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Planning Justification Report (August 2020) - Official Plan and Zoning By-law Amendment Applications 1291 Mann Road (Bridgenorth), Township of Selwyn County of Peterborough

Introduction

This Planning Justification Report has been prepared in support of Official Plan Amendment and Zoning By-law Amendment Applications filed with the Township of Selwyn and County of Peterborough Planning Departments regarding a proposed minor expansion to an existing motor vehicle repair business. The subject property is known municipally as 1291 Mann Road, located northeast of the intersection of Mann Road and Ward Street. The Applications seek to address the legal non-conforming status of the property in regard to the existing use, which has been in operation as a motor vehicle repair shop, currently known as H. Burley Truck & Bus Repair Ltd, since the 1950's, and to permit the construction of a building addition at the east side of the existing building.

The Property



Site

(Source: County of Peterborough GIS, August 2020)

The property is surrounded by the following land uses:

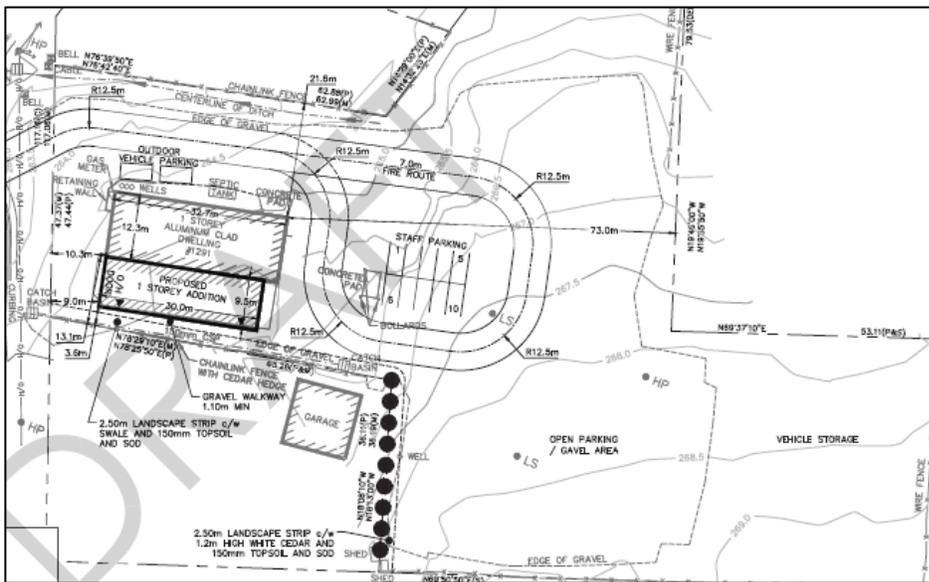
Direction	Land Use(s)
North	Residential with Home Occupation (Dog Grooming Business)
South	Residential
East	Residential
West	Residential and Commercial

The existing business has operated from this location/property for over 50 years. The business has served the Selwyn area community, including the County of Peterborough and area businesses servicing and repairing large vehicles (trucks, recreational vehicles) within an existing 1 ½ storey industrial building located in the front-mid part of the property.

The proposed building addition serves to cover/enclose an existing concrete pad located along the south side of the existing industrial building. The proposed building addition does not represent an increase in business activity. Rather it serves to house vehicles awaiting service work within a building, rather than being placed on the open concrete pad area. This proposed addition will also eliminate vehicular activity along the south side of the existing building.

The Concept Plan (Proposed Building Addition)

The proposed building addition, having an area of square metres, is illustrated on the concept plan:





Snapshot of the **existing concrete pad** located on the south side of the existing industrial building. This is the location of proposed building addition.

Source: Google Earth, August 2020.

The Application- Summary

A) Official Plan Amendment Application

The Official Plan Amendment seeks to achieve the following:

Schedule	Current Designation	Proposed Designation
Map 'A' County of Peterborough Settlement Areas, Watershed Boundaries	Settlement Area (Bridgenorth)	Settlement Area (Bridgenorth) No change
'A1' - Land Use Selwyn (Rural)	Growth Centre	Growth Centre No change

'A1-2' - Land Use Urban Component- Village of Bridgenorth	Residential	Residential- Special Policy Proposed Amendment
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An expansion to the existing industrial business repair shop is proposed. The current Official Plan designations applied to the property do not directly permit this form/type of land use as Section 6.3.2.3 of the Official Plan permits uses that are residential in nature. This includes residential dwellings, home occupations, senior citizen and nursing homes and bed and breakfast establishments.

