



## Planning Report

To: Municipality of Kincardine Planning Committee

From: Daniel Kingsbury, Senior Planner

Date: March 8, 2021

Re: Zoning By-law Amendment - Z-2020-082 (Zukowski - Mechanics Ave)

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### Recommendation:

Subject to a review of submissions arising from the public meeting:

That Committee approve Zoning By-law Amendment Z-2020-082 as attached and the necessary by-law be forwarded to Council for adoption.

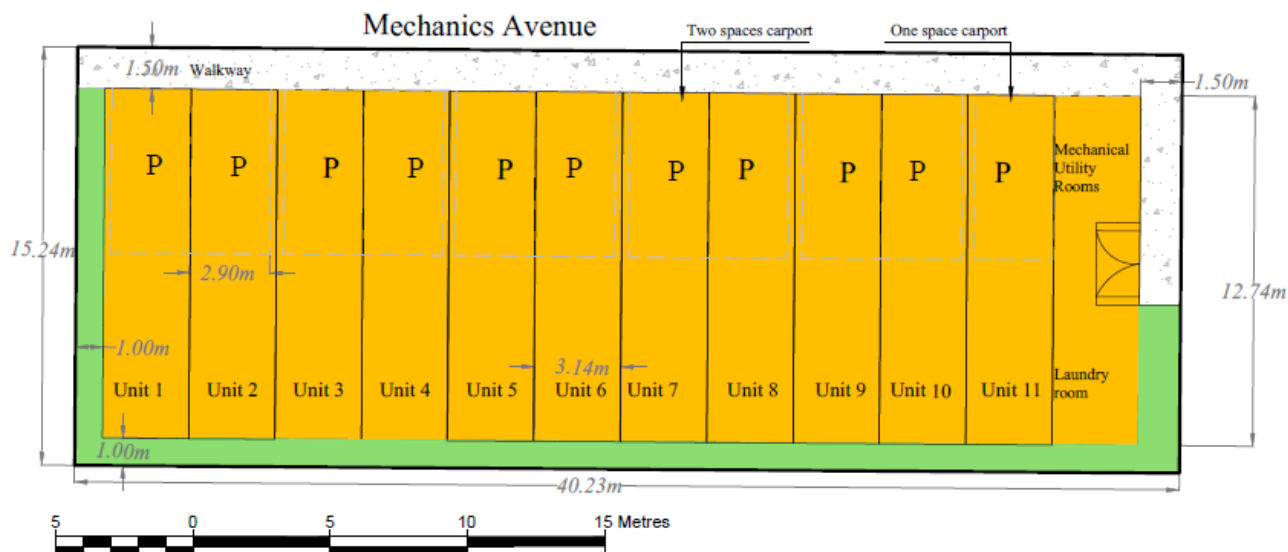
### Summary:

The application proposes to rezone to the lands to the Highway Service Commercial Special (C2-u) zone to facilitate the construction of an eleven (11) unit motel. The lands are in located at 515 Mechanics Ave in Kincardine and currently contain a vacant commercial building that used to be a bowling alley. The lands are currently zoned the Highway Service Commercial (C2).

### Airphoto



## Site Plan



SITE INFORMATION		
THE PROPOSED SITE IS IN A C2 ZONE		
C2 STANDARDS	REQUIRED	PROVIDED
LOT SIZE (MIN.)	690.0m <sup>2</sup>	613.1m <sup>2</sup>
LOT FRONTAGE (MIN.)	18.0m	40.23m
FRONT YARD SETBACK (MIN.)	6.00m	1.5m
REAR YARD SETBACK (MIN.)	6.00m	1.0m
INTERIOR YARD SETBACK (MIN.)	3.00m	1.0m
EXTERIOR YARD SETBACK (MIN.)	6.00m	1.5m
LOT COVERAGE (MAX.)	20%	78.4%
HEIGHT (MAX.)	12.00m	<12m

PARKING SPACES REQUIREMENTS		
	REQUIRED	PROVIDED
PARKING SPACES/ MOTEL UNIT (MIN.):	1	1
BARRIER FREE PARKING SPACES:	1	0
TOTAL MOTEL UNITS:	N/A	11
TOTAL PARKING SPACES (MIN.):	11	11
STANDARD PARKING DIMENSIONS:	2.9m x 6.0m	2.9m x 6.0m

## Image of Proposed Structure



Conceptual rendering facing East



Conceptual rendering facing West

## Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), public comments (attached) and planning policy sections.

