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**Date:** October 28, 2020

**To:** Mayor and Council

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Town Planner

**RE:** Application for Site Plan Approval SPA/07/19 by  
1644918 Ontario Ltd. (The Cabinet Mill)  
224B County Road 34 W  
Pt. Lot 272, Concession North Talbot Rd,  
Parts 1 & 3 12R 14162  
Roll No. 3711 600 000 05500

**Report No.:** PS 2020-059

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## **AIM**

To provide the Mayor and Council with details regarding an application for site plan control for a proposed building addition and upgrade to the parking lot at an existing cabinet manufacturing business at 244B County Road 34 W, in the Town of Kingsville.

## **BACKGROUND**

The Town of Kingsville has received the above-noted application for lands located on the north side of County Road 34 W, west of County Road 27 (see location map in Appendix A). The subject property is split designated. 'Rural Residential' for the first 70 m of the property and beyond is designated 'Agriculture' by the Official Plan. The property as a whole is zoned 'Light Industrial Exception 1 (M1-1)' under the Kingsville Comprehensive Zoning By-law.

The subject property contains an existing light industrial building used for cabinet manufacturing, and a warehouse building. The applicant is proposing an addition to the existing light industrial building which includes secondary office and showroom uses. The applicant is also proposing to upgrade the parking lot and add a new fire hydrant.

## **DISCUSSION**

The proposed building is an expansion of the existing structure to be used as a secondary office and showroom. The applicant is also upgrading the current site with an improved parking lot and the addition of a fire hydrant.

### **1.0 Provincial Policy Statement**

There are no issues of Provincial significance raised by this application as it is an expansion on the existing permitted use.

### **2.0 Official Plan**

The subject property is designated 'Rural Residential' at the front portion of the property and the remainder of the land is designated 'Agriculture' (see Official Plan map in Appendix C). The subject property is subject to the policies under Section 3.6.5 and Section 3.1 of the Official Plan for the Town of Kingsville. The proposed use conforms to the policies for the continued use of the lands for an existing Cabinet manufacturing business with associated office.

### **3.0 Comprehensive Zoning By-Law – Town of Kingsville**

The subject property is zoned 'Light Industrial Exception 1 (M1-1)'. The attached site plan has been reviewed and the proposed new development will be in compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014.

### **4.0 Site Plan**

The development on the site includes the following:

- i) 181.10 m (1,949.34 sq. ft.) secondary office and showroom space
- ii) New septic system
- iii) Paved parking area
- iv) Loading area, parking spaces and an identified accessible parking space
- v) Storm water management pond
- vi) Fire hydrant

## **LINK TO STRATEGIC PLAN**

Support growth of the business community.

## **FINANCIAL CONSIDERATIONS**

Permit fees will be due at the time of building permit and some increase in assessment will occur once the development is completed.

## **CONSULTATIONS**

In accordance with standard practice for review of site plan approval applications applicable external agencies and internal departments have been circulated. The following comment has been provided.

### **1) Essex Region Conservation Authority (ERCA)**

ERCA has no concerns in relation to stormwater, natural hazards or natural heritage for this application. Therefore, ERCA has no objection to this application for Site Plan Control. See full comment in Appendix E.

### **2) Town of Kingsville Management Staff**

Building Services has provided comment attached as Appendix F.

Municipal Services would like confirmation of legal access into the drain, ensure driveway improvements are made and that a separate private water connection is supplying the subject property.

Administration is in support of the proposed development subject to the standard requirements outlined in the associated site plan agreement.

### **3) County of Essex**

Comments are engineering related, see Appendix D for full comments. Requesting a copy of the decision.

## RECOMMENDATION

That Council:

Approve site plan application SPA/07/19 to permit the construction of a 181.10 m (1,949.34 sq. ft.) building addition and associated site improvements, subject to the terms in the associated site plan agreement, and

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

*Kristina Brcic*

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Town Planner

*Robert Brown*

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