The existing industrial repair shop was established in the 1940's, predating the Township's Official Plan and Zoning By-law. As such, the use is considered a Legal Non-conforming use. Amendments to the Official Plan and Zoning By-law are required in order to permit an expansion of said use (Section 7.11.2).

The Official Plan Amendment would create a "Special Policy" for the property to permit the industrial business within the Residential designation.

B) Zoning By-law Amendment Application

Zoning Regulations

1. To amend the current R.1 - Residential Type One (R1) and Development (D) zoning of the property to a site specific industrial zone to permit:

a) a motor vehicle repair shop (including commercial, industrial and recreation vehicles).

2. To introduce regulations to address the industrial use:

Regulation	Proposed Requirement
Maximum building coverage (including accessory building).	5 %
Maximum coverage by parking - vehicle movement areas	10 %
Minimum yards i) South side yard;	3.6 metres, within the 45 metres of the westerly part of the property, 6 metres

ii) north side yard; and	otherwise. 6 metres; and
iii) Other yards excluding a front yard.	6 metres.
Maximum Building Height	5 metres

Pre-Consultation

I consulted with Township and County Planning Staff on May 10, 2020. Considered at the pre-consultation meeting, were the following:

- Required background - technical reports
 - Functional Servicing Report;
 - Stormwater Management;
 - Traffic Brief; and
 - Planning Justification Report.
- Required development plans/drawings
 - Concept Plan;
 - Preliminary Building Elevations; and –
 - Preliminary Floor Plans.

Public Consultation

In order to provide meaningful information to neighbouring the property owners/developer prior to any Statutory Public Meeting, will distribute information by mail, regarding the applications and proposed development, and will post a free-standing sign on the property including an illustration and description of the proposed building expansion and the applicable land use approval Applications.

Traffic Brief

A Traffic Brief was prepared by DM Wills Associates Ltd (Wills). A copy of this Report is included as part of the land use approval Applications package.

The subject property is located at the northeast corner of the intersection of Ward Street and Mann Road. Mann Road is a local road which serves the residential area and Ward Street is a two-lane undivided County road.

The Report concluded the following:

“Based on the nature of the proposed development and information provided by the proponent, it is clear that the proposed development will not increase the volume of traffic entering and exiting the property. Hence, the proposed development will not have any impact on traffic operation of the adjacent streets.”

I have reviewed the above-captioned Report and worked with the authors of same as part of the preparation of this Planning Justification Report.

Functional Services Report

A Functional Servicing Brief was prepared by Wills. A copy of this Report is included as part of the land use approval Applications package.

In regard to sewage and water services, the existing building is currently serviced by an on-site holding tank and potable water wells. The proposed building addition does not contain additional plumbing fixtures and there is no proposed increase in staff. Given that the proposed building addition will not require additional sewage disposal, no changes to the existing septic system will be required.

Stormwater Management

A Stormwater Management Analysis was completed within the Functional Servicing Brief prepared by Wills.

Two catchment areas were identified on the property, one of which conveys runoff towards a grassed swale along the north boundary and to the existing storm sewer within the Mann Road Right-of-Way, and the other to the north and west property limits.

There is no additional impervious area created as the area for development is currently an existing concrete pad. The volume of runoff pre-development and post-development remain the same.

The Functional Servicing and Stormwater Management Report concluded the following:

“The existing servicing is sufficient for the proposed modifications to the Site. There are no proposed changes to the septic or water services due to the proposed development”.

I have reviewed the above-captioned Report and worked with the authors of same as part of the preparation of this Planning Justification Report.

