

TOWN OF LAKESHORE
COMMUNITY AND DEVELOPMENT SERVICES
DEVELOPMENT SERVICES DIVISION

TO: Mayor and Members of Council

FROM: Kim Darroch, Manager of Development Services

DATE: November 19, 2019

SUBJECT: Site Plan Control (File: SPC-9-2019), 2366146 Ontario Ltd., c/o Ray Tracey, 1925 County Road 42, Community of Rochester

RECOMMENDATION:

It is recommended that:

1. Council approve Site Plan Control Application SPC-9-2019 to permit the placement of a 1,232 m² (13,261 ft²) new warehouse building, located at 1925 County Road 42, in the Community of Rochester, subject to the following conditions:
 - a) that the Owner/Developer enter into an amending Site Plan Agreement with the Town 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
2. The Mayor and Clerk be authorized, by By-law # 130 -2019 to execute the amending Site Plan Agreement.

BACKGROUND:

The proposed site plan amendment affects a 2.84 hectare (7.03 acre) rural commercial / employment parcel of land located at 1925 County Road 42, as shown on the Key Map (Appendix 1), in the Community of Rochester. The applicant wishes to construct a 1,232 m² (13,261 ft²) new warehouse building on the subject property. The smaller building addition labeled "future warehouse" on the site plan and attached as Appendix 2, will require a future site plan amendment application.

Re-zoning and site plan approval was previously obtained to permit a warehouse building in December of 2013, as well as to obtain relief from various sections of the Town of Lakeshore Zoning By-law, regarding the requirement for hard surfacing and curbing for the parking lot, in this rural location. In addition to the warehousing use, the property has a secondary use, which was not subject to *Planning Act* approvals under the *Green Energy*

Act (i.e. a ground mounted solar project).

BACKGROUND:

Subject Land (1925 County Road 42)	Lot Area - 2.84 hectare (7.03 acres) Existing Use – warehouse(s) and solar project Proposed Use – additional new building (warehouse use) Access – access off of County Road 42 Services – municipal water, private sewage system (septic system)
Neighbouring Land Uses	All Directions – mix of agricultural, rural residential, rural commercial / employment land uses
Official Plan	Agricultural
Existing Zoning	“CR-49, Rural Commercial / Employment Zone ”

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 “CR-49” which permits the proposed use of a warehouse.

Site Plan

The site plan drawing (attached as Appendix “2”), prepared by the applicant, details the proposed warehouse facility.

OTHERS CONSULTED:

Administration has reviewed the proposal and concurs with the recommendations of this report.

FINANCIAL IMPACTS:

There are no adverse financial impacts resulting from the recommendation.

Prepared by:



Kim Darroch, M.PL., MCIP, RPP
Manager of Development Services

Reviewed by:



Tammie Ryall, MCIP, RPP
Director of Community
and Development Services

Submitted by:



Truper McBride, MPlan, RPP, MCIP
Chief Administrative Officer

Attachments:

Appendix "1" Key Plan
Appendix "2" Site Plan

Appendix 1 – Key Map

