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**Date:** October 28, 2020

**To:** Mayor and Council

**Author:** Kristina Brcic, MSc, BURPI  
Town Planner

**RE:** Application for Site Plan Control Approval SPA/16/2020 by  
Pratt Fitch & Jones Ltd. (Bellevue Golf Club)  
436 County Rd 27 E  
Part of Lot 13, Concession 11  
Roll No. 3711 660 000 03501

**Report No.: PS 2020-058**

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## **AIM**

To provide the Mayor and Council with details regarding an application for site plan control for a proposed golf cart storage building at 436 County Road 27 E, in the Town of Kingsville.

## **BACKGROUND**

The Town of Kingsville has received the above-noted application for lands located on east side of County Rd 27 E, between Road 11 and County Rd 8 (outlined on the location map in Appendix A). The subject property is designated 'Park and Open Space' by the Official Plan and zoned 'Recreational (RG)' under the Kingsville Comprehensive Zoning By-law.

The subject land is a 62.43 ha (154.26 ac.) existing golf course containing one dwelling and 3 outbuildings for the golf course (as shown on the site plan in Appendix B). The applicant, is proposing to construct a new 145.7 sq. m (1,568 sq. ft.) cart storage building at the front of the property. Since the property has never undertaken site plan control, the applicant is required to do so in order to further develop on the lands. The proposed location of the building does not pose any zoning issues and is setback 35 ft. from the road, as per County Road setback requirement (see permit attached in Appendix C).

## **DISCUSSION**

The proposed building is an expansion of the existing permitted Golf Course on the subject property. The applicants require the additional storage building for the golf carts for their existing business.

### **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 'Park and Open Space' and subject to the policies under Section 3.5 of the Official Plan for the Town of Kingsville. The proposed use conforms with the policies for the continued recreational use of the lands.

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

The subject property is zoned 'Recreational (RG)'. 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 only includes the proposed construction of the 145.7 sq. m (1,568 sq. ft.) cart storage building.

All setback requirements have been reviewed and are in compliance with the Town's Zoning By-law and County Road setback.

## **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 storm water, natural hazards or natural heritage for this application. Therefore, ERCA has no objection to this application for Site Plan Control.

Storm water management report is not necessary for the proposed development. The ERCA letter also provides clearance for this development  
See full comment in Appendix D.

**2) Town of Kingsville Management Staff**

Building Services has provided comment and is attached as Appendix E

Municipal Services has concerns with storm water management and would like a letter of opinion on the state of the storm water management prior to the new construction and a final report as a result of the proposed construction to be completed by an engineer and submitted prior to the release of building permits.

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

**3) Essex County**

The County did not provide comment however, the applicants did provide the County setback permit, showing 35 ft. from the road. See Appendix C.

**RECOMMENDATION**

That Council:

Approve site plan application SPA/16/20 to permit the construction of a 145.7 sq. m (1,568 sq. ft.) golf cart storage building, 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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