Analysis

2020 Provincial Policy Statement (2020 PPS)

The 2020 PPS which came into effect on May 1, 2020 and sets forth a general policy framework applied on a provincial-wide basis addressing such matters as land-use, development, environment, culture/heritage, patterns of development and related concerns. Relative to the Official Plan Amendment and Zoning By-law Amendment Applications, the following policies are considered to have direct relevancy:

Policy/Section	Title - Details
Table of Contents	
1.1	<p>Healthy, liveable and safe communities are sustained by:</p> <ul style="list-style-type: none"> a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; <p>Opinion: It is my professional opinion that the proposed building addition is appropriate and does not represent a safety or environmental hazard.</p>
1.1.3	Settlement Areas

	<p>1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</p> <p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <ul style="list-style-type: none"> a. efficiently use land and resources; b. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; <p>Opinion: The property form part of a designated rural settlement area (Bridgenorth). The existing industrial use has operated at this location for over 50 years. No new land use is being introduced in this instance.</p>
1.1.4	<p>Rural Areas in Municipalities</p> <p>Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.</p> <p>Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.</p> <p>Opinion: The property forms part of a designated rural settlement area (Bridgenorth).</p>
1.1.4.1	<p>Healthy, integrated and viable rural areas should be supported by:</p> <ul style="list-style-type: none"> a) building upon rural character, and leveraging rural amenities

	<p>and assets;</p> <p>b) promoting regeneration, including the redevelopment of brownfield sites;</p> <p>f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;</p>
1.6.6	Sewage, Water and Stormwater
1.6.6.1	<p>Planning for sewage and water services shall:</p> <p>a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:</p> <p>1. municipal sewage services and municipal water services;</p>
1.6.6.2	<p>Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.</p> <p>Opinion: The property relies upon private on-site services, as outlined in the DM Wills Site Servicing Report.</p>

It is my professional opinion that the Official Plan and Zoning By-law Amendment Applications are appropriate and consistent with the policy directives of the 2020 PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe Area (2019 Growth Plan)

The 2019 Growth Plan (May 16, 2019) sets forth a series of detailed policies addressing balanced growth (employment and population) and related matters for the geographic area known as the Greater Golden Horseshoe. The Township of Selwyn is included within the outer-ring portion of the Plan. Relative to the Official Plan and Zoning By-law Amendment Applications, the following policies are considered to have direct relevancy:

Policy/Section	Title - Details
Table of Contents	
1.2.3	<p>The PPS provides overall policy directions on matters of provincial interest related to land use and development in Ontario and applies to the GGH, except where this Plan or another provincial plan provides otherwise.</p> <p>Like other provincial plans, this Plan builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario. This Plan is to be read in conjunction with the PPS. The policies of this Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. Where the policies of this Plan address the same, similar, related, or overlapping matters as policies in the PPS, applying the more specific policies of this Plan satisfies the requirements of the more general policies in the PPS. In contrast, where matters addressed in the PPS do not overlap with policies in this Plan, those PPS policies must be independently satisfied.</p> <p>Read the Entire Plan</p> <p>This Plan is to be read in its entirety and the relevant policies are to be applied to each situation. The language of each policy, including the policies in Section 5, will assist decision-makers in understanding how the policies are to be implemented.</p> <p>While some policies refer to other policies for ease of use, these cross-references do not take away from the need to read the Plan as a whole. There is no implied priority in the order in which the policies appear.</p> <p>Opinion: For the purposes of this Planning Justification Report I evaluated the 2019 Growth Plan (May 16, 2019 version).</p>
2.1	<p>Policies for Where and How to Grow</p> <p>2.2.1 Managing Growth</p> <p>4. Applying the policies of this Plan will support the achievement</p>

	<p>of complete communities that:</p> <ul style="list-style-type: none"> a. feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities; <p>Opinion: The motor vehicle repair shop contributes to a complete community by offering a local service.</p>
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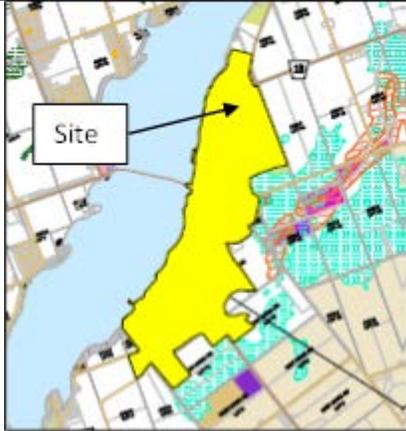
It is my opinion that the Official Plan and Zoning By-law Amendment Applications are in conformity with the policy directives of the 2019 Growth Plan (May 16, 2019 version).

County of Peterborough Official Plan

The County Official Plan functions as the local Townships Official Plan. An Official Plan Amendment Application has been filed to permit an expansion of a legal non-conforming use on the subject property.

