



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Council

Date: August 26, 2024

Department: Community Development

Topic: Site Plan Control Agreement, 2506418 Ontario Inc (Purplefarm Genetics)

Purpose: To review a site plan control agreement for the development of a 1579m² warehouse and a gravel parking area on Newport Drive for Purplefarm Genetics.

Background: The subject property is approximately 1.13ha in area with 70m of frontage on Newport Drive, also adjacent to County Road 2. The property is within the Township's Industrial Park Policy Area. The site is currently undeveloped.

The proposed warehouse will be used for storage and distribution of product from the adjacent cannabis production and processing facility of the same company. Proposed development also includes a gravel parking/loading area, stormwater management basin, and fire hydrant. The site will be serviced by municipal water and wastewater services.

An application was submitted for site plan control, including:

- Erosion control plan
- Site and servicing plan
- Grading and servicing plan
- Stormwater management report

Site Plan

The site plan provided meets the provisions of the Business Park Industrial (MBP) zone and includes sufficient parking and loading spaces to accommodate the proposed use. The site will be accessed from Newport Drive.

Servicing

The new building will be connected to existing municipal water main and sanitary sewers from the north side of County Road 2. The expected daily flows equate to 3,300 L/day.

Fire Suppression

A new fire hydrant is proposed near the southwest corner of the building, approximately 26m from the building entrance.

Stormwater Management

The storm design will allow for surface water to flow easterly to a swale and stormwater basin at the southeast corner of the site. The site is designed to meet quality and quantity standards for stormwater discharge. The report provides that the Counties infrastructure will not be negatively impacted by post-development flows.

Policy Implications: Council has delegated authority of site plan control approvals to the CAO by bylaw 2022-39, as required by the *Planning Act* s.41(4.0.1).

Our Site Plan Control Bylaw 2023-47 provides that applicants may be required to enter into an agreement with the Township to ensure development proceeds in accordance with the approved plans and drawings, and to ensure the provision of certain items, in accordance with the *Planning Act* section 41(7). Such an agreement may be registered against the land to which it applies.

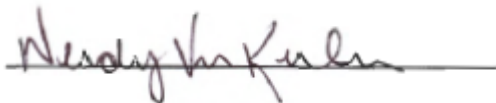
The site plan was approved on August 22, with the condition that the applicant enters into a Site Plan Control Agreement with the Township and that the agreement is registered to the property.

A draft agreement is provided further in this agenda package for Council's review. The agreement incorporates timelines that are consistent with the Option to Repurchase Agreement authorized by bylaw 2023-55.

Strategic Plan Implications: Growth and Economic Development is one of six pillars of the Township's Strategic Plan. The objectives within this pillar demonstrate Council's commitment to driving economic progress, including expansions to our Industrial Park.

Financial Considerations: The applicant has remitted the required fee deposit for site plan control to the Township.

Recommendation: THAT Municipal Council enter into a site plan control agreement with 2506418 Ontario Inc., as attached.



Community Development Coordinator