

Development Proposal: The application facilitates the construction of a 297.3 square metre (3200 square foot) commercial building, intended to be utilized to showcase and store items for an on-line auction business. The two-storey building will consist of two (2) storage / show rooms, an office, washroom facilities, and staff facilities (including a washroom and kitchenette). The proposal includes surfacing the entrance and the required parking area. The remainder of the site will remain a gravel surface. A new septic system will be installed on the site. Stormwater will be managed via grass swales and an infiltration trench. Erosion and sediment controls have been established to ensure that off-site transport of sediment is minimized. The property is presently developed with two (2) structures which houses the existing business, Chemong Storage, which will remain.

Official Plan Designation: The property is designation **Highway Commercial** and **Rural Industrial**. The proposed uses are permitted within these designations.

Zoning: The property is zone **Local Commercial (C2)** and **Environmental Protection (EP)**. The area of the proposed construction is within the **Local Commercial (C2) Zone** category and the proposed use is permitted within the C2 Zone.

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. There were no comments received from neighbouring property owners.

At this time, there are a few technical details that remain outstanding, which need to be clarified and deemed acceptable by the County of Peterborough Infrastructure Services Department. The attached agreement would remain the same – however, the revision dates of the plans (highlighted) may change as a result of the County's comments.

As noted above, 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 upon receipt of the County's comments.

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.

Environmental Impact

The property is adjacent to areas of unevaluated wetlands and is located within 120 metres of a Provincially Significant Wetland. A scoped Environmental Impact Study was completed in support of the application. It was reviewed by the Otonabee Region Conservation Authority on the Township's behalf. ORCA concurred with the recommendations of the report. The report has been referenced in the agreement and the site will be developed consistent with the recommendation in the report.

Attachment

- Site Plan, 1012 County Road 19 – Smith Ward
- Site Plan Agreement

Jeannette Thompson

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Janice Lavalley

Reviewed By: Janice Lavalley, CAO