



## TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

**Committee:** Committee of the Whole – Administration and Finance

**Date:** June 14, 2021

**Department:** Community Development

**Topic:** Application for Site Plan Control Amendment, 137 Commerce Drive (Prysmian Power Cables)

**Purpose:** To review an application for an amendment to Prysmian's site plan control agreement, to permit an expansion to the existing building at 137 Commerce Drive.

**Background:** Cornerstone Builders Ltd., on behalf of property owner Prysmian Power Cables, has submitted an application for an amendment to the site plan control agreement at 137 Commerce Drive. The 46acre property is located within the Township's Industrial Park Policy Area and zoned Industrial Park/Highway Commercial as per our zoning bylaw. The cable manufacturing facility is surrounded by other industrial uses, including Greenfield Ethanol, Logistec, Measurements International and the Prescott Water Treatment Plant. The property has an existing entranceway on Commerce Drive and additional frontage on Edison Drive and County Road 2.

Prysmian Power Cables first came under site plan control in 2003 as Pirelli Cables Inc. The agreement was later amended in 2010 with an expansion to the building, and again in 2015 to include schedule "D" to acknowledge an auxiliary water system. The site plan agreement attached is another amendment that includes the proposed updates.

The proposed expansion includes a 4,610m<sup>2</sup> expansion to the existing 19,654m<sup>2</sup> facility; a new paved access road and entranceway off Edison Drive; a guardhouse building; and a future storage yard expansion area. In regards to the proposed second entranceway, the applicant has provided a Traffic Brief to outline the anticipated traffic to and from the site. There is an anticipated 30 trucks/day that will use the proposed new Edison Drive entranceway, a 15 truck increase based on the expansion. The facility operates 24hrs /day.

The applicant has provided a Stormwater Management Report that will make up Schedule "E" of the amended agreement. The report has been reviewed by the South Nation Conservation Authority and there is general agreement with the concept.

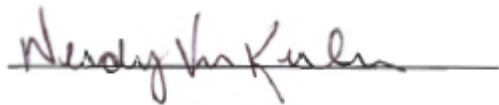
The property has frontage on County Road 2 and as such, the United Counties of Leeds and Grenville were consulted on the proposed site plan. The Counties requested that

road widening be completed prior to site plan approval, although they have accepted an undertaking from Prysmian Power Cables to confirm that the road width will be confirmed and the appropriate dedication will be made, if necessary, by July 31<sup>st</sup>.

**Policy Implications:** All commercial, industrial and institutional properties in the Township are subject to Site Plan Control. An agreement which has been registered on title of the property survives transfer of ownership and changes to the site plan for the property must be granted by bylaw.

**Financial Considerations:** The applicant has submitted the required fee for an amendment

**Recommendation:** That Committee recommend that Council adopt a bylaw to amend the existing Site Plan Control Agreement for 137 Commerce Drive, as attached.

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Community Development Coordinator

A handwritten signature in dark ink, appearing to read "D. Scott", written over a horizontal line.

CAO