



ZONING BY-LAW AMENDMENT REPORT TO THE COUNCIL OF THE TOWNSHIP OF BONNECHERE VALLEY

1. **FILE NO.:** ZB2438.1
2. **APPLICANT:** Owners: Desmond Pigeon and Joan Pigeon
Agent: Francis Foran
3. **MUNICIPALITY:** Township of Bonnechere Valley
(geographic township of Gratan)
4. **LOCATION:** 802 Foymount Road
Part of Lot 27, Concession 19

SUBJECT LANDS

5. COUNTY OF RENFREW
OFFICIAL PLAN
Land Use Designation(s):

Rural
6. TWP OF BONNECHERE VALLEY
ZONING BY-LAW (2022-042)
Zone Category(s):

Rural (RU)

7. DETAILS OF ZONING BY-LAW AMENDMENT REQUEST:

The submitted application proposes to amend the Zoning By-law of the Township of Bonnechere Valley for 3.35 hectares of a 66.47 hectare property. The applicant has been granted a conditional consent (B167/23) to sever the 3.35 hectares. The proposed severed lot abuts a General Industrial (GM) Zone and new residential uses must meet a minimum separations from industrial zones. The applicant submitted a Planning Justification Report with Land Use Compatibility Assessment that evaluated the existing use and industrial potential of the GM Zoned lands and the study recommends the minimum separation required by the Zoning By-law for a new dwelling from an industrial zone be increased from 60 metres to 70 metres to be implemented for the new lot through a site-specific zoning.

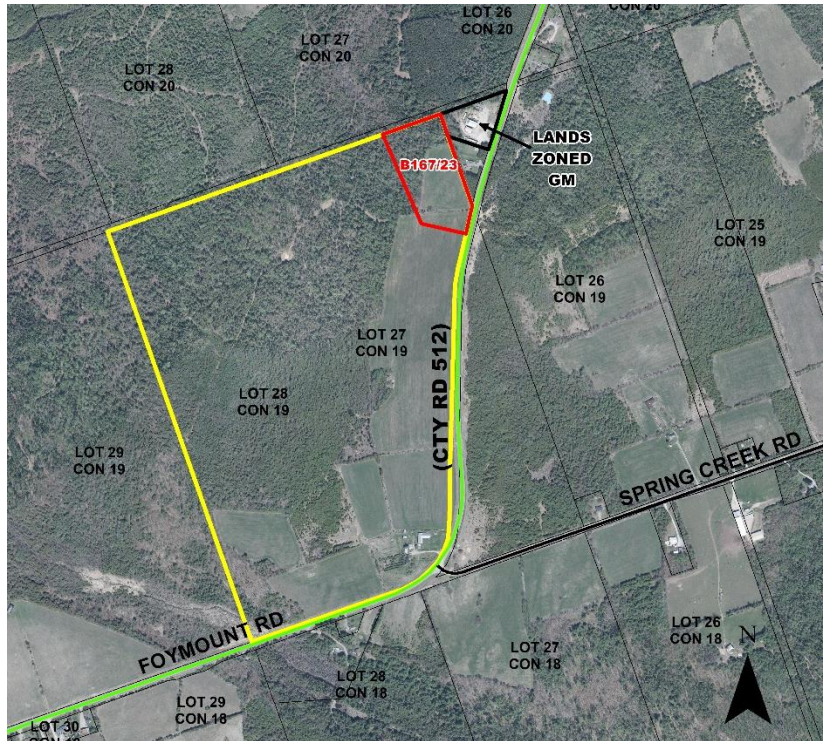
8. SITE CHARACTERISTICS AND SURROUNDING LAND USES

The lands affected by this zoning by-law amendment are shown outlined in yellow, on the figure on Page 2 of this report. The proposed severed lot is shown outlined in red, with the abutting General Industrial (GM) zoned lands outlined in black.

The proposed lot is large consisting of open field at the front and natural bush on the north and west sides. The lot size provides ample room for locating a dwelling and an associated outbuildings.

