



The Corporation of the Township of Huron-Kinloss

Staff Report

**Report Title: Site Plan Control for 27-41 McTavish Cr., Ripley
Being Pts 4, 9 &15 3R 10474**

Prepared By: Michele Barr, Manager of Building and Planning

Department: Building

Date: Mar. 14, 2023

Report Number: BLDG-2023-03-7

File Number:

Attachments:

Recommendation:

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BLDG-2023-03-7.

Background:

Requirement of Site Plan Control for the lands being Parts 4, 9 &15 of 3R-10474 c/w easement Pt 1 3R-10507. Approval for this application was specifically for lot grading of the noted parcel. See attached

Discussion:

During the development of the McTavish Subdivision there were various planning applications and changes in the ownership of Parts of M-49 and road allowances. After the completion of the applications and the new Subdivision Agreement this parcel of land was zoned Lifestyle Community Residential (LCR) Zone.

The proposal for the lands was to construct 4 sets of semi-detached units which is a permitted use for that zone. At that time it was noted that the development would be subject to site plan control. The lands were included in the larger development of the subdivision with regards to the infrastructure servicing eg. water, sewer etc. however, what was needed for site plan and construction were lot grading plans.

The application was circulated to various staff members and Engineering, drawings were signed off on July 22, 2022. The lot grading drawings along with an agreement was approved by the Chief Administrative Officer. The agreement will be registered on title.

Financial Impacts:

All fees and deposits as per the Consolidated Rates and Fees By-law.

Strategic Alignment / Link:

We are a prosperous community that continues to grow in a sustainable manner by investing in infrastructure.

Respectfully Submitted By:

Michele Barr, Manager of Building and Planning

Report Approved By:

Mary Rose Walden, Chief Administrative Officer