



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Debbie Vandenakker

Position: Planner

Title / Subject: 09-2020-SP Hirsbrunner – Site Plan Approval Report

Date of Report: April 18, 2022

Date of Meeting: April 25, 2022

Report No: 2022-PCA-007

1.0 Issue / Origin

In April 2021, Township staff received a Site Plan application for 33815 Thorah Sideroad in Beaverton to construct a pre-fabricated arched steel building (Quonset hut) for self-storage on the restricted industrially zoned (M1-1) site.

2.0 Background

1961946 Ontario Inc. is owned by Santiago Hirsbrunner. Mr. Hirsbrunner's objective is to construct a large pre-fabricated steel building to provide for his storage needs. The Township Building Department advised that a Site Plan approval process would be required.

3.0 Analysis

The application and supporting documentation was circulated on April 9, 2021 to the following parties for review and comment:

- AECOM to provide engineering review on behalf of Brock Township; and
- Township of Brock Public Works, Building, Planning and Fire Departments.

The Site Plan documentation was determined to be acceptable through two submissions of the application as well as a Minor Variance approval. The Minor Variance (File No. A-6/21 Hirsbrunner) for the building was approved with a condition on June 15, 2021:

DECISION: That Minor Variance Application File No. A-6/21 HIRSBRUNNER as made by 1961946 Ontario Inc., Santiago Hirsbrunner be approved with a condition.

CONDITIONS: The south side interior side yard setback request of 3.86m was denied due to the Committee's view that this portion of the application was not minor. Therefore, the interior side yard setback on the south side of the property shall be 6.0m, representing a 2m variance from the Section 7, Plate "D": Row 13 requirement of 8m.

Through the clearance of all commenting parties and the approval of the Minor Variance, the Site Plan Agreement was assembled as shown in **Attachment 1**.

The Site Plan Agreement consists of the following parts:

By-law 3122-2022 to authorize the Corporation of the Township of Brock to enter into a Site Plan Agreement with 1961946 Ontario Inc. for Part of Lot 5, Concession 10, Thorah, designated as Part 2 on Plan 40R-12111.

- Site Plan Agreement
 - Schedule "A" – Legal Description of the Lands
 - Schedule "B" – Site Development Plans
 - Schedule "C" – Conditions
 - Schedule "D" – Cost Estimate for Letter of Credit and Financial Obligations
 - Schedule "E" – Maintenance
 - Schedule "F" – Architectural Control
 - Schedule "G" – Phasing
 - Schedule "H" – Significant Dates

This project is a relatively simple build with minimal anticipated impacts, especially given the condition issued by the Committee of Adjustment regarding the Minor Variance. The lands are surrounded on two sides by industrial uses and buffered from the residential/agricultural use on the west through distance.

The planning and technical reviews of this application show conformance and compliance with all applicable policies, guidelines and standards.

4.0 Related Policies / Procedures

The signed Site Plan Agreement will be registered on the title of the property.

5.0 Financial / Budget Assessment

N/A

6.0 Climate Change Impacts

The building itself is not anticipated to have direct climate change impacts due to the stormwater management provisions and grading in place. Through the landscaping plan of the application, additional vegetated areas will add an climate change benefit.

7.0 Communications

The Site Plan Approval process is not public. No external consultation was undertaken on this application.

8.0 Conclusion

This Site Plan application meets all technical standards and guidelines as well as planning policies in the Township of Brock.

9.0 Recommendation

It is recommended that Site Plan application 09-2020-SP Hirsbrunner be approved, and that the Council of the Township of Brock authorize the Mayor and Clerk's Department to enter into a Site Plan Agreement as attached with 1961946 Ontario Inc. through By-law 3122-2022.