



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

Date: October 28, 2020

To: Mayor and Council

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

RE: Site Plan Approval Application SPA/13/2020 by
1797465 Ontario Limited
1968 Settrington Dr.
Part of Lot 12, Concession 3 ED, Parts 5 to 7, RP 12R 18390

Report No.: PS 2020-050

AIM

To provide the Mayor and Council with details on a proposed expansion of an existing commercial storage business with the addition of two additional buildings.

BACKGROUND

The subject land is a 1.02 ha (2.52 ac.) industrial lot with an existing commercial storage business. There are three existing buildings (1,306 sq. m / 14,058 sq. ft. total) on the site and a large outdoor storage area. The applicant is proposing to add two new storage buildings (700 sq. m / 7,536 sq. ft. total) on the west side of the property (Appendix A). The site had a very basic site plan approval when it was initially developed but did not include the proposed expansion.

DISCUSSION

The proposed buildings expand on the existing development on the industrial lot. No new services are required. The property is already fenced and has adequate access. The existing main entrance will require paving in accordance with existing Town standards.

1.0 Provincial Policy Statement

There are no issues of Provincial significance raised by this application as it is a permitted industrial use.

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. The proposed use conforms with the policies for the agricultural area.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property is zoned 'Light Industrial, (M1)'. 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) a 420 sq. m (4,521 sq. ft.) storage building;
- ii) a 280 sq. m (3,015 sq. ft.) storage building;
- iii) pavement of the entrance apron;
- iv) regarding of construction area to existing storm collection system.

Storm water management is addressed via existing grading and catch basins on the site. The rate of discharge from the site should not change significantly. All new and existing buildings drain overland to catch basins and there is very little change to the existing hard surfacing. All setback requirements have been reviewed and are in compliance with the Zoning By-law. This is also reviewed again and verified at the time of building permit submission.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

There will be an increase in assessment because of the proposed development. Building permit fees will also be collected.

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 objection to the proposed development.
See full comment in Appendix B.

2) Town of Kingsville Management Staff

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

RECOMMENDATION

That Council:

Approve site plan application SPA/13/2020 to permit the construction of two additional commercial storage buildings totaling 700 sq. m (7,536 sq. ft.), 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 in replace of any existing agreement(s).

Robert Brown

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

John Norton

John Norton, B.A., M.A., LL.B
Chief Administrative Officer