

NOTES TO COMMITTEE

Property: 482 Ontario Street
(South of Davis Drive and East of Main Street South)

Owner: Birch Bender Holdings c/o Raymond Parker

Agent: Pro Vision Architecture Inc.

Application: Site Plan Approval to reconstruct a portion of an existing building and undertake site works (parking improvements).

File Number: D11-NP-21-12

RECOMMENDATIONS

1. That the presentation regarding application for Site Plan Approval for File Number D11-NP-21-12 be received;
2. That staff be directed to continue the technical review of the application to ensure conformity with the Zoning By-law, Official Plan, Secondary Plan and all other applicable policies;
3. That staff be directed to ensure full consideration is given to all comments provided by Committee; and,
4. That Birch Bender Holdings c/o Raymond Parker of 17799 McCowen Road, Cedar Valley, Ontario L0G 1E0 be notified of this action.

Staff Comments on Site Plan Application

- The property contains an existing building with a rock climbing gym on the ground floor and an existing 2nd storey apartment.
- The applicant is proposing renovations to the building, including changes to the exterior façade and the reconstruction of the east side of the building.
- Exterior site works include the resurfacing and line painting of the rear parking area.

Planning Context

- Property is designated Urban Centre Historic Core Area & Community Improvement Policy Area within the Town's Official Plan.
- Property is zoned Service Commercial (CS) within The Town's Zoning By-law 2010-40, as amended by By-law 2020-63.

Next Steps

- Staff are currently reviewing the applicant's partial first submission, submitted on August 5, 2021. Staff accepted a partial submission in this instance to expedite the process.
- As with all site plan applications, the number of re-submissions required will vary based on the quality and completeness of each re-submission.
- Following the SPRC meeting, staff will provide all first submission comments to the applicant.
- The site plan agreement will be prepared and executed once all comments have been satisfactorily addressed.