The abutting industrial property is smaller at 1.1 hectares and at the time of application appears to be used for storage of equipment and logs.

The overall surrounding area consists of large rural properties and smaller rural residential lots.



9. PROVINCIAL POLICY STATEMENT:

1.1.1 Healthy, liveable and safe communities are sustained by:
c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

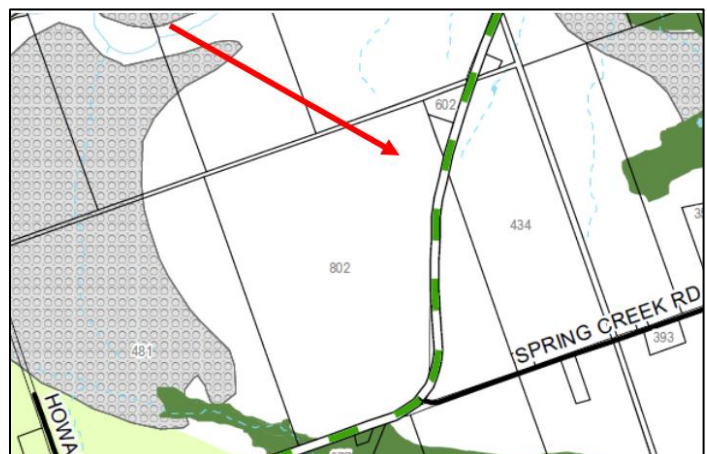
1.2.6.1 *Major facilities and sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

10. OFFICIAL PLAN:

The subject lands are designated Rural in the County of Renfrew Official Plan.

Section 5.3(1) of the Rural policies permits full range of rural land uses including industrial, commercial, institutional, resource-based uses, and limited low-density residential.

Section 2.2(4)(I) of the Commercial, Industrial and



Institutional Uses policies describe the minimum separation distances and influence areas associated with industrial uses, as set out in Ministry of Environmental Guideline D-6. The D-6 Guideline categorizes industrial uses based on characteristics such as size, indoor/outdoor processes, hours of operation, associated emissions for noise, odours and vibration, as well as frequency of movement of vehicles and products. Class I industries have an influence area of 70 metres and a minimum separation of 20 metres; Class II industries have an influence area of 300 metres and a minimum separation distance of 70 metres; and Class III industries have an influence area of 1000 metres and a minimum separation distance of 300 metres. Where a development application is within an influence area, a proponent may be requested to submit the necessary studies to demonstrate if a separation is necessary between a sensitive use and an industrial use, or establish a necessary separation and how that might be implemented.

Section 13.3(2) requires development abutting a County road to meet the road authority's requirements.

11. ZONING BY-LAW:

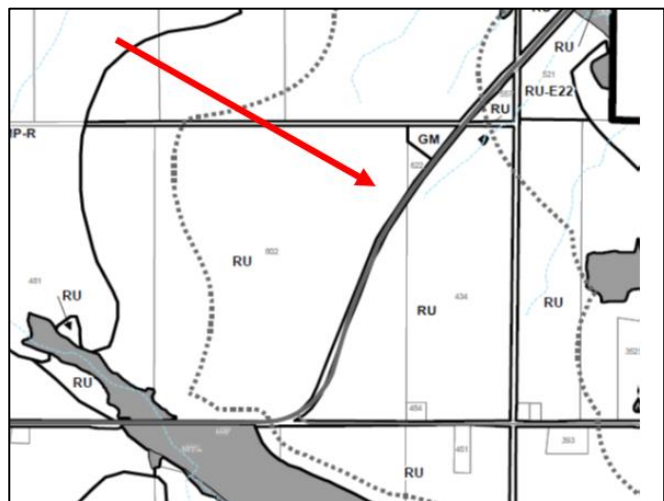
The property is zoned Rural (RU) in the Township's Zoning By-law 2022-042.