The Official Plan currently designates the property as follows:

Schedule	Designation
	<p>Map 'A' – Settlement Areas, Watershed Boundaries</p> <p>- Settlement Area (Bridgenorth)</p>

	<p>Schedule 'A-1' – Selwyn Land Use Plan</p> <ul style="list-style-type: none"> - Urban Component - (Growth Centre) Bridgenorth
	<p>Schedule 'A1-2' - Land Use Plan</p> <ul style="list-style-type: none"> - Urban Component - Bridgenorth - Residential

(Source: County Website, July 2020)

A) Official Plan Amendment Application

The Official Plan Amendment seeks to achieve the following:

Schedule	Current Designation	Proposed Designation
Map 'A'- County of Peterborough	Settlement Area (Bridgenorth)	Settlement Area (Bridgenorth)
'A-1' Selwyn Land Use Plan	Growth Centre	Growth Centre
'A1-2' Bridgenorth Land Use	Residential	Residential- Special Policy

Relative to the Official Plan and Zoning By-law Amendment Applications, the following policies of the Official Plan are considered to have direct relevancy:

Policy/Section	Title - Details
1.1	<p data-bbox="440 153 1175 184">PURPOSE AND STRUCTURE OF THE OFFICIAL PLAN</p> <p data-bbox="440 233 1419 516">This Official Plan is prepared by the County of Peterborough to direct and guide the actions of local municipalities and the County in policy planning and physical planning on a very broad basis. The County of Peterborough Official Plan has two functions. The County Plan serves as the upper tier Official Plan for the County. It establishes a vision in which planning and stewardship protect and enhance a diverse landscape, lifestyle and sense of community for the County.</p> <p data-bbox="440 569 1419 680">This Plan sets out the general direction for planning and development in Peterborough County by prescribing strategic goals, objectives and policies.</p> <p data-bbox="440 690 1403 890">The County Plan also functions as the lower tier Official Plan for four of the local municipalities, the Township of Selwyn, the Township of Asphodel-Norwood, the Township of Douro-Dummer and the Township of North Kawartha. Those municipalities have chosen to incorporate their local municipal official plans into the County Plan.</p>
2.4	<p data-bbox="440 936 802 968">LOCAL ZONING BY-LAWS</p> <p data-bbox="440 1010 1398 1209">When this Plan or any part thereof takes effect, every local zoning by-law shall be amended by the local municipalities to conform with this Plan pursuant to the Planning Act. The Amendments to the zoning by-laws should occur after the local Official Plan has been amended to conform to this Plan.</p> <p data-bbox="440 1257 1411 1541">Notwithstanding the above, this Plan is not intended to prevent the continuation, expansion, or enlargement of uses which do not conform to the designations and provisions of this Plan. At their sole discretion, Councils of the local municipalities may zone to permit the continuation, expansion or enlargement of legally existing uses, or variations to similar uses, provided that such uses:</p> <ul style="list-style-type: none"> <li data-bbox="488 1577 1403 1650">a) have no adverse effect on present uses of surrounding lands or the implementation of the provisions of this Plan; <li data-bbox="488 1703 1354 1818">b) have regard for Minimum Distance Separation I and II as prescribed by the Ministry of Agriculture and Food, if applicable;

	<p>c) have regard to the Trent Source Protection Plan;</p> <p>d) are subject to any conditions that may be contained in a local official plan.</p> <p>Each case will be considered on its own merits by the Council of the respective local municipality and may be subject to site plan control.</p> <p>Opinion: The Official Plan Amendment and Zoning By-law Amendment Applications recognize the existing use on the property and will permit an expansion of this use. The development (the building addition) can assist in addressing any potential adverse effects on surrounding properties by moving a part of the existing business indoors (east part of the property).</p>
4.2	<p>SETTLEMENT AREAS</p> <p>4.2.2 Objectives</p> <ul style="list-style-type: none"> • to identify settlement areas across the County that can accommodate future growth and to promote serviced settlement areas as the preferred growth areas; • to encourage a full range of living and employment opportunities by the creation of complete communities; • to promote the role of settlement areas as the primary employment centres and location for commercial and industrial uses and to plan for related land and infrastructure requirements; • to promote efficient utilization of existing services and facilities and reduce the need for new infrastructure development, where possible; • to encourage the achievement of minimum population thresholds in selected settlement areas to attract and sustain a variety of commercial uses; • to require local municipalities within the same watershed/subwatershed to participate, coordinate and carry out similar land use and environmental management practices. <p>Opinion: The Official Plan Amendment and Zoning By-law Amendment Applications support an existing industrial use located within the Settlement Area of Bridgenorth,</p>

