



## The Corporation of the Town of LaSalle

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<b>Date:</b>	August 14, 2017	<b>Report No:</b>	DS-48-17
<b>Directed To:</b>	Mayor and Members of Council	<b>Attachments:</b>	Figures 1& 2
<b>Department:</b>	Development & Strategic Initiatives	<b>Policy References:</b>	LaSalle Official Plan
<b>Prepared By:</b>	L. Silani, M.Pl., MCIP, RPP Director of Development & Strategic Initiatives  A. Burgess, MCIP, RPP Supervisor of Planning & Development Services	<b>Our File No:</b>	SPC-05- 2017
<b>Subject:</b>	Amendment to Existing Site Plan Control Agreement		
<b>Agent:</b>	Rosati Construction Inc. (c/o Kathryn Hengl)		
<b>Registered Owner:</b>	Centerline Holdings Inc		
<b>Location of Application:</b>	6290 Morton Industrial Parkway		

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### RECOMMENDATION:

That Council grant Site Plan Control Approval, to allow the construction of a new 87,000 square foot manufacturing plant (including a new two-storey office) to be built at 6290 Morton Industrial Parkway.

### REPORT:

This report is intended to provide members of Council with comments and recommendations regarding a site plan control amendment application that has been submitted to the Town, requesting approval for the construction of a new 87,000 square foot manufacturing plant (including a new two-storey office).

This property is part of the larger "Centerline Industrial Complex" that is situated in the Town's Morton Business Park --- see Figure 1 attached.

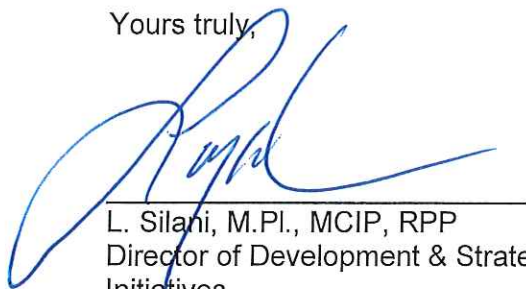
Centreline is a major employer in the Town of LaSalle, having its corporate headquarters located here in a "campus style industrial complex" that is also home to their Research and Development Facilities and to several manufacturing plants that form integral components of their world-wide operations.

This new manufacturing plant is adding significant new employment and industrial floor space to their existing LaSalle based facilities.

In assessing the merits of the Applicant's requested amended site plan, the following comments are offered for Council's consideration:

- i) The subject lands are designated "Business Park" in the Town's approved Official Plan and they are zoned Light Industrial Zone - "M1" in the comprehensive zoning by-law. A broad range of light industrial uses are permitted at this location, including light manufacturing, offices, laboratories, and research and development establishments;
- ii) The Applicant's proposed site plan (as depicted on Figure 2) meets all zoning by-law requirements, and is in conformity with the applicable policies of the Town's Official Plan. All necessary services are available at this location;
- iii) As there is an existing Site Plan Control Agreement currently registered on this property, it is recommended that the existing Site Plan Control Agreement be amended to include the new plant and the new proposed parking area as shown on Figure 2. The amending agreement would include up-dated language regarding storm water management, landscaping, etc;
- iv) In an effort to expedite the commencement of construction related to this new manufacturing plant, Town Building staff are currently working with the contactor to complete "pre-reviews of the building permit drawings", to be ready to issue building permits as soon as Council grants approval to the subject site plan approval request.

