

Staff Report to Council

Title: Subdivision Agreement –
2068140 Ontario Ltd. and Meat
Consultants International Inc. (Brown)

Report Number: Development Services-2023-
32

Director: Infrastructure &
Development

Manager: Development Services

Meeting Date:
Wednesday, October 11, 2023

Date to be considered by Council:
Wednesday, October 11, 2023

Recommendation:

THAT the Council of the Municipality of Kincardine pass a by-law to enter into a Subdivision Agreement with 2068140 Ontario Ltd. and Meat Consultants International Inc.;

AND FURTHER THAT the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this agreement.

Executive Summary:

A subdivision agreement for the proposed development located at Block Q and Part of Block A, RP 3M96 and Part of Park Lot 8, West Huron Road in the geographic Town of Kincardine (located on the North side of Bruce Ave) has been prepared with the developer (2068140 Ontario Ltd.) as part of the conditions of DRAFT approval received from Bruce County in 2013. Subsequent to minor revisions and DRAFT plan extension requests, a finalized Agreement has now been prepared. Under By-law No. 2013-077, site-specific zones were created to facilitate the development within the proposed plan of subdivision. In alignment with the zoning provisions, the plan of subdivision proposes a mixed density of residential uses, with forty-six Residential One (R1) lots, two Residential Three (R3-r) blocks and two Residential Four (R4-n) blocks.

Strategic Priorities:

B.5-Evaluate and proactively plan for infrastructure to meet population growth and long-term sustainability

Financial Considerations:

The developer is responsible for all costs associated with the development. Once the development is complete, the Municipality will assume the maintenance and replacement of the infrastructure and roads for the site.

The developer is responsible for the construction and costs associated with the watermain and sidewalk extension along Bruce Ave. from Weick Blvd. through their development.

Policy:

Subdivision Agreement Policy, Municipal Development and Servicing Guidelines

Context and Background Information:

2068140 Ontario Ltd. and Meat Consultants International Inc. is proposing residential development on the parcel of land legally described as Block Q and Part of Block A, Registered Plan 3M-98 and Part of Park Lot 8, West of Huron Road, Geographic Town of Kincardine, Municipality of Kincardine, County of Bruce.

The proposed development includes 46 low density residential lots zoned R1, two medium density residential blocks (25 units per hectare) zoned R3-r, two high density residential blocks (30 units per hectare) zoned R4-n, parkland, open space, trail, and stormwater management, as well as utility corridor, road widening on Bruce Avenue and two streets. The R3-r zone allows for triplex buildings and the R4-n zone allows for apartment buildings, each with site specific zoning provisions to be met.

The approved Draft Plan of Subdivision Conditions was approved on October 22, 2013, in conjunction with a Local Official Plan Amendment and Zoning By-law amendment. The Draft Plan of Subdivision Conditions was amended on October 26, 2017, to add four single detached dwelling lots to the original plan, which is referred to as the redline revision. The approved Draft Plan conditions were originally set to lapse on October 22, 2016. The owner requested extensions in two-year increments. The most recent extension approved by the County of Bruce on October 20, 2022, has moved the lapse date forward to October 22, 2024.

2068140 Ontario Ltd. and Meat Consultants International Inc are working on completing the Draft plan of Subdivision conditions. One of these conditions is that they must enter into a site plan agreement with the Municipality of Kincardine. The agreement outlines items such as financial and otherwise, roads, installation of services, facilities, drainage, and parkland etc.

The development will be accessed from Bruce Ave at two locations. The internal street network has been designed to municipal standards and incorporates amenity design features such as sidewalks (one side), boulevards with further connection and access to walking trails. Upon completion and expiration of the construction maintenance period, the internal road networks will be transferred to municipal ownership. Further design criteria also incorporate a Stormwater retention area that consists of a wet two pond system where the forebay pond will provide the initial qualitative and quantitative controls. Further quality controls are also provided through an on-site oil and grit separator.

Consultation Overview:

Through the Local Official Plan amendment and zoning by-law amendment and draft plan of subdivision application, various studies and legislation were assessed to ensure the development aligned with good planning practices and with the Provincial Policy Statement, Official Plans (both Local and County) as well as the applicable zoning provisions. The project underwent numerous studies from Archaeological Assessments, Environmental Impact Studies, Planning Justification reports, Stormwater Management, Traffic Impact Assessments, Functional Servicing, Geotechnical and Slope Stability studies as well as public comment and County presentation before council.

The engineered drawings and supporting studies have been previously circulated to municipal staff, the municipal engineer, as well as applicable agencies including Saugeen Valley Conservation Authority, Ministry of Transportation and Canada Post.

Origin:

Owner Request

Implementation Considerations:

Municipal infrastructure is able to manage and support the proposed development. The development proposal aligns with the goals of the Municipality's official plan, zoning by-law and integrated strategy. The proposal also further aligns with the Provincial housing goals. Given all considerations staff are seeking Council approval to move the development forward.

Risk Analysis:

Through implementation of the Subdivision Agreement adequate securities, development control staging, engineering assessments and coordinated work plans will be administered through the Agreement.

Attachments:

Subdivision Agreement - 2068140 Ontario Ltd. And Meat Consultants International Inc.

2068140 Ontario Ltd. and Meat Consultants International Inc. (Brown) Subdivision Agreement By-law

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Submitted by: Dwayne McNab – Development Services Manager / Chief Building Official