



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

Date: April 14, 2021

To: Mayor and Council

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

RE: Application for Site Plan Approval SPA/09/2021 by
Queens Auto Supply
2013 Division Rd N,
Part Lot 8, Plan 1198, Part 1, RP 12R 1009

Report No.: PS2021-021

AIM

To provide the Mayor and Council with details on a proposed commercial redevelopment on a commercial lot located at 2013 Division Road North in the Town of Kingsville.

BACKGROUND

The subject land is a 2,092 sq. m (22,520 sq. ft.) commercial lot with an existing building used as a repair shop at present. A site plan approval application has been submitted for the redevelopment of the lot. Proposed is a 557 sq. m (6,000 sq. ft). two-storey building that would be the new location for Queen's Auto Supply which is currently located on Main St E. in downtown Kingsville. The development would include a new septic system and paved parking area. A storm water management report has been prepared for the site.

DISCUSSION

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 'Agriculture' and is considered legal non-conforming by the Official Plan for the Town of Kingsville. The permitted uses are established by the existing commercial zoning. The property has been assessed

under the Site Suitability criteria of Section 2.8 and conforms or will conform through the site plan process.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property is zoned 'Highway Commercial, (C4)'. The attached site plan has been reviewed and the proposed new development will be in compliance with all setback regulations of the Town of Kingsville Zoning By-law 1-2014. Other items of interest include a total of 16 parking spaces including barrier free and required loading areas. In reviewing the side yard setback requirements for the use it was determined that there is no setback requirement when abutting an institutional use. This works to develop advantage as it can provide a much more significant separation from the existing residential use to the south.

4.0 Site Plan

The property does not currently have an approved site plan as such it is subject to full site plan approval. The proposal is to remove the existing structure (former repair garage) and construct a new 18.29 m (60 ft.) x 30.48 m (100 ft.) 557.48 sq. m (6,000 sq. ft.) two storey pre-engineered building. (See Appendix A) This will become the new location of Queens Auto Supply which is currently located on Main St E. A storm water management plan has been completed for the site. A new private septic system will be required. Space for the system is provided to the rear of the building along with a new garage enclosure.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

There will be an increase in assessment value as a result of the new build and development charges will apply and building permit fees will be collected at the time of permitting.

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 been circulated for comment. The property is not within a regulated area and there are no concerns anticipated. Full comment will be available prior to the April 26th Council meeting.

2) Town of Kingsville Technical Advisory Committee

Comments provided by TAC include that the proposed storm water management plan for the site is acceptable, building code requirements will be reviewed during the permit process. All other standard requirements are outlined as part of the site plan agreement.

3) County of Essex

The County of Essex has request a review of the traffic movements from the site, particularly truck traffic. Full comment is attached as Appendix B.

RECOMMENDATION

That Council:

Approve site plan application SPA/09/2021 for the development of a new 18.29 m (60 ft.) x 30.48 m (100 ft.) 557.48 sq. m (6,000 sq. ft.) two-storey pre-engineered building, subject to the conditions and requirements outlined in the site plan agreement and authorize the Mayor and Clerk to sign the agreement and register said agreement on title.

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