



## The Corporation of the Township of Huron-Kinloss

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### Staff Report

**Report Title: Site Plan Control Ripley Industrial Park, Pt Lt 14, Conc 7 Huron, Pts 1&2 3R-10768**

**Date: May. 6, 2024**

**Report Number: BLD-2024-05-01**

**Department: Building and Planning**

**File Number: C11 BLD 24**

**Prepared By: Michele Barr, Deputy CBO**

**Attachments: Site Plan Drawing**

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#### **Recommendation:**

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLDG-2024-05-01, as prepared by Michele Barr, Deputy Chief Building Official.

#### **Background:**

Requirement of Site Plan Control for the lands being Part 1 & 2 3R-10768. The noted property is zoned Light Industrial (M1) as per Comprehensive By-law 2018-98. The owner proposed to construct a structure for cabinetmaking/showroom.

Site Plan application was submitted, drawings were circulated to Staff and various agencies for comments. All submitted comments were addressed by the owner. The agreement includes items such as, but not limited to site grading, parking, loading area, setback requirements, entrance details and securities.

This property is the first development to proceed in the Ripley Industrial Park. With the presence of construction activity, it is expected to lead to future development in the area.

#### **Discussion/Analysis/Overview:**

A Site Plan Control Agreement has been executed between KNDR Holdings Ltd. and The Corporation of The Township of Huron-Kinloss by the Chief Administrative Officer. The Site Plan Agreement was registered April 19<sup>th</sup>, 2024, therefore allowing the next step to proceed. Building permits will be available for the development subject to a complete application.

#### **Financial Impacts:**

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

#### **Performance Measurement:**

SP-2024-01 NKDR Holdings Ltd.

**Strategic Area:**

- Embrace a thriving rural lifestyle
- Prepare for Inclusive Growth
- Enhance Municipal Service Delivery
- Ensure Financial Stability

**Strategic Goal: Ensure municipal systems support future growth**

**Respectfully Submitted By:**

Michele Barr, Deputy Chief Building Official

**Report Approved By:**

Jodi MacArthur, Chief Administrative Officer