

Committee of the Whole

Tuesday, December 7, 2021

Site Plan Control File D11-DIL-21

PART OF LOT 12, CON. 12

4676 Dark's Side Road

Subject lands



Community Official Plan and Zoning

Official Plan designation

- Residential – support different housing types, ensure redevelopment is compatible

Zoning By-law Amendment (Z-05-21)

- Approved in August 2021
- Permit the proposed development of a 22-unit low-rise apartment building in the existing building

Site Considerations

Parking and Traffic

- New parking area for six additional parking spaces northeast side of building
- Concerns raised regarding parking and increased traffic
 - Parking – additional screening to prevent headlight glare
 - Traffic – based on historical use of property, traffic impacts are not a substantial increase compared to long-term care home

Site Considerations

Grading

- No substantial changes to the site

Open Storage

- Removed from the Site Plan

Landscaping

- Small number of trees removed to accommodate required fire route

Site Considerations

Private Services – Septic and Water

- Under authority of the Ministry of the Environment, Conservation and Parks (MECP)
- Outside of the authority of Section 41 of the Planning Act (Site Plan Control) for any approvals, conditions or securities

Site Considerations

Private Services – Septic

- MECP provided confirmation septic has been inspected and approved

Private Services – Water

- MECP provided confirmation non-municipal drinking water system falls under the Safe Water Drinking Act, 2002
- Separate report on agenda regarding this topic

Recommendation

THAT Committee of the Whole recommend that Council approve the Site Plan Control application (D11-DIL-12) for the property described legally as Part Lot 12, Concession 12;

THAT the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the development of a low-rise apartment building containing 22 dwelling units, as provided in Documents 2 and 3; and

THAT any approval for the Site Plan Control application is not deemed to be written Municipal consent as required by Section 53 of the Safe Water Drinking Act.