	<p>contributing to a complete community with a range of uses. The Applications serve to improve the existing business operation by enclosing a component of the business operation.</p>
5.5	<p>LAND USE COMPATIBILITY</p> <p>5.5.3.1</p> <p>The County promotes the orderly development of new land uses while maintaining compatibility between existing and proposed land uses. Measures including land use separation, buffers, and intervening land uses shall be provided where required between incompatible land uses in accordance with Provincially established guidelines.</p> <p>Opinion: No new land use is proposed as the Official Plan Amendment and Zoning By-law Amendment Applications recognize/permit an <u>existing</u> legal non-conforming use. The proposed development will enhance compatibility with surrounding uses by relocating a business activity, currenting operating outdoors, into the building addition. Further, there is an existing vegetative buffer between the proposed development and the southerly adjacent residential property.</p>
6.3	<p>LOCAL PLAN POLICIES - URBAN COMPONENT</p> <p>6.3.2 Policies applicable to Bridgenorth, Lakefield and Norwood</p> <p>b) General Policies- Bridgenorth</p> <ul style="list-style-type: none"> - Growth of the local business sector is a priority for the Bridgenorth community. - The provision of policies for assuring the long-term viability of the local business sector shall assist in continued economic growth of the community. - It is of great importance that an adequate local employment base be provided within the community. Local employment opportunities could be provided through the encouragement of business.
6.3.2.1	<p>LAND USE PLAN</p>

	<p>6.3.2.3 Residential- General Policies</p> <p>b) Permitted Uses The predominant use of land within the Residential designation shall be detached single-detached dwellings, semi-detached dwellings, multiple dwellings such as triplexes, fourplexes, row-houses and walk-up apartments and a converted dwelling. Other permitted uses include schools, public parks, senior citizen homes, nursing homes, group homes, bed and breakfast establishments, private home day care facilities, extended home based businesses (Norwood only), home occupation uses and public uses.</p> <p>c) Residential Policies</p> <p>i) Since the real property tax remains the major source of revenue, the Township shall attempt to maintain a favourable ratio of residential to commercial and industrial assessment within the Community.</p> <p>Opinion: The property is assessed for non-residential.</p>
7.0	<p>LOCAL PLAN POLICIES- GENERAL DEVELOPMENT</p> <p>7.5 Stormwater Management</p> <p>7.5.1 Prior to approving any development proposal the Township, in consultation with the appropriate authority, shall be satisfied that adequate storm drainage to a suitable outlet is provided.</p> <p>Opinion: A preliminary Stormwater Management Report (DM Wills) has been provided which states the existing stormwater servicing is appropriate for the proposed development (including the proposed building addition).</p>
7.11	<p>ZONING BY-LAWS</p> <p>7.11.2 Existing Non-conforming Uses</p> <p>Any land use existing at the date of approval of this Plan that does not conform with the land use designations as shown on the Land Use Schedules or the policies related thereto, as a general rule, should cease to exist in the long term. Notwithstanding any provision of this Plan to the contrary, this Plan is not intended to prevent the continuation, expansion or enlargement of existing uses</p>

which do not conform with the designations or provisions of this Plan. It shall be the policy of this Plan that where an existing land use is not designated in this Official Plan, the Township may recognize the use of that land, building or structure for the purpose for which it was legally used at the date of adoption of this Plan and thereby provide for the continuation, expansion or enlargement of that existing use in accordance with the following:

a) the continuation, expansion or enlargement of any land, building or structure does not result in any adverse effects on the use of adjacent lands or the implementation of the provisions of this Plan.

b) In considering an application for an amendment to the implementing Zoning By-law, the Township shall consider within the context of this Plan the feasibility and desirability of the municipality acquiring the lands and holding, selling, leasing or redeveloping the property in accordance with the provisions of this Plan. Consideration should also be given to the possible relocation of the legal nonconforming use to a designated or zoned location where it would be allowed to continue, expand and enlarge adjacent similar and compatible uses in accordance with the intent of this Plan.