## Development Overview

The former bowling alley site is challenging to re-purpose into another a highway commercial use due to its limited size and lack of onsite parking. The applicant is proposing to demolish the existing building and construct a new two-storey motel largely on the same

footprint as the existing building. The building would contain eleven motel units, as well as laundry and maintenance space. Each unit is proposed to have one bedroom, a living area and a kitchenette. Parking is proposed to be internal to the building (within a carport) thereby eliminating the need for an outdoor parking area.

### Parking and Traffic

The existing building footprint covers much of the parcel, effectively making on-site parking impossible to accommodate. New development proposals are subject to the parking provisions of the Zoning Bylaw. The Zoning By-law requires one parking space for each motel unit, as well as one barrier free space. The concept plan for the motel proposes to 'internalize' the parking spaces so that they are contained within the building. The applicant is not proposing a barrier free parking space and is therefore seeking relief from this provision of the zoning by-law.

Public comments received at on this application note concerns regarding parking and traffic, citing potential dangers with cars backing onto Mechanics Avenue and to pedestrians. Other concerns were identified regarding the ability of the site to accommodate overflow parking and large vehicles.

Planning staff are of the opinion the proposed parking configuration and use of the site is a significant improvement over its historic use. Accommodating the parking spaces within the structure represents a efficient development approach to meet the intent of the Zoning By-law. The proposed parking concept meets the requirements of the Zoning By-law with the exception of the barrier-free parking provisions.

Notwithstanding the proposed building has a setback of 1.5 metres from the edge of the right of way for Mechanics Avenue, it is noted that the travelled portion of the road is approximately 9 metres to the property line. This space, while not owned by the applicant, can be used as a buffer to provide motel guests with space to safely enter onto Mechanics Avenue. It is unlikely that the motel will be significant traffic volume generator. As such, it is not expected the development will result in adverse impacts to the local network or to pedestrian safety.

### Site Layout and Compatibility with Surrounding Lands

As noted, the site has unique development challenges associated with it due to its size relative to the provisions of the Highway Service Commercial (C-2) zone. It has sat largely vacant and underutilized for several years despite numerous planning inquiries regarding its potential for redevelopment.

The proposed motel maintains a similar footprint to the existing structure, however, given that is a new building, relief from several the Zoning Bylaw's provisions related to setbacks and lot coverage is required, as outlined below:

- The minimum front yard setback is 1.5 metres
- The minimum rear yard setback is 1.0 metres

- The minimum interior side yard setback is 1.0 metres
- The maximum lot coverage is 80%

Public comments received on this application noted concerns regarding the setbacks and lot coverage. Other concerns were noted around snow removal and potential impacts to the community mailbox located at the corner of Broadway Avenue and Mechanics Avenue.

The proposed setbacks and lot coverage are not anticipated to adversely impact neighbouring uses or municipal functions in the area. The community mailbox is located on Municipally-owned lands and is far enough away from the proposed motel that it is not anticipated to be impacted by the development.

With regards to snow removal, the owner of the lands will be required to clear the lands as well as the portion of the municipal right-of-way required to access Mechanics Avenue. Snow may have to be removed from the site during heavy snow events. A snow removal process can be established through Site Plan Control and registered on title if required by Council.

Planning staff note that the merits of each application should be reviewed based on the context of a specific site. In this regard, the proposal functions well on the site, particularly when contrasted with its historic use.

### Efficient use of Lands and Resources

The proposal is located within a Primary-Urban Community, where the Official Plan directs that a majority of development is to be located. The lands are serviced by municipal water and sewer. The proposal represents an efficient use of lands and resources.

