


Town of Minto

DATE: June 1, 2017
 Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: ZBA 2017-03 Shrimp Canada– Part Lot 24, Con 1,
 RP 60R-11700, Minto Rd

STRATEGIC PLAN

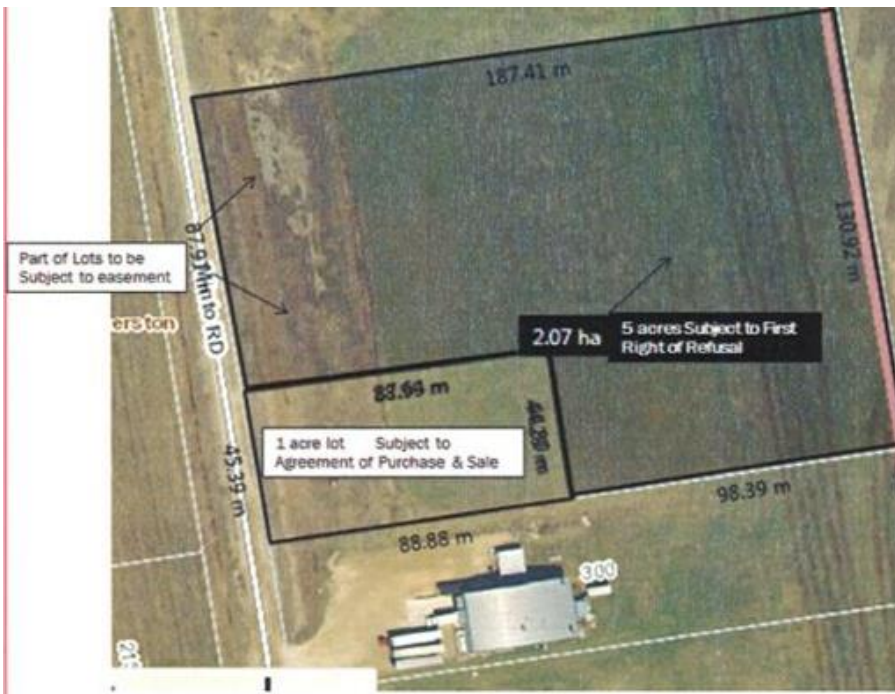
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial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

BACKGROUND

The property subject to the proposed amendment is located on Part Lot 24, Con 1, RP 60R-11700, Minto Rd., Palmerston. The property is currently vacant and is owned by the Town of Minto, shown in the image below.

The subject lands are zoned Industrial M1-30 (H) under Zoning By-law 01-86 as amended. The property is also subject to an Exception (31.30) and a Holding (H) Provision.

The M1 Industrial Zone, permits manufacturing and processing. Exception 31.30 establishes agriculture as a permitted use in addition to the other permitted uses in the M1 Industrial Zone. An “Agricultural Use” is also defined in the Zoning By-law to include aqua-culture.



The intent of this application is to rezone the subject lands to allow an aquaculture production facility (which would include shrimp) on private water and waste water services in the M1-30 Exception Zone. Should the shrimp production facility wish to expand and purchase additional land noted shaded to the right, the use would be permitted on lands subject to the Exception.

COMMENTS

Clerks

The proposed production facility will include both the hatching and growing of shrimp within in an enclosed building. As outlined in a report by CAO Bill White in relation to the purchase of the land:

“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 future proposed expansion of the use would include processing, packaging and shipping of product, which appears to be compatible with and appropriate for location within an industrial area.

Building

Site plan approval will be required prior to the issuance of a building permit, to verify details of the proposal in relation to functionality of the subject property.

Public Works

It is recommended a site plan agreement be signed prior to a building permit being issued that would include specific servicing requirements for the project once municipal water and sewer is available to the subject lands. The site plan agreement will ensure mandatory connection requirements in the new water and sewer bylaws are met for future building phases. Details of these bylaws are explained below. This agreement would regulate the use of the private services and outline requirements to ensure no cross contamination occurs; to verify private water consumption in relation to sewage discharge; and to regulate the quantity of sewage discharge to omit any issues with increased flow to the sewage treatment plant. It would also outline the requirements for metering and billing of the sewage discharged from the private water system. Other unforeseen issues could be address in the site plan agreement pending further details of the use of both municipal water and sewer services of the future processing proposal.

Further review of Sewage Use By-law 2017-25:

Section 9.0 prohibits discharge other than municipal water supply.

9.0 WATER ORIGINATING FROM A SOURCE OTHER THAN THE MUNICIPAL WATER SUPPLY

9.1 No person shall discharge into the Town’s sanitary sewer works water originating from a source other than the Town water supply, including storm water or groundwater, directly or indirectly, sump pumps, eave trough downspouts or any other source without the written permission of the Director of Public Works or designate.

Section 12.5, however, allows council to exempt specific uses.

12.5 Mandatory Connection to Sanitary Sewer

12.5.1 No person shall own or occupy any building fronting on a street containing a sanitary sewer main, or on land abutting a street, right-of-way, easement or alley through which access to a sanitary sewer main is available, without an approved connection from that building’s plumbing system to the sanitary sewer collection system of the Municipality unless expressly exempted by Council of the Town of Minto.

Section 7.0 would allow staff to monitor discharge to ensure any risks to municipal systems would be mitigated.

7.0 DISCHARGER SELF-MONITORING

7.1 The Town may request a discharger as defined in Section 1.0 of this by-law to complete any monitoring or sampling of any discharge to a wastewater works as required by the Town, and provide the results, in the form specified, to the satisfaction of the Town. Upon written request from the Town a discharger shall supply such independent or private testing as may have been completed where such testing would assist in characterizing any discharge or flow in to the Town wastewater works and/or assist in enforcing the requirements of this bylaw.

Further review of the Water Supply By-law 2017-06:

Similar to the Sewer Use Bylaw, Section 1.1 of the Water Supply By-law requires a mandatory connection to the system, where available. This section also allows for exemption.

1.1 Required connection to Municipal water

No person shall own or occupy any building fronting on a street containing a water main, or on land abutting a street, right-of-way, easement or alley through which access to a water main is available, without an approved connection from that building's plumbing system to the waterworks of the Municipality unless expressly exempted pursuant to the provisions of this by-law.

Section 1.3 prohibits the use of a private water supply for "domestic and potable uses." It is understood that the future proposal would require connection to the municipal water system for all other uses in the building(s) with the exemption of the hatching and growing of the shrimp. This would include processing, and manufacturing, as well as washrooms. Planning and construction will be monitored to ensure there is no risk of cross contamination.

Part 8: Cross Connections allows the municipality to inspect, and to test (as required) the water system on the premises to ensure there are no cross contaminations.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning for Shrimp Canada, Part Lot 24, Concession 1, RP 60R-11700 Minto Road, Former Town of Palmerston Town of Minto and considers passing a by-law in open session.

ATTACHMENTS

Planners Comments, Linda Redmond, Manager of Planning, County of Wellington

Stacey Pennington,
Building Inspector