



FORMAL REPORT

To:	Mayor Stratthdee and Members of Council
Prepared by:	Susan Luckhardt, Planning Coordinator
Date of Meeting:	27 June 2017
Subject:	DEV 17-2017 Site Plan Agreement-304 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 Norampac Inc. for lands described as Part Lot 20 Concession 17 Blanshard as in R376600 save and except Part 1, 44R3343; Perth S, in the Town of St. Marys, and having the municipal address of 304 James Street South, St. Marys.

RECOMMENDATION

That Council authorize a Site Plan Agreement between the Town of St. Marys and Norampac Inc. for lands described as Part Lot 20 Concession 17 Blanshard as in R376600 save and except Part 1, 44R3343; Perth S, in the Town of St. Marys, and having the municipal address of 304 James Street South, St. Marys; and,

THAT By-Law 56-2017 authorizing the Mayor and the Clerk to sign a site plan agreement be approved.

BACKGROUND

The subject property is designated "General Industrial" in the Town of St. Marys Official Plan and is zoned "General Industrial Zone – M2" in the Town of St. Marys Zoning By-law Z1-1997, as amended. A manufacturing plant is a permitted use for the property under M2 zone provisions.

REPORT

The proponents have 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 proponents are proposing to construct an addition to the current manufacturing facility as well as a new entrance and parking area. The proposed addition measuring 4,568m² will relocate shipping activities to the southerly side of the facility and as a result will decrease truck traffic movements on James Street South.

Following review by Town staff of the proposed development of the property the attached site plan agreement 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.

FINANCIAL IMPLICATIONS

None.

OTHERS CONSULTED

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

ATTACHMENTS

Site Plan Agreement and Schedules

REVIEWED BY

Recommended by the Department

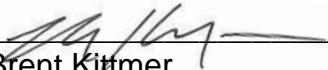


Susan Luckhardt
Planning Coordinator



Grant Brouwer
Director of Building and Development

Recommended by the CAO



Brent Kittmer
CAO / Clerk