c) It shall be the policy of this Plan that where an application for an amendment to the implementing Zoning By-law is made in accordance with the provisions of The Planning Act to allow for the continuation, expansion or enlargement of any land, building or structure for a purpose which legally existed as of the date of adoption of this Plan, but which is not recognized in this Plan or the implementing By-law, the Township shall have regard to the following matters prior to the adoption of the Bylaw:

- i) the proposed extension or enlargement of the established use will not adversely affect the implementation of the policies of this Plan and that the general intent and purpose of the Plan are maintained;
- ii) the proposed extension or enlargement is in proportion to the size of the use as it existed at the date of enactment of the implementing By-law;
- iii) the proposed extension or enlargement is compatible with surrounding uses in terms of noise, vibration, fumes, heat radiation, smoke, dust, odours, or other similar offensive characteristics;

	<p>iv) site planning and design will minimize the effect of the proposed extension or enlargement on adjacent conforming uses, and, where necessary, adequate spatial separation, buffer planting, screening and fencing are provided to afford adjacent conforming uses a degree of protection from any offensive characteristics; and</p> <p>v) the use will not result in increased traffic volumes through residential areas, that adequate off-street parking and loading facilities are available and that ingress and egress points to and from the site are designed to minimize the danger to both vehicular traffic and pedestrian movements.</p> <p>d) It shall be the policy of this Plan that the Township notify all property owners within the affected area in accordance with The Planning Act, to solicit their views on the extension or enlargement of such existing uses.</p> <p>e) The Township shall not pass an amendment to the implementing Zoning By-law to permit the extension or enlargement of any land, building or structure used for any purposes prohibited by the By-law pursuant to the provisions of The Planning Act until it is satisfied that the extension or enlargement will not have any adverse effects on adjacent land uses nor the implementation of this Plan.</p> <p>Opinion: Section 7.11.2 (above) sets forth tests that must be met in order to permit an existing non-conforming use to continue and/or be expanded:</p> <p>The proposed development (building addition) would not create an adverse effect on the use of the adjacent lands, as the use is already existing. Furthermore building addition will improve the scenario between the commercial and the adjacent residential properties.</p> <p>Relocating the business is not a viable option.</p> <p>The general intent and purpose of the Plan is maintained.</p> <p>The proposed building addition is proportionate to the existing use as the area of the building addition is already in use by the commercial business (the existing open concrete</p>
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	<p>pad).</p> <p>There is a vegetative buffer as well as chain-link fence separating the subject property from the neighbouring residential use.</p> <p>There will be no increased traffic, as concluded by the Traffic Report, and adequate on-site parking is provided.</p> <p>Neighbouring property owners will be informed of the proposed development as part of the Public Consultation Strategy in addition to the statutory requirements under the <i>Planning Act</i>.</p>
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The Official Plan Amendment (OPA) seeks to add a Site-Specific Special Policy to the property as follows:

“Notwithstanding the policies of 6.3.2.3 (b), a motor vehicle repair shop shall be a permitted use.”

The OPA serves to recognize the existing use and is not intended to facilitate additional uses which may not be compatible or in keeping with the Official Plan. The Official Plan contains specific policies to address non-conforming uses which have been addressed above.

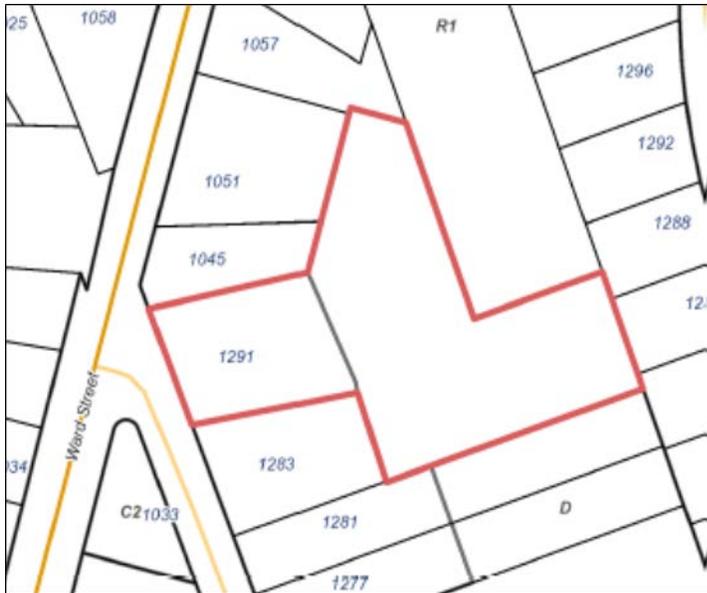
It is my professional planning opinion that the Official Plan Amendment and Zoning By-law Amendment Applications are in keeping with (and implement) the general purpose and intent of the policies of the Official Plan.

