Amendment No. 52

to the

Official Plan of the

County of Peterborough

Scott Patterson
Part Lot 6, Concession West of Communication Road
Smith Ward
**Official Plan Amendment No. 52**

**Part “A” - The Preamble** does not constitute part of this Amendment.

**Part “B” - The Amendment** consisting of the following text and schedules constitutes Amendment No. 52 to the Official Plan for the County of Peterborough.

Also attached is **Part “C” - The Appendices** which does not form part of this amendment. The appendices contain copies of correspondence that have been received relating to the amendment and also a copy of the Minutes of the public meeting associated with the amendment.
Part A - The Preamble

Purpose
The purpose of the Official Plan Amendment is to expand the boundary of the "Highway Commercial" designation to include lands located in Part Lot 6, Concession West of Communication Road in the Smith Ward. The purpose of the Official Plan Amendment is to amend Section 6.2.10.4 - Site Specific Special Policy Areas, specifically as it relates to the lands located in Part Lot 6, Concession West of Communication Road in the Smith Ward by adding a Site Specific Policy that permits “Truss Manufacturing Plant” as a permitted use, in addition to uses permitted under Section 6.2.10.2 – Highway Commercial Permitted Uses.

Basis
The County of Peterborough has received application from Scott Patterson to amend the Official Plan for the County of Peterborough. Scott Patterson represents Home Hardware Stores Limited, the owner of a 36 hectare (88 acre) parcel of land in Part Lot 6, Concession West of Communication Road in the Smith Ward. The owner is proposing to lease a portion of the subject property for the purposes of constructing a truss manufacturing plant and associated parking area. An Official Plan Amendment is required to modify the boundary of the "Highway Commercial" designation to include the entire area proposed to be leased and to add a Site Specific Special Policy to the land to permit the proposed use as a truss manufacturing plant. Through the review process, portions of the property within the development footprint will also be designated the Environmental Constraint Area designation.

Existing and Surrounding Uses
The subject property has direct frontage on Chemong Road and currently consists of a Home Hardware Building Centre retail store, storage buildings, lumber yard, and parking, as well as vacant land, a portion of a provincially significant wetland and two unevaluated wetlands. The subject property is bound to the north by a rural residence and cropped lands, to the east by highway commercial lands, to the south by a building supply store, and to the west by an unopened road allowance.
Part B - The Amendment
All of this Part of the document entitled Part B - The Amendment consisting of the following text and schedule constitutes Amendment No. “52” to the Official Plan of the County of Peterborough.

Details of the Amendment
The Official Plan of the County of Peterborough is hereby amended as follows:

1. Schedule “A1”, “Land Use Plan – Rural Component Smith & Ennismore Wards” of the Official Plan of the County of Peterborough, is amended by modifying the boundary of the “Highway Commercial” designation and adding the “Environmental Constraint Area” designation to certain lands located in part of Lot 6, Concession West of Communication Road, Smith Ward. A text box will be added which reads as follows: “See Section 6.2.10.4 (a)(v)”, as shown on Schedule “A” attached hereto and forming part of this Amendment.

2. Section 6.2.10.4 – “Site Specific Special Policy Areas,” is amended by adding the following new policy identified as Section 6.2.10.4 (a)(v) for the Township of Selwyn, which shall follow Section 6.2.10.4 (a)(iv)) and shall read as follows:

“(v) Property Roll Number 1516 020 001 47700

In addition to the permitted uses outlined in Section 6.2.10.2, truss manufacturing plant shall be permitted on certain lands located within part of Lot 6, Concession West of Communication Road.”
ENVIRONMENTAL CONSTRAINT AREA
(PROVINCIAL SIGNIFICANT WETLAND)

SEE SECTION 6.2.10.4 (a) (v)

The Corporation of the
COUNTY OF PETERBOROUGH

Schedule A to OPA # 52
(Local - Chemong Road, Selwyn)
Part C - The Appendices

The following appendices do not constitute part of Official Plan Amendment No. 52, but are included as information supporting the Amendment.

- Appendix No. 1  Correspondence
- Appendix No. 2  Public Meeting Notices and Minutes
- Appendix No. 3  Public Comments
- Appendix No. 4  Agency Comments
Appendix No. 1 – Correspondence

None.
Appendix No. 2 – Public Meeting Notices and Minutes

Notice of Complete Application:
Emailed to public agencies March 19, 2019
Mailed to neighbouring landowners within 120 metres
Posted on County and Township websites
Published in the Peterborough Examiner March 19, 2019

Notice of Public Meeting:
Emailed to public agencies October 22, 2019
Mailed to neighbouring landowners within 120 metres
Posted on County and Township websites
Sign posted on the property advertising public meeting
Published in the Peterborough Examiner October 22, 2019
Public Meeting to held November 12, 2019
Appendix No. 3 – Public Comments

Request for information received via email on March 21, 2019.

Request for Notice of Decision received via email on October 24, 2019.
### Appendix No. 4 – Agency Comments

<table>
<thead>
<tr>
<th>Agency / Peer Review</th>
<th>Date</th>
<th>Summary of Comment(s)</th>
</tr>
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<tbody>
<tr>
<td>Enbridge Gas Inc.</td>
<td>March 27, 2019</td>
<td>No objection.</td>
</tr>
<tr>
<td>Peterborough County Engineering &amp; Design</td>
<td>April 24, 2019</td>
<td>All signage and pavement marking should be reviewed to ensure consistency with the Ontario Traffic Manual (OTM) and the Manual of Uniform Traffic Control Devices of Canada (MUTCD).</td>
</tr>
<tr>
<td>Stantec Peer Review of Hydrogeologic Assessment</td>
<td>May 1, 2019</td>
<td>No concerns from a hydrogeological perspective. The applicant will need to amend the existing Ministry of Environment, Conservation and Parks (MECP) Environmental Compliance Approval (ECA) for the site to include the new septic system. This will require an engineering review and approval of the proposed system from MECP.</td>
</tr>
<tr>
<td>ORCA – Ecology Review</td>
<td>May 8, 2019</td>
<td>Addendum to the EIS requested to address full developable area and additional lands to be picked up as environmental protection.</td>
</tr>
<tr>
<td>ORCA – Engineering Review</td>
<td>May 9, 2019</td>
<td>Clarification regarding the valleylands and watercourse on property in vicinity of proposed stormwater basin.</td>
</tr>
<tr>
<td>Peterborough County and Township of Selwyn – joint letter</td>
<td>May 15, 2019</td>
<td>Clarification regarding discrepancies in the development area and</td>
</tr>
<tr>
<td>ORCA – Engineering Review</td>
<td>August 2, 2019</td>
<td>No additional concerns. Details and information to be provided at the site plan stage were listed.</td>
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<tr>
<td>ORCA – Ecology Review</td>
<td>August 16, 2019</td>
<td>Further technical review at site plan stage required to address fill placement and location of swm infrastructure</td>
</tr>
<tr>
<td>ORCA – Ecology Review</td>
<td>September 30, 2019</td>
<td>Satisfied with EIS addendums. Wetland feature identified in southern property limit to be redesignated and zoned.</td>
</tr>
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