

**DATE:** February 8, 2021

**REPORT NO:** PD-19-2021

**SUBJECT:** Recommendation Report  
Amending Site Plan – 1970187 Ontario Inc. (Jim Van Ryn)  
Authorizing Bylaw

**CONTACT:** Meghan Birbeck, Planner I  
Brian Treble, Director of Planning & Building

**OVERVIEW:**

- The owner of the lands located at 6244 Pearson Street (see attachment 1) has proposed a ±557.48 square metre addition to the existing one storey building on the subject lands.
- Once the addition is complete, the total area of the building will be ±1,471.9 square metres.
- This addition requires an amendment to the site plan. It is anticipated that this review is relatively straight forward and will be completed fairly quickly.
- Township Planning Staff recommend that the Mayor and Clerk be authorized through a Bylaw to sign the amending Site Plan and Site Plan Agreement once all site plan details are substantially completed.

**RECOMMENDATION:**

1. That, report PD-019-2021, regarding “1970187 Ontario Inc (Jim Van Ryn) Amending Site Plan Authorizing By-law”, dated February 8<sup>th</sup>, 2021, BE RECEIVED; and,
2. That, a bylaw be passed to authorize the Mayor and Clerk to sign an amending Site Plan Agreement with 1970187 Ontario Inc. (Jim Van Ryn) once all site plan details are substantially completed.

**ALIGNMENT TO STRATEGIC PLAN:**

**Theme #3**

- Strategic, Responsible Growth

**BACKGROUND:**

Jim Van Ryn, owner of the lands located at 6244 Pearson Street has recently submitted a complete amending Site Plan application. For a recent minor variance application, the applicant submitted a drawing (see attachment 1) with the proposed construction of a ±557.48 square metre addition to the existing one story building on the subject lands. This minor variance was heard by the Committee of Adjustment on Wednesday, January 27, 2021 and was approved with an appeal period that expires on February 16, 2021.

**CURRENT SITUATION:**

A complete submission for amendment Site Plan approval has recently been received. The application is being reviewed by the Township's Departments such as Fire, Building, and Public Works. Public Works currently identifies that there is a substantial amount of drainage issues in this neighbourhood and that these issues are likely to worsen as properties develop. Due, to this Township Staff will require a Grading Plan, a stormwater brief, and a report regarding the site's drainage be submitted before any new development can occur.

As of the writing of this report, the initial comments will be collected for the subject amending Site Plan application to be compiled and submitted to the applicant. The amending Site Plan process should be a relatively straight forward and simple process for this application. Planning Staff recommend that authorization be granted for the Mayor and Clerk to sign an amending Site Plan Agreement once all of the site plan details have been completed. Granting this authority now allows for a streamline approval process.

**FINANCIAL IMPLICATIONS:**

There are no financial implications associated with this application.

**INTER-DEPARTMENTAL COMMENTS:**

Township Staff have yet to receive written comments from the Township Building and Fire Departments. The Public Works Department however has reviewed the potential addition and require a Grading Plan, a stormwater brief, and a report regarding the site's drainage be submitted. It is expected that the Building Department will require the applicant to obtain a building permit prior to any building activity.

In the past the Ministry of Environment, Conservation and Parks (MECP) has stated that the site is approximately 115 metres north of the boundary of the Ministry's groundwater remediation activities at the Smithville PCB Site located at 2789 Thompson Road. As such, the site must comply with section 6.10.4 (g) (Employment Area Policies) of the Township's Official Plan, which restricts the acts of drilling, vibration, blasting, bedrock excavation and taking of groundwater subject to a professional assessment of such activities and the approval of the MECP. This employment use is not affected by this policy limitation.

**CONCLUSION:**

The owner of the lands located at 6244 Pearson Street has begun the process to submit an application for Site Plan Approval to construct a ±557.48 square metre addition to the existing one storey building.

It is Staff's opinion that it is appropriate at this time to authorize, by by-law, the Mayor and Clerk to sign an amending Site Plan Agreement with the owner of the subject lands, 1970187 Ontario Inc. (Jim Van Ryn), to ensure that the process continues to move forward in a timely manner.

**ATTACHMENTS:**

1. Draft Site Plan
2. Draft Bylaw
3. Location Map

**Prepared & Submitted by:**



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**Meghan Birbeck**  
**Planner I**

**Approved by:**



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**Bev Hendry**  
**CAO**



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**Brian Treble**  
**Director of Planning & Building**