



## THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE

**Subject:** Site Plan Agreement – 879 Princes Street

**Report Number:** Planning-2019-26

**Meeting Date:** Monday, June 17, 2019

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**Recommendation:**

THAT the Council of the Municipality of Kincardine grant approval of the Site Plan Agreement with O'Malley Homes (Waterloo) Inc. at Part Lot 4, Plan 257 Part 1 3R-7732; Kincardine and Part Lot 4, Plan 257 Part 2 3R-7732; Kincardine

AND FURTHER THAT Council support the condominium exemption request;

AND FURTHER THAT Council authorize the Mayor and Chief Administrative Officer to execute all required documentation on behalf of the Municipality.

**Date to be considered by Council:** Monday, June 17, 2019

**Report Summary:** The site plan application is for a six-unit two storey row dwelling development. With the services and retaining wall in an easement in preparation of a condominium exemption. The drawings were circulated to various agencies and comments were addressed.

**Origin:** Applicant Request

**Existing Policy:** Comprehensive Zoning By-law, Site Plan Control By-law

**Background/Analysis:** An application has been submitted for Site Plan approval for the above noted property. The proposal is to construct a six-unit row house development. The property is located at 879 Princes Street on the north east corner of Princes and Durham Street.

The property is zoned Residential Three (R3), row dwellings are a permitted use of the zone.

The development is for a six-unit two storey row dwelling. The units will front onto Princes Street complete with single garage, walkout basements and balcony/decks

on the rear. Due to the grade of the property there will be a retaining wall with a guard along the east and north property line.

The Site Plan Agreement will include a schedule listing the drawings, security deposits for works completed on municipal property and site works, 100% for off-site servicing works and 50% for site works to provide the Municipality sufficient comfort that all on site work will be completed and payment in lieu of parkland for the redevelopment.

The Site Plan application was originally circulated on May 15<sup>th</sup>, 2019 with revisions recirculated on June 7<sup>th</sup>, 2019 to various commenting agencies. All concerns have been met.

The owner of the noted property will make an application to remove certain lands from Part Lot Control to allow the sale of part of a lot or block. The application will come forward to Council for a by-law to remove certain lands once the foundations have been placed and reference plan is completed to identify the individual lots.

The units will be serviced by water and sewer at the rear of the property and the connection to municipal services will be off Durham Street. Due to creating the individual lots the services, stormwater and retaining wall will be in private ownership and will have a condominium easement in place. Staff are prepared to support the condominium exemption and provide documentation as the project nears completion.

A full set of drawings are available in the Building and Planning Department for viewing.

**Community Plan and Integrated Community Sustainability Plan (ICSP) Considerations:** n/a

**Financial Implications:** Financial deposits, securities and insurance for the development, as required by the Site Plan Agreement.

**Attachments:** Site Plan Agreement, Site Plan Drawings