



TOWN OF MINTO

DATE: April 20, 2018

REPORT TO: Mayor and Council

FROM: Michelle Brown, Building & Planning Assistant

SUBJECT: Shrimp Canada Site Plan Approval Minto Road

STRATEGIC PLAN:

9.1 Establish and maintain streamlined planning approval processes that use innovative and cost effective tools to protect Town and public interest and ensure development proceeds quickly and affordably.

9.7 Promote environmentally friendly development through subdivision and site plan control such as naturalized stormwater management, low maintenance landscaping using native species, and energy and water preservation techniques that enhance design and improve the cosmetics of the community.

BACKGROUND

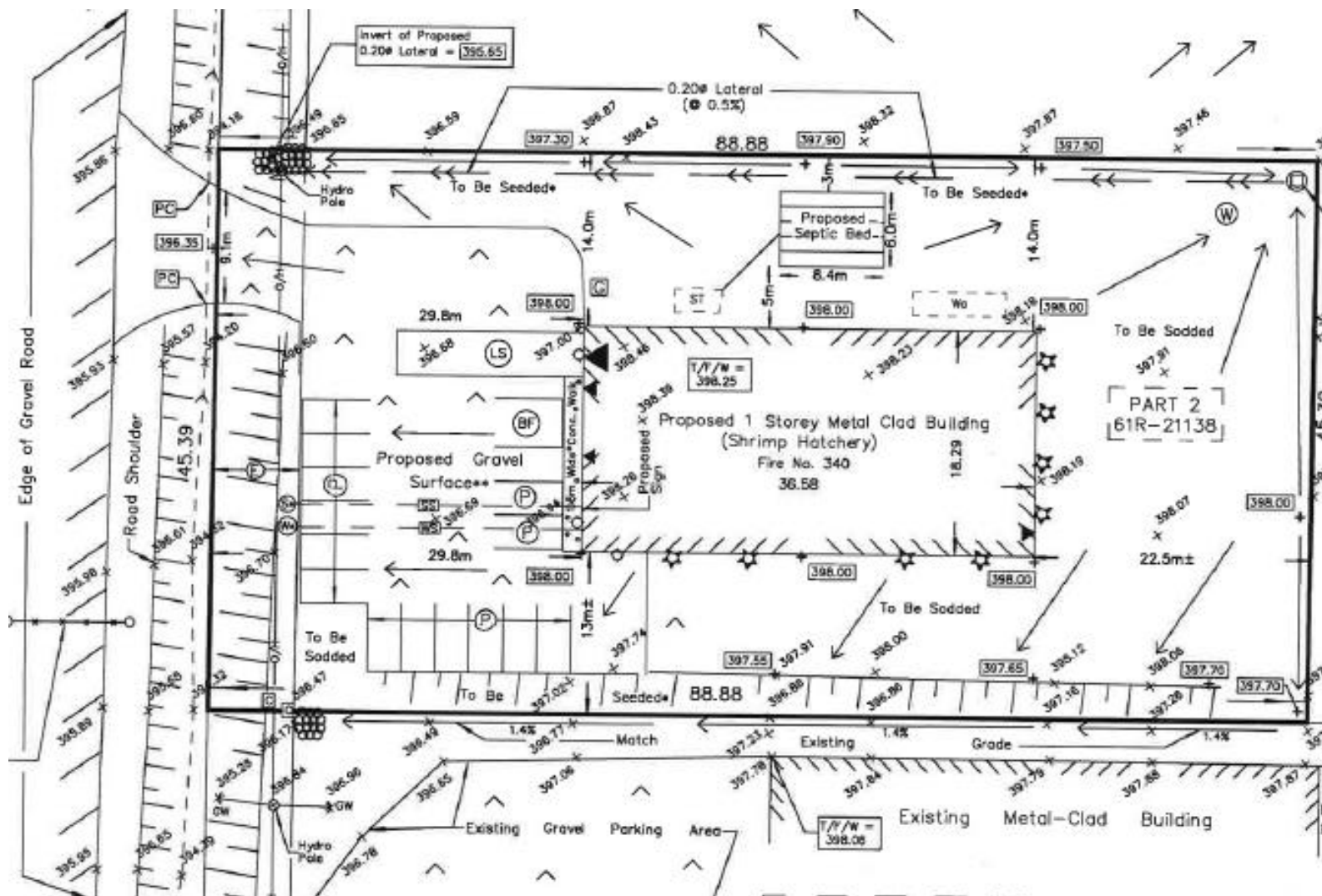
In 2017 Council signed an agreement of Purchase and Sale with Shrimp Canada to permit construction of a shrimp hatchery on Minto Road north of Tri-coat Wood Finishing. Under the agreement the Town initiated a zoning amendment to permit construction of the hatchery on private services (well and septic system). Bylaw 2017-48 passed June 6, 2017 permits the proposed use in the existing M1-30(H) as per the requirement below:



