



**TOWN OF ERIN
Special Council Meeting
AGENDA**

**July 13, 2015
7:00 PM**

Municipal Council Chamber

Pages

- 1. Call to Order**
- 2. Declaration of Pecuniary Interest**
- 3. Topics for Discussion**
 - 3.1 Public Meeting - Zoning By-law Amendment - D14 Z15-03 - Sanderson 1 - 3
- 4. Adjournment**



PLANNING REPORT for the TOWN OF ERIN

Prepared by the County of Wellington Planning and Development Department

DATE: June 26, 2015
TO: Kathryn Ironmonger, CAO
 Town of Erin
FROM: Aldo Salis, Manager of Development Planning
 County of Wellington
SUBJECT: **PUBLIC MEETING D14 Z15-03 - Sanderson (Suncor Energy Products Partnership)**
Zoning By-law Amendment
To allow for a recycling depot and distribution facility
1, 3 and 5 Main Street, Village of Erin

SUMMARY

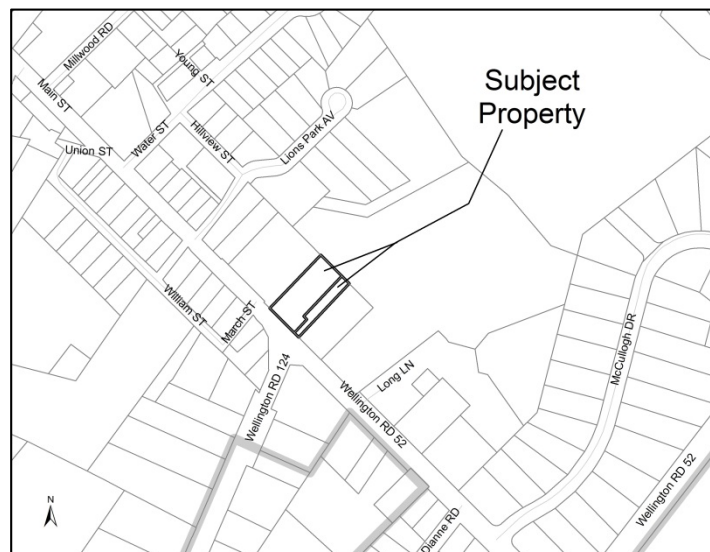
This zoning by-law amendment is required to allow for the establishment of a recycling drop-off and distribution facility. Goods and materials collected will be of a dry nature. The activities on the property would be restricted to the interior of the existing buildings and to the rear of those buildings where bins will be used to store goods on a temporary basis. No new buildings or structures are proposed. There will be no crushing or processing equipment on the property: only a forklift and tractor for property maintenance. Vehicle traffic will be generated by public drop-off of goods for recycling and when collection bins are removed/returned to the site by truck. No significant site changes are proposed.

This application was deemed complete by the Town of Erin and a public meeting scheduled for July 13, 2015. At the time of writing this report, there were no comments or concerns identified by the public or applicable review agencies. The purpose of this report is to provide our preliminary comments.

INTRODUCTION

This rezoning application applies to land legally described as Lots 6 & 7, Registered Plan 107, Town of Erin, with the civic address 1, 3 and 5 Main Street (see Figure 1). This property is located in the south part of the village at the intersection of County Roads 124 and 52. The property is 0.4 ha (1 acre) in area and has approximately 48 metres (160 feet) of frontage along Main Street (Wellington Road 124). The property is surrounded by commercial land to the north and west, with natural areas to the immediate south and east. The subject property is within the floodplain of the West Branch of the Credit River.

Figure 1 Property Location



PURPOSE

The purpose of the zoning amendment is to allow for the establishment of a facility for the collection, sorting, and distribution of recyclable steel, electronics, appliances and other metal products. According to the applicant, all products brought to the site must be dry: no automobiles, motors or hazardous materials will be accepted at this facility. The subject land is currently zoned Highway Commercial and other C2 uses currently permitted would remain for this property.

In support of the rezoning application, the proponent has filed a Planning Justification Report prepared by J.L. Cox Planning Consultants Inc. dated April 2015. It is proposed that all recycled goods brought to the site would be dropped off behind the existing buildings (i.e. away from street view). Goods will be temporarily stored within the building or in bins in the rear yard. The bins would be transported to recycling processors of those materials. No goods or materials will be crushed or stripped or otherwise processed on site.

TOWN OF ERIN OFFICIAL PLAN

According to Schedule A-2 (Erin Urban Area) of the Town of Erin Official Plan, the property is designated HIGHWAY COMMERCIAL. The uses of land permitted within areas designated Highway Commercial are generally those that cater to the travelling public or uses not considered compatible within the downtown area. Those uses can include, but are not limited to: automotive sales and service, building supply outlets, garden centres, home furnishings establishments, and other similar uses servicing the travelling public. A recycling facility, as proposed, could be considered similar in terms of land use activity to a building supply use or garden centre.

The Official Plan encourages the establishment of new businesses and especially for vacant or under-utilized properties. The subject property is currently not in use. The former automotive service station ceased a few years ago. The most recent use was a truck transport business.

When introducing a new land use, the policies require an applicant to demonstrate compatible with any surrounding sensitive land uses. In such cases, an applicant will need to show that potential off-site impacts (such as, noise, odors, lighting) will not create conflicts with surrounding properties. Mitigation measures such as screening, landscaped buffers, increased setbacks, etc. may be required to minimize potential impacts.

ZONING BY-LAW

According to Schedule 'A' of Zoning By-law 07-67, the subject property is zoned Highway Commercial (C2). The proposed "recycling facility" is not listed as a permitted use under the current C2 zoning. The applicant is requesting the addition of this use to the zoning for this property and suggesting that the proposed 'Recycling Facility' be defined as: "a place where used materials are delivered, separated, and stored prior to shipment to others who process those materials to manufacture new products".

The subject land is also within the Regulatory Floodline identified with an (F) symbol as the Special Flood Plain provisions. Within these areas, only those buildings and structures which existed prior to the passage of the Zoning By-law (2007) are permitted. Again, no new buildings or structures are proposed and there is no request to modify the topography of the site.

According to the applicant, there will be no crushing or processing equipment on the property: only a forklift and tractor for property maintenance. Vehicle traffic will be generated by public drop-off of goods for recycling, when collection bins are removed/returned to the site by truck, and occasional deliveries to the property.

We also understand that the proposed use will not require significant site changes. The site contains two buildings and is hard surfaced. No new buildings or structures are proposed and no changes to the existing septic system or water supply are required. No grading or site alteration is proposed, and therefore the existing surface drainage will be maintained.

Specific zoning provisions can be added to the amending by-law to address the scale and nature of the proposed use, impose any limitations, and to address other matters as determined by Council.

AGENCY AND PUBLIC COMMENTS

At the time of writing this report, this office had not received any comments from review agencies or the general public. As such, we have not identified any additional matters to be addressed by the applicant at this time. Input provided through the public meeting, agency review, and Council's direction, may identify matters that will require further review and response by the applicant and review and input by planning staff.

NEXT STEPS

The public meeting for this application is scheduled for July 13, 2015. Materials associated with the application should be available to the public at the Town office prior to the public meeting date. We will be in attendance at the public meeting to hear public comments and the applicant's presentation.

Our planning recommendations will be provided following the public meeting and resolution of any outstanding issues.

**Respectfully submitted,
County of Wellington Planning and Development Department**

A handwritten signature in black ink, appearing to read 'Aldo Salis', with a long horizontal line extending to the right.

Aldo Salis, Manager of Development Planning