



# THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE

## FYI REPORT

**Subject:** Site Plan Approval – Bradstones Development Inc.

**FYI Report Number:** Development Services-2023-21

**Meeting Date:** **Monday, July 10, 2023**

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### **Purpose of Report:**

To provide notice to Council of Site Plan Approval for a 10 Block, 36 unit townhouse development located north of Golf Links Rd, – Kincardine.

### **Report:**

A site plan application was received from Bradstones Development Inc. to develop PART LOT 18 CON A in Kincardine. The site is located north of Golf Links Rd. and is currently vacant.

The 4.2AC development will consist of 10 townhouse unit blocks, each of which is constructed of 2 storey townhouses. The townhouse blocks will range from 2-4 units within each block of townhouses. The site will be accessed from Golf Links Rd with all internal road networks and services being held in private ownership.

The stormwater management design has been prepared by Cobide Engineering and within the development a dry stormwater management pond will be constructed in the Southwest quadrant with design capabilities to accommodate the 2-5-10-25-50-100 year storm events.

The proposed development initiated a zoning amendment in 2020 to change the zoning from R1 (Residential One) to R3-y-H (Residential – Special Holding Provision). The development was appealed to the Local Planning and Appeal Tribunal (LPAT) where the decision of Kincardine Council was upheld and the re-zoning was approved. This was further detailed in the County planning report provided on June 12, 2023.

**Attachments:** Site Plan

**Prepared by:** Kelly Vickery – Planning Coordinator and Adam Weishar – Director of Infrastructure & Development

**Submitted by:** Adam Weishar – Director of Infrastructure & Development