



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Development Agreement-Consent

Date: Mar. 10, 2025

Report Number: BLD-2025-06

Department: Building and Planning

File Number: C11 BLD25

Prepared By: Michele Barr, Deputy CBO

Attachments: Development Agreement

Recommendation:

THAT the Township of Huron-Kinloss Council hereby approves Report BLD-2025-06 prepared by Michele Barr, Deputy CBO;

AND authorize entering into a Development Agreement with JMKD Holdings Ltd;

AND FURTHER for any Development Agreements relating to consent applications, that Council delegate approval and signing authority to the Mayor and Clerk.

Background:

On June 19, 2023, the Council approved a zoning amendment for 126 Boiler Beach Road-CON A PT LOT 52 PT LOT 53 RP 924 PART 1 TO 2 to facilitate a lot creation. The zoning was to permit a reduced lot area, a reduced frontage and a requirement for a tertiary septic system for both the retained and severed lands.

The next step was to proceed with the consent application.

Discussion/Analysis/Overview:

On July 24, 2023, The County of Bruce gave provisional approval for the severance subject to a number of standard conditions.

As part of the planning application process a Sewage System Impact Assessment was completed requiring a tertiary treatment system be installed on both the severed and retained parcels. Since the proposed vacant parcel will not be developed in the immediate future, a Development Agreement is required to address the conditions of consent.

The attached development agreement outlines the requirements surrounding the tertiary sewage disposal system. The applicant is satisfied with the agreement and has provided all the necessary financial obligations.

Following authorization, the agreement will be registered on title to ensure the requirements remain with the property.

The applicants have applied for the permit for the new tertiary treatment system on the retained parcel.

General Consent Conditions:

As noted above a number of standard conditions are applied during the consent process, one condition is - that the owner enter into an Agreement with the Township, if deemed necessary by the Township, to satisfy all the requirements, financial or otherwise of the Township, which may include, but shall not be limited to, the provision of parkland (or cash-in-lieu of land), roads, installation of services, facilities, drainage and the timing and payment of any development charges.

Any future consent applications, for the Township of Huron-Kinloss that require a development agreement staff is recommending that Council consider providing the approval and signing authority be delegated to the Mayor and Clerk.

Financial Impacts:

Fees and deposits are identified in the Development Agreement and or as per the Consolidated Rates and Fees By-law.

Performance Measurement:

Strategic Area:

- | | |
|---|--|
| <input type="checkbox"/> Embrace a thriving rural lifestyle | <input checked="" type="checkbox"/> Enhance Municipal Service Delivery |
| <input type="checkbox"/> Prepare for Inclusive Growth | <input type="checkbox"/> Ensure Financial Stability |

Strategic Goal: Strive for continuous improvement and increased efficiency

Respectfully Submitted By:

Michele Barr, Deputy CBO

Report Approved By:

Jodi MacArthur, Chief Administrative Officer