



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Council

Date: April 29, 2024

Department: Community Development

Topic: Request to Begin Construction prior to final Site Plan Approval (Alantra Leasing)

Purpose: To allow Alantra Leasing to proceed with a building foundation permit as they work on finalizing their site plan control application.

Background: Alantra Leasing purchased a 6.5 acre parcel of land in our Industrial Park in July, 2023. The planned 16,500ft² facility will be used for the manufacturing and distribution of panels, mobile office trailers, and prefabricated buildings.

Alantra has asked the Township to consider the issuance of a building permit to construct the foundation so that the project will remain on schedule and ready to receive the pre-engineered steel building when it arrives late spring / early summer.

Alantra's site was part of Ontario's "Site Certified: Investment Ready" program, where the Township has completed a Phase 1 ESA, Environmental Impact Assessment, and Archaeological Assessment of the land as part of the certification process.

Stamped, engineered building plans and a geotechnical report were submitted with the building permit application. A meeting has been conducted at the site with Township, County and Alantra staff to discuss site access and fire safety. Remaining items for the site plan control application are underway, including the stormwater management plan and site servicing report.

The Counties did not have concerns with development starting before they reviewed the site plan application. Prescott's Chief Building Official met with our building, planning and operations staff and is satisfied that enough information has been provided to issue a phased building permit to begin construction with the foundation. Approval for the remaining construction phases would also be granted, subject to site plan approval.

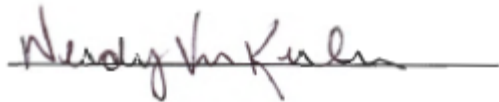
Policy Implications: The Township's Site Plan Control Bylaw 2023-47 provides that the entire Township is designated a Site Plan Control Area pursuant to the provisions of Section 41(2) of the Planning Act. While the Bylaw lists a number of development classes that may be exempt, the proposed development is subject to site plan control.

Section 4.1 provides that no person shall undertake any development within the Site Plan Control Area unless the required plans and drawings have been approved.

Staff are seeking Council approval to proceed with issuing a building permit that would allow construction of the foundation, as requested.

Financial Considerations: The appropriate fee for site plan control is due with the complete application. Alantra will assume all risk and associated costs should the site plan control not be approved. There is no cost to the Township associated with this request.

Recommendation: That Council allow a foundation building permit and construction to proceed at the Alantra Leasing site on Newport Drive prior to final approval of the site plan control application.

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Community Development Coordinator

A handwritten signature in dark ink, appearing to read "D. Scott", written over a horizontal line.

CAO / Director of Operations