



FORMAL REPORT

To:	Mayor Strathdee and Members of Council
Prepared by:	Susan Luckhardt, Planning Coordinator
Date of Meeting:	27 June 2017
Subject:	DEV 15-2017 Site Plan Agreement – 201 JAMES ST S

PURPOSE

To provide information and to seek Council authorization for the Mayor and Clerk to enter into a site plan agreement on behalf of the Town of St. Marys with Adriano Paola for lands described as Part of Block 13, Registered Plan 250, in the Town of St. Marys, and having the municipal address of 201 James Street South, St. Marys.

Council is being asked to consider the site plan agreement for this property immediately prior to the Public Meeting to remove the holding symbol from the property under Section 27.2.1 of the Town of St. Marys Zoning By-law to ensure that development is compatible with surrounding land uses; is to Town standards; and complies with the zone provisions for the property.

RECOMMENDATION

THAT Council authorize a site plan agreement between the Town of St. Marys and Adriano Paola for Part of Block 13, Registered Plan 250, in the Town of St. Marys, and having a municipal address of 201 James Street South, St. Marys; and,

THAT By-Law 57-2017 authorizing the Mayor and the Clerk to sign a site plan agreement be approved.

BACKGROUND

The subject property is currently the site of an existing single-detached dwelling and is designated “Residential” in the Town of St. Marys Official Plan and is zoned “Residential Zone Five – R5-6-H-HH” in the Town of St. Marys Zoning By-law Z1-1997, as amended. Under R5-6 zone provisions, development of the property is permitted for multi-residential purposes in two phases. Phase 1 will see the construction of a fourplex dwelling at the front (west) of the property and will retain the existing single-detached dwelling for a total of five (5) residential units. Phase 2 will see the replacement of the single-detached dwelling with a sixplex (6 units) resulting in ten (10) units for the property. Two Holding symbols are placed on the property zoning. The first Holding symbol requires that the proponent enter into a site plan agreement with the Town for development of the fourplex dwelling; and the second Holding symbol requires that the proponent enter into a revised site plan agreement with the Town for replacement of the single-detached dwelling with a sixplex dwelling.

REPORT

The proponent has submitted an application for a site plan agreement with the Town to ensure that development of the property is within Town standards and zone provisions established for the property. The owner of the property is proposing to proceed with Phases 1 and 2 concurrently and as such the application for site plan agreement includes both Phase 1 and Phase 2, being the fourplex dwelling and the sixplex dwelling respectively.

Following Town staff review of the proposed development, the attached site plan agreement to facilitate development of Phase 1 and Phase 2 has been drafted to the satisfaction of Town staff and the proponent. The site plan agreement is being presented to Town Council for its consideration.

The proponent has also submitted an application to the Town to remove the two Holding symbols from the property zoning, also to be considered by Council at tonight's meeting provided Council approves the site plan agreement for development of the property.

FINANCIAL IMPLICATIONS

None noted

OTHERS CONSULTED

Grant Brouwer, Director of Building and Development; Jed Kelly, Director of Public Works; Jeff Wolfe, Engineering Specialist; Dave Blake, Supervisor of Environmental Services; Jason Silcox, Building Official; Richard Anderson, Director of Emergency Services/Fire Chief; Jenna McCartney, Corporate Administrative Coordinator; Trisha McKibbin, Director of Corporate Services/Deputy Clerk.

ATTACHMENTS

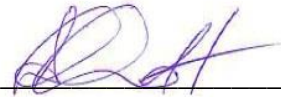
Site plan agreement and schedules.

REVIEWED BY

Recommended by the Department

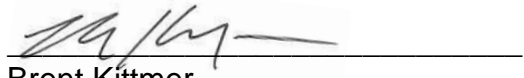


Grant Brouwer,
Director of Building and Development



Susan Luckhardt,
Planning Coordinator

Recommended by the CAO



Brent Kittmer
CAO / Clerk