



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: September 28, 2020

To: Mayor and Council

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

RE: Application for Minor Development Agreement by
2615453 Ontario Inc.
42 Division St. N
Lot 5, Plan 184 & 185

Report No.: PS 2020-047

AIM

To provide the Mayor and Council with details regarding a proposed minor development agreement for the establishment of a new commercial access to 42 Division St. N., in the Town of Kingsville.

BACKGROUND

The subject land is a 1,012 sq. m (10,893 sq. ft.) commercial lot with an existing automobile repair business. The property has recently undergone a number of improvements including the removal of an existing dwelling at the front, renovation to the commercial building used by the business and paving of the supporting parking area. None of these items typically require site plan approval as they are addressing existing items on the site. The property is, however, lacking a full access to Division St. N

DISCUSSION

The subject property is designated 'Central Commercial' by the Kingsville Official Plan and zoned General Commercial (C2) in the Kingsville Comprehensive Zoning By-law. The current access to the property is shared with the neighbouring lot to the north. The existing portion on the subject property is only 1.6 m wide, the proposed upgrade would widen the access to 6 m which would meet the minimum requirement for two-way travel in and out of the parcel. A new asphalt apron is required. The existing sidewalk will have to be reconstructed to Town standard through the apron. The existing curb will also need to be cut to accommodate the widened access. The existing mature tree to the south of the

access will remain. Widening of the access will result in the loss of one on-street parking space. There is no impact to the existing access on the property to the north. The plan showing the property details is attached as Appendix 'A'. A minor development agreement was the recommended course of action given the minor nature of the improvement. The property specific agreement is attached as Appendix 'B'.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The improvements associated with the access will be the responsibility of the owner and this is outlined in the agreement. An encroachment permit will be required to undertake the works.

CONSULTATIONS

Management staff was consulted on the proposed access upgrade. No objections were noted subject to proper permitting and construction to Town standards.

RECOMMENDATION

That Council:

Approve minor development agreement AGR/04/2020 for the widening of an existing access at 42 Division St. N. in the Town of Kingsville, subject to the Town Development Standards and at the cost of the owner.

Robert Brown

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