e) An aquaculture production facility within an enclosed building on private services (well and septic) is permitted. An aquaculture production facility may include: a hatchery/nursery, office, processing, packaging, warehousing and shipping of product.

In this case the Town does not need to remove the holding provision on the zoning because the aquaculture facility does not require full municipal services. When the Town extends water and sewer further north on Minto Road as per plan below, Shrimp Canada will connect to the municipal services. This will allow them additional development capacity on their lands; they have first right of refusal on additional acreage beside the property.

The site plan below was recently submitted by Shrimp Canada who proposes to begin construction very soon.



A conditional approval is recommended because servicing design is preliminary as water and sewer connection to Minto Road may not be for a couple of years. Staff proposes to review details with the developer on service connections, septic location and loading area before a building permit is issued. The Chief Building Official and C.A.O. Clerk have reviewed the site plan and are satisfied it can proceed to Council approval. The following summarizes the detailed site plan

- 7,244 square foot metal clad building with front loading area for hatchery

- The location, size and design of the building comply with applicable zoning.
- Single entrance to site accesses 16 parking spaces includes one barrier free space as required by zoning; front parking area should have some paving within 2 years of water and sanitary sewer being installed on Minto Road
- Design and location of loading area to be confirmed to ensure proper traffic flow on and off site into parking area
- Septic system on north side of building and well in northeast corner of lot; Chief Building Official to approve final design of septic system; staff will work with developer on location of water and sanitary sewer connections to avoid internal disruption to building
- Surface water swale shared with Tri-coat Wood Finishing along south lot line; north half of property drains to catch basin in northeast corner of lot with outlet to rip rap area within Minto Road ditch
- Proposed front sidewalk in front of building; plan shows shrubbery placed around foundation of building; additional site landscaping details can be required at a later date

COMMENTS:

The aquaculture use involves a hatchery, nursery and grow-out phase for fresh seafood species production of up to 50,000kg. At the time the lot was bought a minimum 5,000 square foot building was proposed on the one acre. This building is 2,244 square feet larger than originally proposed. Initially three to five employees are to work in the building. Product would grow from hatchlings cared for within tanks contained inside. The private well and septic system will service the hatchery and associated processing and packaging for the time being. A processing building is proposed to be constructed in the future which is to be connected to municipal services.

Overall the site plan submission includes sufficient detail to permit approval. Final details on grading, drainage, landscaping, servicing, loading and similar will be confirmed prior to the site plan agreement being signed and a building permit being issued. Council approval is recommended subject to a standard site agreement being executed.

FINANCIAL CONSIDERATIONS

Council typically retains the \$3,600 site plan application fee as security for the development and has not required additional security.

RECOMMENDATION:

That Council receives the Planning Assistants report dated April 20, 2018 and approves Site Grading Plan and Illustration of Existing Topography for the Shrimp Canada hatchery subject to execution of a development agreement with the Town requiring, among other matters, completion of the work within two years, and final tree planting, servicing, grading and drainage, loading area and similar being provided to the satisfaction of the Town prior to issuance of a building permit.

Michelle Brown Building & Planning Assistant

Reviewed by Bill White, C.A.O. Clerk