Yours truly,

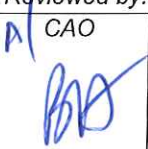




L. Silani, M.Pl., MCIP, RPP  
Director of Development & Strategic Initiatives

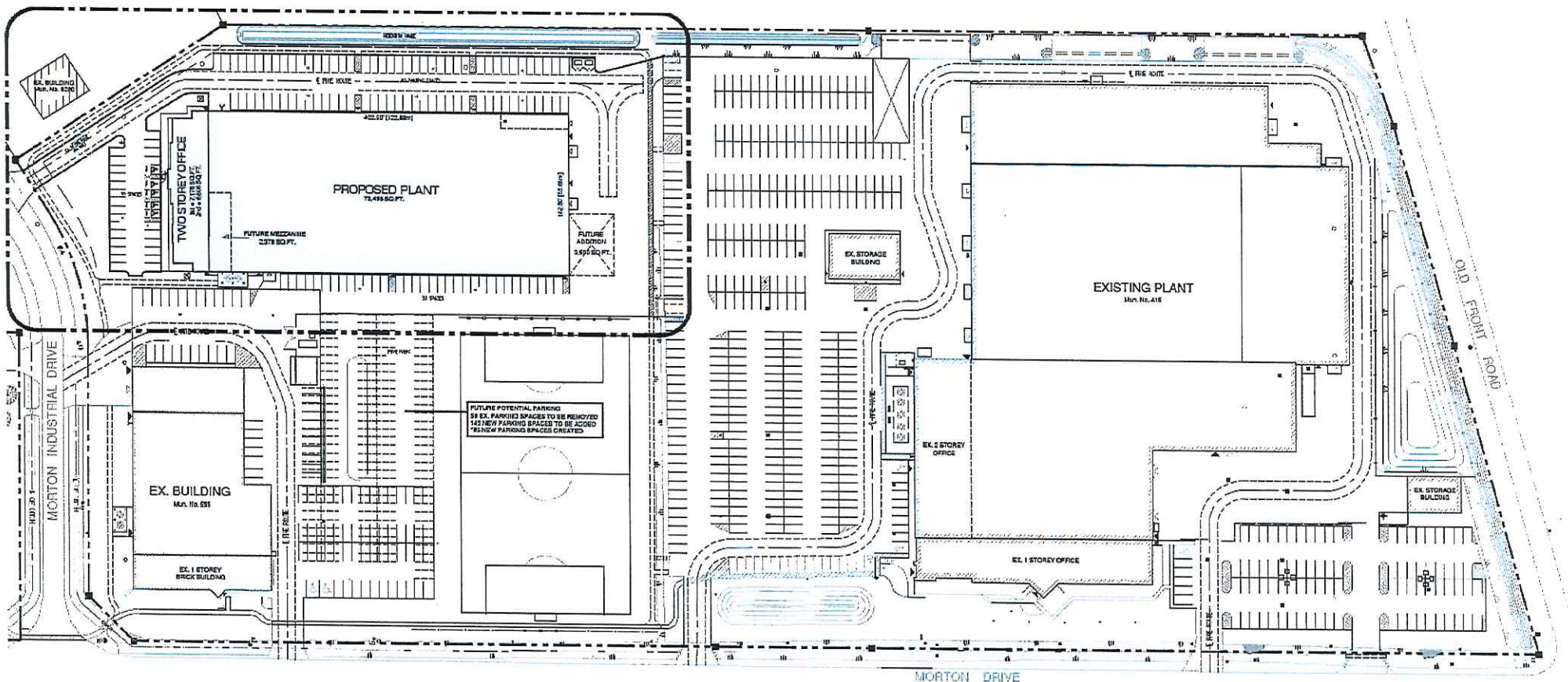



A. Burgess, MCIP, RPP  
Supervisor of Planning & Development Services

*Attachments*

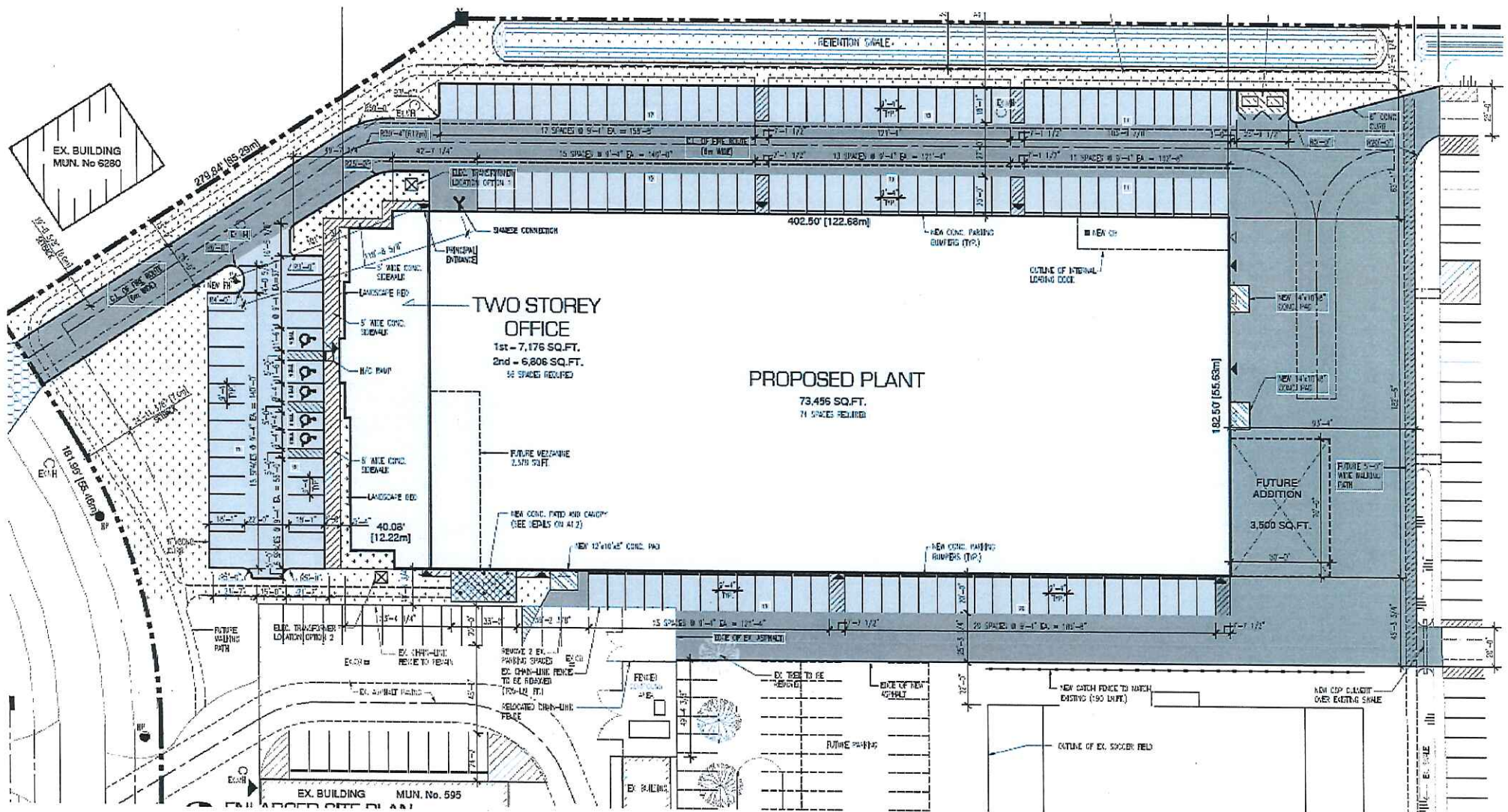
Reviewed by:						
CAO	Finance	Clerk	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire
						






	Scale: N.T.S.	File No: SPC-05/17	<b>FIGURE 1 - MASTER SITE PLAN</b>
	Prepared For: Planning Dept.	Applicant: Centerline Holdings	
	Prepared By: DSI	Date: August 11, 2017	Notes: This document is not a Legal Plan of Survey.





	Scale: N.T.S.	File No: SPC-05/17	<b>FIGURE 2 - ENLARGED SITE PLAN</b>
	Prepared For: Planning Dept.	Applicant: Centerline Holdings	
	Prepared By: DSI	Date: August 11, 2017	Notes: This document is not a Legal Plan of Survey.