



## Staff Memo

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**To:** South Huron Council  
**From:** Vanessa Culbert, Planning Coordinator  
**Date:** February 22 2022  
**Report:** PL03-2022  
**Subject:** By-Law for Site Plan Approval - 70266 Grand Bend Line (IDEFIX INVESTMENTS INC) (File No.: D11-6-2021)

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### Background and Analysis:

An application for the above site plan approval was submitted to the municipality on September 14<sup>th</sup>, 2022. The subject property is located at 70266 Grand Bend Line and is described as Part of Lot 13, Part Lot 14 Concession 20 North, Stephen, Municipality of South Huron, County of Huron. The lot is approximately 21.25 hectares (52.51 acres) and is zoned Light Industrial with special provisions (M1-8) in the South Huron Comprehensive Zoning By-Law. This property is designated Industrial and Airport in the South Huron Official Plan.

The applicant is proposing to build a storage and the proposed use of the property is compliant with the zoning. The Site Plan Review process considers input from various departments and responses received have been used to assist in the preparation of the agreement. The proposed site plan agreement is presented to Council for consideration as Schedule A to By-Law 10-2022.

### Highlights in the Agreement:

1. Storm Water Management

The Stormwater management is to be implemented according to the Stormwater Management Plan prepared by MR Engineering and Design LTD and approved by the Municipal Engineer.

## 2. Parking

A minimum of 1 of the parking spaces established on the property will be designated as an accessible parking spaces, of which 1 shall be Type "A" accessible parking spaces as shown on the approve plans.

## 3. 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.

## 4. Landscaping

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

## 5. 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.

## 6. 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.

## 7. 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.

## 8. 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 \$ 90,400.00 inclusive of HST, shall be lodged with the Municipality