Township of Selwyn Comprehensive Zoning By-law (2009-021)

The property is currently zoned as follows:

Property	Current Zoning
1291 Mann Road	Residential Type One (R1), Development (D)

Zoning Map



(Source: County of Peterborough GIS, August 2019)

Zoning By-law Amendment Application

The existing building for the motor vehicle repair shop is located entirely within the Residential Type One (R1) Zone on the property, as is the proposed building addition. A motor vehicle repair shop is not permitted within the R1 Zone (4.9.1). General Provision 3.28.3 does not permit the enlargement or expansion of a non-conforming use.

The remainder of the property is in the Development (D) Zone and contains a large graveled area for vehicle parking as well as some grassed undeveloped areas. The D Zone (4.24.1.2) permits a non-residential use that existed as at the date of passing of the current By-law. The parking area accessory to the motor vehicle repair shop use be permitted to continue as an existing use and is identified on the topographic survey completed by Elliott and Parr dated October 19, 2018.

Proposed Zoning By-law Amendment

1. To amend the current R.1 - Residential Type One (R1) and Development (D) zoning of the property to a site-specific industrial zone to permit:

a) a motor vehicle repair shop (including commercial, industrial and recreation vehicles).

2. To introduce regulations to address the industrial use:

Regulation	Proposed Requirement
Maximum building coverage (including accessory building).	5 %
Maximum coverage by parking - vehicle movement areas	10 %
Minimum yards i) South side yard; ii) north side yard; and iii) Other yards excluding a front yard.	3.6 metres, within the 45 metres of the westerly part of the property, 6 metres otherwise. 6 metres; and 6 metres.
Maximum Building Height	5 metres

General Provision 3.29.3(a) of the By-law addresses parking requirements for an expansion (in floor area) to an existing building, which is to be calculated at 1 space for every 28 square metres of gross floor area. The subject property can accommodate the required number of parking spaces, as illustrated on the concept plan prepared in support of the Application.

General Provision 3.35 and C1 Regulation 4.15.7 require a buffer planting strip where a Commercial Zone abuts a residential zone (the existing use is industrial in nature, but the premise of this regulatory provision is valid in this instance). There is an existing vegetative buffer along the south property boundary and a partial buffer along the north property boundary of the property.

It is my professional planning opinion that the Official plan Amendment and Zoning By-law Amendment Applications are in keeping with the general purpose and intent of the regulatory provisions of the Township's Zoning By-law.

Site Plan Control

It is acknowledged that the proposed building expansion may be subject to Site Plan Control.

Site Plan Control would address the following:

- Lot grading and drainage;
- Stormwater management, including where feasible, low-impact - development (LID) measures;
- Site access (driveways), configuration, location and design;
- On-site parking and loading facilities;
- Site landscaping, fencing and buffering; and
- Site lighting, photometrics.

Summary

The Applications address a Legal Non-conforming (a motor vehicle repair business). The proposed development is an addition onto the existing building which will be located on an area **already occupied** by said use. There may be a future submission of a Site Plan Application should the Official Plan Amendment and Zoning By-law Amendment Applications be approved, which would further regulate the industrial land use on the property moving forward.

In summary, it is my professional planning opinion that the Official Plan Amendment and Zoning By-law Amendment Applications are:

- Consistent with the policy directives of the 2020 PPS;
- In conformity with the policy directives of the 2019 Growth Plan;
- In keeping with the general purpose and intent of the policies of the Official Plan;
- In Keeping with the general purpose and intent of the regulatory provisions of the Zoning By-law; and
- Is Representative of good planning.

Respectfully Submitted,



Kevin M. Duguay, MCIP, RPP