

Report to Council

Department:	December 2 nd , 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
- 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'.

COMMENTS



The property affected is located at the intersection of South Talbot Road North and what is now Reed Street, the street leading into the future Essex Town Centre subdivision. It was to be the site of Moir Crane, but it was recently sold to Covey Investments Incorporated for the construction of a warehouse facility to be operated by Crawford Packaging. Crawford Packaging packages industrial and commercial products for distribution.

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.

Council will recall that the Ministry of Transportation (MTO) is responsible for the reconstruction of South Talbot Road to collector road status as part of the Highway 3 expansion. That will include changing the configuration of South Talbot Road from its 90 degree bend to a curved re-configuration to permit better traffic flow. Lands required for this, taken from the subject property have been, factored into the site plan. The proponents are required to obtain sign permits from MTO and provide an exterior lighting plan and storm water management plan for MTO's approval. The storm water management plan is also subject to approval by the Essex region Conservation Authority and the Town.

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

