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Date: March 8, 2021

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Approval SPA/06/2021 by
Sun Brite Foods Inc.
1552 County Road 34, Part of Lot 10, Concession 3 ED
Parts 1 to 7, RP 12R 25071

Report No.: PS-2021-016

AIM

To provide the Mayor and Council with details of a proposed bunkhouse development on lands located on the north side of Road 3 E, just east of County Road 34.

BACKGROUND

The subject land is a 26.6 ha (65.78 ac.) parcel with an existing warehouse storage facility located within the frontage along County Road 34 and an existing bunkhouse off Road 3 E. The applicant has submitted a request for site plan approval to construct a new 846 sq. m (9,105 sq. ft.) bunkhouse to house temporary foreign workers employed at their processing facility. The bunkhouse will have access to full municipal services at this location. The detailed plans are attached as Appendix A. There is no existing site plan approval in place on the subject property.

DISCUSSION

The proposed development will expand the applicant's housing facilities on the property which help to support activities at the warehouse location and at the main processing plant to the north.

1.0 Provincial Policy Statement

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

2.0 Official Plan

The subject property is designated 'Agriculture' and subject to the policies under Section 3.1 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 'Heavy Industrial, M3' and 'Agriculture, (A1)'. The attached site plan shows the new bunkhouse located on the A1 portion of the property to the south of the existing bunkhouse on the property. The placement of the development has been reviewed and the proposed bunkhouse 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 846 sq. m (9,105 sq. ft.) bunkhouse;
- ii) grassed front and rear yard area;
- iii) outdoor patio to the rear of the bunkhouse;
- iv) new water services and new sanitary sewer service, and
- v) parking area and storm water swale.

Since the lands in question were not included in the original sanitary sewer servicing in the Ruthven area Infrastructure and Engineering Services (IES) will require that the bunkhouse have an appropriate holding system on site and pump into the gravity collection system at off-peak times. This requirement will be outlined in the site plan agreement.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

There will be an increase in assessment as a result of the new development on the subject property. Bunkhouses are also subject to development charges collected at the time of building permit.

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 Technical Advisory Committee

Comments provided by TAC including, building placement, service routing, off-peak sanitary, green space and access have been addressed in the final drawings provided and attached as Appendix A. Building Code requirements will be reviewed as part of the permit submission. All other standard requirements are outlined as part of the site plan agreement.

RECOMMENDATION

That Council:

Approve site plan application SPA/06/2021 to permit the construction of a 864 sq. m (9,105 sq. ft.) bunkhouse and associated amenity area, subject to the terms in the associated site plan agreement, and

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

Robert Brown

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