Section 22.1(a) of the Rural (RU) Zone permits a single detached, as well as group home. Section 22.2(b) permits a range of non-residential rural uses including farms, forestry home industry, hunt and fish camp, passive recreation, etc.

The abutting lands are zoned General Industrial (GM). Section 20.1(b) of the General Industrial (GM) Zone permits a wide range of industrial uses such as automotive body shops, commercial garage and vehicle sales, woodworking shop, general service shop, retail sales of heavy machinery, boats, recreational vehicles, factory equipment, etc., warehouse, mini storage, and more intense uses including concrete manufacturing, cannabis production facility, abattoir, truck terminal, contractor's yard and shed, saw mill, light manufacturing plant, concrete manufacturing plant, etc.

Section 20.2(a) of the GM Zone requires a minimum lot area of 4047 square metres. Section 20.2(c) requires a minimum 30 metre building setback from all lot lines where the GM Zone abuts lands in other zones.

Section 3.26.1b) of the Separation Distances provisions stipulates that no sensitive use shall be erected within 60 metres of any Industrial Zone or Industrial-holding Zone.



3.27.2 requires development adjacent to a County road to meet required setbacks, and obtain access and building permits as required.

12. SUMMARY OF STUDIES:

Planning Justification Report with Land Use Compatibility Assessment, Jp2g Consultant Inc., October 13, 2023

- The report has been prepared to address the policies in the PPS, the County of Renfrew Official Plan, the Township of Bonnechere Valley Zoning By-law and MECP D-Series Guidelines.
- The lands to be severed are currently vacant and consist of open field and vacant woodlands. The lands to be retained consist of agricultural fields, woodlands, and a small area of wetland in the south-western corner. The retained lands have an existing dwelling, garage, three barns and several other outbuildings.
- The primary surrounding land uses consist of rural residential dwellings, agricultural fields and vacant natural lands. Abutting the subject lands along the northern boundary, where the severance is proposed, is an existing 1.1 hectare lot that is zoned General Industrial (GM). The current use this site appears to largely be storage related. There is a building, approximately 3,330 square feet in area, with large garage doors and there appears to be outdoor storage of some trailers, farm/logging machinery and scattered logs piles. Based on this visual inspection of the property, the existing use should only be categorized as a Class I facility at most, as there does not appear to be any active industrial activity on site.
- The lands zoned as GM are not used for any form of intense industrial use. In this case, there are number of development constraints for the industrially zoned property including location, property size, and required setbacks.
- The industrial zoned property is entirely surrounded by lands zoned Rural (RU) and therefore, within the lot, a minimum 30-metre setback from all of the property's boundaries would be required. With the required 30-metre setbacks, there would be approximately 1,736 square metres of developable area on the industrially zoned property which severely limits the footprint and the viability of any large scale industrial uses.
- It is concluded that the viability of large scale, intensive industrial use (Class III) at 602 Foymount Road is limited due to size and restrictions on the property. Class III uses such as a Cannabis Production or a concrete plant would not meet the minimum reciprocal setback distances outlined in the comprehensive zoning by-law.
- The proposed new lot will allow a future dwelling to be located beyond the recommended separation distance for a Class I industrial facility. There is

potential for a Class II facility to be established in the future, and therefore a Zoning By-law Amendment is recommended to increase the minimum separation distance in the D-6 Guidelines from 60 metres to 70 metres. This will allow a dwelling on the new lot to be located entirely outside of the Class I setback and influence area, and outside of the Class II setback recommendation.

