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Date: March 9, 2017

To: Mayor and Council

Author: Kristina Brcic, Town Planner

RE: SPA/15/16 – 2524634 ONTARIO LTD.
86 Wigle Ave
CON 1 Lot 2 Pt 7 12R25287
RP342 Part of Block A
Roll No. 3711 210 000 00105

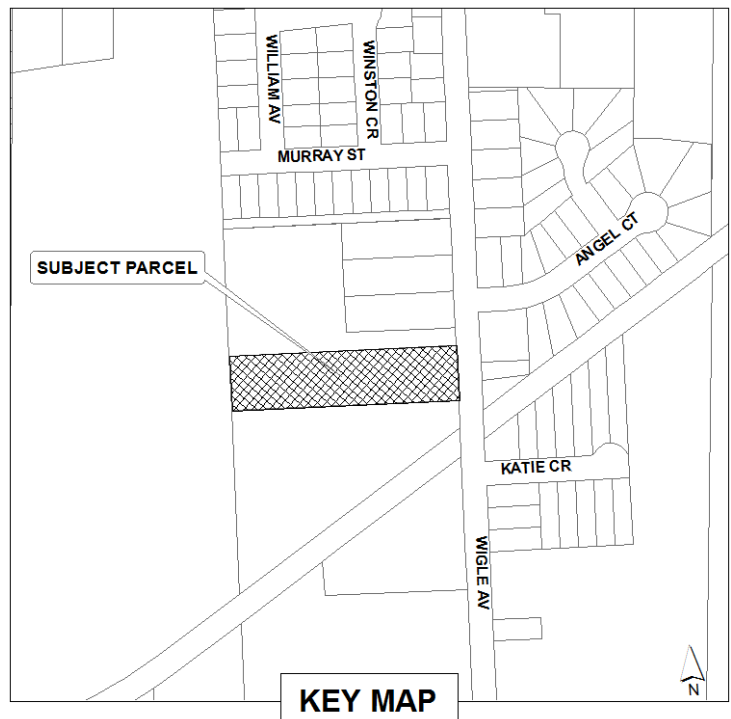
Report No.: PDS-2017-009

AIM

To provide the Mayor and Council with information regarding the proposed site plan approval and associated site plan agreement on lands known as 86 Wigle Avenue, in the Town of Kingsville (see Appendix A).

BACKGROUND

The subject land is a 0.87 ha (2.15 ac.) vacant parcel. The applicant is proposing to construct a 634 sq. m (6,820 sq. ft.) building which would house a combined carwash and automotive lube shop. The applicant also owns the abutting land to the south (106 Wigle Ave) and has been granted provisional approval through Consent Application (B/24/16) for a permanent shared access easement over 106 Wigle, for the subject property. The applicant is proposing that this shared access will be utilized as an entrance only for the subject property, and that the proposed access on the northern part of the subject parcel will serve as an exit only onto Wigle Avenue (as shown on attached Site Plan drawings Appendix B).



DISCUSSION

1.0 Provincial Policy Statement

There are no issues of Provincial significance raised by this application.

2.0 Official Plan

The Official Plan for the Town of Kingsville designates the subject property 'Industrial'.

In Section 1.5.7 Forecasted Industrial Demand, the Plan, "encourages additional industrial development particularly [...] automotive related industries".

The proposed development is consistent with Section 3.3 Industrial of the Plan and therefore conforms to the Official Plan.

3.0 Comprehensive Zoning By-law – Town of Kingsville

The subject property is zoned 'Light Industrial Zone 1 (M1)'.

The M1 Zone permits the applicants proposed use of the building as a carwash and automotive lube shop. The existing uses of the surrounding lands are primarily industrial with residential across Wigle Avenue and Agricultural abutting the rear of the property.

Site Details

| | |
|------------------------------|--|
| Property Area: | 0.87 ha. (2.15 ac.) |
| Frontage: | 45.72 m (150 ft.) |
| Existing Buildings: | None |
| Proposed Building(s): | 633.60 sq. m (6,820.01 ft ²) |
| Total Coverage: | 7.3% |

The attached plan has been reviewed and the proposed development is in full compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014.

4.0 Site Plan

The applicant is proposing to construct a 634 sq. m (6,820 sq. ft.) building which will contain 2 automatic car wash bays, 4 coin-operated car wash bays, a lift bay and 2 lube bays, along with office space and facilities. The owners have received conditional approval (B/24/16) of a shared access easement over 106 Wigle, which will be utilized as an entrance only into the property. The site plan drawing shows an access to the north of the property, which will be utilized as an exit only and will contain signage and pavement markings to depict this, (see Appendix B). The property will be landscaped in compliance with the site landscape plan and maintained in accordance with the site plan agreement provisions. Due to the proximity of the proposed development to a residential area it was determined that a noise standard in addition to the existing Kingsville Noise By-law should be incorporated into the site plan agreement. Both the dryers and any vacuums located on the site will be required to maintain a noise level not exceeding 60 decibels (level of standard conversation) at the property line of the nearest residential lot, which is

approximately 60 m (200 ft.) from the closest wash bay. This should not present any difficulty based on the orientation of the bays and available dryer technology.

Standard site plan provisions will be applied in the site plan agreement. In addition, special provisions, conditions or modification will include:

- i) that the owner install and maintain all carwash bay dryers and vacuuming systems at a noise level not exceeding 60 decibels at the property line of the nearest residential property.

LINK TO STRATEGIC PLAN

The Strategic Plan specifies under Objective, Priorities and Projects, Subsection III:

“To Develop an economic vision based on our strengths and opportunities that will retain existing and attract new businesses.”

The requested site plan amendment will achieve this Objective of the Strategic Plan by allowing a new business in Town.

FINANCIAL CONSIDERATIONS

Building permit fees will be acquired at the time of the building permit issuance. This will also create additional tax revenue for the Town.

CONSULTATIONS

| Agency or Administrator | Comment |
|---|--|
| Essex Region Conservation Authority Watershed Planner | <ul style="list-style-type: none">• No objection.• See comments in Appendix C. |
| Town of Kingsville Management Team | <ul style="list-style-type: none">• No concerns with the requested site plan.• The proposed building needs to comply with the requirements of the OBC.• Municipal Services has reviewed the storm water management plan and has no objection to the proposed development moving forward subject to conditions outlined in the agreement. |

RECOMMENDATION

It is recommended that Council approve the proposed site plan, subject to the conditions outlined in the site plan agreement, for a 633.60 sq. m (6,820.01 sq. ft.) carwash and automotive lube shop and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

Kristina Brcic

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Town Planner

Robert Brown

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Manager, Planning & Development Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer