



TOWN OF MINTO

DATE: April 10, 2017

REPORT TO: Mayor and Council

FROM: Bill White, CAO/Clerk

SUBJECT: Aquaculture Zoning Palmerston Industrial Lands

STRATEGIC PLAN:

4.3 Ensure there is sufficient serviced/serviceable land for a variety of uses in Minto's three urban areas, and maintain a supply of municipally owned serviced industrial land for sale to business in accordance with Town policies.

BACKGROUND:

Council signed an agreement of Purchase and Sale with SHRIMP Canada to permit construction of a shrimp hatchery on Minto Road north of Tri-coat Wood Finishing. Under the agreement the Town is to initiate a zoning amendment to permit construction of the hatchery on private services (well and septic system).

According to specifications provided by the purchaser, the hatchery functions best without chlorine in the water system, while waste outputs can be handled by a septic system. The agreement of purchase and sale requires the owner to connect to municipal services once they become available. The purchaser has indicated connection to municipal sewer and water can occur when additional buildings are constructed on-site.

The subject lands are shown on the map below. The lands are in M1-30(H) category in the



Town's zoning by-law. This holding zone allows limited agricultural use pending a report on the availability of municipal services, stormwater management and compatibility with lands to the south zoned residential.

Once the holding provision (H) is removed then the general industrial zone provisions apply except for increased setbacks from residential uses, and a 100 foot setback from the natural environment area to the north.

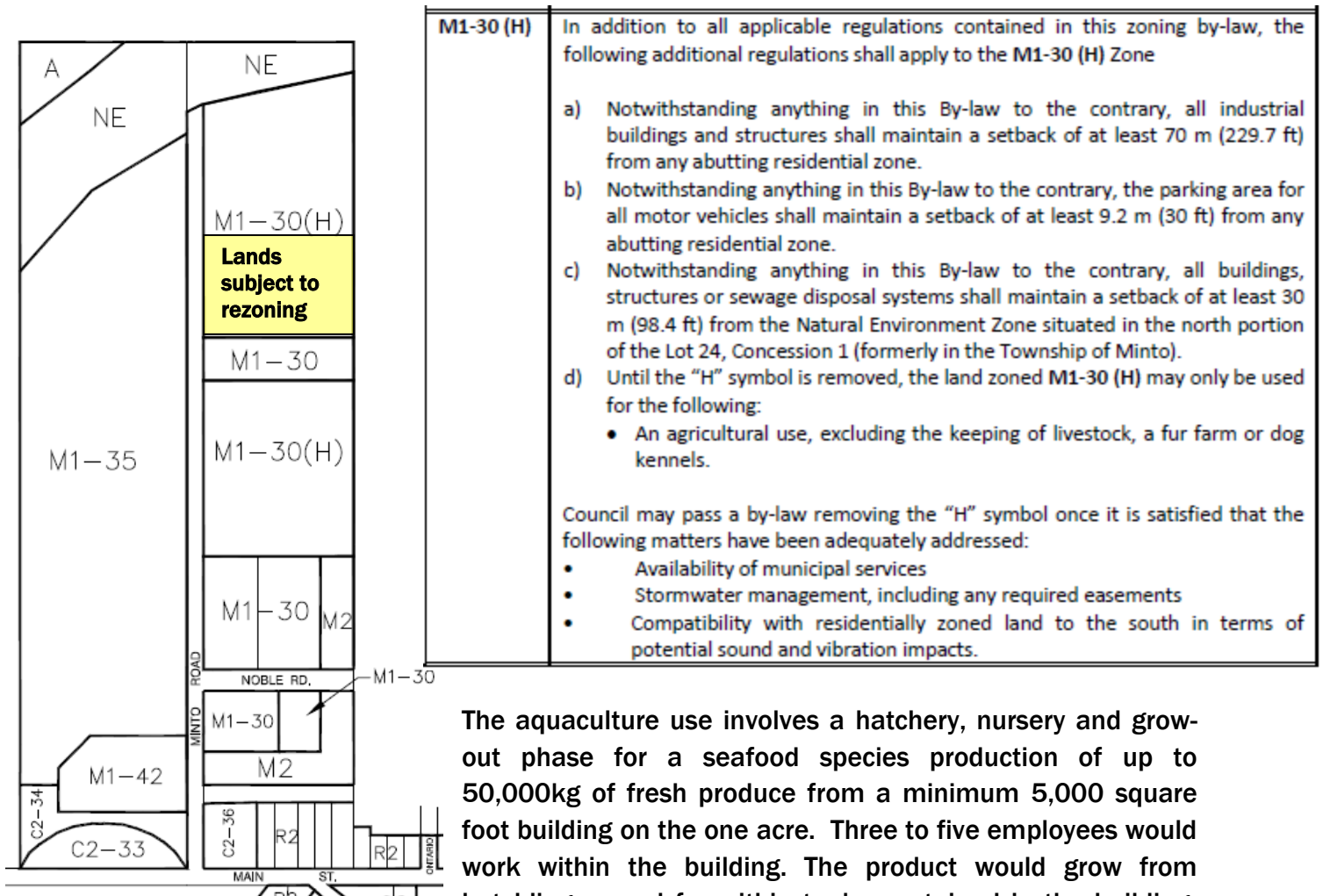
The other issue requiring rezoning relates to section 6.8 of the zoning bylaw below requiring full municipal

services for development within the urban area. The zoning will need to allow the hatchery on private services with connection to full services as the project expands.

