



## Report to Council

Department: December 2<sup>nd</sup>, 2019

Prepared by: Jeff Watson, Policy Planner

Submitted by: Lori Chadwick  
Director, Development Services

Report Number: Planning 2019-54

Subject: Site plan control approval, Covey Investments  
Incorporated (Crawford Packaging),  
Essex Centre (Ward 1)

Number of Pages: 4

### RECOMMENDATION(S)

It is recommended that:

1. Planning report Planning 2019-54, entitled "Site plan control approval, Covey Investments Incorporated" be received and
2. That By-law 1867, regarding the site plan control application of Covey Investments Incorporated for the construction of a warehouse operation at the intersection of South Talbot Road and Reed Street be adopted and the related site plan agreement be executed and registered.

### REASON FOR REPORT

An application for site plan control approval has been submitted on behalf of Crawford Packaging for the construction of a warehouse complex on South Talbot Road, requiring Council's authorization to execute a site plan control agreement. The site plan is attached to this report as Appendix 'A'.

[illegible]

With reference to the attached site plan, the 3.5 acre property will be developed in two phases for warehouse facilities totalling 50,000 square feet and a business office of 6300 square feet. Provision is made for truck loading and off-loading (6 spaces), with 27 spaces for employee and customer parking. Two accessible parking spaces will be provided at the entrance to the offices as well as provision for bicycle parking. Approximately 23 percent of the property will be landscaped.

The project conforms to the zoning by-law, By-law 1037, regarding the uses permitted and the applicable regulations. It will be developed in two phases, the first being a 25,000 square foot warehouse, business office, loading spaces for 3 trucks and the required employee parking, including the accessible and bicycle parking required by the zoning by-law. Phase two will include a 25,000 square foot addition and loading spaces for three additional trucks.

The site itself is located at the entrance to the future Essex Town Centre subdivision. Future residential development will be sheltered from activities occurring on the site by the warehouse building itself, as all activities will face north toward the non-residential uses on the north side of South Talbot (currently McDonald's and Tim Horton's Restaurants). As well a berm and wood screening fence will be provided to the rear of future dwellings fronting on Reed Street. Office parking will be off South Talbot Road and will abut future business/light industrial uses when the property next south is developed.

## **Link to Strategic Priorities**

This project provides employment opportunities helping the Town to maintain a sustainable and balanced economy.

## **Financial Impact**

N/A

## **Reviewed by:**

Lori Chadwick, Director, Development Services - concurs

Rita Jabbour, Manager, Planning Services - concurs

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