



Report to Council

Department: Development Services

Division: Planning

Date: June 15, 2020

Prepared by: Rita Jabbour, RPP, Manager, Planning Services

Report Number: PLANNING2020-10

Subject: Site Plan Control Approval for 2636 County Road 20 East (Colchester South, Ward 3)

Number of Pages: 5

Recommendation(s)

That PLANNING2020-10 entitled Site Plan Control Approval for 2636 County Road 20 East (Colchester South, Ward 3) prepared by Rita Jabbour, RPP, Manager, Planning Services dated June 15, 2020 be received, and

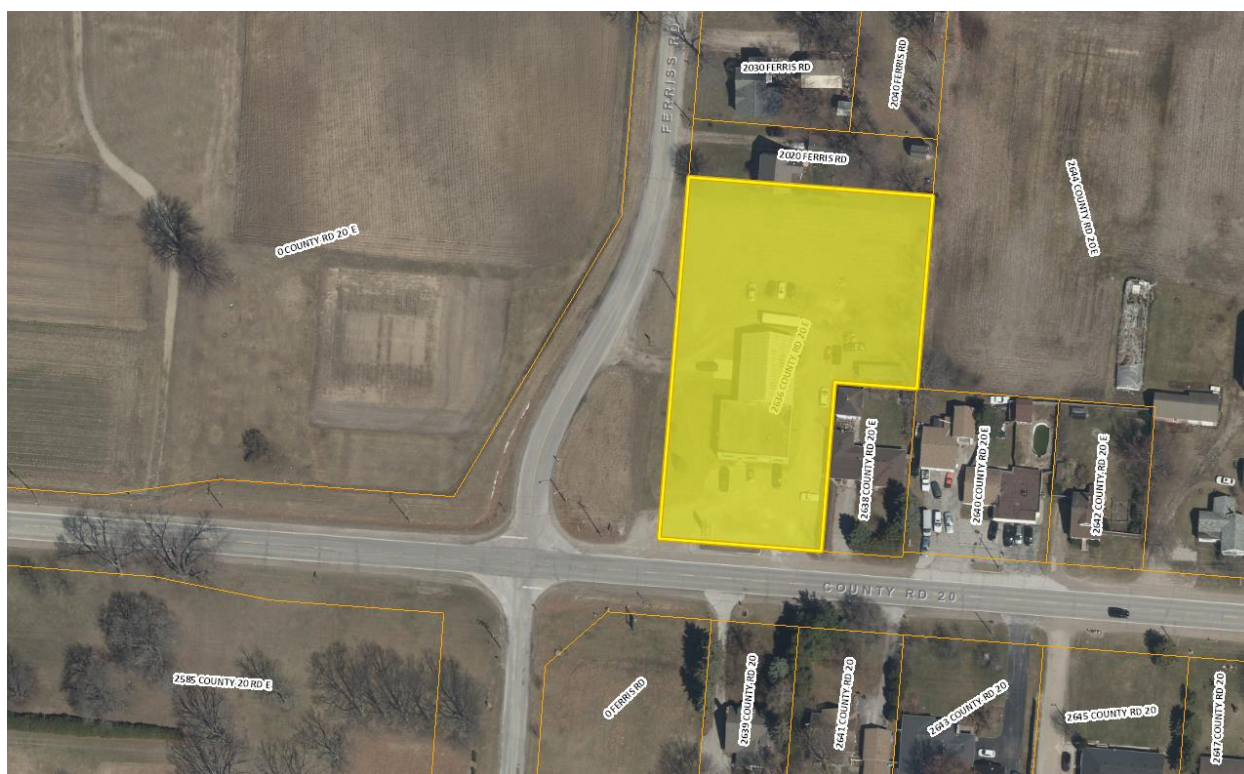
That Bylaw 1919, Being a Bylaw to enter into a Site Plan Control Agreement between: The Corporation of the Town of Essex and Classy Caps MFG. INC for the construction of a commercial warehouse at the intersection of County Road 20 East and Ferriss Road, be executed and registered.

