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Date: September 26, 2019

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Approval by
2647983 Ontario Inc. (Estate of Health)
101 Mill St. E.
Part of Lot 2, Concession 1 WD
Town of Kingsville

Report No.: PS 2019-045

AIM

To provide the Mayor and Council with information on the redevelopment plans and requested site plan approval for 101 Mill St. E.

BACKGROUND

The parcel is a 1.12 ha (2.77 ac.) residential lot with a large unique single detached dwelling, a detached garage/carriage house and an extensive outdoor area all surrounded by a unique field stone fence. In November of 2018 Council approved a zoning by-law amendment to the subject property to permit its use as a holistic wellness centre subject to approval of an acceptable site plan. The owners have prepared a comprehensive layout for the property and submitted application for site plan approval.

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 'Residential' and subject to the policies under Section 3.6 of the Official Plan for the Town of Kingsville. 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 'Residential Zone 1 Urban Exception 20 (R1.1-20)'. The attached site plan has been reviewed and the proposed new development will be in compliance with all provisions of the Town of Kingsville Zoning By-law 1-2014 the site-specific regulations outlined by under the R1.1-20 Zone.

4.0 Site Plan

With the introduction of any form of commercial use in a residential neighbourhood it is important to consider the impact of certain support facilities the use needs along with the scale while maintaining the residential character. During the zoning approval process one of the key feedback points centered on parking including location, access and quantity.

The main entrance location to the dwelling on the property is located on Laurel St. and will continue to be used for the proposed use. The parking area has been moved to the north to accommodate enough on-site parking. A 4 m (13 ft.) landscaped area along the shared lot line with 74 Laurel St. is included. The location also takes advantage of a larger open area on the lot impacting less on existing tree cover. Use of the existing access also will not require establishing a new access off Mill St. W that would require additional removal of the existing stone wall. The access itself will need to be widened to accommodate both two-way traffic movement and appropriate emergency access. Hard surfacing on the property is being kept to a minimum to provide lower impact storm water management. Extensive landscaping work along with a number of small support buildings are included to round out the redevelopment of the site. The full site plan drawing package is attached as Appendix A.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The change in use in combination with the improvements proposed will result in an increase to assessment on the property.

CONSULTATIONS

Property owners that received the Notice of Public Meeting for the original zoning approval were also circulated with information on the proposed site plan approval by mail. In addition information of the proposed development including the full site plan drawing package was posted to the Town website.

Comment: There has been some feedback from the residents in the area. The main concerns still remains as increased traffic and parking. There has been additional parking added since the original concept was presented to Council. There is no question that some additional traffic flow will result from the operation of the business but it is not anticipated that it will be to a level that cannot be supported by the local street.

Agency & Administrative Consultations

Town Administration was circulated for comment on the proposed site plan approval.

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• Comment is attached as Appendix B• The Authority expressed no objection to the proposed site plan approval
Town of Kingsville Management Team	<ul style="list-style-type: none">• The Management Team has reviewed the requested site plan• Building Dept. notes that all applicable Building Code issues will need to be addressed as part of the proposed conversion• Storm water management is required and has been submitted

RECOMMENDATION

It is recommended that Council approve site plan application SPA/18/19 for the redevelopment of 101 Mill St. W for a holistic wellness centre subject to the conditions outlined in the site plan agreement 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