



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, 3609 County Road 21 (Zanderplan Inc. o/b Malcomson)

Purpose: To review an application for a zoning amendment at 3609 County Road 21, which proposes an Agricultural special exception zone to recognize a sawmill on the property as an on-farm diversified use and to limit the size of the sawmill operation.

Background: The Committee of the Whole – Community Development reviewed the application at their regular Committee meeting on October 3, 2022 and directed staff to schedule the statutory Public Meeting to hear comments on the application. The proposal reviewed at this time provided that the current sawmill operation covers 3.97% of the property (0.51ha) and requested special exception zoning to limit the size of the operation to 4%.

Following Committee discussion at the meeting, the applicant has revised their application to request that the zoning permit up to 1ha of land to be used for the sawmill, as an on-farm diversified use.

A public meeting was held on December 5, 2022 to hear public comments on the revised application.

The site plan shows 4 buildings associated with the sawmill operation which total approximately 1400m² of floor area. It has been noted that three of the buildings were constructed with building permits, but a building permit was not issued for the construction of the building labelled “Coverall #1” on the site plan. The issued permits are attached to this report.

Permit 2020-118 was issued August 27, 2020 for a 133m² machine shed. This building is labelled “Work Shop” on the site plan. The application indicates an existing 28’x40’ machine shed was torn down to be replaced with a new 26’x60’ machine shed.

Permits 2020-144 issued October 19, 2020 and 2021-114 issued July 16, 2022 are for a 180m² vehicle storage building with workshop. This building is labelled “Timber

Barn” on the site plan. The application indicates that 60% of the building is for vehicle storage and 40% of the building is for a work shop.

Permit 2021-027 was issued March 11, 2021 for a 286m² Coverall Storage Building. This building is labelled “Coverall #2 on the site plan”. The application indicates that purpose of the building is to store milled wood.

The following reports and documents are included with this report:

- Final Report and Draft Bylaw, prepared by Novatech
- Public and Agency Comments
- Planning Rationale, prepared by Zanderplan Inc.
- Site Plan, prepared by Zanderplan Inc.
- Issued Building Permits 2020-118, 2020-144, 2021-114, 2021-027

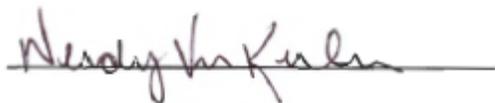
Policy Implications: The attached report prepared by Novatech provides a review of the Planning policies and recommendation based on their review. The proposed bylaw would permit the continued sawmill use on the property, while limiting the size of the operation to 4% of the total lot area and limiting the floor area for the related buildings and structures to 1,400m².

The report also recommends that should Committee choose to approve the amendment as presented by the applicant, to permit the sawmill as an on-farm diversified use and limit the area to 1 ha of the subject property, that a floor area provision also be included in the amendment.

It is noted that the proposed use will 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 an Agriculture – Special Exception zone for the property at 3609 County Road 21, in order to permit a sawmill as an on-farm diversified use, limit the floor area for all related buildings and structures to 1400m² and limit the sawmill operation to 4% of the total lot area.



Community Development Coordinator