

Municipality of Lakeshore - Report to Council

Community & Development Services

Development Services



To: Mayor & Members of Council
From: Aaron Hair, Planner III
Date: February 18, 2021
Subject: Site Plan Control Application SPC-10-2020

Recommendation

Approve Site Plan Control Application SPC-10-2020 to permit the construction of an outdoor storage and parking area, subject to the following condition:

- a) that the Owner/Developer enter into a Site Plan Amending Agreement with Lakeshore to provide for the installation, construction, and maintenance of driveways, parking areas, lighting, landscaping, grading, drainage, and any necessary service connections, easements and other items; and,

The Mayor and Clerk be authorized by By-law 20-2021 to execute the Site Plan Agreement, all as presented in the report at the March 9, 2021 Council meeting.

Background

On November 5, 2019 Council approved a 40,000 ft² addition to a manufacturing plant located at 220 Patillo Road. This application is to construct an outdoor storage yard and associated parking area to the rear and side of the previously approved addition.

According to the Site Plan Control By-law 31-2011 and amending By-law 14-2012 this proposal is classified as a Site Plan Approval – Major and requires Council's approval.

Site Plan Approval – Major means “New Buildings of any size or additions greater than 929 square metres (10,000 sq. ft) or greater than 3 storeys in building height; or comprehensive changes to on-site grading/servicing/drainage or parking affecting lands greater than 0.6 hectares (1.5 acres in land area).”

The area that is proposed to be disturbed by site grading and paving is 7753.69m² (0.775ha).

Subject Land (220 Patillo Road & 0 Patillo Road)	Lot Area - 3.436 hectare (8.49 acre) Existing Use – General Employment (Light Manufacturing) Proposed Use – General Employment (Light Manufacturing with outdoor storage yard) Access – access off of Patillo Road Services – municipal water, and sanitary sewage system.
Neighbouring Land Uses	North – Employment Lands (Recreational Vehicle Sales) East – Urban Reserve (Wallace Wood Secondary Plan) South – Vacant Employment Lands West – Employment Lands & Public Utility Lot (storm pond)
Official Plan	Employment
Existing Zoning	M1 – General Employment

COMMENTS:

Provincial Policy Statement, County Official Plan and Lakeshore Official Plan

There are no issues of Provincial, County or municipal significance raised by this application.

Zoning By-law

The subject lands are currently zoned M1 – General Employment which permits outdoor storage subject to the general provisions contain with section 6.40 of the Zoning By-law.

Note: that Schedule C, Clause 7 of the site plan agreement requires the owners to maintain all gravel areas with dust control measures that utilizes Calcium Chloride.

Site Plan

The site plan drawing (attached as Appendix B), prepared by the applicant, details the proposed outdoor storage area.

FINANCIAL IMPACTS:

There are no adverse financial impacts resulting from the recommendation.

Attachment(s):

Appendix A – Key Plan
Appendix B – Site Plan
Appendix C – Site Servicing and Lot Grading

Report Approval Details

Document Title:	Site Plan Control Application SPC-10-2020.docx
Attachments:	- Appendix A – Key Plan.pdf - Appendix B – Site Plan.pdf - Appendix C – Site Servicing and Lot Grading.PDF
Final Approval Date:	Mar 3, 2021

This report and all of its attachments were approved and signed as outlined below:

Tammie Ryall

Rosanna Pellerito

Kristen Newman

Truper McBride