



## THE CORPORATION OF THE TOWN OF AMHERSTBURG

### OFFICE OF PLANNING AND DEVELOPMENT SERVICES

**MISSION STATEMENT:** *Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.*

Author's Name: Melissa Osborne	Report Date: June 2, 2022
Author's Phone: 519 736-5408 ext. 2137	Date to Council: June 13, 2022
Author's E-mail: <a href="mailto:mosborne@amherstburg.ca">mosborne@amherstburg.ca</a>	Resolution #:

**To: Mayor and Members of Town Council**

**Subject: Site Plan and Development Agreement for 106 Gore Street**

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#### 1. **RECOMMENDATION:**

It is recommended that:

1. The site plan and development agreement for 106 Gore Street **BE APPROVED**; and,
2. **By-law 2022-048** being a by-law to authorize the signing of a Development Agreement for the development of a semi-detached dwelling within Part of Lot 24, Plan 1, municipally known as 106 Gore Street, Amherstburg be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

#### **EXECUTIVE SUMMARY:**

N/A

#### 2. **BACKGROUND:**

A notice of intent to demolish was submitted to the Town on April 5, 2022. The heritage value and structural integrity of the existing structure was reviewed by the Heritage Committee and demolition was recommended to Council. On May 9, 2022, Council approved the demolition of the existing dwelling.

An application has been received for site plan control approval for the redevelopment of the property to construct a semi-detached dwelling.

### **3. DISCUSSION:**

The subject lands are legally described as Part of Lot 24, Plan 1 and municipally known as 106 Gore Street. The subject property is designated Heritage Residential in the Town's Official Plan. The subject property is zoned Residential Heritage (RH) Zone in the Town's Zoning By-law.

The Residential Heritage Official Plan policies state:

*'Site Plan Control By-Law shall be enacted to require an owner of property within a heritage area as a condition of development or redevelopment to enter into an agreement with the Town of Amherstburg. This agreement establishes conditions which shall be met by the property owner with regard to site development or redevelopment, and any other matters (permitted by the Planning Act) which the Town of Amherstburg deems necessary to achieve certain objectives of this Plan.'*

Site Plan Control Area By-law 2022-045 includes single detached dwellings, semi-detached dwellings and duplex dwellings within a Heritage Zone to be subject to site plan control.

The developer has had consultation with the Heritage Committee. Renderings were reviewed and comments were provided. The developer has tried to incorporate these comments received from the Heritage Committee into the final renderings, attached. However, the Heritage Committee has not had an opportunity review the final design. The developer has requested to proceed to Council for approval of the site plan and development agreement.

### **4. RISK ANALYSIS:**

The recommendation presents no risk to the municipality.

### **5. FINANCIAL MATTERS:**

All costs associated with the application are the responsibility of the applicant.

### **6. CONSULTATIONS:**

Consultation occurred with the Heritage Committee, Heritage Planner and Chief Building Official.

### **7. CONCLUSION:**

Administration is recommending that the site plan and development agreement for 106 Gore Street and By-law 2022-048 be approved by Council, given three readings and finally passed and the Mayor and Clerk be authorized to sign same.



Melissa Osborne  
Director, Development Services

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**DEPARTMENTS/OTHERS CONSULTED:**

**Name: Heritage Planner**  
**Phone #: 519 736-5408 ext. 2142**

**Name: Chief Building Official**  
**Phone #: 519 736-5408 ext. 2136**

## Report Approval Details

Document Title:	Site Plan and Development Agreement for 106 Gore Street.docx
Attachments:	- 2022-048- Development Agreement- 106 Gore St- dRAFT.pdf
Final Approval Date:	Jun 8, 2022

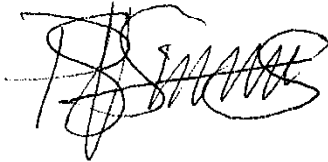
This report and all of its attachments were approved and signed as outlined below:



Melissa Osborne



Tracy Prince



Peter Simmons



Valerie Critchley