Hi Caitlin:
Please see the resolution below.
Let me know if you require anything else.

Tania

Manager of Building and Planning Robert Lamarre announced that the County of Peterborough and the Township of Selwyn are holding a joint public meeting to consider an application to amend the local component of the County of Peterborough Official Plan and the Comprehensive Zoning By-law for the Township of Selwyn, in accordance with Sections 17 and 34 of The Planning Act. The prescribed notice of the public meeting was provided by prepaid first class mail to all residents within a 120 metre radius of the subject property, as well as by way of a sign being posted on the property. The public meeting was jointly advertised by the Township and County in the Peterborough Examiner. The notices were provided to the prescribed ministries and agencies via email and were also available on the Township and County website. If a person or public body does not make an oral submission at the public meeting or make a written submission to the County of Peterborough and/or the Township of Selwyn before the Official Plan amendment is adopted and/or the Zoning By-law is passed the person or public body is not entitled to appeal the decision of the Councils of the County and the Township to the Local Planning Appeal Tribunal, nor can a person or public body be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. In order to be notified of the decision of the County of Peterborough or Township of Selwyn on the proposed Official Plan or Zoning By-law Amendment, a written request must be made to the County or Township. Planner Caitlin Robinson and Councillor Jim Whelan representing the County of Peterborough were present as the County is the approval authority for the Official Plan amendment application.

A public meeting commenced at 5:44 PM to amend the County Official Plan and the Township’s Comprehensive Zoning By-law in accordance with Sections 17 and 34 of The Planning Act. The amendments relate to lands described as Part of Lot 6, WCR municipally known as1699 Chemong Road in the Smith Ward. The subject lands are currently designated Highway Commercial, Rural and Environmental Constraint Area in the Official Plan; and zoned Highway Commercial Exception 426 (C1-426), Rural (RU) and Environmental Protection (EP) in the Township’s Comprehensive Zoning By-law. The subject property 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 applicant is proposing to lease a portion of the subject property for the purposes of
constructing and operating a truss manufacturing plant. The development proposal includes an associated parking area, storage areas and wastewater treatment facilities (i.e. septic system). 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. Portions of the property within the development footprint will also be designated as the Environmental Constraint Area designation. Similarly, the proposed zoning by-law amendment is required to extend the C1-426 zone to capture the subject lands, as well as provide site specific zone regulations to permit the proposed use. Portions of the property will be zoned Environmental Protection (EP) Zone to protect additional environmental features. It was noted that correspondence was received from Enbridge Gas, Otonabee Region Conservation Authority, Peterborough County Infrastructure Services and Stantec (Peer Review of Hydrological Assessment) stating no objections to the application. Planner Caitlin Robinson advised that the intention of the public meeting is to provide an opportunity for the public to comment on the applications. The applicant’s agent Scott Patterson spoke in support of the application and was available to answer any questions. No one spoke in opposition to the application. There were six (6) members of the public present. The public meeting concluded at 5:52 PM.

Resolution No. 2019 – 272 – Official Plan and Zoning By-law Amendments (Part of Lot 6, Concession WCR (Smith Ward) - 1699 Chemong Road)
Deputy Mayor Sherry Senis – Councillor Donna Ballantyne –
That the report of the Planner regarding the Official Plan Amendment and Zoning By-law Amendment related to lands described as Part of Lot 6, WCR (1699 Chemong Road) in the Smith Ward be received for information; and

That the County of Peterborough be advised that the Township supports the proposed Official Plan Amendment No. 52 to the County Official Plan as described in the document prepared by the County Planning Department; and

That By-law 2019-095, being a By-law to rezone certain lands situated in Part of Lot 6, WCR in the Smith Ward from Rural (RU) Zone and Highway Commercial Exception 426 (C1-426) Zone to Highway Commercial Exception 426 – holding (C1-426(h)) and Environmental Protection (EP) be brought forward to the By-law section of the agenda for consideration.

Carried.

Tania Goncalves
Deputy Clerk
Township of Selwyn
P.O. Box 270
Bridgenorth, ON K0L 1H0
t: 705.292.9507 ext 237
f: 705.292.8964

www.selwyntownship.ca
Hi Tania,

I believe Jeannette is away till tomorrow. In her absence, would you be able to provide me with the resolution from Township Council for the truss manufacturing plant on Chemong Road – OPA No. 52.

Thank you,

Caitlin Robinson, B.E.S., MCIP, RPP
Planner
Peterborough County
T: 705-743-0380 ext. 2403