

Recommendation:

That the Clerk/Planning-2022-39 report, dated June 7, 2022, regarding the Site Plan Amendment for St. Joseph's Catholic Elementary School be received and that the Mayor and Acting Clerk be given delegated authority to sign the Site Plan Agreement once clearance has been provided from all statutory agencies.

Overview:

The Township is in receipt of a complete application for a Site Plan Amendment from the Peterborough, Victoria, Northumberland and Clarington Catholic School Board for St. Joseph's Catholic Elementary School located in the hamlet of Douro at 405 Douro Fourth Line Road. The application was deemed complete on April 25, 2022.

The purpose of the Site Plan Amendment applications is to allow for the removal of portable classrooms and the construction of a single-story addition containing four new classrooms, a new library, staff room and parking lot.

In support of the applications, the following studies were submitted and circulated for comments from statutory agencies and municipal staff:

Schedule 1: Architectural Drawings prepared by Salter Pilon Architecture, dated March 29, 2022

Schedule 2: Civil Drawing prepared by WSP, dated March 7, 2022

Schedule 3: Electrical Site Plan prepared by DEI Consulting Engineers, dated February 2022

Schedule 4: Landscape Drawings prepared by Hill Design Studio Inc., dated September 27, 2021

Schedule 5: Stormwater Management Report prepared by WSP, dated March 4, 2022

Schedule 6: Traffic Impact Assessment, prepared by Tranplan Associates Inc., dated March 2022

So far, the results of the staff review and peer review have all been satisfactory and the application does not appear to create any new land use conflicts.

Conclusion:

The Board has indicated that they are under a strict deadline for this project. While there are parts of the Site Plan application process that cannot be rushed such as the peer review of technical documents, staff would like to assist in moving this project forward faster by receiving delegated authority from Council to have the Mayor and

Acting Clerk delegated the authority to sign the agreement once the peer review process is complete instead of having the applicant wait until the next Council meeting for a By-law to be passed. In support of these request, staff have prepared a draft agreement which is attached to this report for review.

Financial Impact:

All costs related to Site Plan Applications such as peer review fees and legal costs are the responsibility of the applicant.

Strategic Plan Applicability:

To set out a direction of focus for economic development while utilizing resources to facilitate the promotion of the community.

Sustainability Plan Applicability:

N/A

Report Approval Details

Document Title:	Site Plan Amendment for St. Joseph's School Addition.docx
Attachments:	<ul style="list-style-type: none">- 1 - Authorization-to-Act-as-Agent.pdf- 2 - Application for Site Plan Approval.pdf- 3 - Architectural Drawings - IFSPA.pdf- 4 - Civil Drawings - IFSPA.pdf- 5 - Electrical Site Plan - IFSPA.pdf- 6 - Landscape Drawings - IFSPA.pdf- 7 - SWM Report - IFSPA.pdf- 8 - TIS - IFSPA.pdf- 2022 - St. Joseph's Catholic School - Site Plan Agreement.docx
Final Approval Date:	May 31, 2022

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

Elana Arthurs