



Staff Report

Report Title: Site Plan Control McTavish Crescent., Ripley being Part 1 3R10474

Prepared By: Michele Barr, Deputy Chief Building Official

Department: Building and Planning

Date: Jan. 15, 2024

Report Number: BLDG-2024-01-6

File Number: C11 BLDG 24

Attachments: Site Plan Dwg

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLDG-2024-01-6, as prepared by Michele Barr, Deputy Chief Building Official.

Background:

Requirement of Site Plan Control for the lands being Part 1 3R-10474. The noted property was zoned Lifestyle Community Residential by By-law 2022-107. The owner proposed a development of multi residential including semi detached dwellings and townhouses for a total of 44 units.

The majority of the infrastructure was designed and approved at the time of the McTavish Subdivision Plan M-79. On September 19, 2022 Council entered into a Pre-Servicing Agreement with 2427255 Ont. Inc. in order to proceed with the infrastructure services on Part 1 3R-10474. The pre-servicing agreement will be redundant and lapse upon registration of the Site Plan Agreement. Required securities for the pre-servicing agreement were transferred as securities for the site plan agreement.

Site plan application was submitted, drawings were circulated to Staff, eng. and various agencies for comments. Upon commissioning of the water distribution system the ownership and operational responsibilities of water and sanitary will be transferred to the Township. A number of easements are required for the services, a reference plan has been completed. Roads, lighting and stormwater remain privately owned and maintained. Along with the infrastructure the site plan agreement

addresses the municipal services such as garbage, recycling, setback requirements, signage and includes landscaping.

Discussion:

A Site Plan Control Agreement has been entered into between 2427255 Ont. Inc and The Corporation of The Township of Huron Kinloss approved by the Chief Administrative Officer. The Site Plan Agreement was registered December 8th 2023 and the pre-servicing agreement was deleted from title.

Having the agreement finalized allows for the rest of the development to proceed along with construction of the units.

Financial Impacts:

All fees and deposits as per the Consolidated Rates and Fees By-law and securities as per the Site Plan Agreement.

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

Report Approved By:

Mary Rose Walden, Chief Administrative Officer