



PLANNING & DEVELOPMENT

57 Napier St., Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394x3

www.huroncounty.ca

To: Kerri-Ann O'Rourke, Clerk, Municipality of Central Huron
Mayor and Members of Council
From: Nathan Garland, Planner
Date: March 16th, 2022
Re: **Site Plan Agreement for Canadian Tire for the installation of a Tesla Electric Vehicle Charging Station.**

RP 22R3927 PART 2, Part Lots 3 & 4 Maitland Concession, West Ward, Municipality of Central Huron.

This report is submitted to Council for consideration at the March 21st, 2022 Council meeting.

RECOMMENDATION

It is recommended that the Municipality of Central Huron Council **approve** the proposed development on Part 2 on RP22R3927, Part of Lots 3 & 4 Maitland Concession in the West Ward, by amending the Site Plan Agreement with Canadian Tire Real Estate adopted by By-law 09-2021 on January 11, 2021.

PURPOSE

The applicant intends to install eight (8) electric vehicle fast (EV) charging stations.

COMMENTS

The subject lands are designated Grouped Commercial in the Municipality of Central Huron Official Plan and zoned Highway Commercial – Special Zones, C3-9 on Key Map 2C. The C3-9 zone permits the use of the property for the use. In February of 2022 a minor variance to reduce the minimum landscaped open space from 20% to 13.5% was approved for the subject property.

Based on the proposed Site Plan, the development complies with the provisions of the Municipality of Central Huron Zoning By-Law subject to the approved minor variance mentioned above.

Site Plan Agreement

The purpose of the site plan agreement is to ensure development of the lands occurs in accordance with the "Approved Plans". These plans include, but are not limited to:

Schedule A

- | | | | |
|----|-------|------------------------|-------------------|
| 1. | A1-29 | Site Plan | dated: 2020-02-25 |
| 2. | ESP | Electrical Site Plan | dated: 2019-11-21 |
| 3. | 1 | General Servicing Plan | dated: 2019-10-29 |
| 4. | 2 | General Grading Plan | dated: 2019-10-29 |
| 5. | 3 | Sections | dated: 2019-10-29 |

- | | | | |
|----|----|---------------------------------|-------------------|
| 6. | 4 | Notes & Details | dated: 2019-10-29 |
| 7. | 8. | Erosion & sedimentation Control | dated: 2019-10-29 |

Schedule B

- | | | | |
|----|-------|----------------------------------|--------------------------------|
| 1. | C-100 | Existing Conditions and Removals | dated: 2021-09-20 (as amended) |
| 2. | C-400 | Grading Plan | dated: 2021-09-20 (as amended) |
| 3. | L-100 | Landscape Plan | dated: 2021-09-20 (as amended) |
| 4. | XXX | As Built Drawings | dated: TBD (as appended) |

Relevant plans have been reviewed, on behalf of the Municipality by, Central Huron and Goderich Fire staff, Building/ Planning staff, Technical Standards and Safety Authority (TSSA) and Huron County Planning & Development. Comments from all reviewers have been taken into consideration in the preparation of revisions to the site plan and the preparation of the site plan agreement.

The developer is responsible for all costs associated with the proposed development, and is required to provide a security to ensure all work is conducted to the satisfaction of the Municipality. Site work includes grading and servicing, lighting, and installation of the EV charging stations.

Comments have been raised about the proximity of the EV charging stations and traffic in relation to the propane refueling station. While the works do not offend any of the TSSA standards or required minimum separation distance. The comments have been provided to the applicant/agent to review with their propane supplier and ensure that they protection required around the propane tank is appropriate and that if necessary an updated Emergency Response Assistance Plan is completed.

The majority of the work falls under the review and authority of the Electrical Safety Authority with electrical services received from Hydro One.

OTHERS CONSULTED

- The Site Plan Review Committee made up of staff from the Municipality of Central Huron and Huron County Planning & Development have reviewed the plans associated with the proposed development and are satisfied with the proposed site plans. "As Built" plans will be required to be submitted as the works are finalized as per a discussion with legal counsel.

"Original Signed by"

Nathan Garland, Planner

SITE PLAN AMENDMENT AGREEMENT

AGREEMENT made this day of , 2022.