Purpose

To obtain Council's authorization to execute a site plan control agreement for the construction of a 15,000 square foot commercial warehouse at the intersection of County Road 20 East and Ferriss Road in Ward 3.

Background and Discussion

The Town of Essex is in receipt of a site plan control application for the property located at the intersection of County Road 20 East and Ferriss Road in the former township of Colchester South (Ward 3). The property is identified municipally as 2636 County Road 20 East and is identified below:



The 0.508 hectare site is designated "Highway Commercial" under the Town of Essex Official Plan and is zoned Commercial District 3.1 (C3.1) for highway commercial uses

under Town of Essex Zoning Bylaw, Bylaw 1037. The property is currently occupied by an existing block building and attached pole structure.

The Proposal

As shown on the attached site plan, the applicants, Classy Caps MFG INC, wish to construct a 15,000 square foot warehouse addition to the existing building to accommodate their commercial operations.

Classy Caps MFG. INC. manufactures a number of unique outdoor solar lighting options and has almost twenty (20) years of success in the solar outdoor lighting market using the latest technology available. The proposed warehouse is a pre-engineered steel building to be used strictly for the warehouse of their products. The existing block building will be utilized as an office space and the existing pole barn will be utilized as a warehouse for the repackaging of products.

Access and Parking Area

As a result of the proposed development, the applicant is required to provide seven (7) additional parking spaces, one (1) of which must be reserved as an accessible parking space with an access aisle of 1.5 metres in width provided next and parallel to the accessible parking space. The applicants have proposed ten (10) parking spaces and one (1) accessible parking space, which meets the minimum requirement.

The parking area is proposed to consist of an asphalt surface save for the easterly driveway portion which will consist of gravel. All parking and access areas outside of an urban centre or hamlet, at minimum, shall be covered with a gravel surface that is treated on a continual basis to prevent dust contamination onto abutting properties.

The parking area will be accessed by way of the existing easterly access area off County Road 20. The applicants have proposed to remove the existing westerly access area off County Road 20 to comply with the recommendations of the County of Essex and Town of Essex Infrastructure Services.

Two (2) loading docks are proposed off Ferriss Road. The entrances to the loading docks have been combined with the existing entrance to the south. In addition, a new access area just north of the docks is proposed to accommodate access to the overhead doors of the proposed warehouse. Thus, in total, only two (2) access areas are proposed off Ferriss Road.

To improve site lines for those exiting the parking area onto County Road 20, the removal of the existing shrubs to the east of the subject property has been made a provision of the site plan control agreement.

Impact on Adjacent Properties

The subject property is bordered to the North and East by residential dwellings. To mitigate any potential adverse impacts on the abutting residential properties, the applicants have proposed the installation of emerald green arborvitae long the easterly and northerly lot lines.

Financial Impact

There is no negative financial impact to the municipality. The proposed development will visually enhance this intersection and allow for a diverse commercial base.

Consultations

This site plan was reviewed internally by staff from Infrastructure Services, Building Services and Fire. This site plan was also reviewed by the Essex Region Conservation Authority (ERCA), the County of Essex, the OPP and the Accessibility Committee for the Town of Essex. Comments were received from agencies noted above and amendments were coordinated with the proponent.

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.

Report Approval Details

Document Title:	Site Plan Control Approval for 2636 County Road 20 East (Colchester South, Ward 3) .docx
Attachments:	<ul style="list-style-type: none">- (Revised Site Plan) Classy Cap Revisions May 26 2020 24x36_Page_1.jpg- By-law 1919 and Site Plan Control Agreement.docx
Final Approval Date:	Jun 10, 2020

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



Lori Chadwick, Director, Development Services - Jun 9, 2020 - 9:53 AM



Chris Nepszy, Chief Administrative Officer - Jun 10, 2020 - 9:35 AM