



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Weber Site Plan Agreement and Holding Removal

Prepared By: Matt Farrell, Building and Planning Manager/CBO

Department: Building and Planning

Date: Oct. 13, 2021

Report Number: BLDG-2021-10-26

File Number:

D11-BLDG21

Attachments: Site Plan and Draft Agreement

Recommendation:

That the Township of Huron-Kinloss Council hereby approves Report Number BLDG2021-10-26 prepared by Matt Farrell, Building and Planning Manager/CBO AND approves entering into a site plan agreement AND that holding designation be lifted from 382 Whitechurch Street AND FURTHER THAT the appropriate By-Law come forward.

Background:

On June 21st, 2021, the Council passed By-Law No. 2021-61 which amended the Home Business provisions of the Comprehensive Zoning By-Law No. 2018-98 to allow for the construction of roof trusses at the property known as 382 Whitechurch Street in the former Kinloss Township

As part of this amendment, a holding designation was placed on the property until such time as a site plan agreement has entered into and agreed upon by the Township.

Discussion:

The purpose of a Site Plan Agreement is to ensure that the necessary exterior construction requirement have been met. This includes items like driveways, parking, walkways landscaping, lighting and grading.

Attached to this report is a copy of the draft agreement with the proposed site plan which will be registered on title of the property

As per Section 36 of the Planning Act, notice of the meeting was given to the surrounding property owners on September 21, 2021.

Removal of the Holding symbol from the said property will permit the full range of Agriculture Three -Special Provisions "AG3-121.51" uses which permit a Home Business – Professional use for the construction of roof trusses.

There were no comments or concerns received from the neighbouring property owners at the time of writing the report.

Financial Impacts:

Fees for entering into the agreement and registering on title are the responsibility of the applicant.

Strategic Alignment / Link:

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

Respectfully Submitted By:

Matt Farrell, Manager of Building and Planning/CBO

Approved By:

Mary Rose Walden, Chief Administrative Officer