Staff Report

County Council

To: Warden and Members of Council
From: Iain Mudd, Manager of Planning
Date: December 4, 2019

Subject: PLG 2019 025 County File No. 15OP-19001 being OPA No. 52 for the Township of Selwyn

Recommendation: That Amendment No. 52 to the Official Plan for the County of Peterborough be approved, and the required notice of decision be circulated in accordance with the provisions of the Planning Act; and,

Further that the Planning Director be authorized to sign the approval certificate if no appeals are received at the conclusion of the appeal period.

Overview

County Council is the approval authority for amendments to the Local Component of the County Official Plan. This report together with staff’s Technical Report describes the purpose and effect of the amendment; provides a planning analysis on the amendment and an overview of public and agency comments received on the amendment.

Background

The County received a complete application for an Official Plan Amendment for lands described as being part of Lot 6, West Communication Road in the Smith Ward; municipally known as 1699 Chemong Road. Concurrently, the Township received application for a Zoning By-law Amendment.

The subject property is designated Highway Commercial, Rural and Environmental Constraint Area and currently contains an existing Home Hardware Building Centre. The development proposal includes the establishment of a truss manufacturing plant on a portion of the subject property (“the development area”). The development would occur on lands to be leased from Home Hardware Limited for the purposes of constructing and operating a truss manufacturing plant, associated parking / storage areas and waste water treatment facilities (i.e. septic system). Further, a driveway will be constructed to
the development area, forming an extension from the existing driveway access via Chemong Road.

The proposed Official Plan Amendment will expand the Highway Commercial designation to capture the extent of the development area and a site-specific policy area will be added to permit the truss manufacturing plant. Portions of the property within the development area will also be designated the Environmental Constraint Area designation.

**Analysis**

A review of the application has been completed to determine conformity with the Provincial policy and plans, as well as the County and Township Official Plan (please refer to the Technical Report). Correspondence received from external agencies and the public are provided in staff’s Technical Report as well as a resolution from Township Council supporting OPA No. 52.

It is my professional planning opinion that the proposal is consistent with the Provincial Policy Statement and in conformity with the Growth Plan and the County and Township Official Plans, and represents good planning.

**Financial Impact**

None.

**Anticipated Impacts on Local and/or First Nations Communities**

None.

**Link to County of Peterborough Strategic Plan Priorities.**

To provide high quality services to residents, businesses and Townships.

☐ Communications  ☐ Financial Responsibility  ☒ Industry & Business  ☐ Organizational Development

☐ Housing  ☐ Infrastructure

**In consultation with:**

1. CAO Troy Speck
2. Director of Planning Bryan Weir

**Communication Completed/required:** Upon Council’s decision, staff will circulate the required Notice of Decision in accordance with the Planning Act.
Staff Report

Attachments

1. Technical Report
2. OPA 52
3. Resolution No. 2019-272 from Township of Selwyn Council
4. Site Plan

Respectfully Submitted,

Original Signed by:

Iain Mudd, MCIP, RPP
Manager of Planning

For more information, please contact
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