use of the property. They are to be limited in area and include but are not limited to: home-based businesses, home industries, agritourism and uses that produce value-added agricultural products from the farm operation.

On-farm diversified uses are encouraged to locate in proximity to the on-farm residence. In the prime agricultural area, ground-mounted solar facilities shall only be permitted as an on-farm diversified use. However, ground-mounted solar facilities may be permitted on small residential lots in the prime agricultural area as an accessory use to the primary residential use, subject to the requirements in the Local Comprehensive Zoning By-laws

3) Agricultural-Related Uses

Agriculture-related uses are those farm-related commercial and industrial uses that are compatible with local farm operations and do not hinder surrounding agricultural operations, are directly related to farm operations in the area, support agriculture would benefit from being in close in proximity to farm operations and provide products and/or services directly to farm operations as a primary activity.

4.2.4 Policies

...

6) Permitted farm-related commercial or industrial uses will be subject to Site Plan Control, as outlined in subsection 7.4.3 of this Plan. In addition, local Councils may require a preliminary site plan as part of the application for a Zoning By-law amendment.

ZONING BY-LAW:

The property is zoned "Rural (RU)" in zoning bylaw 2-2006. The processing of soybeans to extract oil is not a permitted use.

We propose to add a specific use to allow the processing of soybeans or other grains on a specific parcel of the property only.

ANALYSIS:

We have analyzed the request and discussed the project with the owner.

- More than 90% of the processed beans will come from the Wilson farm.

- Beans will be transported between the Wilson farm silos and the site in question via internal roads. Approximately 2 trucks per day would transport beans from the silos to the processing facility. The finished product would be stored in a storage tank and picked up once a week by a tanker truck. (ANNEX 1)

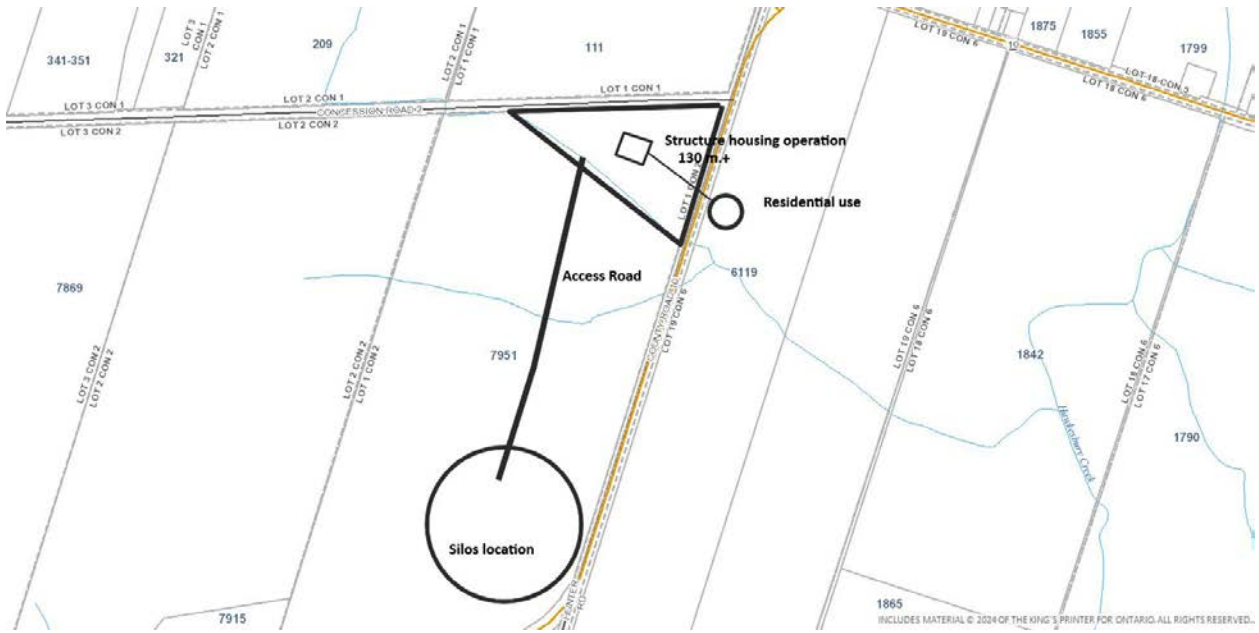
- The equipment is located inside and over 130 metres from a neighbouring house, unrelated to Wilson Farm. Wilson Farm is prepared to take noise mitigation measures, if necessary, at the time of the Site plan agreement process.

We would also look at the stormwater management component during this process.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department would like to receive comments before making its recommendation. A copy of draft by-law 3-2024 in Annex 2.

Guylain Lafèche, MCIP, RPP
Urbaniste Municipal



CORPORATION OF THE NATION MUNICIPALITY

BY-LAW NO. 3-2024

BEING A BY-LAW TO AMEND THE COMPREHENSIVE ZONING BY-LAW 2-2006, AS AMENDED;

WHEREAS By-Law 2-2006, the Comprehensive Zoning By-Law, regulates the use and erection of buildings and structures in The Nation Municipality;

WHEREAS an application has been received to change the zoning of a certain parcel of land in The Nation Municipality;

AND WHEREAS the Council of the Corporation of The Nation Municipality considers it appropriate to amend the Zoning By-Law 2-2006, as described;

NOW THEREFORE, the Council of the Corporation of The Nation Municipality enacts as follows:

Section 1: The parcel property located on part of Lot 1, Concession 2 in the former Township of Caledonia, now in The Nation Municipality, County of Prescott, shown on Schedule "A", attached to and forming part of this By-Law, shall be the property affected by this By-Law.

Section 2: Schedule "A" of Zoning By-Law 2-2006 is hereby amended by changing from "Rural Zone (RU)" to "Agricultural - Exception (A-X83)" the symbol of the land indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: Subsection 5.16.4 of Zoning By-Law 2-2006 entitled "Exception Zones", is hereby amended by adding the following new paragraphs:

5.16.4.56 A-X83, Part of 7951 County Rd. 10

Notwithstanding Section 5.16 "Agricultural Zone" of Zoning By-Law 2-2006, hereof to the contrary, on the land zoned A-X83, the following use shall also be permitted;

-Local Soya Bean Transformation Operation

Section 4: For the purpose of this By-law, a "Local Soya Bean Transformation Operation" shall mean the transformation, including cleaning, processing and storage, of soya bean or other cereal into oil or feed to be sold. More than 80% of the soya bean or cereal transformed on the premises shall coming from the farm.

Section 5: All other provisions of By-Law 2-2006 shall continue to apply.

Section 6: Subject to the giving of notice of passing of this By-Law, in accordance with Section 34(18) of the Planning Act, R.S.O. 1990 as amended, this By-Law shall come into force on the date of passing by the Council of the Corporation of The Nation Municipality. All other provisions of By-Law 2-2006 shall continue to apply.