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Date: September 17, 2018

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Approval by
2435895 Ontario Limited
1593 County Road 34, Part of Lot 9, Concession 2 ED
Pts. 1, 2, 3, 4 & 13 Plan 12R 24914

Report No.: PDS 2018-050

AIM

To provide Council with details regarding the proposed development of a warehouse development on lands located on the west side of County Road 34, also known as 1593 County Road 34 in the hamlet area of Ruthven, in the Town of Kingsville.

BACKGROUND

The subject land is a 6.07 ha (15 ac.) industrial lot with an existing 5,574 sq. m (60,000 sq. ft.) warehouse. The applicant is proposing to construct a 1,115 sq. m (12,000 sq. ft.) storage building and a 4,032 sq. m (43,400 sq. ft.) new warehouse space to the south of the existing warehouse. (See Appendix B) The gravel yard area will be expanded around both new buildings to accommodate on-site truck movements and parking.

DISCUSSION

1.0 Provincial Policy Statement

There are no issues of Provincial significance raised by this application.

2.0 Official Plan

The subject property is designated 'Hamlet' and subject to the policies under Section 3.6.2 of the Official Plan for the Town of Kingsville. Specific uses within the Hamlet designation are implemented through the Zoning By-law. The property is within an industrial zoning classification. The proposed site plan layout and associated agreement to establish conforms to the Official Plan.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property is zoned 'General Industrial (M1)'. The attached site plan has been reviewed and the proposed new development will be in compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014.

4.0 Site Plan

The development of the site will occur in two stages. The initial development will be the construction of the 1,115 sq. m (12,000 sq. ft. storage building with the warehouse to follow. The property has existing water and sanitary service however a larger water service will be required to accommodate fire protection with the proposed expansion including installation of a new fire hydrant. Storm water management will have to be addressed on-site as there is limited outlet capacity on the drains to which the site is assessed. An infiltration swale will be placed around the edge of the proposed development area to contain and direct overland flow away from the residential lands to the south. Landscaped buffering will be required along the rear of two residential lots which back onto the site from Lee Road. Appendix C shows the overall proposed development and surrounding uses on the site.

Site Details

	Existing/Required	Proposed
Property Area	6.07 ha	n/a
Total Coverage	50%	18% (at full build out)
Buildings	Vacant	5,147 sq. m
Front Yard Setback	7.5 m (24.6 ft.)	51.5 m ± (169 ft.±)
Rear Yard Setback	7.5 m (24.6 ft.)	48.7 m ± (160 ft.±)
Interior Side Yard Setback	3 m (10 ft.)	7.5 m (24.6 ft.) min.
Exterior Side Yard Setback	n/a	n/a
Parking Spaces	26 (new buildings)	26

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

Building permit fees will be due. Development charges are applicable to the non-growing area of the development. Assessment will also be increased as a result of the overall improvements to the property.

CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none"> • Full comment is attached as Appendix ‘A’; • Storm water management is required along with any necessary permit and clearance. The requested conditions have been included in the agreement. • The proposed development will have minimal impact to the significant groundwater recharge area as storm water has to be managed through onsite infiltration versus storage and outlet to a drain.
County of Essex	<ul style="list-style-type: none"> • The County has not requested any change to the access on County Rd 34 however it was suggested that it be limited to one access point.
Town of Kingsville Management Team	<ul style="list-style-type: none"> • No concerns with the general layout of the site plan. • The proposed building needs to comply with the requirements of the OBC. • Municipal Services has reviewed the storm water management plan and is satisfied with the proposed designed. • An infiltration rate review of the system has been requested but will not impact the final layout • A site servicing drawing has been requested prior to construction to confirm service locations

RECOMMENDATION

It is recommended that Council approve site plan application SPA 08/18 for lands located at 1593 County Road 34, Part of Lot 9, Concession 2 ED, subject to the conditions outlined in the associated site plan agreement for the development of a 1,114 . 8 sq. m (12,000 sq. ft.) storage building and 4,031.8 sq. m (43, 400 sq. ft.) warehouse and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

Robert Brown
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 Manager, Planning Services

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