6.8 DEVELOPMENT ON FULL SERVICES

- a) No development of any kind within the urban areas of Clifford, Harriston, and Palmerston, shall be permitted within any zone, except as outlined in 6.8 b), unless serviced by municipal sewage collection facilities and municipal water supply, except that this provision shall not apply to any public use or utility which by its nature does not require such services.
- b) Notwithstanding the above, existing lots zoned Unserviced Residential Zone (R1A) and Future Development (FD), within the urban areas of Clifford, Harriston, and Palmerston, may be serviced by private sewage treatment facility and private water supply subject to the approval of the municipality.
- c) No new private wells shall be installed, to serve as a primary or an accessory water source, on any lands where a municipal water distribution system is available within a road allowance, or otherwise, abutting the property.

Below is a map showing zoning of the lands and the current rules for the M1-30(H) zone.



The aquaculture use involves a hatchery, nursery and grow-out phase for a seafood species production of up to 50,000kg of fresh produce from a minimum 5,000 square foot building on the one acre. Three to five employees would work within the building. The product would grow from hatchlings cared for within tanks contained in the building.

The private well and septic system will service the hatchery and any associated processing

and packaging for the time being. A processing building will be constructed in the future which is to be connected to municipal services. If rezoning proceeds site plan approval is required for all buildings.

Public Works has confirmed there are no water or sewer connections to the location. Tri Coat to the south is at the end of the waterline, and has a private pump for sanitary sewer to a location on Minto Road in front of MSW.

COMMENTS:

It is recommended Council consider the pumping station on Minto Road in the 2018 capital budget in order to open additional lands in the Palmerston Industrial Park for development. The hatchery is one of few uses suited to a site within an urban area that would not be connected to municipal services in the short term. When the entire processing facility is built care will be taken to ensure there is no cross connection between the private well and municipal services as is required by the newly approved water bylaw.

There is adequate capacity within the sanitary connection system and the treatment plant to accommodate the processing facility when constructed. Allowing the use to go ahead without sewer and water suits the Town's capital plan as it provides time to budget to extend services

The purchaser will be responsible for obtaining all Provincial and Federal approvals for the hatchery, processing and sale of shrimp. The project will develop in phases with the first one acre containing the hatchery, and then the processing on the added five acres for which the purchaser has a two year first right of refusal. The one acre site can comply with rules in the M1-30(H) zone including the 30 metre setback from the natural area to the north, and when the site expands to six total acres the development can still meet typical zoning requirements for such uses in the bylaw.

Staff searched on-line to assess other similar operations and found First Ontario Shrimp which is located in a converted pig barn in Campbellford Ontario. This operation was subject to a CBC report in 2015 (<http://www.cbc.ca/news/business/shrimp-farm-cocchio-1.3371804>). This operation is sustained in an agricultural areas without access to municipal water and sewer. According to the report water is kept at 29 degrees and recycled and reused.

The report also refers to Planet Shrimp Inc. which proposed at the time to convert a tobacco processing plant in Alymer to shrimp production. The Minister of Agriculture was present at that time to announce the Province's participation in this venture. The Planet Shrimp website is still under production, but according to an article in Aquaculture North America (<http://aquaculturenorthamerica.com/profiles/hog-barns-and-tobacco-buildings-renovated-for-shrimp/>) the company is beginning with a 65,000 square foot facility using municipal water systems which is to be operational in 2020. The article refers to sourcing

feed from the University of Guelph which is where the proposal for SHRIMP Canada emerged.

Based on this information it appears the purchaser's approach to initiate his shrimp hatchery with private sewer and water is consistent with the First Ontario Shrimp approach, while plans for a larger processing facility on municipal services is similar to the Planet Shrimp approach. Preliminary indications from County Planning Staff are that they can support the zoning amendment being initiated subject to them preparing a full report on the rezoning for Council to consider at the public meeting.

RECOMMENDATION:

THAT Council receives the April 10, 2014 report from the C.A.O. Clerk regarding Aquaculture Zoning Palmerston Industrial Lands, and approves initiating a zoning by-law amendment to permit aquaculture on the lands north of 300 Minto Road on a well and private septic system as an exception to the current M1-30(H) zone as well as an approved use upon removal of the holding provision applicable to the lands.

Bill White
C.A.O. Clerk