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Date: July 10, 2020

To: Mayor and Council

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

RE: Application for Site Plan Approval SPA/09/2020 by
Marcovecchio Holdings Inc.
24 & 28 Dimar Drive, Lots 10 & 11, Plan 12M 609

Report No.: PS 2020-038

AIM

To provide the Mayor and Council with details regarding the development of a two phased industrial development for two 1,672.5 sq. m (18,000 sq. ft.) buildings in the Marco Industrial Park off Road 3 E in Ruthven, in the Town of Kingsville

BACKGROUND

The subject lands consist of two existing vacant industrial lots and occupy 0.888 ha (2.19 ac.) with 100 m (328 ft.) of frontage. The applicant is proposing to construct two 1,672.25 sq. m (18,000 sq. ft.) industrial buildings (in two phases) on the property as shown on the applicant's Site Plan drawing (Appendix A) and elevations (Appendix B). The buildings are being proposed to provide available industrial space that is in short supply within Kingsville.

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. Specific uses within the Industrial designation are implemented through the Zoning By-law. 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 'General Industrial Exception 1 (M1-1)'. The attached site plan has been reviewed and the proposed new development is in compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014.

4.0 Site Plan

The development of the site is proposed as two phases. The initial development will be the construction of the 1,672.5 sq. m (18,000 sq. ft.) industrial building for mixed industrial use tenants. Phase 2 will be a mirror image of Phase 1. Each property has existing water and sanitary service. Storm water management was addressed as part of the over all subdivision development however individual outflow and quality are still required for each site. The property is intended to function as one lot and will have a joint access from Dimar Drive.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The proposed development will result in building permit fees and development charges along with an increase in assessment as the development builds out.

CONSULTATIONS

Agency and Administration

Applicable agencies and Town Administration were circulated for comment by email.

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none"> • Storm water management will be required along with any necessary permits. • No objection to the proposed amendment
Town of Kingsville Management Team	<ul style="list-style-type: none"> • No concerns with the requested site plan. • The proposed building needs to comply with the requirements of the OBC. • SWM for the site has been completed • There were no objection to the proposed development moving forward subject to conditions outlined in the amending agreement. • A permit will be required for the proposed entrance

RECOMMENDATION

That Council:

Approve site plan approval application SPA/09/2020 for a two-phase industrial development at 24 and 28 Dimar Drive, subject to the conditions and requirements outlined in the site plan agreement and authorize the Mayor and Clerk to sign the agreement and register said agreement on title.

Robert Brown

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Manager, Planning Services

Jennifer Astrologo

Jennifer Astrologo, B.H.K (hons), LL.B
Director of Corporate Services