



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: August 2, 2021

Department: Community Development

Topic: Application for Site Plan Control, 11 Centre Street (Moulton)

Purpose: To review a site plan control agreement for the redevelopment of 11 Centre Street, Spencerville.

Background: Joe Moulton, owner of 11 Centre Street, has made an application for site plan control in regards to proposed development on the property for a future microbrewery. The property is within the Spencerville Settlement Area and zoned Main Street Commercial. It is the former site of JoeComputer, and earlier, the Grant Brown Funeral Home. All existing buildings were destroyed by fire in April, 2020. The property is currently vacant.

The surrounding land uses on Centre and South Street include a Canada Post Office, church, municipal office, insurance office, as well as some single and multi-residential dwellings.

Phase 1 proposes a 327m² metal building as the microbrewery site, parking area and entrance, as well as a 1.8m high privacy fence along the south side of the property adjacent to the neighbouring residential use. The north end of the property will be green space until Phase 2. The second phase of development includes a building for professional/commercial office space.

The Counties has requested a reduced road widening of 2m along Centre Street and further details to review stormwater drainage towards the County Road infrastructure; however, the road authority agrees that this work and information could be provided as part of the proposed Phase 2 development. This has been considered in Schedule C of the site plan control agreement.

Policy Implications: The proposed microbrewery is permitted in the MC zone in the Township's new Zoning Bylaw 2022-37. The Township has received a site-specific

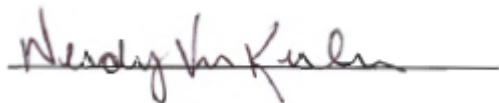
appeal to the new bylaw. The Township will be requesting that the appeal be scoped to the matters detailed in the appeal to allow the non-appealed portions of the bylaw to be in effect.

Council has delegated authority of site plan control approvals to the CAO by bylaw 2022-39, as required by the *Planning Act* s.41(4.0.1). In accordance with section 41(7), the CAO requires, as a condition of site plan approval, that the applicant enter into an agreement with the Township regarding the works provided on the site plan and the maintenance thereof. Section 41(10) allows that such an agreement may be registered against the land to which it applies, in accordance with the *Land Registry Titles Act*.

The Township's Site Plan Control Bylaw 2002-31, provides that all commercial, industrial, institutional and multi-residential properties with more than 6 units in the Township are subject to Site Plan Control. An agreement which has been registered on title of the property survives transfer of ownership.

Financial Considerations: The applicant has submitted the required fee to the Township for site plan control agreement. An application for funding under the Spencerville Community Improvement Plan has been submitted and is before Committee as part of this agenda.

Recommendation: That Committee recommend that Council enter into an agreement with the owner of 11 Centre Street once it has been determined by the Tribunal that the non-appealed portions of zoning bylaw 2022-37 are in effect.

A handwritten signature in dark ink, appearing to read "Nelsy Van Kesteren", written over a horizontal line.

Community Development Coordinator