

Municipality of Lakeshore – Report to Council

Growth & Sustainability

Community Planning



To: Mayor & Members of Council

From: Ayusha Hanif

Date: September 28, 2021

Subject: Removal of Holding Symbol ZBA-29-2021 and Site Plan Control Agreement SPC-2-2017 RE Glider Systems Inc.

Recommendation

Adopt By-law 89-2021 to remove the Holding Symbol (h2) for the subject property 4183 Richardson Side Road as shown on Appendix A – Key Map from General Employment Zone Exception 9 Holding Zone (M1-9)(h2) to General Employment Zone Exception 9 (M1-9);

Approve Site Plan Control Application SPC-2-2017 to approve plans and drawings showing a sewing area for the production of the rolling tarp system, additional truck bays, new office area, a warehouse, and a future eating establishment for the subject site 4183 Richardson Side Road as shown on Appendix A – Key Map, subject to the following condition:

- a. That the owner/development enter into a Site Plan 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 Clerk read By-law 81-2021 authorizing the Mayor and Clerk to execute the Site Plan Agreement, all as presented at the October 12, 2021 Council meeting.

Background

On April 20, 2021, Council approved an application for Glider Systems to rezone the subject lands to a General Employment Zone Exception 9 (M1-9) which includes a holding provision which shall be removed when a site plan agreement is entered into, and the Municipality is satisfied that there is a potable water supply.

The applicant has applied to have the holding symbol removed. The Lakeshore Official Plan notes that the Municipality may place a holding symbol on a zone that prevents development from occurring until the Municipality is satisfied that certain conditions have been met. Specific actions or requirements for lifting the holding provision are set

out in Section 5.5 of the Town of Lakeshore Zoning By-law (Holding Zones).

Holding Symbol	Permitted Use Until the holding symbol is removed.	Conditions for removal of the Holding Symbol.
H2	Existing uses shall be the only uses permitted in the interim.	<p>The holding symbol shall not be removed until such time as the following have been completed to the satisfaction of the Municipality of Lakeshore:</p> <ul style="list-style-type: none"> - The applicant enters into a site plan agreement with the Municipality of Lakeshore; and - That the applicant confirms that there is potable water provided to the property to the satisfaction of the Municipality of Lakeshore

The Municipality has received a letter dated April 29, 2021 regarding the KOA waterline which provides water services to the property acknowledging that the waterline will be sufficient for the expansion of the subject property 4183 Richardson Side Road. Therefore, the conditions for removing the holding symbol have been met and it is being recommended that the holding symbol be removed from the subject property.

The parcel of land subject of this application is located at 4183 Richardson Side Road. The subject property is zoned General Employment Zone Exception 9 (M1-9)(h2) in the Lakeshore Zoning By-law. The M1-9 zone exception permits the existing buildings to be in compliance with Lakeshore Zoning By-law 2-2012, and further permits a new sewing area for the production of the rolling tarp system, additional truck bays, new office area, a warehouse, and a future eating establishment.

Subject Land (4183 Richardson Side Road)	Lot Area— 7.06 ha (17.46 acre) Existing Use — Light manufacturing building/office and warehouse storage units Proposed Use – in addition to the existing uses, a new sewing area for the production of the rolling tarp systems (manufacturing, light), 10 additional truck bays (loading space), office area, 2 new warehouse facilities for storage and an eating establishment Access — access off of Richardson Side Road Services — private water line, septic
Neighbouring Land Uses	North: Highway 401/agricultural lands South: Agricultural lands East: Agricultural lands West: Agricultural lands
Official Plan	Urban Fringe
Existing Zoning	General Employment Zone Exception 9 (M1-9)(h2)
Proposed Zoning	General Employment Zone Exception 9 (M1-9)

Comments

Provincial Policy Statement

The proposed development is consistent with the policies of the 2020 Provincial Policy Statement (PPS) including the following:

- Promoting opportunities for intensification and redevelopment, taking into account the availability of suitable existing and planned infrastructure and public service facilities (Section 1.1.3.3);
- Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures (Section 1.2.6.1).

County of Essex Official Plan

The subject site is located within the settlement area in the County of Essex Official Plan. Accordingly, the proposed development constitutes intensification of a site within the existing built-up area of the municipality and would represent cost-effective development.

Lakeshore Official Plan

The site is designated Urban Fringe in the Municipality's Official Plan. The Urban Fringe area consists of clusters of predominantly residential and commercial uses which have developed at the periphery of the Municipality of Lakeshore adjacent to Settlement Areas outside of the Municipality. These areas generally reflect the extent of existing uses and development patterns. The applicant wishes to intensify an existing property and business located within the Urban Fringe area.

The Urban Fringe Designation in the Official Plan permits residential, commercial, recreational and open space related uses.

Zoning By-law

The site plan SPC-2-2017, titled Glider Systems Inc. 4183 Richardson Side Road Site Plan Control, and dated July 30th 2021 conforms to the zoning by-law. The Municipality is satisfied that the conditions for the holding symbol have been met which include potable water to the site and entering into a site plan agreement with the Municipality and therefore recommend removal of the holding symbol from the subject property.

Site Plan

The site plan drawing (attached as Appendix B) details the proposed expansion.

Conclusion

Administration recommends that Council approve Zoning By-law Amendment ZBA-29-2021 and Site Plan Control Application SPC-2-2017 as it conforms to the Provincial Policy Statement, County of Essex Official Plan, Lakeshore Official Plan and Lakeshore Zoning By-law.

Financial Impacts

There are no budget impacts resulting from the recommendation.

Attachments

Appendix A – Key Plan

Appendix B – Site Plan

Report Approval Details

Document Title:	Removal of Holding Symbol ZBA-29-2021 and Site Plan Control Agreement SPC-2-2017 RE Glider Systems Inc. .docx
Attachments:	- Appendix A - Key Map 4183 richardson side road.pdf - Appendix B - Site Plan.pdf
Final Approval Date:	Oct 4, 2021

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

Aaron Hair

Tammie Ryall

Jessica Gaspard

Kristen Newman

Truper McBride