**Recommendation**

That the report of the Planner regarding the Official Plan and Zoning By-law Amendments – 832 Fifth Line be received for information; and

That Council provide comments to staff regarding the content of the proposed zoning by-law amendment that would permit a wedding and event venue under specific conditions to be located on the subject lands.

**Information**

At its March 26, 2019 Council meeting – Council resolved the following:

Councillor Gerry Herron – Councillor Anita Locke –
Whereas the Township of Selwyn received an Official Plan and Zoning By-law Amendment application related to a proposed seasonal wedding and event venue and storage facility on lands described as Part Lot 9, Concession WCR in the Smith Ward - File Nos. 15OP-17013 & C-19-17; and

Whereas the Council of the Township of Selwyn supports, in principle, the application for a site specific Official Plan/Zoning By-law related to a wedding and event venue and further agrees that an event venue is a legitimate use under the On Farm Diversification criteria as defined through the Ontario Ministry of Agriculture, Food and Rural Affairs;

Now therefore be it resolved that Council directs staff to work with the proponent to explore ways to support the development of a wedding and event venue based on the following provisions/conditions:

- Limiting the maximum number of guests to 138 per event in accordance with Peterborough Public Health’s permitting;
- Scoping the type of events, e.g. limiting the use to only weddings/defining the type of event
- Scoping the number of events permitted per week;
− Scoping the event venue operations e.g. to certain days of the week such as Friday, Saturday and Sunday; or number of days per week such as 1-2 days per week;
− Defining the operating season of the event venue to not interfere with the prime agricultural uses on the property, e.g. May long weekend to Labour Day;
− Requiring that individual event licences be issued by the Township which include a contract and a traffic plan;
− Requiring 3rd party enforcement, which is to be paid by the proponent;
− Requiring that the On Farm Diversified use ceases should farming activity cease;

With respect to traffic and parking mitigation:
− Establishing a parking By-law for the 5th Line;
− Limiting onsite parking to nine (9) spaces, two (2) of which are to be accessible;
− Requiring a site plan that details plans for bus discharge and pick-up locations;
− Requiring that the applicant complete a further analysis of traffic impacts and mitigation to better define remote parking and bus options;
− Requiring that the applicant engage a professional to establish a suitable site specific noise decibel level;
− Using professional expertise to measure sound decibels at each event, reporting results to the Township;
− Requiring that a failure to meet noise and other conditions may result in further events not being licenced;
− Establishing a noise curfew that is earlier than 1 AM;
− Requiring onsite security/3rd party enforcement paid by the proponent for parking/traffic enforcement;
− Exploring compliance with Minimum Separation Distance under publication 853, guideline 35 to provide relief under MDS 1 by up to 14%; and

That a staff report that provides Council with the opportunity to review in more detail these provisions/conditions be provided ideally at the next Council meeting. Carried.

The attached table outlines the items which Council has directed Staff to explore. The table includes a column which outlines what the proponent has requested in the application and supporting planning report, a column which provides staff recommendations and a column that identifies what vehicle (e.g. zoning by-law or development agreement) would be most appropriate to implement each item.

The information within the table has been forwarded to the applicant and their consultant. Given the tight timelines the applicant / consultant has not had an
opportunity to provide a response. At this time staff are seeking comments from Council in an effort to keep the matter moving forward.

Financial Impact

Staff resources will be required to ensure compliance with the zoning by-law and development agreement.

Environmental Impact

The recommendation in this report has no environmental impact.

Strategic Plan Reference

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

Attachment

- Table outlining Council considerations
- Traffic Management Plan – Revised dated September 12, 2018 prepared by EcoVue Consulting Services Inc.

Jeannette Thompson
Prepared By: Jeannette Thompson, Planner

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

Janice Lavalley
Reviewed By: Janice Lavalley, CAO