



Staff Report

Report To: South Huron Council
From: **Dan Best, Chief Administrative Officer/Deputy Clerk**
Date: December 17 2018
Report: 2018.23
Subject: 207 Main Street Site Plan Introduction

Recommendations:

That the report of D. Best, Chief Administrative Officer dated December 17, 2018 regarding the 207 Main Street Site Plan Introduction be received; and

That Council approve the Site Plan (as may be modified) submitted to the Municipality subject to the following conditions:

- That the owner enters into a Site Plan Agreement that is to the satisfaction of the Municipality of South Huron
- Storm water management design that meets South Huron engineering standards
- Confirmation that the existing lots can be merged into one separately conveyable parcel of land
- Confirmation of concurrence with County of Huron requirements related to traffic impacts as identified through the Traffic Impact Study being conducted by the County of Huron
- And that these conditions are among other things that need to be addressed through the Site Plan Agreement process

Purpose:

Direction and Approval

Background and Analysis:

Section 41(7) of the Planning Act cites the Municipality may apply conditions to the approval of site plans and drawings. Upon receiving an application for site plan approval, the Municipality reviews the contents of the application and provides the applicant with conditions to be met in order to achieve site plan approval.

The Conditions for Site Plan Approval are a consolidated summary of all requirements to be satisfied by the Applicant during the Site Plan Approval stage. At this point, the application does not have approval but the Municipality has confirmed that it generally supports the proposed development subject to the Applicant satisfying the conditions for site plan approval.

The Municipality of South Huron wants to help applicants reach site plan approval and, where possible, will deal with issues through conditions of site plan approval rather than refuse an application. However if an application provides insufficient information or involves issues too large to be resolved through conditions, there may be no recourse but to refuse the application. It should be noted that conditional site plan approval does not guarantee final site plan approval.

Municipal Staff have been meeting with the proponents of the 207 Main Street development for several months. On December 11, 2018 Municipal staff were advised that the developer required site plan approvals prior to December 31, 2018 or potentially lose the tenants. In order to assist the developer, this report is before you for consideration. There are concerns related to the formal approval of the site plan and subsequent agreement, but it is anticipated that the recommendations outlined in this report will allow those items to be resolved in a timely manner.

Council will receive a subsequent presentation once all conditions are finalized and site plan agreement for subsequent review.

Financial Impact:

There are no financial implications as a result of the actions outlined in this report

Legal Impact:

There are no legal implications as a result of the actions outlined in this report

Staffing Impact:

There are no staffing implications as a result of the actions outlined in this report

Related Documents:

Exeter Mews Design Brief
Site Plan Documents

Respectfully submitted,

Dan Best, Chief Administrative Officer/Deputy Clerk