B E T W E E N:

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL HURON
(hereinafter called the "Municipality")

- and -

CANADIAN TIRE REAL ESTATE LIMITED
(hereinafter called the "Owners")

WHEREAS the Owners are owners of lands known as Part Lots 3 and 4, Maitland Concession as RP 22R3927 Part 2, West Ward Municipality of Central Huron (hereinafter called the "Lands");

AND WHEREAS the Municipality and the Owners entered into a Site Plan Agreement in January 2021 (the "Site Plan Agreement");

AND WHEREAS the Municipality and the Owners now wish to enter into an Agreement to amend the Site Plan Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the Municipality approving the provisions of this Amending Agreement, the Owners hereby covenant with the Municipality as follows:

1. Section 1(a) to the Site Plan Agreement will be deleted and replaced with the following:

"1(a) "Approved Plan" shall mean the Plans and drawings referred to in Schedule A and Schedule B hereto, or such amendments thereto approved in accordance with paragraph 2 and 3."

2. Section 5 of the Site Plan Agreement will be deleted and replaced with the following:

Schedule "A"
By-law 20-2021
March 21, 2022

"5. The Owners agree to provide and maintain landscaping in accordance with the Approved Plans in Schedule A with the exception of the area delineated in Schedule B."

3. Section 8 of the Agreement will be amended by the addition of the following sentence:

"The plans approved in Schedule B shall maintain all storm water features as identified through Schedule A."

4. In all other respects the Site Plan Agreement dated January, 2021 will remain in full force and effect.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals attested to by the hands of their proper officers duly authorized in that behalf, this day of _____, 2022.

**The Corporation of the Municipality
of Central Huron**

James Ginn, Mayor

Kerri Ann O'Rourke, Clerk

We have authority to bind the Corporation

SIGNED, SEALED AND DELIVERED

This _____ day of _____, 2022
In the presence of

Canadian Tire Real Estate Limited

Per:

We have authority to bind the Corporation

**Schedule A
Approved Plans**

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

1. A1-29	Site Plan	dated: 2020-02-25
2. ESP	Electrical Site Plan	dated: 2019-11-21
3. 1	General Servicing Plan	dated: 2019-10-29
4. 2	General Grading Plan	dated: 2019-10-29
5. 3	Sections	dated: 2019-10-29
6. 4	Notes & Details	dated: 2019-10-29
7. 8	Erosion & sedimentation Control	dated: 2019-10-29

Schedule "A"
By-law 20-2021
March 21, 2022

Schedule B

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement

- | | | | |
|----|-------|----------------------------------|-------------------|
| 1. | C-100 | Existing Conditions and Removals | dated: 2021-09-20 |
| 2. | C-400 | Grading Plan | dated: 2021-09-20 |
| 3. | L-100 | Landscape Plan | dated: 2021-09-20 |



The Corporation of The Municipality of Central Huron

BY-LAW 20-2022

Being a By-Law Amend By-law 9-2021 being a By-law to Adopt a Site Plan Agreement with Canadian Tire Real Estate Limited

WHEREAS the Owners are owners of lands known as Part Lots 3 and 4, Maitland Concession as RP 22R3927 Part 2, West Ward Municipality of Central Huron (hereinafter called the “Lands”);

WHEREAS the Owner wishes make an amendment to the Site Plan Agreement adopted January 11, 2021 by By-law 9-2021;

WHEREAS the Council of the Municipality of Central Huron deems it desirable to amend the Site Plan Agreement with Canadian Tire Real Estate Limited to allow for the installation of an electric vehicle charging station;

NOW THEREFORE the Council, of the Corporation of the Municipality of Central Huron enacts as follows:

1. That the Mayor and Clerk, or designates, are hereby authorized and directed, on behalf of the Corporation of the Municipality of Central Huron, to execute an amendment Agreement with Canadian Tire Real Estate Limited as described in Schedule “A” attached hereto;
2. That all other aspects of the Site Plan Agreement adopted by By-law 9-2021 on January 11, 2021 remain in full force and effect;
3. This By-Law shall come into force upon third and final reading.

Read a first and second time this 21st day of March , 2022.

Read a third time and finally passed this 21st day of March , 2022.

THAT THIS BY LAW BE ENACTED, SIGNED AND SEALED THIS 21st DAY OF MARCH, 2021.

Jim Ginn, Mayor

Kerri Ann O’Rourke, Clerk