



Date: March 29, 2022

To: Mayor and Council

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

RE: Application for Site Plan Approval SPA/04/2022 by
8 Dimar Management Inc.
4, 8 & 12 Dimar Dr.
Part of Lot 10, Concession 2 ED
Lots 14, 15 & 16, Plan 12M 609

Report No.: PS 2022-009

RECOMMENDED ACTION

1. That site plan application SPA/04/2022 for the construction of a new 6,089.6 sq. m (65,550 sq. ft.) warehouse with office space, associated parking, loading and landscaped areas on lands located at 4, 8, and 12 Dimar Dr., collectively **BE APPROVED**, subject to the conditions and requirements outlined in the site plan agreement, which shall include, but not be limited to, a requirement that the three lots be consolidated into one parcel; and,
2. The Mayor and Clerk **BE AUTHORIZED** to sign the agreement and register same on title.

BACKGROUND

The subject land consists of three vacant industrial lots with a total area of 1.34 ha (3.31 ac.). The applicant is proposing to construct a warehouse with office space on the property as shown on the applicant's site plan drawing attached as Appendix A. An elevation prospective is also included as Appendix B. The warehouse will be 6,089.6 sq. m (65,550 sq. ft.) in size. A storm water management plan has been prepared and reviewed for site. The proposed use of the building is for Canpaco which is a packaging and safety supply company.

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 will include the construction of a 6,089.6 sq. m (65,650 sq. ft.) warehouse, loading and parking area, landscaped front and side yards and storm water management swale at the front and rear of the building. The property has existing water and sanitary services. Storm water management was addressed as part of the overall subdivision development however individual outflow and quality are still required for each site. The subject parcel consists of three new lots on a plan of subdivision. Since the development crosses internal lot lines it will be a requirement of the site plan agreement that the three lot be consolidated under a single Property Identification Number (PIN). This requirement has become common when multiple properties are developed particularly with greenhouse development.

FINANCIAL CONSIDERATIONS

There will be an increase in assessment once the proposed development is completed. The development should also provide new employment opportunities in the Town.

ENVIRONMENTAL CONSIDERATIONS

On-site storm water management is required which helps to manage quantity and quality of discharge from the site. The subject lands are also part of the larger storm water management system for the industrial subdivision which also manages quantity and quality of storm water discharge to the servicing municipal drain.

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 C.

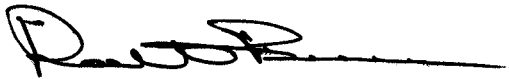
2) **Technical Advisory Committee**

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.

Infrastructure and Engineering Services (IES) was provided with the storm water management plan and is satisfied with the proposal. It was also requested that the three lots be consolidated into one parcel as a requirement in the site plan agreement.

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

PREPARED BY:



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

REVIEWED BY:



Richard J.H. Wyma, CSLA
Director, Community and Development 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