



## Staff Memo

---

**Report To:** South Huron Council

**From:** **Rebekah Msuya-Collison, Director of Legislative Services**

**Date:** September 20 2021

**Report:** CL#32-2021

**Subject:** By-Law for Site Plan Approval – Part of Lot 3, Concession A Stephen - Drayton Theatres Inc./Huron Country Playhouse – (File No.: D11-12-2021)

---

### Background and Analysis:

An application for the above site plan approval was submitted to the municipality on July 30, 2021. The subject property is located at 70689 B Line and is described as Part of Lot 3, Concession A, Stephen, Municipality of South Huron, County of Huron. The lot is approximately 2.49 hectares (6.15 acres) and is zoned Huron Country Playhouse (RC4) in the South Huron Comprehensive Zoning By-Law. This property is designated Recreational in the South Huron Official Plan.

The applicant is proposing to build a short term residential dormitory for actors at the Huron Country Playhouse and the proposed use of the property is compliant with the current RC4 zoning. The Site Plan Review process considers input from various departments and responses received have been used to assist in preparing the agreement. The proposed site plan agreement is presented to Council for consideration as Schedule A to By-Law 68-2021.

### Highlights in the Agreement

#### 1. Storm Water Management

The Stormwater management is to be implemented according to the Stormwater Management Plan prepared by R.J Bunside & Associates

Limited dated August 12, 2010 and approved by the Municipal Engineer.

## 2. Site Servicing – Sewage System

The Sewage Pumping Station shall be constructed to the satisfaction of the Director of Infrastructure and Development and shall be required to communicate with the Dark Horse Winery Sewage Pumping Station, but shall have priority pumping.

## 3. Parking

A minimum of twelve (12) of the parking spaces to be established on the property will be designated as accessible parking spaces, of which six (6) shall be Type "A" accessible parking spaces and six (6) shall be Type "B" accessible parking spaces.

## 4. Lighting and Photometric Facilities:

All lighting on the site shall be oriented and its intensity controlled so as to prevent glare on adjacent roadways and adjacent properties to the satisfaction of the municipality.

## 5. Landscaping

The landscape on the site is to be maintained in general conformity with the approved plan and to the satisfaction of the municipality.

## 6. Screening

The refuse and recycling storage on the site shall be visually screened within (1) year from the date of registration of the agreement.

## 7. Fire Route Designation/Protection

The fire route and the fire hydrant (if required) shall be installed at the Owner's expense in accordance with the approved plans. The fire route shall be clearly marked for the approval of the Fire Chief and any signs are to be erected and maintained in accord with the approved plans

## 8. Signage

Confirmation is to be provided that sign and pavement markings have been installed in accordance with the approved Signs and Pavement Markings Plan.

#### 9. Special Servicing Charges

Grand Bend Sewage Treatment Facility Cost Recovery By-law #59-2017 charges shall apply for the additional capacity required for the actor's residence.

#### 10. Insurance

The Owner shall supply the municipality with a certified copy of a comprehensive general liability insurance policy with limits in an amount and in a form acceptable to the Municipality.

#### 11. Registration:

The Owner agrees that the agreement shall be registered against the title to the lands affected by it and to pay any costs of registration and associated legal fees.

#### 12. Securities

The Municipality collects securities as outlined in the site plan agreement to ensure due performance of all work required under this agreement and to protect the Municipality in respect of its liability. Any securities required to be filed under the Agreement, shall be a Letter of Credit valid for at least a period of 1 year.

Security in the total amount of \$ 485,900 inclusive of HST, shall be lodged with the Municipality.