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**Date:** December 12, 2019

**To:** Mayor and Council

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**RE:** Site Plan Control Update 2019

**Report No.:** PS 2019-001

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## **AIM**

To provide the Mayor and Council with information on the administrative approval of site plans and site plan amendments as per Site Plan Control By-law 128-2015 from late 2018 to present.

## **BACKGROUND**

In December of 2015 Council approved an updated site plan control by-law which divided approval into two classifications, Council approvals and administrative approvals. The intended purpose of this revised approach was to streamline minor additions to existing developments and smaller new approvals which were under a set dollar value. Council adopted this approach on the basis that administration would provide periodic updates on the administrative approvals. This has been done based on the volume of applications and generally occurs on an annual basis.

The last update was provide in November of 2018. Since that time a total of ten applications were reviewed and approved by staff. Six of the applications were amendments to existing site plan approvals with four being new approvals on property with no site plan approval or older approvals that required updating to current standards.

Item 1 – SPA/15/18 – Rock Island Investments – 1375 Road 3 E (Appendix A)

Item 2 – SPA/17/18 – Brian’s Custom Sports – 168 Lakeview (Appendix B)

Item 3 – SPA/18/18 – 2435895 Ontario Ltd. – 1593 County Road 34 E (Appendix C)

Item 4 – SPA/02/19 – Pelee Island Winery – 455 Seacliff Dr. (Appendix D)

Item 5 – SPA/04/19 – Home Hardware – 226 Main St. W. (Appendix E)

Item 6 – SPA/06/19 – Sun Circle – 725 Road 2 E (Appendix F)

Item 7 – SPA/10/19 – Woodside Greenhouses Inc. (Appendix G)

Item 8 – SPA/11/19 – Vulcan Greenhouse Technology (Appendix H)

Item 9 – SPA/14/19 – W. Marten Greenhouses Inc. (Appendix I)

Item 10 – SPA/21/19 – 2710781 Ontario Limited. (Appendix J)

## **DISCUSSION**

Item 1 - The subject land is an 11.6 ha (28.75 ac.) agricultural parcel containing a dwelling and existing greenhouses. The applicant proposed to construct a new agricultural warehouse with an office along the Peterson Road frontage. The applicant is also proposing to relocate two dwellings to the site for conversion to use as bunkhouses. A new storm water management system is included to the west of the existing greenhouse.

Item 2 - The subject property is a 0.693 ha (1.71 ac.) industrial lot with one main building and three detached accessory structures. The applicant received approval in 2014 for the construction of a larger new building on the site however did not complete that project. They are now looking to construct additional storage area only in the form of a 356.7 sq. m (3,840 sq. ft.) building to the northeast of the main production building. The 2014 plan had completed a storm water management plan and formalized the parking area.

Item 3 - 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 received approval in September 2018 to construct two buildings on the site totaling 5,147 sq. m. (55,400 sq. ft.) The applicant has decided to modify the plans and consolidate the project into just one smaller building totaling 2,985 sq. m (32,130 sq. ft.). The building will be located in the same area as the original smaller storage building. The storm water management plan has been revised to reflect the smaller development. The required landscaping buffers remain the same and servicing has been revised accordingly.

Item 4 - The subject property contains an existing winery with production and sales on the site contained within two separate buildings. There is an existing site plan approval on the property from 2012. The applicant is proposed to construct a new pavilion in the northwest corner of the site and to replace an existing scale house at the main entrance. The pavilion is to provide a permanent covered area for events that have used temporary tents in the same location over the past several years. The scale house is being replaced as the existing structure is older and too small for its continued use.

Item 5 - The subject property contains an existing retail hardware store and lumber yard. Site plan approval is in place on the property from 2009 with a more recent amendment in 2012. The applicant is proposed a further amendment to the plan which removes the original store expansion to the north and adds a new lumber storage building to the site. The applicant is also proposing to create a berm along the westerly lot line to relocate surplus soil that is currently on the lot and in the way of the proposed new building.

Item 6 - The subject land is an 8.937 ha (22 ac.) and contains an existing 4 ha (9.9 ac.) greenhouse. The property has existing site plan approval for the development on the lot including a number of proposed bunkhouse trailers. However, these trailers have never been installed. The applicant is now seeking an amendment for the construction of a formal permanent bunkhouse (50' x 70 ') at the front of the farm lot which represents the same footprint as the proposed trailers. The property has an existing septic system that will need to be expanded to accommodate the proposed bunkhouse.

Item 7 - The subject land is a 13.56 ha (33.5 ac.) and contains an existing 8.1 ha (20 ac.) greenhouse, existing dwelling and two outbuildings. The property did have site plan approval (2012) for the development however the agreement was never registered. The new owner and applicant is now seeking an amendment to replace and enlarge the service building and add a bunkhouse. The owner will also be completing works related to the storm water management system that had not been completed by the former owner.

Item 8 - The subject property is a 6.26 ha (15.48 ac.) parcel containing an existing building and four tracker solar panels with the remaining lands (10.75 ac.) under cultivation. The property was formerly a fish farm but was purchased in 2017 by the applicant for use as an agricultural related service (greenhouse boiler installation and servicing). The proposed development on the site is the addition of an 817.55 sq. m (8,800 sq. ft.) warehouse to provide additional storage space. A revised storm water management plan was also required.

Item 9 - The subject parcel is an approx. 10 ha (25 ac.) farm with an existing dwelling, barn, bunkhouse, office, and greenhouse with service building, originally approved in September 2005 (SPA/05/05). The proposed is for a new service building, expansion to the existing office, and an additional bunkhouse building. There is an existing storm water retention area at the front of the property. Access to the property would be from the existing access in the southeast corner of the site.

Item 10 - The subject land is a 0.73 ha (1.80 ac.) vacant industrial parcel. The applicant proposed to construct a workshop/office on the property as shown on the applicant's Site Plan drawing. The proposed building is 557.42 sq. m. (6,000 sq. ft.). The company using the building provides boiler servicing to the greenhouse industry.

This will be the last report to Council on this item as all site plan applications and amendments will now be presented to Council until the conclusion of the internal review of the approval process is completed.

## **LINK TO STRATEGIC PLAN**

Support growth of the business community.

## **FINANCIAL CONSIDERATIONS**

Each of the new developments will result in increased assessment at full build out.

## CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none"><li>• ERCA comment from each of the proposed developments was related to the completion of storm water drainage and obtaining ERCA permits where applicable.</li><li>• No objection was noted to any of the approvals</li></ul>
Town of Kingsville Management Team	<ul style="list-style-type: none"><li>• No concerns with the requested amendments or approvals</li><li>• Any proposed building will need to comply with the requirements of the OBC.</li><li>• Municipal Services required completion of storm water management on all new items and updates to those where revisions had occurred.</li></ul>
County of Essex	<ul style="list-style-type: none"><li>• County comment was limited to setbacks where applicable and the requirement of permits for any new access or modifications to existing access.</li><li>• No access changes were proposed on any of the properties fronting a County Roads.</li></ul>

## RECOMMENDATION

It is recommended that Council receive the 2019 site plan update report for information purposes.

*Robert Brown*

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*Peggy Van Mierlo-West*

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