

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

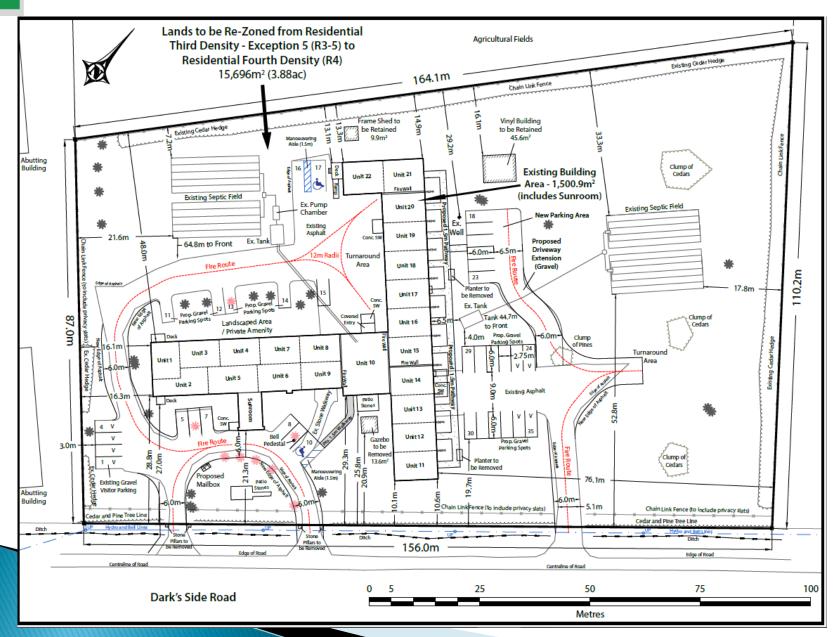
 Residential – support different housing types, ensure redevelopment is compatible

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 Plan





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 longterm care home



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



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



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.