

NOTES TO COMMITTEE

Property: Block 120, Plan 65M-4587
(south of Davis Drive, west of Crossland Gate & Hydro corridor)

Owner: Marianneville Developments Limited

Application: Site Plan Approval to permit the development of 26
condominium detached single dwellings on the subject lands.

File Number: D11-NP-18-21

Staff Comments

- Staff have reviewed and provided comments on the applicant's first submission
- Property is zoned Residential Detached Dwelling 15m Exception 122 Zone (H) (R1-D-122) by By-law Number 2010-40, as amended by By-law Number 2014-25 approved by Ontario Municipal Board
- Land use will be permitted at such time as Council passes a by-law removing 'H' prefix – removal of holding provision subject to applicant addressing conditions for removal (servicing allocation granted by Town, executing site plan agreement and posting performance securities)
- Servicing allocation has been granted by Council for 25 detached singles; servicing allocation for additional detached single is required
- Confirmation required that appropriate easements and/or conveyances are in place to provide access/egress through Hydro corridor
- Construction Management Plan required prior to work commencing
- Development to have regard for Compatibility Interface Plan

Next Steps

The applicant is required to provide a second submission to the Town for further review. The Town will require the applicant to enter into a site plan agreement.