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Date: August 25, 2021

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Amendment SPA/23/21 by
Nello Holdings Inc.
19 Dimar Drive, Pt. Lot 10, Concession 2 ED
Lot 5, Plan 12M 609

Report No.: PS 2021-048

RECOMMENDED ACTION

That Council:

Approve site plan approval application SPA/23/21 for a three phase industrial development at 19 Dimar Drive, subject to the conditions and requirement outlined in the site plan agreement and authorize the Mayor and Clerk to sign the agreement and register said agreement on title.

BACKGROUND

The subject land is a 0.73 ha (1.80 ac.) vacant industrial parcel. The applicant is proposing to construct a warehouse with office space on the property as shown on the applicant's Site Plan drawing. (Appendix A) The proposed building would be constructed in up to three phases; Phase 1 is 650 sq. m (7,000 sq. ft.) of warehouse and 195 sq. m (2,100 sq. ft.) of office. Phase 2 is 975.5 sq. m (10,500 sq. ft.) of warehouse and Phase 3 is 1,338 sq. m (14,400 sq. ft.) of warehouse. A storm water management plan has been prepared and submitted for review. The applicant is constructing the building for future leasing. There is no specific tenant for the building. Uses will be limited to those permitted in the Light Industrial, (M1-1) Zone.

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 'Industrial' and subject to the policies under Section 3.3 of the Official Plan for the Town of Kingsville. Specific uses within the Industrial designation are implemented through the Zoning By-law. The proposed site plan layout and associated agreement to establish conforms to the Official Plan.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property is zoned 'General Industrial Exception 1 (M1-1)'. The attached site plan has been reviewed and the proposed new development is in compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014.

4.0 Site Plan

The development of the site is proposed as three phases. Phase 1 is 650 sq. m (7,000 sq. ft.) of warehouse and 195 sq. m (2,100 sq. ft.) of office. Phase 2 is 975.5 sq. m (10,500 sq. ft.) of warehouse and Phase 3 is 1,338 sq. m (14,400 sq. ft.) of warehouse. The property has existing water and sanitary services. Storm water management was addressed as part of the over all subdivision development however individual outflow and quality are still required for each site.

LINK TO STRATEGIC PLAN

Support growth of the business community.

Link to Council 2021-2022 Priorities

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report

- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☒ No direct link to Council priorities

FINANCIAL CONSIDERATIONS

There will be an increase in assessment once the proposed 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 was provided with the proposed site plan. Comment is included as Appendix B.

2) Technical Advisory Committee

Building Services will require additional information specific to a building permit submission for permit review. The applicant is preparing the final engineered drawings for submission once site plan approval is granted.

Fire Services requested information on the contents of the proposed warehouse. The builder has indicated that there no specific tenant or use for the building at present but uses will be limited to those permitted in the M1-1 Zone.

Infrastructure and Engineering Services (IES) has been provided with the storm water management plan for review.

The Technical Advisory Committee is in support of the proposed development subject to the requirements outlined in the associated site plan agreement.

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