

DATE: September 14, 2020

REPORT NO: PD-122-2020

SUBJECT: Recommendation Report - Corco Property Holdings Inc (Steve Witt/Stanpac) - Site Plan and Site Plan Authorizing By-law - File No. 2100-008-20

CONTACT: Brian Treble, Director of Planning and Building

OVERVIEW:

- In 2014, the Township of West Lincoln sold the subject lands (attachment 1) to Corco Property Holdings Inc for parking lot purposes.
- The owner of the lands located on Thompson Road, now proposes to construct a storage building on the 2.51 hectare (6.2 acre) property. The storage building is required accessory to the main plant of Stanpac.
- The applicant has now submitted a site plan amendment application which proposes a 647 square metre new storage building to the south of the existing parking lot on the subject lands.
- The proposed site plan has just recently been submitted, and has only briefly been reviewed by Planning, Public Works, and Building but no obvious concerns arose; provided that storm water drainage has been accounted for from the additional roof area. External agency review is not required.
- Township Planning Staff recommend that the Mayor and Clerk be authorized through a By-law to sign the future Site Plan Agreement.

RECOMMENDATION:

1. That, report PD-122-2020, regarding "Recommendation Report, Corco Property Holdings Inc (Steve Witt/Stanpac) - Site Plan and Site Plan Authorizing By-law - File No. 2100-008-20", dated September 14, 2020, BE RECEIVED; and,
2. That, the Mayor and Clerk be authorized to sign a Site Plan Agreement with Corco Properties Inc (Steve Witt/Stanpac), when all site plan details have been completed.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

- **Strategic, Responsible Growth**

BACKGROUND:

The subject lands were sold to Corco Property Holdings Inc on February 28, 2014. This ownership is an independent company in the Stanpac group. The area was developed as a parking lot and has been used for parking lot purposes since 2014.

In August of 2020, the Building Department received plans for a storage building on the property to the south of the existing parking lot use. A site plan is required first.

This property is 2.51 hectares (6.2 acres) in size and is located east of the main Stanpac plant and on the east side of Thompson Road.

The proposed new storage building is 647 square metres in size and will be situated to the south of the existing parking lot on a portion of the land that is currently used for storage. This building is proposed as a storage building accessory to the Stanpac main plant.

CURRENT SITUATION:

Site plan approval is required now and was not obtained at the time of construction of the parking lot. By definition, the parking lot also required a site plan so this process addressed both issues.

FINANCIAL IMPLICATIONS:

There are no costs to the Township associated with this application. A Letter of Credit or Security and an Administration fee will be collected, if required by the agreement, to ensure that any costs that the Township may incur as a result of deficiencies in construction are covered. No security is anticipated to be required at this time due to the scale of the proposal.

INTER-DEPARTMENTAL COMMENTS:

Township Planning staff are working closely with Township Public Works and Building staff, no other agency input is required.

CONCLUSION:

The applicant has submitted a Site Plan application and will require a site plan and Agreement for the subject property on Thompson Road to allow for a 647 square metre storage building to be constructed for storage purposes accessory to the Stanpac main plant at 2790 Thompson Road. There is minimal change to associated parking, water and stormwater calculations for the site.

Staff feel that it is appropriate at this time to authorize the Mayor and Clerk to enter into a Site Plan Agreement with the owner of the subject lands. Staff will advise when final approval has been achieved and when it is appropriate for the Mayor and Clerk to sign

the agreement. This report is written now to ensure that the construction process continues to move forward in a timely manner.

ATTACHMENTS:

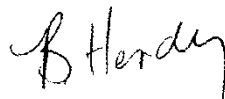
1. Location Map
2. Draft Authorizing By-law
3. Draft Site Plan

Prepared & Submitted by:



Brian Treble, RPP, MCIP
Director of Planning and Building

Approved by:



Bev Hendry, CAO