### Appendices

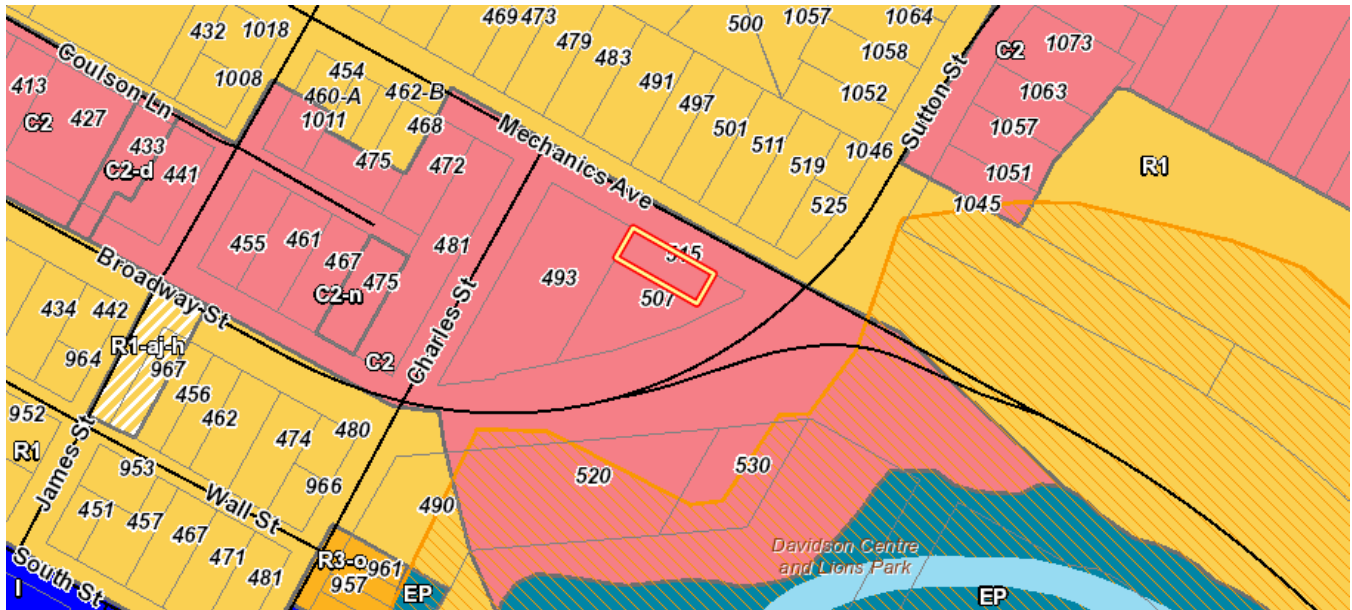
- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Comments



The map shows a residential area with several streets: Goulson Ln, Broadway St, Charles St, Wall St, South St, and Sutton St. The property at 545 Mechanics Ave is highlighted with a red rectangle. Surrounding lots have addresses such as 413, 427, 433, 441, 455, 461, 467, 475, 481, 493, 499, 501, 511, 519, 525, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823, 1825, 1827, 1829, 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849, 1851, 1853, 1855, 1857, 1859, 1861, 1863, 1865, 1867, 1869, 1871, 1873, 1875, 1877, 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895, 1897, 1899, 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1

The map displays a network of streets including James-St, Goulson-Ln, Charles-St, Mechanics-Ave, Sutton-St, Wall-St, and Broadway-St NE. Property lots are color-coded: red for residential, blue for commercial, and green for parkland. A specific lot, bounded by Charles-St and Mechanics-Ave, is highlighted with an orange rectangle. The lot is numbered 515. Other lot numbers visible include 1008, 454, 460-A, 462-B, 468, 472, 475, 481, 483, 491, 497, 511, 519, 525, 1052, 1058, 1063, 1073, 1057, 1051, 1045, 1046, 441, 455, 461, 467, 475, 493, 507, 456, 462, 468, 474, 480, 966, 490, 520, 530, and 9851. A green area in the bottom right is labeled 'Davidson Centre and Lions Park'.

## Local Zoning Map (Zoned Highway Service Commercial 'C2')



### Agency Comments

Chief Building Official: Good use of the lands, subject to site plan control.

