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**Date:** October 27, 2021

**To:** Mayor and Council

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

**RE:** Application for Site Plan Amendment by  
Universal Greenhouse Structures Ltd. & 1912891 Ontario Inc.  
1932 & 1956 Settrington Drive  
Part of Lot 12, Concession 3 ED,

**Report No.:** PS 2021-069

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## **RECOMMENDED ACTION**

1. That Council approve site plan amendment application SPA/25/2021 for the Phase Three and Four manufacturing space additions, 1985.73 sq. m (21,374 sq. ft.) and 1,785.84 sq. m (19,223 sq. ft.), respectively, located on lands known as 1932 and 1956 Settrington Drive, subject to the further amended terms of the site plan agreement; and,
2. That Council authorize the Mayor and Clerk to sign the amending agreement and register said agreement on title.

## **BACKGROUND**

The subject lands consist of two parcels: a 1 ha (2.5 ac.) – industrial lot at 1932 and a 1.82 ha (4.5 ac.) industrial lot at 1956. The smaller lot contains one main manufacturing building while the larger lot contains a main manufacturing building and detached storage building. The property at 1956 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 to the west end of the main manufacturing building and a new detached storage building (not built) which would replace the existing storage building. A further amendment was approved in 2021 to add a 1,035 sq. m (11,145 sq. ft.) addition to the rear of the building at 1956. The applicant is requesting a further approval for a final 1,985.73 sq. m (21,374 sq. ft.) addition at 1956 and a 1,785.84 sq. m (19,223 sq. ft.) addition at 1932 as detailed on

the attached site plan. An updated storm water management report has been prepared for the full planned build out which will significantly improve on-site management.

## **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 (M1)'. The attached site plan has been reviewed and the proposed new development on 1956 is in compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014. The development at 1932 is located closer to the rear lot line than permitted however a minor variance application has been filed with the Town to address the reduction from 7.5 m (24.6 ft.) to 5 m (16.4 ft.) and will be included as a condition of the site plan approval.

### **4.0 Site Plan**

The development of the site includes a 1,785.84 sq. m (19,223 sq. ft.) addition to the north end of the existing manufacturing building at 1932 Settingington Dr. and a 1,985.73 sq. m (21,374 sq. ft.) addition to the west side of the existing manufacturing facility at 1956 Settingington Dr. (See Appendix A) Both parcels are serviced by municipal water but not sewer. Septic upgrades are required as part of the addition to 1956 and are included on the site plan. As part of the development on both lots, a storm water management plan is being prepared to address on-site needs. The lots will require regrading to create a retention area along with new catch basins and drains. There is also a drainage agreement in place between the properties.

As part of ongoing development in the area and review of the current drainage needs it was determined that additional upgrades or updates are needed to service the area in the long term. IES is working with the Town's drainage engineer to outline the necessary improvements however has indicated that as long as new development does not release additional uncontrolled water into the existing system (i.e. appropriate storm water management) then new development can proceed.

## **FINANCIAL CONSIDERATIONS**

There will be an increase in assessment once the two additions are completed. The businesses located on the subject lands employ upwards of 130 individuals in a variety of manufacturing. The business has been growing rapidly in the last few years and the badly needed space will help to retain both a successful business and support local jobs.

## **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. The property is not located within a regulated area however ERCA does recommended that storm water management be a requirement of all new development.

### **2) Technical Advisory Committee**

Building Services will require full building plans with the permit submission. The applicant is preparing the final engineered drawings for submission once site plan approval is granted.

Fire Services requested that fire routing and standpipe connections for the site be clearly indicated once final build out is completed.

Infrastructure and Engineering Services (IES) storm water management plan has been review however IES has asked that the Town's drainage engineer also review the plan.

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

*Robert Brown*

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Manager, Planning Services

## 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