

**THE CORPORATION OF THE TOWNSHIP OF CHISHOLM**  
**BY-LAW NO. \_\_\_\_\_**  
**(DEHAAN DRAFT ZBA – May 6<sup>h</sup>, 2022)**

Being a By-law to amend By-law No. 2014-05, as amended, the Zoning By-law for the Township of Chisholm with respect to lands located in Lot 18, Concession 10 in the Township of Chisholm.

WHEREAS the Council of the Corporation of the Township of Chisholm is empowered to pass By-laws and Temporary Use By-laws to regulate the use of land pursuant to Sections 34 and 39 of the Planning Act, 1990;

AND WHEREAS the owners of the subject lands have filed an application with the Township of Chisholm to amend By-law No. 2014-05, as amended;

AND WHEREAS the Council of the Corporation of the Township of Chisholm deems it appropriate to amend By-Law 2014-05, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Chisholm enacts as follows:

1. Schedule 'B', to Zoning By-law No. 2014-24 as amended, is further amended by zoning lands located in Lot 18, Concession 10, in the Township of Chisholm from the Rural (RU) Zone to the Rural Exception Holding (RU-12) Zone as shown on Schedule 'A-1' attached hereto and forming part of this By-law.
2. And Further, Section 8.1 to Zoning By-law 2014-25 as amended, is further amended by adding the following new-subsection after section 8.1.11:

**8.1.12 Wood Pallet Home Industry**

*Notwithstanding the regulations of Section 4.8, Home Industry, on lands located in Lot 18, Concession 10 and located in the RU-12 Zone, a wood pallet production business shall be a permitted home industry accessory to a detached residential dwelling subject to the following regulations:*

- a) *No more than 6 people may be engaged in the home industry at anytime, including the owner of the premises.*
- b) *Total number of detached buildings that may be utilized for the home industry: 2*
- c) *Total floor area of Building One (workshop): 290 m<sup>2</sup> (3,120 ft<sup>2</sup>)*
- d) *Total floor area of Building Two (storage): 279 m<sup>2</sup> (3,000 ft<sup>2</sup>)*

*For the purpose of the RU-12 Zone, the dwelling which existed on the day this By-law comes into effect may be demolished and the home industry shall still be a permitted use provided the main dwelling is replaced within 3 years of its demolition. In addition, an accessory dwelling unit shall be a permitted use on the upper floor of a detached garage and may be constructed prior to the main dwelling provided the main dwelling is constructed within 3 years of its demolition. The maximum ground floor area of the detached garage shall be 111.5 m<sup>2</sup> (1,200 ft<sup>2</sup>) and the maximum total floor area of an accessory dwelling unit shall be 111.5 m<sup>2</sup> (1,200 ft<sup>2</sup>).*

*For the purpose of the RU-12 Zone, a wood pallet production business shall be limited to the **indoor** storage of dimension lumber and the production, storage and sale of wood pallets.*

*In addition, in the RU-12 Zone, there shall be no outdoor storage of **finished pallets**, raw materials or waste materials and all equipment shall be located in Building One (workshop). **There shall be no storage of logs nor is a sawmill a permitted use or accessory use. Outdoor storage of assembled pallets only, may be stored outside if they are located behind the workshop AND are not visible from Chiswick Line.***

*Furthermore, the land and buildings subject to these provisions shall also be subject to a site plan agreement which will stipulate additional provisions to be adhered to by the owner/operator.*

2. And Further, the use permission and regulations authorized by the Agricultural Exception (A-2) Zone, shall upon the passage of this By-law, become a temporary use which shall cease operation on or before **July 15, 2022.**
3. In all other respects, the provisions of By-law 2014-05, as amended, shall apply.

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ A FIRST AND SECOND TIME on the 12th day of April 2022.

READ A THIRD TIME and finally passed this 12th day of April 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk