Staff Report PL2019-058

Title of Report: PL2019-058-SP11-19- Ivan Blazevik
Department: Clerks
Branch: Planning Services
Council Date: September 18, 2019

Recommendation:
Be it resolved that Council receive Staff Report PL2019-058 for information; and

That Council provide comments for inclusion in a site plan agreement with the developer.

Property Location: 271 Main Street Dundalk

Background: This Site Plan Agreement implements Zoning Bylaw amendment Application C25-17.

A public meeting was held on December 13, 2017 for the zoning and the application was approved by by-law 2018-134 at the December 19, 2018 Council Meeting.

The proposal
The proposal is to construct a four unit single storey townhouse structure. The existing building will be demolished. A drainage or landscaping plan has not been provided for the currently layout. The site plan proposed does not show any fencing to be installed.

**Review**
Following the approval of the zoning the Township received comments from the neighbours to the north (the funeral home) with their concerns that they would like to see addressed in the site plan.

The neighbours concerns are as follows:

1. They wanted it to be a semi detached style building not a townhouse style.
2. Snow removal is a big concern and asked that it be noted on the site plan where the storage was to be located.
3. They want it to be noted how they will truck the snow away to avoid flooding in the spring.
4. They want an 8 foot fence inside the property line to lessen any potential conflicts with partying, kids playing and or neighbours and the grieving patrons of the funeral home and truck deliveries etc. The fence would enhance the safety and privacy of the tenants as well as the privacy and comfort of the funeral home patrons.

**Staff comments:**

Originally the proposal was for a duplex style development, however, they have changed the development to be more of a townhouse style development which backs onto the funeral home property. This could create conflicts between the two types of uses.

In making the change it does remove the entrance closest to the funeral home and move the snow storage away from the property line. The County is also installing a storm sewer connection for the property to allow it to connect into the drainage system for the road. This will provide an outlet for stormwater should it become a problem.

Drainage and snow removal are proposed to be accommodated onsite. Given the new layout, a revised drainage plan should be prepared to show how the property will be graded to ensure that it does not cause flooding on neighbouring properties.

It is also recommended that a solid 1.8m (6ft) privacy fence along the northeast property line between the funeral home and the proposed townhouse units be installed to reduce potential conflicts with the funeral home.

**Financial Implications:** None
Concluding Comments: Based on the above it is requested that Council receive this staff report for information and provide comments for inclusion in a site plan agreement with the developer.

Respectfully Submitted,

Municipal Planner: __________________
Clinton Stredwick, BES, MCIP, RPP

Dept. Head: __________________
Joanne Hyde, Clerk

CAO Approval: __________________
Dave Milliner, CAO

Attachments:
1. Site Plan Drawings