Recommendation

That the report from the Planner regarding a Site Plan Agreement for lands described as RP 45R-16200 in the Ennismore Ward (Stacey & Mike Crough (Treescape)) be received for information; and

That By-law 2017-076 to authorize the execution of a Site Plan Agreement between The Corporation of the Township of Selwyn and Stacey & Mike Crough be brought forward for consideration under the By-law section of the agenda.

Information

The Township has received an application for Site Plan Approval for lands described as RP 45R-16200 (fronting onto Robinson Road) in the Ennismore Ward.

The proposed scope of work includes the construction of a 596 square metre (6,420 square foot) building. 451 square metres (4860 square feet) of the building is primarily intended to be utilized for the purposes of "general contractors/tradesman yard and associated retail use. The remaining 145 square metres (1,560 square feet) is intended to be leased space. Future buildings include 1 648 square metres (17,737 square feet of space to be utilized as self-storage units (within three (3) buildings).

The lands in question have undergone a change in designation and zoning in 2014-2015, which would permit a variety of commercial uses on three (3) severed lots. At that time, the zoning by-law amendment that was passed by Township Council, included a holding provision that obligated the property owner to enter into a site plan agreement with the municipality prior to development of the site. The property in question was purchased by the applicants with the intent to develop the site in order to relocate the Treescape business to that location.

The Site Plan was circulated to various internal departments (i.e. Fire Department, Accessibility Committee) and relevant agencies (i.e. ORCA, Peterborough Public Health, County of Peterborough Public Works). As well the site plan was circulated to adjacent property owners. Comments received from the agencies and internal
departments were considered and are part of the final design of the development. No comments were received from adjacent property owners.

I have attached the proposed agreement for your information. The agreement obligates the owner to provide the Township with a letter of credit of $50,000.00 to secure completion of the site in accordance with the agreement or to render an abandoned site safe.

I have recommended that Council pass the By-law required to authorize the Mayor and the Clerk to execute the amendment to the Site Plan Agreement.

Financial Impact

The recommendation in this report has no financial impact.

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.

Attachment

- Site Plan, Treescape Site fronting onto Robinson Road, Ennismore Ward
- Site Plan Agreement

Jeannette Thompson
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Robert Lamarre
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Janice Lavalley
Reviewed By: Janice Lavalley, CAO