



PLANNING & DEVELOPMENT

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To: Reeve Bailey and Members of Council
Dwayne Evans, CAO/Clerk
From: Monica Walker-Bolton, Planner
Date: October 29, 2019
Re: **Site Plan Agreement with Rutling Holdings Ltd. (698 Gloria Street, Units 1-4, Blyth, Township of North Huron) (Block 20, Rutledge Subdivision, Registered Plan No. 22M-13)**

This report is submitted to Council for consideration at the November 4th Council meeting.

RECOMMENDATION

It is recommended that North Huron Council **approve** the proposed development, and that the Township pass the necessary By-law to enter into a plan agreement with Rutling Holdings Ltd. for the development of the subject lands.

PURPOSE AND BACKGROUND

This is a site plan for residential development in the new subdivision in Blyth. The GJAJ Holdings Ltd. Plan of Subdivision was given draft plan approval in May 2018 and obtained final approval by Huron County in February 2019. This site plan application proposes to construct one multiple attached dwelling on Block 20 along Gloria Street. A four-unit, multiple attached dwelling is proposed. Items for consideration for this site plans are parking, landscaping, building layout, grading and drainage, and site servicing.

COMMENTS

Planning

The subject lands are designated Residential on Schedule B of the Township of North Huron Official Plan and zoned Residential Medium Density – Special Zone (R2-17) in the North Huron Zoning By-law. The Special Zone recognizes a minimum lot depth of 32 metres.

The proposed site plan complies with the provisions of the North Huron Zoning By-law concerning the applicable Residential Zone building setbacks, lot coverage, landscaped open space, parking and driveway provisions, and planting strip requirements.

North Huron Staff, Township Engineer, and Huron County Public Works

There are no outstanding staff concerns.

SITE PLAN AGREEMENT

The purpose of the site plan agreement is to ensure development of the lands occurs in accordance with the plans and supporting documentation submitted by the developer, including:

- Block 20 Rutledge Subdivision, Site Plan and Lot Grading and Servicing Plan, prepared by GM BluePlan Engineering, dated October 9, 2019.

The developer is responsible for all on-site costs associated with the proposed development.

OTHERS CONSULTED

- The Site Plan Review Committee (CAO/Clerk, Dwayne Evans; Chief Building Official, Kirk Livingston; Public Works Director, Sean McGhee; Township Engineer, Bruce Potter)
- Mike Roess, Fire Prevention Officer
- Huron County Public Works (Mike Hausser; Imran Khalid)

Sincerely,

Monica Walker-Bolton, Planner