



PRELIMINARY STAFF REPORT

Subject : Zoning By-law text amendment

File Number : 22-0163

Meeting Date: February 14, 2022

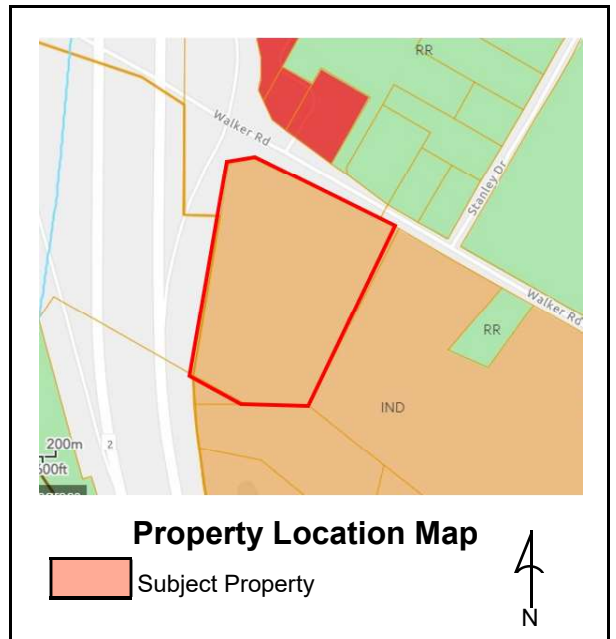
From : Lori Bickford, Planner

GENERAL INFORMATION

Applicant: Andrew Fraser and Mike Wilson

Landowner: Andrew Fraser

Proposal: A manufacturing and processing facility is proposed on the property. The property is zoned and designated Industrial. However, Section 15.2 b) of the Zoning By-law requires all lots to be serviced by municipal sewer and water. Services are not available in the Walker Road industrial park and therefore a text amendment is requested to permit development where municipal services are not available to connect to.



SITE INFORMATION

Location: Walker Road, Town of Sackville / Ville de Sackville

PID: 70050174

Lot Size: 7.57 ha (18.5 acres)

Current Use: Industrial - Contractors establishment

Zoning: Industrial/Business Park

Future Land

Use: Industrial/Business Park

Surrounding Use & Zoning: Parks, rural residential and agriculture

Municipal

Servicing: No municipal services are available

Access/Egress: Walker Road

Background

The Applicant is proposing a manufacturing and processing facility along with product storage on the property. The manufacturing facility is a nonintrusive use which has minimal waste due to recycling of materials and minimal water usage. There is an existing contractors establishment located on the property for over 30 years. The existing, and proposed, uses are permitted land uses in the Industrial Zone.

This area was designated as a second industrial area in Town during the 2009 Municipal Plan and Zoning By-law review. It was recognized that the Town's industrial park at Exit 506 was nearing capacity and future expansion was limited due to existing development and the floodplains in the surrounding area. The Walker Road exit was also chosen due to its direct highway access and visibility, large vacant tracts of land and limited development in the area. There is approximately 177 acres of zoned industrial zoned land at the Walker Road (Exit 500).

In review of the proposed development request, it was determined that the zoning regulations contain a clause which limits development in this rezoned area. Section 5.1 a) is the list of permitted uses in the Industrial zone.

Currently the Zoning By-law contains the following regulation:

"15.2 Zoning Requirements ...b) Other than a use mentioned in Subsection 5.1 a) v)[railway lines or a spur line], no lot may be used for a purpose mentioned in that Section unless such lot is serviced by municipal water and sewer facilities."

As municipal services are not available in this area, this clause limits development within this Industrial area. With the serviced industrial park (Exit 506) at near capacity, this clause limits industrial development within the Town. To allow industrial development in the Walker Road industrial park a text amendment is necessary to modify the requirement that ALL industrial development must be on municipal water and sewer, and only impose this requirement where services are available to connect to.

Council Action

Under the *Community Planning Act*, when Council receives a request to amend the text of the Zoning By-law Council may choose to:

- 1.) pass the resolution to start the process of public engagement if they wish to consider the request to change the zoning regulations, or
- 2.) if Council does not wish to entertain this change to the zoning regulations, the resolution may be denied.