



## TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

**Committee:** Committee of the Whole – Administration & Operations

**Date:** January 9, 2023

**Department:** Community Development

**Topic:** Application for Zoning Amendment, 3485 Glen Smail Road (iN Engineering + Surveying on behalf of HFI Pyrotechnics Ltd.)

**Purpose:** To review an application for a zoning amendment at 3485 Glen Smail Road, which proposes to rezone the lands to Rural Industrial Special Exception 1 Holding (MR-1-h) zone to accommodate long-term expansion plans for HFI Pyrotechnics Inc.

**Background:** The above-mentioned application to amend Zoning Bylaw 2022-37 was deemed complete on November 1<sup>st</sup>, 2022. A public meeting was held on December 5, 2022 to hear public comments on the application.

The following reports and documents are included with this report:

- Final Report, prepared by Novatech
- Public and Agency Comments
- Planning Rationale, prepared by iN Engineering + Surveying
- Site Plan, prepared by iN Engineering + Surveying

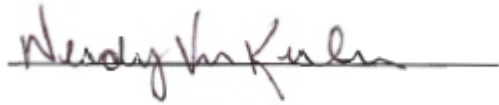
**Policy Implications:** The attached report prepared by Novatech provides a review of the Planning policies and recommendation based on their review. The proposed bylaw would limit permitted uses on the 123ha site to a business engaged in the manufacturing and testing of pyrotechnic products subject to a holding zone provision.

The holding zone will ensure that as development plans evolve for the site, appropriate studies are provided to address Official Plan policies for land use compatibility and to address on site development constraints. Note that the studies required to lift the holding zone will be required based on the development project. Not all studies would be required based on the location and type of development.

Future development on the site will also be subject to the Township's Site Plan Control Bylaw.

**Financial Considerations:** The applicant has submitted the required fee to the Township.

**Recommendation:** That Committee recommend that Council amend Zoning Bylaw 2022-37 to include a Rural Industrial – Special Exception holding zone for the 123ha of land at 3485 Glen Smail Road, to limit the permitted uses on the site to a business engaged in the manufacturing and testing of pyrotechnic products subject to a holding zone provision.

A handwritten signature in dark ink, appearing to read "Nerdy Van Kester", is written over a horizontal line.

Community Development Coordinator