



## **PLANNING REPORT for the TOWN OF MINTO**

Prepared by the County of Wellington Planning and Development Department

**DATE:** May 30, 2017  
**TO:** Bill White, C.A.O.  
Town of Minto  
**FROM:** Linda Redmond, Manager of Planning and Environment  
County of Wellington  
**SUBJECT:** **SHRIMP Canada**  
**Part Lot 24, Con 1, RP 60R-11700, Minto Rd., Palmerston**  
**Zoning By-law Amendment**

**PLANNING OPINION** The purpose of the zoning amendment is to permit the shrimp production facility on private services in the Industrial M1-30 Zone in Palmerston.

The proposed production facility which includes both the hatching/growing of shrimp and the processing, packaging and shipping of product, is appropriately located in an industrial area. The operator (SHRIMP Canada) has indicated that the use of private services is needed to facilitate the development as the use of non-chlorinated well water is beneficial to the hatchery operation. Furthermore it is noted that municipal services are not currently available to the property. The intention is that private services would serve the processing/packaging facility on an interim basis until municipal services become available to the property and additional processing building(s) are constructed by the operator.

We are satisfied that the proposal is consistent with the PPS and is in general conformity with the County of Wellington Official Plan and we are supportive of the application to rezone the property. A draft zoning by-law amendment has been prepared and is attached to this report for Councils' consideration.

### **INTRODUCTION**

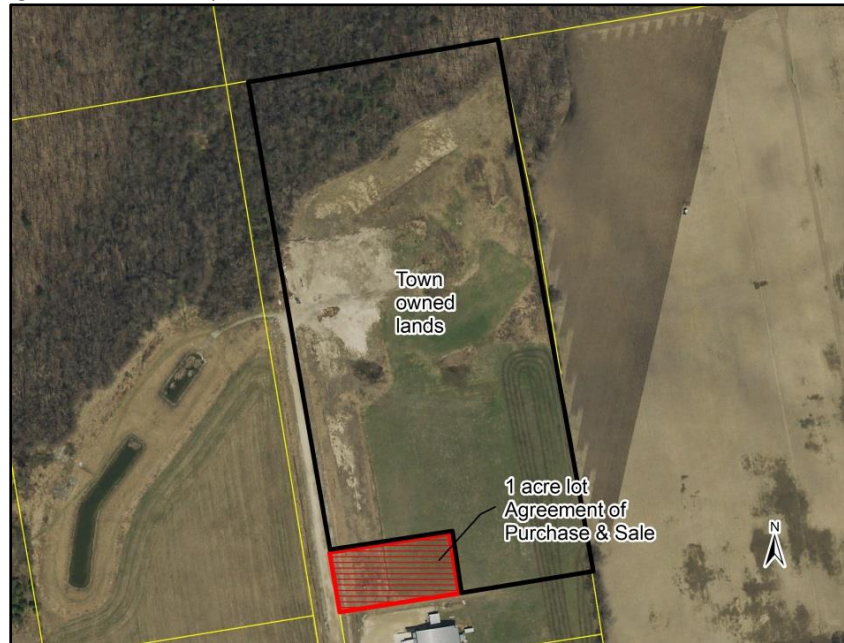
The property subject to the proposed amendment is located on Part Lot 24, Con 1, RP 60R-11700, Minto Rd., Palmerston. The property is currently vacant and is owned by the Town of Minto (figure 1).

### **PROPOSAL**

The Town of Minto has signed an agreement of Purchase and Sale with Shrimp Canada for a 0.40 ha (1.0 acre) parcel of land on Minto Road in Palmerston. SHRIMP Canada is proposing to construct an indoor shrimp production facility on private well and septic on the property. The proposed use involves a hatchery, nursery and grow-out phase for shrimp. Up to 50,000 kg of shrimp will be raised a year. Processing, packaging and shipping will also take place on site. A minimum 464.5 m<sup>2</sup> (5000 ft<sup>2</sup>) building would be constructed and 3-5 employees would work within the building. A private well and septic system will serve the facility. The applicant has indicated that private well water which does not have chlorine works best for the hatchery and the waste water can be adequately handled by a private septic system. A second phase of development will include the construction of a future processing building and connection to municipal services for the facility. It is our understanding that the intention is that the hatchery component will continue to use well water even once the processing operation has connected to municipal services. Details of the proposal were outlined in a report to Minto Council, from Bill White, CAO/Clerk dated April 10, 2017.

A zoning by-law amendment has been initiated by the Town to rezone the property to permit the shrimp production facility which uses a private well and septic in the Industrial M1-30 Exception Zone.

Figure 1: Location Map



### **PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is located within the urban centre of Palmerston. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

### **COUNTY OFFICIAL PLAN**

The property is located within the Palmerston Urban Centre and is designated Industrial. A variety of industrial uses are permitted within the designation including but not limited to: Manufacturing, processing, fabricating, assembly and warehousing.

In regards to servicing, Section 11.2.4 (Urban Centre Policies) of the County Plan outlines that while municipal services are the preferred method of servicing in urban centres, allowances for other forms of servicing, including individual on site servicing (eg private servicing) may be permitted in specific circumstances.

### **ZONING BY-LAW 01-86**

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.

Permitted uses within the M1 Industrial Zone, (Section 24.1) include manufacturing and processing. We note that Exception 31.30 (which is applicable to the subject property) establishes that agriculture is 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.

Section 6.8 (Development On Full Services) of Zoning By-law 01-86 requires that all development within the Palmerston Urban Area must be serviced by municipal services, and that no new private wells shall be installed to serve as a water source where municipal water is available abutting the property.

A Holding (H) Provision is in place which must be removed by Council prior to the issuance of a Building Permit. Council may lift the holding provision when satisfied that servicing, stormwater management and residential land use compatibility matters have adequately been addressed.

A draft zoning by-law amendment has been prepared which permits an aquaculture production facility (which would include shrimp) on private water and waste water services in the M1-30 Exception Zone and is attached to this report for Councils' consideration. Should the shrimp production facility wish to expand and purchase additional land, the use would be permitted on lands subject to the Exception.

#### **SITE PLAN APPROVAL**

Subject to the approval of the Zoning By-law amendment, Site Plan approval will be required for the project.

#### **PLANNING DISCUSSION**

We understand that the proposed production facility will include both the hatching/growing of shrimp within in an enclosed building and the processing, packaging and shipping of product, which appears to be compatible with and appropriate for location within an industrial area. It is also should be noted that the use of private services is needed to facilitate the development as according to the operator (SHRIMP Canada), the use of non-chlorinated well water is beneficial to the hatchery operation. Finally it is noted that municipal services are not currently available to the property according to the Town of Minto Public Works Department. The intention is that private services would serve the processing/packaging facility on an interim basis until municipal services become available to the property and additional processing building(s) are constructed by the operator.

Respectfully submitted  
County of Wellington Planning and Development Department



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Linda Redmond  
Manager of Planning and Environment