

DATE: November 9, 2021

REPORT NO: PD-118-2021

SUBJECT: **Recommendation Report - Authorizing By-law – (Agent) Ontario Outbuilding – (Owner) Bert Vis Upholstery - 214 St Catharines Street. File No. 2100-012-21**

CONTACT: Madyson Etzl, Planner II
Brian Treble, Director of Planning & Building

OVERVIEW:

- The owner of the lands legally known as Concession 9, Part Lot 6, in the former Township of South Grimsby, now in the Township of West Lincoln, Region of Niagara. Municipally known as 214 St Catharines Street, has proposed a 502 square metre expansion to the south side of the existing building known as Bert Vis Upholstery
- This expansion will be used by Bert Vis Upholstery business to be able to store their materials. Ontario Outbuilding Ltd. are the agents on this file and as staff understand will be facilitating the construction of the proposed warehouse.
- There is currently already a portion of their existing warehouse located towards the back of the property and they require this addition to expand their warehouse space as their business continues to grow and serve West Lincoln.
- The site plan application was received on August 18th 2021 and has been circulated to internal and external agencies to provide comment on or before October 25th 2021
- Township Planning Staff recommend that the Mayor and Clerk be authorized through a Bylaw to sign the Site Plan Agreement once all site plan details are substantially completed.

RECOMMENDATION:

1. That, report PD-118-2021, regarding “Recommendation Report - Authorizing By-law – (Agent) Ontario Outbuilding – (Owner) Bert Vis Upholstery - 214 St Catharines Street. File No. 2100-012-21” dated November 9th 2021, BE RECEIVED; and,
2. That, a bylaw be passed to authorize the Mayor and Clerk to sign a Site Plan Agreement with (Agent) Ontario Outbuilding – (Owner) Bert Vis Upholstery, and Ralph Vis, once all site plan details are substantially completed.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

- Strategic, Responsible Growth

BACKGROUND:

Andrew Frandsen on behalf of Ontario Outbuilding (Agent) has submitted a complete Site plan application for the lands located at 214 St Catharines Street known as Bert Vis Upholstery (Ralph Vis - Owner). This site plan application is for a proposed 502 square metre expansion to the south of the existing building to expand the current warehouse space.

The properties existing building footprint is approximately 2,037.10 square meters (11,162.25 square feet) in size prior to the proposed development. The proposed development will be completed in one phase over the next few months. A Minor Variance Application A17/2021WL was previously approved on July 21st 2021 to recognize the proposed 502 square metre expansion to be located on the portion of the lot located at 214 St Catharines Street that is zoned 'D' Development.

CURRENT SITUATION:

A complete submission for Site Plan approval was received on August 18th 2021.

The application was circulated to internal and external agencies and is being reviewed by the Niagara Peninsula Conservation Authority, Township Fire, Building, Public Works and Planning Departments. Comments for this application were due by October 25th 2021.

The initial comments were compiled together and submitted to the applicants. These comments are attached to this report. Planning Staff recommend that authorization be granted for the Mayor and Clerk to sign a Site Plan Agreement once all of the site plan details have been completed.

FINANCIAL IMPLICATIONS:

There are no costs to the Township associated with this application.

INTER-DEPARTMENTAL COMMENTS:

Township Staff have received written comments from the NPCA on October 21st 2021 stating that they can confirm that the proposed addition/expansion does not fall within close proximity to any NPCA regulated features or hazards, and as such the NPCA has no objections to the proposed Site Plan Amendment Application.

Township Building, Fire Department and Public Works Department has no objections to the proposed expansion.

CONCLUSION:

The agent Andrew Frandsen, on behalf of the applicant Bert Vis Upholstery has submitted an application for Site Plan Approval for 214 St Catharines Street for a newly proposed 502 square meter expansion to the existing warehouse. Staff feel that it is appropriate at this time to authorize, by by-law, the Mayor and Clerk to sign a Site Plan Agreement with

the owner of the subject lands located at 214 St Catharines Street, when appropriate, to ensure that the process continues to move forward in a timely manner.

ATTACHMENTS:

1. Site Plan
2. Draft Bylaw

Prepared & Submitted by:



Brian Treble
Director of Planning & Building

Madyson Etzl
Planner II

Approved by:



Bev Hendry
CAO