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**Date:** October 7, 2019

**To:** Mayor and Council

**Author:** Robert Brown, H. Ba, MCIP, RPP  
Manager, Planning Services

**RE:** Application for Site Plan Approval by  
Sun Brite Foods Inc. & Sun Brite Foods Limited  
1532, 1534 & 1538 County Road 34 E & 1611 Road 4 E  
Part of Lot 10, Concession 3 ED  
Pt. 3, 12R 24285, Pt. 1, 12R 3049,

**Report No.:** PS 2019-047

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## **AIM**

To provide the Mayor and Council with information on the proposed addition of a new warehouse and requested site plan approval for 1532, 1534, 1538 County Road 34 E and 1611 Road 4 E

## **BACKGROUND**

The subject parcel is made up of four lots totaling 10.7 ha (26.5 ac.) and contains several buildings and support facilities for Sun-Brite Foods Limited which processes a number of different vegetables particularly field tomatoes. The company is proposing to construct a new 9,267 sq. m (99,750 sq. ft.) warehouse and loading area on the site. (See Appendix A) There is currently no site plan approval in place on the lot as much of the development pre-dates the requirement for site plan approval. The addition of the new warehouse helps the company to centralize its operations on one parcel and reduce the need to transfer product off-site.

## **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 'Industrial' and subject to the policies under Section 3.3 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 'Heavy Industrial Zone 3 (M3)'. 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. However it will be a requirement in the site plan agreement that the property be consolidated with the adjacent holdings to the north as both access to the property and storm water retention will be located on the existing main facility property.

## **4.0 Site Plan**

The proposed build is located toward the front of the lot to afford opportunity for future expansion if necessary. The loading area is located at the rear of the northeast corner to provide buffering and screening for the dwelling on the agricultural lot to the south. Three sides of the building will have a dry swale for the collection and directing of water into the storm water management system. Access to the property will be via the main existing access to the Sun Brite site from County Road 34 E.

Traffic to the site is not anticipated to change significantly as the warehouse will actually provide on-site storage and reduce off-site transfer to another site. Off-site transfer will now be transport of finished product to its final destination resulting in a net decrease in volume.

## **LINK TO STRATEGIC PLAN**

Support growth of the business community.

## **FINANCIAL CONSIDERATIONS**

The new construction will be subject to building permit fees and development charges at the time of permit.

## CONSULTATIONS

### Agency & Administrative Consultations

Town Administration and outside agencies were 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"><li>• Comment is attached as Appendix B</li><li>• The Authority expressed no objection to the proposed site plan approval</li></ul>  |
| Town of Kingsville Management Team                    | <ul style="list-style-type: none"><li>• The Management Team has reviewed the requested site plan</li><li>• Building Dept. notes that all applicable Building Code issues will need to be addressed as part of the proposed development</li><li>• Storm water management is required and has been submitted. MS noted that the system will need to incorporate the new regional storm water management guidelines</li></ul> |
| County of Essex                                       | <ul style="list-style-type: none"><li>• The new building will need to comply the required setback from County Road 34 E</li><li>• A memo to the file will need to be provided regarding traffic volume changes to the site</li></ul>   |
| MTO   | <ul style="list-style-type: none"><li>• Full comment is attached as Appendix 'C'</li><li>• A permit will be required from MTO prior to release of Town permits</li><li>• MTO has requested conformation from the local drainage superintendent identifying that the volume, velocity of quality of water out-letting into the Melville Bruner Drain at this location is in compliance with the Drainage Act</li></ul>      |

## RECOMMENDATION

It is recommended that Council approve site plan application SPA/20/19 for the construction of a new 9,267 sq. m (99,750 sq. ft.) warehouse and loading area subject to the conditions outlined in the site plan amendment and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

Robert Brown

Robert Brown,  
Manager, Planning Services

Peggy Van Mierlo-West

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

