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Date: December 20, 2017

To: Mayor and Council

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

RE: Application for Site Plan Approval – SPA/19/17
14 Cameron Side Road
Part of Lot 275, Concession STR, Part 3, RP 12R 21550

Report No.: PDS 2018-003

AIM

To provide the Mayor and Council with information regarding a proposed site plan approval on lands known as 14 Cameron Side Road, in the Town of Kingsville.

BACKGROUND

The subject property is a 1.6 ha (4 ac.) industrial lot with an existing 3,020.5 sq. m (32,512 sq. ft.) industrial building used for the manufacturing of roof trusses. The property has been used for industrial purpose for quite some time. There is no existing site plan approval in place on the property. The owner is proposing a 540 sq. m (5,820 sq. ft.) addition to the southeast corner of the existing building therefore it has been requested that an application for site plan approval be submitted. (See Appendix A)

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 'Agricultural'. The proposed development is consistent with Section 8.7.1 which outlines criteria for the recognition of existing land uses and buildings. Specifically the use of the property developed many years ago prior to the Official Plan for a use that would not be consistent with the current designation. However, the Plan recognizes the use as legal conforming through the zoning. Therefore, the proposed industrial expansion is consistent with and conforms to the Official Plan.

3.0 Comprehensive Zoning By-law – Town of Kingsville

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

4.0 Site Plan

The proposed site plan is for the addition of 540 sq. m (5,820 sq. ft.) of industrial space at the southeast corner the existing building. The site is actively used by the business and the additional space will provide added indoor working area. The general actives on the site are located approximately 30.5 m (100 ft.) from the proposed addition to the nearest dwelling to the north. This setback will remain unchanged as a result of the addition. Setback to the dwellings to the east is a minimum of 82.3 m (270 ft.) and partially screened by landscaping or other active on those lots. The resulting addition should have minimal impact on the existing dwellings.

Storm water management for the existing buildings on the site is already part of an existing system. The applicant has been asked to provide storm water management specific to the addition only which is incorporated as part of the site plan agreement.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

There will be an increase in the assessment of the property as a result of the proposed addition.

CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">ERCA has expressed no concerns or objection to the proposed approval (Appendix B)
Town of Kingsville Management Team	<ul style="list-style-type: none">Municipal Services has requested storm water management be completed for the new addition.

RECOMMENDATION

It is recommended that Council approve site plan control application SPA/19/17 for property located at 14 Cameron Side Road to permit the construction of a 540 sq. m (5,820 sq. ft.) addition to the existing industrial building and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

Robert Brown

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

Peggy Van Mierlo-West

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