

Corporation of the Township of Chisholm

*Municipal Office: 2847 Chiswick Line
Powassan, Ont. P0H 1Z0
Phone (705)724-3526 - Fax (705)724-5099
info@chisholm.ca*

AGENDA

PUBLIC MEETING RE: ZONING BY-LAW AMENDMENT LOT 18, CONCESSION 11 – WATPOOL

TUESDAY, JULY 11th 2023 – 7:00 P.M.

1. Chairperson (Mayor) calls meeting to order.
2. Chairperson explains reason for meeting to those in attendance.
3. Chairperson confirms with CAO that 20 days' notice has been given with respect to the meeting, and if any comments were received.
4. Chairperson asks the Applicant to speak on their application and comments.
5. Chairperson asks if there are any other members of the public in support or opposed of the application, and asks if they wish to speak to it.
6. After everyone has had a chance to speak, Chairperson gives the applicant an opportunity to respond to the comments made in opposition, if any.
7. After Council has heard from the Applicant, those in favour, those in opposition, Chairperson advises that careful consideration to the arguments for and against the project will be given.
8. Chairperson thanks the public for attending.
9. Chairperson declares the meeting closed.

THE CORPORATION OF THE TOWNSHIP OF CHISHOLM

BY-LAW NO. _____

(WATPOOL DRAFT ZBA – July 7th, 2023)

Being a By-law to amend By-law No. 2014-25, as amended, the Zoning By-law for the Township of Chisholm with respect to lands located in Lot 18, Concession 11 in the Township of Chisholm.

WHEREAS the Council of the Corporation of the Township of Chisholm is empowered to pass By-laws to regulate the use of land pursuant to Section 34 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. 2014-25, as amended;

AND WHEREAS the Council of the Corporation of the Township of Chisholm deems it appropriate to amend By-Law 2014-25, as amended;

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

1. Zoning By-law No. 2014-25 as amended, is further amended by deleting Section 8.1.8, and replacing it with the following new sub-section:

8.1.8 Steel Preparation and Sales Business

Notwithstanding the regulations of Section 4.8, Home Industry, on lands located in Lot 18, Concession 11 and located in the RU-8 Zone, a steel preparation and sales business shall be a permitted home industry accessory to a detached residential dwelling subject to the following regulations:

- a) *Total number of detached buildings that may comprise the home industry:*
2
- b) *Total floor area of Building One (steel storage and preparation building):*
636.94 m² (6,856 ft²)
- c) *Total floor area of Building Two (power unit shed):*
13.93 m² (150 ft²)

For the purpose of the RU-8 Zone the floor area of Building One (steel storage and preparation building) shall include an attached accessory office with a maximum floor area of 38 m² and may also include one bathroom facility which shall be connected to a Class 4 septic system. Furthermore, the maximum floor area that may be utilized for steel preparation shall be 278.7 m² 3,000 ft².

For the purpose of the RU-8 Zone, a steel preparation and sales business shall be limited to the cutting, bending and shaping of steel products manufactured elsewhere as well as the accessory sale of steel roofing and cladding accessories. The steel products sold from the business shall primarily serve the regional construction market for roofing steel and siding.

In addition, in the RU-8 Zone, there shall be no outdoor storage of products or roofing materials with the exception of one area for the outside storage of wood strapping which shall be located behind the rear wall of Building One and shall not exceed 3.35 m² in area and 1.22 metres in height.

Furthermore, the buildings housing and comprising the business shall not be located in the front yard and shall maintain a minimum setback of 30 metres from the east interior side lot line.

In addition, in the RU-8 Zone, the business shall employ no more than six people in addition to the owner and either the owner or an employee must reside in the existing dwelling located on the lands subject to the RU-8 Zone.

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. In all other respects, the provisions of By-law 2014-25, 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 xxth day of July 2023.

READ A THIRD TIME and finally passed this xxth day of July 2023.

Mayor, Gail Degagne

CAO Clerk, Jennistine Leblond