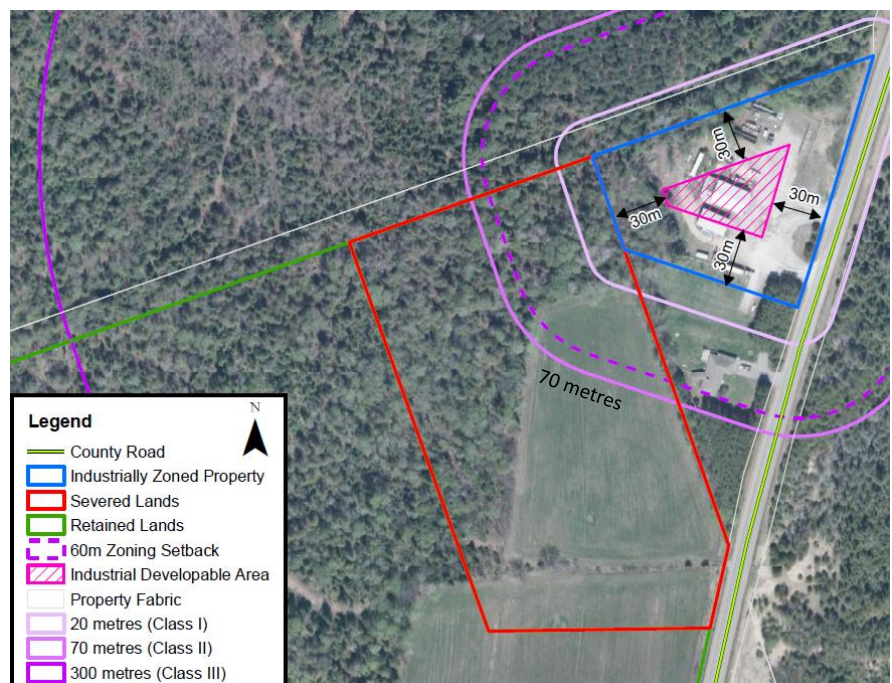
13. CONSULTATION:

At the time of writing this report, no comments have been received or considered.

14. ANALYSIS:

This rezoning has been submitted to satisfy a condition of approval of consent application B167/24 for a new residential building lot. The critical issue is land use compatibility between a proposed residential lot and an established industrially zoned lot. Provincial policy, Ministry guidelines and the Official Plan policies require that the viability of the industrial lands is maintained while sensitive uses are not negatively impacted, and this is mostly achieved through appropriate separation distances between the two differing uses.

The study submitted in support of both the consent application and zoning by-law amendment has evaluated the abutting industrial lot in terms of its existing use and potential future uses that are permitted by the General Industrial (GM) Zone. It finds that the existing use of the property is in line with a Class I facility as set out in Ministry of Environment Guideline D-6 based on its scale, intensity of operation and minimal outputs of noise, dust/odour and vibration. The size of the lot, as well as, the minimum 30 metre setback from lot lines reduces the usable area on the lot for industrial purposes. By virtue of this, the lot is not likely suitable to accommodate a larger, more intense Class III industrial use. However, the lot may be suitable for some Class II type industrial uses that are more intensive than Class I use, with greater outputs for noise, dust/odour and vibration. It is based on this analysis that the study recommends that the minimum 60 metre separation, required by the Township's By-law, between an industrial zone and a sensitive (residential) use be increased to a minimum of 70 metres. This 70 metre separation is the full influence area associated with a Class I



facility and the minimum recommended separation for a Class II facility established by the Ministry D-6 Guidelines.

The 70 metre separation would be measured from the edge of the GM Zone, and would fall entirely on the severed lot, as depicted on Map 3 of the Planning Justification Report with Land Use Compatibility Assessment, Jp2g Consultant Inc., October 13, 2023,

The affected lands are in the northeast corner of the lot and the majority of the lot is unaffected, where a future dwelling could be located. This 70 metre separation would not apply to non-residential, accessory structures on the new lot.

15. RECOMMENDATIONS:

That, subject to any additional concerns or information raised at the public meeting, Council pass the zoning by-law amendment to rezone from Rural (RU) to Rural-Exception Twenty-Seven (RU-E27) increase the minimum separation of a dwelling from an industrial zone, from 60 metres to 70 metres.

Date: March 14, 2024

Prepared By: Anne McVean
County Planner

Reviewed By: Bruce Howarth, MCIP, RPP
Manager of Planning Services

Apr 2018