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Date: April 2, 2020

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Amendment SPA/06/2020 by
Agris Co-Operative Ltd.
8 County Rd 27 W
Part of Lot 270, Concession STR
Pts. 1, 2 & 3 RP 12R 12889, Pt. 2, RP 12R 13556, Pt. 1, RP 12R 16608 &
Pt. 1 12R 26186

Report No.: PS 2020-026

AIM

To provide the Mayor and Council with details on an application for site plan amendment to permit the addition of a storage building to the subject site.

BACKGROUND

The subject parcel is a 2.71 ha (6.7 ac.) light industrial lot containing Agris Co-op a farm inputs provider. In 2014 a site plan was approved for the construction of a new fertilizer storage building and expansion of the outdoor storage area. In 2015 the lot was also enlarged via a lot addition severance adding lands to the west end of the parcel. A site plan amendment application has now been submitted to add a new 499.5 sq. m (5,377 sq. ft.) crop protections storage warehouse and bring the lot addition lands added in 2015 under site plan control. (See Appendix A)

DISCUSSION

1) Provincial Policy Statement (PPS):

There are no issues of Provincial significance raised by the requested site plan amendment. The business has been in this location for many years and is central to the servicing of the agricultural community throughout Kingsville.

2) Town of Kingsville Official Plan

The subject property is designated 'Highway Commercial' in the Town of Kingsville Official Plan and is located within the Settlement Area boundary of Cottam. Section 3.2.3 Highway Commercial Policies item (a) outlines that, "permitted uses include those that generate moderate to heavy traffic flows, require easy traffic access and nearby parking or include the sale of bulk materials or the servicing of large or otherwise awkward items such as establishments which furnish bulk and wholesale supplies such as fuel, building materials or hardware etc..."

Agris Co-operative is a supplier of bulk crop inputs to the surrounding farm community and is ideally located at the intersection of two County roads.

The proposed expansion on the subject lands conforms with the Official Plan and can be considered a permitted use under the 'Highway Commercial' designation.

3) Comprehensive Zoning By-law

The subject lands are zoned a site-specific 'Light Industrial Zone, (M1-10)' and permits the proposed addition. The location of the new warehouse building is in full compliance with the zoning. The new building requires the addition of one loading area and three parking spaces.

4) Site Plan

The property has operated for many years in this location and has been making ongoing improvements and establishing buffer areas to reduce impact on surrounding lands. The new warehouse is the only additional development proposed on the lot. No other changes are proposed or required. The applicant has provided a review of the existing storm water management on the lot. Municipal Services expressed no concerns with the review or proposed changes.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

There will be an increase in assessment at build out. The new build will also be subject to permit fees and development charges.

CONSULTATIONS

Agency & Administrative Consultation

Agencies and Town Administration were circulated as part of the site plan amendment process.

Essex Region Conservation Authority (ERCA)

- The parcel is partial within a regulated area along the northwest side of the property. This area is left as a grassed buffer with no development proposed.
- ERCA was also circulated directly by the applicant for clearance and has received said clearance for the storage warehouse as presented.
- See Appendix B.

County of Essex

- County Infrastructure provided comment

Town of Kingsville Management Staff

- Municipal Services noted no issue with the storm water management update
- Proximity to hydrant depending on construction type and content
- Insure lighting is address in amending agreement
- Building Dept. noted that spatial separation and provisions for firefighting will need to be reviewed through the permit process

RECOMMENDATION

That Council:

Approve site plan amendment application SPA/06/2020 for the construction of a 29.3 m x 17.2 m (96 ft. x 60 ft.) warehouse and associated updates to subject property along with the inclusion of the vacant lands added to the site as approved lot addition consent B/11/15, and

Authorize the Mayor and Clerk to sign the amending site plan agreement and register said amendment on title.

Robert Brown

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

Jennifer Astrologo

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