



Municipality of North Grenville

Report No.
PD-019-2020

File No.
SPA-18-19

Date:	July 22nd , 2020 – Special Council Meeting
Subject:	Kevlar Developments 3000 County Road 43, Part Lot 30, Concession 3 Geographic Township of Oxford-on-Rideau, Municipality of North Grenville
Attachments:	Appendix 1: Location Plan and Proposed Zoning Appendix 2: Consent File No. B-76-19 Conditions

RECOMMENDATION

The following recommendation is provided for Council's consideration:

That Council authorizes the Mayor and Clerk to sign the Site Plan Agreement for County Road 43.

BACKGROUND

The proposed site plan is for Phases II and III of the development located at 3000 County Road 43 (**Appendix 1**). Phase I of the development has been built out. Phases II and III were originally included within the approved concept design with Phase I.

The proposed development will create five new commercial tenancies opportunities within North Grenville, two tenancies are planned for Building One and three tenancies are planned for Building Two.

ANALYSIS:

The proposed site plan for 3000 County Road 43 is proposing two new commercial buildings. Building 2 will have a drive thru lane located at the rear of the building. 162 parking spaces are proposed for the development, including 8 barrier free spaces.

Access off of the community path into the site is provided. Pedestrian cross walks are proposed internally to provide access throughout the site. A future sidewalk will be constructed to connect the site onto County Road 43 once the County Road is expanded.

No new road accesses onto County Roads 19 and 43 are proposed. Access will be provided internally from the existing road network.

A hybrid wet swale was constructed during Phase I to address storm water for the entire development. Storm water management will be engineered on site to direct all run off into the existing hybrid-wet swale.

Capacity allocation for Phase II and III was provided back in 2017 when the first Site Plan Agreement for Phase I was entered into. Servicing for Phases II and III was originally designed and constructed as part of Phase I.

RECCOMENDATION:

It is the recommendation of Staff that Council authorizes the Mayor and Clerk to sign the Site Plan Agreement for Phases II and III for 3000 County Road 43.

ALTERNATIVES

That Council refuses to authorize the Mayor and Clerk to sign the Site Plan Agreement for Phases II and III for 3000 County Road 43.

This alternative is not recommended as the applicant has satisfied the requirements for their site plan submission and received the necessary approvals to move towards a Site Plan Agreement.

FINANCIAL/STAFFING IMPLICATIONS

This item has been identified in the current budget:

Yes ☐ No ☐ N/A ☒

This item is within the budgeted amount:

Yes ☐ No ☐ N/A ☒

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

LINK TO COUNCIL WORK PLAN

The proposed development increases the commercial base and creates local employment opportunities within North Grenville.

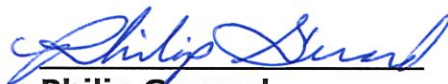
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