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Date: May 15, 2018

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Amendment SPA 20 18
86 & 106 Wigle Ave.
Part of Blk A, Plan 432, Parts 6, 7, 8 & 9, RP 12R 25287

Report No.: PDS 2018-026

AIM

To provide the Town of Kingsville Council with information regarding a requested Site Plan Amendment for lands known as 86 & 106 Wigle Avenue.

BACKGROUND

The subject lands consist of two lots totaling 2.5 ha (6.28 ac.). In 2013 a site plan was approved on the lands at 106 Wigle Avenue for the development of a mixed use 2,990 sq. m (32,184 sq. ft.) industrial building with the associated parking area and storm water management pond. The applicant is now proposing additional development on the vacant lands at 86 Wigle Avenue which would see the development of a 3,853.3 sq. m (41,480 sq. ft.) building. The proposed use would be a storage facility that would be done in a condo format to allow for the sale of individual units. The site plan also shows the development of an additional building to the south of the one at 106 Wigle Avenue. This building would be 992.2 sq. m (10,680.3 sq. ft.) and also used for storage purposes. The lots will remain under separate ownership but will be covered by an amendment to the existing site plan and associated agreement addressing joint access and storm water management.

DISCUSSION

1) Provincial Policy Statement (PPS), 2014:

Section 2.3.3.1 states that, 'In prime agricultural areas permitted uses and activities area: agricultural uses, agriculture-related use and on-farm diversified uses.'

Comment: Greenhouse operations are an agricultural use and permitted in prime agricultural areas.

2) County of Essex Official Plan

The subject lands are with the Primary Settlement Area of Kingsville under the County Official Plan. The proposed development complies with the policies outlined in Section 3.2.4.1.

3) Town of Kingsville Official Plan

The subject properties are designated 'Industrial' and subject to the policies under Section 3.3 of the Official Plan for the Town of Kingsville. The proposed use is permitted in the industrial area and is in conformity with the Town's Official Plan.

4) Comprehensive Zoning By-law – Town of Kingsville

The subject properties is zoned 'Light Industrial Zone 1 (M1)'. The use of the proposed development as storage is a permitted use. Both of the proposed buildings on the subject lands have been reviewed and are in full compliance with the requirements of the M1 Zone.

5) Site Plan

The development of the site will occur in two to three phases. The initial phase will include the 3,850 sq. m (41,444.4 sq. ft.) storage facility at 86 Wigle Aveune. north of the existing building at 106 Wigle Aveune. The second phase will be the construction of an additional 992.2 sq. m (10,680 sq.ft.) building in one or two phases depending on overall demand for space. (See Appendix A)

The site at 106 Wigle Aveune. contains an existing storm water facility that will require modification and updating to address additional storage needs on the subject lands including 86 Wigle Aveune. The pond currently outlets to a drain within the ERCA greenway. ERCA has requested that a formal agreement be established between the Town and Authority for ongoing maintenance. A related agreement is in the works for lands along Main St. E and would be similar in nature. Although ERCA has requested a deferral until this is addressed Administration is actively working to formalize this and there is no reason this cannot be finalized prior to completion of the development. The requirement will also be included as a condition in the new site plan agreement.

The existing site plan agreement will be replaced with an updated version which will jointly cover both 86 and 106 Wigle Aveune. based on their joint use of an existing access and new storm water management pond. As there is still logistical items being addressed related to the establishment of the commercial condominiumization of the new building any required service easements or rights-of-way can be established as part of that separate approval process.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

With the completion of the proposed development there will be an increase in the assessment value on the property. Financial Services has also requested that the applicant provide an outline to the Director of Financial Services detailing the provisions being made to ensure that the payment of taxes is kept up-to-date until all units have been provided with individual assessment roll numbers. This will be incorporated as a condition in the condominium approval.

CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• Full comment is attached as Appendix 'B';• ERCA permits will not be required for the development.• Deferral of the site plan approval has been requested until a formerly agreement for the drainage outlet is established
Town of Kingsville Management Team	<ul style="list-style-type: none">• No concerns with the requested site plan.• The proposed building needs to comply with the requirements of the OBC.• Municipal Services has reviewed the storm water management plan and has no objection to the proposed development moving forward based on the new storm water plan subject to any required MOECC approvals
County of Essex	<ul style="list-style-type: none">• No comments expected

RECOMMENDATION

It is recommended that Council approve site plan amendment SPA/20/18, for lands located at 86 and 106 Wigle Avenue, subject to the conditions outlined in the site plan agreement, for a phased commercial/industrial storage development consisting of a total of 4,842.2 sq. m (52,122.7 sq. ft.) of new buildings and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

Robert Brown

Robert Brown, H. Ba, MCIP, RPP
Manager. Planning Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer