

STAFF REPORT PUBLIC MEETING OF PLANNING

DATE: July 25, 2022

TO: Mayor and Members of Council

FROM: Jacob Rheaume, Director of Building, By-law & Planning

RE: SPDA - By-law No. 32-2022 - Staff Report.docx

Owner: UNIVERSAL STORAGE SOLUTIONS (Garret Munro)

Location: 3910 County Road 34, Alexandria, ON
Con 1, Part Lot 1: RP14R4150, Part 1, former Kenyon Township





Official Plan designation: Rural District



Zoning designation: Rural Industrial-Special Exception MR-2 ("mini storage" and "outdoor recreational vehicles storage" added as permitted uses – Z-01-2022)

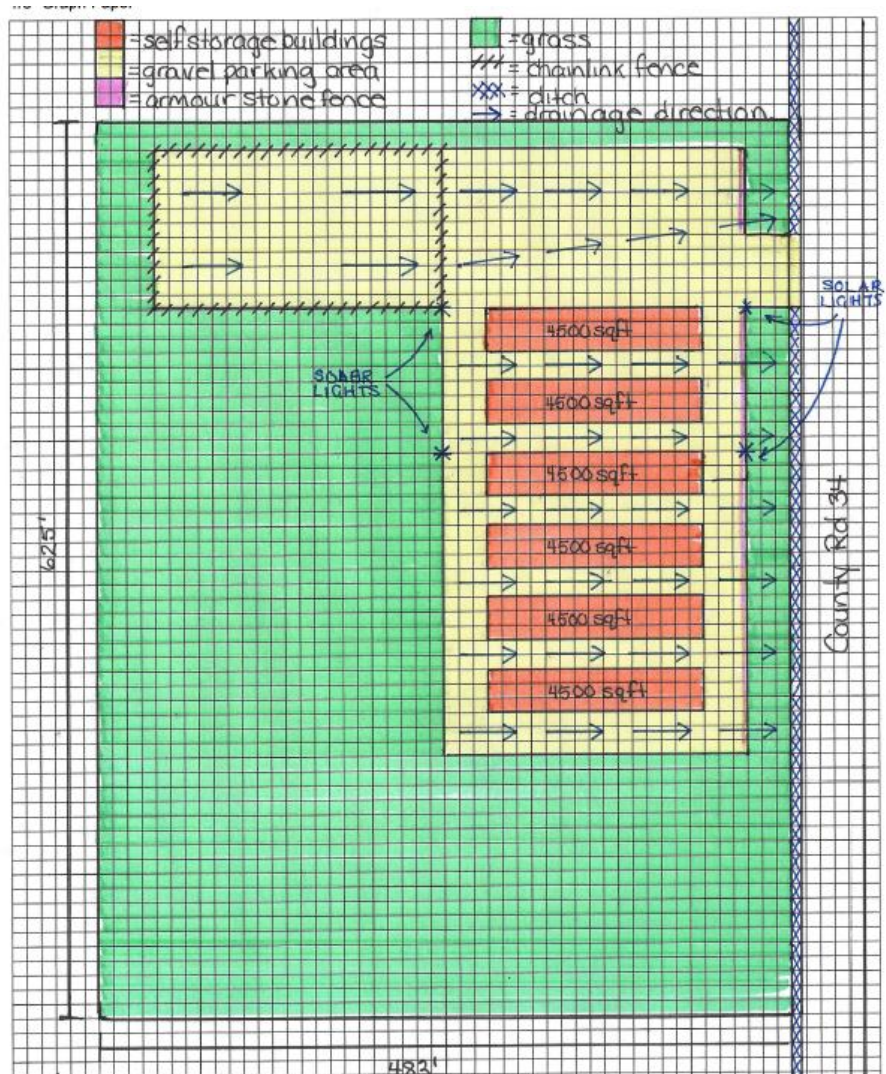


Purpose of application: to enter into a Site Plan Control Development Agreement between UNIVERSAL STORAGE SOLUTIONS (Garret Munro) and the Corporation of the Township of North Glengarry for a mini-storage buildings complex (each approximately 30' x 150') with various storage accommodations and for an outdoor recreational vehicle storage such as boats, trailers, RV's, etc.

Background/discussion: The Planning Department has received an application for a Site Plan Control Development Agreement on a property located at 3910 County Road 34, just South of the urban settlement area of Alexandria, for a mini-storage buildings complex (each approximately 30' x 150') with various storage accommodations and for an outdoor recreational vehicle storage such as boats, trailers, RV's, etc.

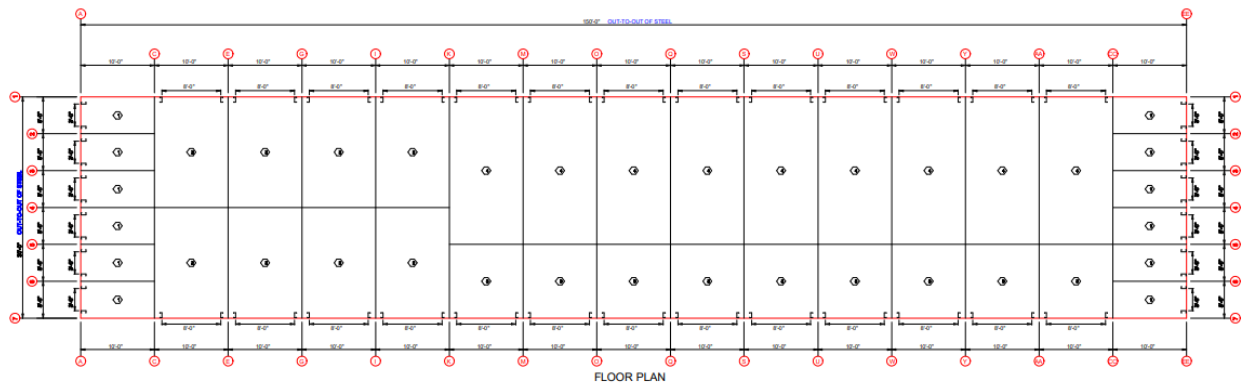
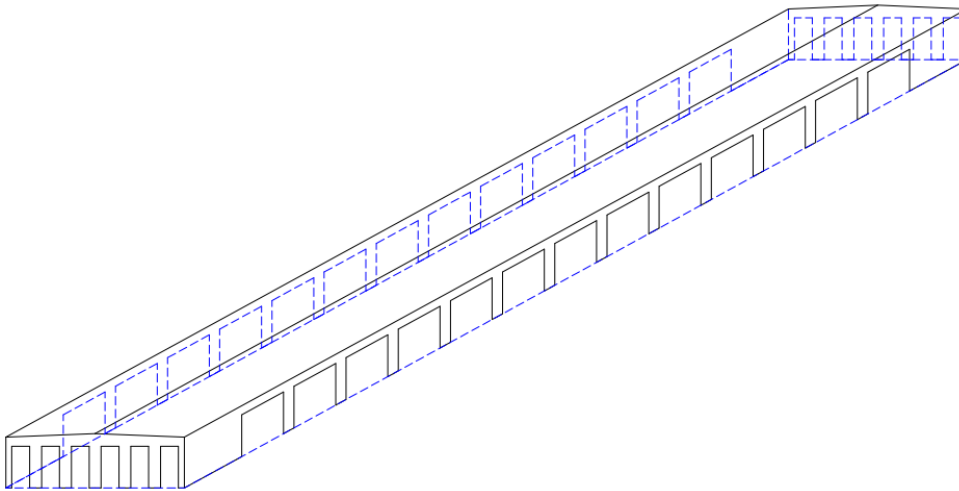
The subject lands have an area of about 7.13 acres of lands, all zoned Rural Industrial-Special Exception MR-2. There is approximately 620' of frontage on County Road 34 and the lot is approximately 500' in depth.

The owner's plan is to develop the lands by installing some mini-storage buildings that are approximately 30' x 150' with various storage accommodations. The proposed site plan shows 6 buildings, and an area behind the units, on the West side of the property, for outdoor recreational vehicles storage such as boats, trailers, RV's, etc. The proposed outdoor recreational vehicles storage site will be fenced with chain link fencing and security measure will be taken to ensure the property is safe for the public and, along County Road 34, an armour stone fence will be installed to protect the buildings from being to visible.



