



## Report to Council

Department: Development Services  
Division: Planning  
Date: September 21, 2021  
Prepared by: Rita Jabbour, RPP, Manager, Planning Services  
Report Number: PLANNING2021-21  
Subject: Site Plan Control Approval for 320 South Talbot Road  
(Essex Centre, Ward 1)  
Number of Pages: 6 including attachments

### Recommendation(s)

**That** Planning report PLANNING2021-21 entitled Site Plan Control Approval for 320 South Talbot Road prepared by Rita Jabbour, RPP, Manager, Planning Services dated September 21, 2021 be received, and

**That** Bylaw 2065, being a bylaw to enter into a Site Plan Control Agreement between: The Corporation of the Town of Essex and 1954990 Ontario INC for the development of an equipment sales and rental agency, be executed and registered.

### Purpose

**To obtain Council's authorization to execute a site plan control** agreement for the development of an equipment sales and rental agency on the lands legally described as Parts 28 & 29 on Registered Plan 12R21183 and municipally known as 320 South Talbot Road in the Essex Centre (Ward 1).

## Background and Discussion

The Town of Essex is in receipt of a Site Plan Control application for the property known municipally as 320 South Talbot Road in the Essex Centre (Ward 1). The subject property is identified below:



The subject property is approximately 1 hectare (2.5 acres) in total lot area. It is designated “Industrial” under the Town of Essex Official Plan and is zoned Manufacturing District 1.3 (M1.3) for Light Industrial and Business Park purposes under Town of Essex Zoning Bylaw, Bylaw 1037. The subject property is currently vacant.

### The Proposal

As identified on the attached site plan, the applicants, 1954990 Ontario INC, wish to develop the lands for the following purpose:

- A two-storey, 12, 597 square foot industrial building for equipment sales, lease and rental; and,

- An ancillary parking area to accommodate thirty-two (32) parking spaces, two of which will be accessible, and loading docks.

The industrial building will be occupied by Toyota Liftow Limited. Liftow Limited is the largest Toyota forklift dealer group in North America and specializes in equipment sales and rental. The M1.3 zoning district permits an equipment sales, lease or rental agency.

#### Submitted Support Studies

The following plans and studies prepared by Aleo Associated INC were submitted as part of the complete application process:

- A Site Plan, Site Data and O.B.C Matrix, and,
- A Stormwater Management Report, and,
- A Site Servicing, Grading and Pavement Plan

The plans and studies have been prepared with consideration of the reconstruction of South Talbot Road and Rush Drain realignment project. They have been reviewed by the Town of Essex and external agencies including the Essex Region Conservation Authority (ERCA). They have also been circulated to and reviewed by the Ministry of Transportation (MTO) due to the **development's proximity to the Highway 3 corridor.**

#### Property Access and Servicing

As identified on the attached Site Plan, access to the site will be by way of a single, two-way access area off South Talbot Road. The proposed building is set back greater than 14 metres – the desired minimum setback for buildings and structures along service roads adjacent to a provincial highway- from the north property limit of South Talbot Road.

The applicant has exceeded the parking requirements for the proposed development and has met the zoning bylaw requirements for the number of accessible parking spaces, bicycle parking and loading spaces. Forty percent (40%) of the area will remain landscaped, exceeding the fifteen percent (15%) minimum zoning requirement. The lot coverage will not exceed the maximum allowable lot coverage for the M1.3 zoning district (25%).

The stormwater outlet for the property is the Rush Municipal Drain. A connection to an existing box culvert that crosses South Talbot Road is proposed. Stormwater runoff is proposed to be stored within a retention swale. Stormwater quality is being accomplished by using a new oil and grit separator. **The developer understands that South Talbot Road is an existing construction zone and that any work within the area will require coordination with the Highway 3 Design Team via the MTO Corridor Management Office.**

Agency Comments

Comments from the following agencies were received:

Essex Region Conservation Authority (ERCA)	<ul style="list-style-type: none"> <li>• Advised that a Stormwater management report be prepared to the satisfaction of the Town of Essex and ERCA</li> <li>• Section 28 permit and or clearance from ERCA required</li> </ul>
Ministry of Transportation (MTO)	<ul style="list-style-type: none"> <li>• No concerns with Stormwater report</li> <li>• MTO permits required prior to site alteration or construction, and for all signs visible from Highway 3</li> </ul>
Town of Essex Building Services	<ul style="list-style-type: none"> <li>• No comments at time of circulation</li> </ul>
Essex Fire and Rescue Services	<ul style="list-style-type: none"> <li>• No objections</li> </ul>
Enbridge Gas	<ul style="list-style-type: none"> <li>• No gas main at front of property</li> <li>• Application for gas main extension required</li> </ul>

Hydro One	<ul style="list-style-type: none"><li>• No comments at time of circulation</li></ul>
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Bylaw 2065

Agency comments and requirements have been incorporated within Bylaw 2065 and the **accompanying Site Plan Control Agreement. The Agreement sets out the proponent's** obligations in executing the site plan signed and stamped on August 20, 2021. The Agreement was circulated to the proponent, MTO and Town of Essex Infrastructure Services for review.

## Financial Impact

All costs associated with processing the application and reviewing the studies have been fully recovered from the application fee (\$2900) and the required deposit (\$5000). In an effort to stimulate job creation, the municipality has waived development charges for commercial and industrial developments. The development charge that would have been payable upon building permit issuance for this development is \$54,051. Although waived, the municipality is still required to fund this amount from other sources. This amount will be funded through the 2021 approved operating budget, **under Council's costing centre.**

## Consultations

The proposed development and this report was reviewed internally by Town of Essex staff from Infrastructure Services, Development Services, Corporate Services and Fire and Rescue Services. The site plan was also reviewed by the Essex Region Conservation Authority (ERCA), Enbridge Gas, Hydro One and by members of the Town of Essex Accessibility Committee. Comments from these agencies were incorporated into the development of this report and accompanying Bylaw and Agreement.

## Link to Strategic Priorities

- Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.
- Improve the Town's capacity to meet the ongoing and future service needs of its citizens** while ensuring the corporation is resilient in the face of unanticipated changes or disruptions.

## Report Approval Details

Document Title:	Site Plan Control Approval for 320 South Talbot Road (Essex Centre, Ward 1).docx
Attachments:	- SITE PLAN.pdf - Proposed Building Elevations.jpg - By-law 2065 and Site Plan Control Agreement.docx
Final Approval Date:	Sep 16, 2021

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



**Lori Chadwick, Director, Development Services - Sep 16, 2021 - 2:00 PM**



**Doug Sweet, Chief Administrative Officer - Sep 16, 2021 - 2:06 PM**