



FORMAL REPORT

To: Mayor Strathdee and Members of Council

Prepared by: Susan Luckhardt, Planning Coordinator

Date of Meeting: 13 March 2018

Subject: **DEV 07-2018 Site Plan Agreement, 515 James Street South, Stinnissen Enterprises Limited**

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 Stinnissen Enterprises Limited for lands described as Part Lot 12, Concession South Boundary, Blanshard, as Part 1 on 44R-2099; T/W R384774 & S/T R384773; S/T Spousal Interest in R285116; in the Town of St. Marys and having the municipal address of 515 James Street South, St. Marys.

RECOMMENDATION

THAT DEV 07-2018 Site Plan Agreement, 515 James Street South, Stinnissen Enterprises Limited be received; and

THAT Council authorize the Mayor and the Clerk on behalf of the Town of St. Marys to enter into a Site Plan Agreement between the Town of St. Marys and Stinnissen Enterprises Limited; and

THAT By-Law 28-2018 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. The property is the location of an overhead door company. The current use of the property as a contractor’s yard is a permitted use under the M2 zone. The original development of the property pre-dates site plan control for the Town of St. Marys and as such records indicate that a site plan agreement has not previously been registered on title for the lands. The property owners are now proposing a building addition to the existing facility.

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 existing building on the property as an extension of the storage/workshop area of the overhead door company.

Town staff has reviewed the development on the property with respect to the proposed addition and a site plan agreement has been drafted to the satisfaction of Town staff and the proponent. The site plan agreement attached to this report is being presented to Town Council for its consideration.

FINANCIAL IMPLICATIONS

n.a.

STRATEGIC PLAN

Not applicable to this report.

OTHERS CONSULTED

Jed Kelly, Director of Public Works; Jeff Wolfe, Engineering Specialist; Dave Blake, Supervisor of Environmental Services; Jenna McCartney, Corporate Administrative Coordinator; Brian Leverton, Fire Prevention Officer; Jason Silcox, Building Official.

ATTACHMENTS

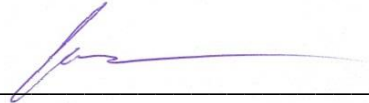
1. Site Plan Agreement with Schedules

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