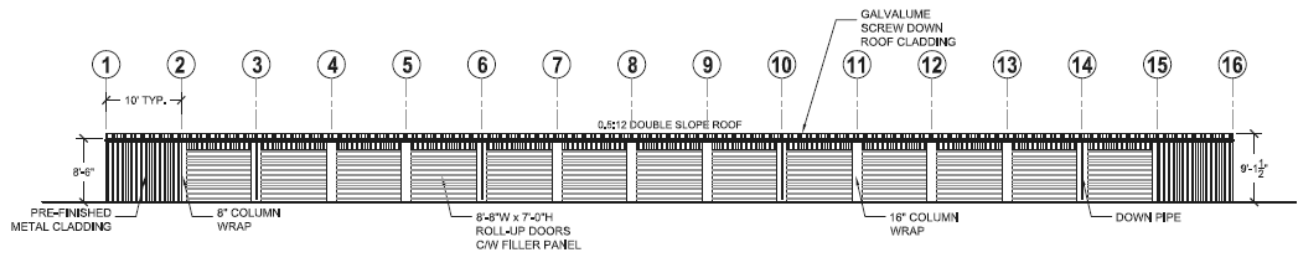
There is already an entrance onto the property from County Road 34, a civic number is also already assigned to the property

The property is zoned Rural Industrial as it's located outside of the Urban Settlement Areas of the Township. This current Zoning designation allows for uses such as transportation depot, recycling depot, greenhouses, fertilizer plants, feed and seed dealer, lumber yard, fuel storage, tile drainage operation, etc. Zoning By-law Z-01-2022 added the additional permitted uses for the property to accommodate the owner's project. The proposed use is compliant with both the Zoning By-law and the United Counties of Stormont Dundas & Glengarry's Official Plan.

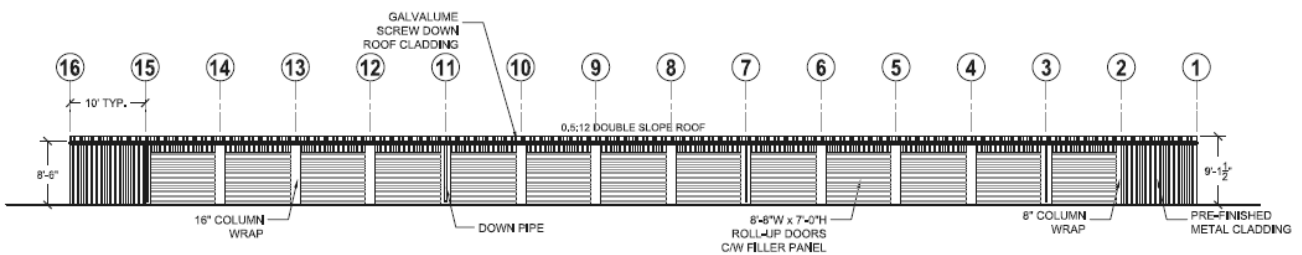


Similar uses can be found just South of the proposed development, being the SDG Depot for Glengarry, and across County Road 34 where a transportation depot/construction company is established, and Alexandria Camping Center just North, across the road. There is, however, a large residential property just North of the proposed development, separated by a large cedar hedge, and one of the two Township's residential mobile home park just to the West but staff is in the opinion that the new development will not create any nuisance for neighbouring residential properties.

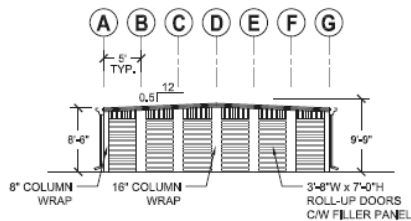
An environmental assessment will not be required for this development. An ESA Phase I & II was conducted in 2006 and concluded the site has no known problems, and that potential for contamination from the past fertilizer storage, and from the neighbouring Counties fuel tanks are low.



