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**Date:** April 20, 2020

**To:** Mayor and Council

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

**RE:** Site Plan Amendment Application SPA/07/2020 by  
Tay Inc.  
200 Main St. E., Part of Lot 2, Concession 1 ED, Part 2, RP 12R 26799

**Report No.:** PS 2020-030

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## **AIM**

To bring forward information on the requested site plan amendment and associated amending agreement at 200 Main St. E. from Dillon Consulting as requested by Council.

## **BACKGROUND**

In December of 2019 an application for site plan amendment was presented to Council for consideration requesting approval of a change in the elevations associated with the original approved site plan. The specific changes were for approval of the second storey and extension of a covered entrance at the rear of the new medical clinic building. The site plan amendment request was refused based on concern for the impact of the second storey on the abutting neighbour to the east.

## **DISCUSSION**

The applicant has submitted a new application for site plan amendment on the subject property. After discussion with the Town the developer has agreed to provide an acceptable form of privacy screening on the second floor, east facing windows, with incorporation of this requirement into the amending site plan agreement and attachment of the new elevations. As part of the resubmission Council requested a review of the permitted uses, parking requirements and original planning report by Karl Tanner, with Dillon Consulting Ltd. Mr. Tanner has completed the requested review and provided his professional planning opinion attached as Appendix A and A-1.

## **LINK TO STRATEGIC PLAN**

Manage growth through sustainable planning.

## **FINANCIAL CONSIDERATIONS**

As a result of the changes to the building there will be an additional increase in the assessment of the property and increase in the required permit fees.

## **CONSULTATIONS**

Acting CAOs

## **RECOMMENDATION**

That Council:

receive the planning opinion on the requested site plan amendment from Karl Tanner, Dillon Consulting Limited for information purposes.

approve the requested site plan amendment to:

replace the existing single-storey elevation drawings, Appendix C, with the new two-storey elevation drawings included as Appendix D;

replace the existing site plan drawing for the medical clinic only with a revised site plan drawing Appendix B, showing the increased square footage, increase in height and addition of the covered entrance at the rear of the building;

both subject to the conditions outlined in the amended site plan agreement including the requirement for permanent privacy screening acceptable to the Town on all second floor easterly facing windows.

*Robert Brown*

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

*Jennifer Astrologo*

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Director of Corporate Services