Recommendation

That the report of the Planner regarding the Zoning By-law Amendment – Removal of a Holding Symbol related to lands described as RP 45R-16200, Part 5 in the Ennismore Ward be received for information; and

That By-law 2017-077, being a By-law to rezone certain lands described as RP 45R-16200, Part 5 in the Ennismore Ward from "Highway Commercial Exception 533-holding (C1-533(h)) Zone" to "Highway Commercial Exception 533 (C1-533) Zone", be brought forward to the by-law section of the agenda for further consideration.

Information

Stacey & Mike Crouch have requested that the municipality consider removing the Holding provision currently affecting their lands described as RP 45R-16200, Part 5, which front onto Robinson Road in the Ennismore Ward.

Council of the Township of Selwyn passed a zoning by-law amendment in 2015 which rezoned the parcel in question to C1-533(h). The condition placed on the removal of the holding provision as detailed in the zoning by-law amendment is as follows:

i) The property owner(s) has entered into a Site Plan Agreement to the satisfaction of the Township of Selwyn, and the County of Peterborough;

The property owners have applied for Site Plan Control and Council is considering a by-law to authorize the Mayor and Clerk to sign and enter into a Site Plan Agreement with the property owners on December 12, 2017. We have received signed copies of the agreement complete with the requisite Letter of Credit which satisfies the condition of the holding provision.
Conclusion

The subject property is zoned “Highway Commercial Exception 533-holding (C1-533(h)) Zone” and will be rezoned to “Highway Commercial Exception 533 (C1-533) Zone”, which would have the effect of removing the holding symbol affixed to the subject property. The amendment would allow the property owners to move forward with the development of the property consistent with the site plan agreement.

In conclusion, it is my professional planning opinion that the proposal is consistent with the Provincial Policy Statement and the Growth Plan and maintains the spirit and intent of the County and Township Official Plans; and represents good planning.

Staff therefore recommends that Council forward draft By-law No. 2017-077 to the By-law section of the agenda for consideration.

Strategic Plan Reference

Goal 3: Support a sustainable, balanced, and investment-ready community.

Official Plan and Zoning By-law updates that support environmental and agricultural stewardship, housing diversity and economic investment.

Financial Impact

The recommendation in this report has no financial impact.

Attachment

- Draft Zoning By-law Amendment prepared by Township Planning Staff

Jeannette Thompson
Prepared By: Jeannette Thompson, Planner

Robert Lamarre
Reviewed By: Robert Lamarre, Manager of Building & Planning

Janice Lavalley
Reviewed By: Janice Lavalley, CAO