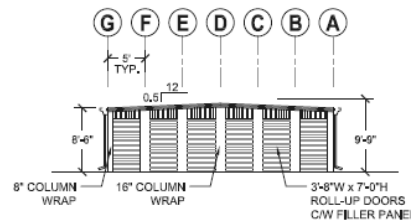
1 SOUTH ELEVATION
S5 NTS



2 NORTH ELEVATION
S5 NTS



3 WEST ELEVATION
S5 NTS



4 EAST ELEVATION
S5 NTS

- Grading:** the proposed site plan contains open green space for approximately 75% of the lot (grass), all the storm water will be infiltrated in-ground before it can leave the property. The parking (between buildings, and the outdoor storage space will be graded to avoid ponding of water but will also be finished with gravel, which will also help with water infiltration before it is diverted elsewhere. The entire property will be graded to drain storm water towards the East property, towards an existing surface drainage ditch. No retention ponds or any other measures are required as the surface drainage ditch runs directly along the property line.
- Access:** vehicular (and pedestrian) access to the property will be from County Road 34, there will be a 6m wide entrance (minimum) to comply with Building and Fire Codes. Public Works/Roads Department has no concerns with the proposed development.

- **Emergency access:** the main and only driveway/access to the property will be 6m wide, which can be considered from a Fire and Building Code perspective as a “street”. A setback of at least 6m will also be provided between each building for that same purpose. This provides for the building to be surrounded by three streets for fire fighting and emergency access. The proposed development will be fully accessible to all emergency vehicles.
- **Parking:** parking requirements have been calculated based on parking requirements Section 3.21 in the Zoning By-law, using the parking rate for Industrial uses where 1 parking space for each 70m² of floor area is required. The total number of required spaces is 6 per building. The parking area can accommodate a lot more parking spaces as most will have access to the site and park near the storage temporarily. No vehicles will be allowed to remain “on-site” for extended periods of time, aside from where the outdoor vehicle storage zone is located. No issues are anticipated with the proposed spaces. No barrier free parking spaces are required, the Ontario Building Code does not require such building to be barrier free as it is not intended to be occupied on a daily or full-time basis.
- **Servicing:** at this time, no sanitary systems are required as no plumbing fixtures are proposed. There will not be a well on the property either. Electrical (Hydro One) service is the only service that may be brought onto the property, mostly for lighting and security but for now, solar lights are proposed to be installed on the West side of the buildings, and at the entrance.
- **Natural constraints:** the proposed development is in the proximity of wetlands. The Raisin Region Conservation Authority will require the applicant to provide an application to ensure the proposed development is compliant with their policies, only if development is proposed within 15m, which is not the case for now as the development will happen only on the North-East corner. No negative impacts are expected on the adjacent wetlands.



- **Surrounding uses:** As mentioned above, similar uses can be found just South of the proposed development, being the SDG Depot for Glengarry, and across County Road 34 where a transportation depot/construction company is established, and Alexandria Camping Center just North, across the road. There is, however, a large residential property just North of the proposed development, separated by a large cedar hedge, and one of the two Township's residential mobile home park just to the West but staff is in the opinion that the new development will not create nuisance for neighbouring residential properties.
- **Lighting:** The building will be lighted with solar lights, as per requirements in the Ontario Building for exits, access to parking, etc. but no additional lighting is proposed therefore no nuisance on neighbouring properties is expected. Should a sign be lighted, it would have to be done as per the Township's Sign By-law.
- **Garbage:** Should it become necessary, a garbage bin would be installed on the property, privately maintained and enclosed so there would be no impact on the Township's servicing.
- **Fencing:** The proposed outdoor recreational vehicles storage site will be fenced with chain link fencing and security measure will be taken to ensure the property is safe for the public and, along County Road 34, an armour stone fence will be installed to protect the buildings from being to visible.



- **Noise:** The mini-storage buildings with various storage accommodations and the outdoor recreational vehicle storage will generate minimal noise, as it can be expected from a low occupancy industrial business for traffic, pedestrian traffic, etc. No noise issues are expected.

In conclusion, the proposed development has been designed to conform with municipal and provincial guidelines along with site specific constraints and criteria. The applicant submitted the required site plan and drainage plan as required for Site Plan Development Control. The proposed development conforms to the required regulations and is compatible with the adjacent uses.