



THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE

FYI REPORT

Subject: Site Plan Approval – 104 King St - Tiverton

FYI Report Number: Development Services-2023-12

Meeting Date: Monday, June 5, 2023

Purpose of Report:

To provide notice to Council of Site Plan approval for a second storey accessory residential unit (ARU) at 104 King St – Tiverton, ON

Report:

A site plan application was received from the owners of 104 King St – Tiverton to construct an accessory residential unit (ARU) within the second floor of a detached garage. The site is located off Highway 21 in the village of Tiverton and was zoned C1. The property consists of a residential dwelling with access to the site provided from Highway 21, via an existing laneway. The existing laneway will remain in place and serve as a common driveway to both the residence and the ARU.

The applicant submitted a request to construct an accessory residential unit within a garage located on the second floor. Under the C1 and accessory zoning provisions, accessory buildings are not permitted to be utilized for human habitation. The owner was provided these requirements and sought a zoning bylaw amendment to permit the ARU in the detached accessory building which was approved by Kincardine under B/L 2021-150, designating the property as C1-p.

Within the site-specific zoning amendment, provisions included use of an accessory detached garage for human habitation, a maximum floor area of 84m², a limit of up to two bedrooms and further that the lands be subject to Site Plan Control. Within the Site Plan Control process, an agreement has been entered into which addresses further site conditions which include the provision for additional parking spaces (for the residence and ARU), 1.5m high screening buffers for headlights, asphalt paving of the driveway (for dust control), unit numbering, floodlighting to be 'dark sky' compliant and not directly deflect lighting into adjacent residences as well as an overall grading and drainage plan.

Attachments: Site Plan – March 27, 2023

Prepared by: Dwayne McNab

Submitted by: Dwayne McNab