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Date: January 27, 2021

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Amendment SPA 01 2021 by
Universal Greenhouse Structures Ltd.
1956 Settrington Drive
Part of Lot 12, Concession 3 ED
Parts 1-4, RP 12R 18390

Report No.: PS 2021-010

AIM

To provide the Mayor and Council with details on a proposed site plan amendment for a 1,035 sq. m (11,141 sq. ft.) addition to an existing manufacturing facility.

BACKGROUND

The subject property is a 1.37 ha (3.4 ac.) industrial lot with a main manufacturing building and detached storage building. The property had an approved site plan from 2004 under a different ownership and use. The current owner received amendment approval in 2018 for a 2,007 sq. m (21,600 sq. ft.) addition, Phase 1 on Appendix A, to the west end of the main manufacturing building and a new detached storage building (not built) which would replace the existing storage building. The applicant is requesting a further amendment for one of three planned expansions. The first planned addition (Phase 2) would be to the rear of the original facility and be 1,035 sq. m (11,141 sq. ft.). An updated storm water management report has been prepared for the full planned build out. The larger additions (Phase 3 and 4) to the north and west of the 2018 Phase 1 addition will require lot line adjustments under separate application and a further Council approval for an amendment to the site plan at a later date.

DISCUSSION

The subject site has developed over several years as the existing manufacturing business has grown.

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. The proposed addition is an expansion of the existing permitted industrial use.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property is zoned "Light Industrial, (M1)" and permits manufacturing. The attached site plan has been reviewed and the proposed new development (Phase 2 only) will be in compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014. Phase 3 and 4 will be reassessed once the required lot line adjustments are brought forward for consideration and approval.

4.0 Site Plan

The development on the site includes a 1,035 sq. m (11,141 sq. ft.) Phase 2 addition to the north side of the existing building. All setback requirements for the Phase Two addition have been reviewed and are in compliance with the Zoning By-law. Phase 3 and 4 will require a lot line adjustment between the subject lands and the property to the west in order to proceed. A further amendment of the plan will be necessary at that time. Amendment of the site plan on the neighbouring property may also be required to address adjustments to lot grading and storm water management.

The Phase 2 addition does not impact on storm water run-off as this area is currently hard surfaced. A comprehensive plan has been prepared and reviewed for the site once Phase 3 and 4 proceeds including any adjustments to lot grading and storm water storage that will result with the necessary lot line adjustment.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The proposed addition will be subject to development charges and applicable building permit fees at the time of application.

CONSULTATIONS

Agency and Administration

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

1) Essex Region Conservation Authority (ERCA)

- ERCA has no objection to the application for site plan amendment.
- See full comment in Appendix B.

2) Town of Kingsville Technical Advisory Committee

- Building Dept. indicated no objection to the proposal
- All Ontario Building Code requirements will be reviewed at the time of permit submission
- If a septic system design exceeds 10,000L per day it will require MECP approval
- Adequate fire routing will need to be maintained
- A comprehensive storm water management plan had been prepared for the full build out. IES has indicated no objections to the proposed plan.
- An on-site fire hydrant may be required as the size of the building increases. This will need to be determined at the permit review stage.

RECOMMENDATION

That Council:

Approve Site Plan Amendment application SPA/01/2021 for the Phase Two addition of a 1,035 sq. m (11,141 sq. ft.) manufacturing space only, subject to the further amended terms of the site plan agreement, and

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

Robert Brown

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