



THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE

Subject: Site Plan Agreement – 755 Campbell Avenue – Residential Development

Report Number: Planning-2020-01

Meeting Date: Monday, March 9, 2020

Recommendation: THAT the Council of the Municipality of Kincardine grant approval of the site plan agreement with 2701814 Ontario Inc. for PART OF LOTS 25, 12, 13, 14, & 15, PLAN 151, PART 8 3R-8948; MUNICIPALITY OF KINCARDINE as per Report Number: Planning-2020-01;

AND FURTHER THAT Council grant approval for the holding removal By-law;

Date to be considered by Council: Monday, March 16, 2020

Report Summary:

The Site Plan application is for a 12-unit residential development consisting of two 6-unit row dwellings at 755 Campbell Avenue. The drawings were circulated to various agencies for review. At the time of writing the report we were waiting for final comments from SVCA. The agreement will be finalized and signed by the applicant for the March 16th meeting. The lands have a holding provision that must be removed to allow the development. This development will provide additional multi residential units for the Municipality.

Origin: Applicant request

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

Background/Analysis: An application was submitted for Site Plan approval for the above noted property. The proposal is for a 12-unit residential development consisting of two 6-unit row dwellings. The property is located at 755 Campbell Avenue.

In August 2014 Council passed a zoning by-law amendment zoning the lands R4-f-H. The special zoning permits row dwellings in the R4 zone.

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. As part of the zoning by-law a planting strip shall be located along any lot line that abuts a zone other than 'R4-f-H. Planting strip is a space upon which shrubs, trees flowers or grass are grown to a height of not less than 2.0 metres. The site plan submitted indicates that a 2.0m high privacy fence will be constructed. Parking is provided by using garage and driveway along with 4 visitor parking spaces. A stormwater management plan was submitted as part of the site plan application and SVCA provided comment during the consultation period. A stormwater management pond will be located in the front complete with landscaping.

The Site Plan application was originally circulated on January 8, 2020 with revisions circulated on February 27, 2020 to various commenting agencies. At the time of writing the report we were waiting for final comments from SVCA. The agreement will be finalized and signed by the applicant for the March 16th meeting.

As noted above the property is zoned is R4-f-H. The holding provision can be removed once a Site Plan Agreement between the applicant and Municipality is executed to the satisfaction of Council and a stormwater management plan has been submitted to the satisfaction of the Municipality with consultation from Saugeen Valley Conservation Authority. The holding removal was advertised as per the *Planning Act*, and it is recommended that the holding provision be removed.

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

Community Plan and Integrated Community Sustainability Plan (ICSP)

Considerations: Direct future growth and development to be consistent with the principles of sustainable neighbourhood design (e.g. affordable, accessible, protective, of the environment and culturally sensitive).

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

Attachments: Site Plan Drawing, Site Plan Agreement