Public Works: Snow storage will need to be reviewed and resolved as part of the development process. Servicing to be addressed though later stages of proposal.

Saugeen Valley Conservation Authority: Provided in full below

### List of Supporting Documents and Studies

- Planning Justification Report (Goodried Planning Group - Dec. 2020)

## Public Comments

John and Betty Johnstone, 491 Mechanics Ave., Kincardine  
email: \_  
telephone;

We have lived at this address since 1987 and we ask that the committee consider the following concerns and questions regarding the 11 Unit Motel Proposal at 515 Mechanics Ave

The number one concern is the request under the 3.2 Proposed Zoning By-law amendment asking that the maximum lot coverage be increased from 20% to 80%.

Parking area: The proposal shows room for one vehicle per unit in covered car port. Where would there be room for the extra vehicle should 2 or more vehicles check into one unit?

Vehicles too large to park in designated car port?

Vehicles with trailer or recreational type unit, i.e fishing boat, watercraft, snowmobile, etc. with Kincardine being a tourist designation?

Staff parking for housekeeping, front desk, delivery and service vehicles?

Snow Removal: Due to the size of the building in proportion to the lot size and because of the proposed decrease in the minimum required set backs on all four sides, where will snow be placed when removed along Mechanics Avenue? The entrances to the parking spaces take up the full length of the lot.

By design the intersection at Broadway and Mechanics Ave is not suitable for the increase traffic flow. Broadway street is a major artery coming into Kincardine from the intersection of highways 9 and 21. The curves on Broadway and Sutton Streets make it hazardous to see oncoming traffic from both directions when exiting Mechanics Ave.

We would like to bring your attention to the location of the community mail boxes, east of 515 Mechanics Ave. These mail boxes are accessible and in service 24 hours a day, 7 days a week by on-street parking.



Wed 2/24/2021

4:08 PM



To: Port Elgin Planning

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Hello:

I am writing to object in regards to your notice of January 29, 2021, File # Z-2021-082, although on your site it is Z-2020-082, property at 515, Mechanics Drive, Kincardine.

My reasons of objection are as follows:

1. We are already a motel beside them with 35 rooms and don't think we need a motel beside another motel.
2. What kind of clientele is the motel geared towards, Bruce power contractors, local people or converted to motel and then a boarding house?
3. The new motel would actually be located in a residential area (Mechanics Drive), only the entrance is on Broadway Street.
4. A new motel would create more traffic in the area, we already have a lot and would not be safe for us especially in the summer, as we cater to a lot of young families with young children. We have Charles Street that runs through the motel which is a quiet street and children run through to the other side or start playing games in the street or on the grass area, while the parents are registering in the office. We would not want to see anybody hurt or run over.
5. With a new motel, we would need to put up privacy fencing, as we are a motel next door and clients would just walk over to use the picnic area and barbecue area, as they would not have those amenities.
6. Is the new motel planning on putting up their own Motel sign or are they planning on benefiting off us?
7. We have a lot of hotels and motels in Kincardine, and in my opinion we have too many. I have been running this business for 15 years. I will say, the first few years were busy and that was due to the refurbishment and also the windmills being built. A lot of the business for me at that time was from the windmills and a certain portion from Bruce power. Bruce power contractors were looking for accommodation in homes or shared places. Once that ended everyone has been struggling since, to keep up with the expenses and making ends meet to keep their businesses running. Winters have been difficult and have had struggles paying the high electricity costs (we live in a town that produces energy and yet we pay the highest cost with no incentive given to businesses or residents) and high property tax costs. The refurbishment was supposed to bring a lot of work into town. The hype has been there for years yet motels and hotels have struggled since. Windmills are no longer built in the area so no work from there. Bruce Power contractors have never stayed in a motel for too long. Only companies that pay for their employees actually stay in hotels. Contractors that are paid Per Diem, stay for a few days, get a receipt and move into rental homes or shared accommodation so that they can put more money in to their pocket.

8. Tourist Season over the few years have been very slow, firstly due to the pandemic, and who knows when that is going to end, secondly because everything has inflated in price so people cant afford to pay vacation at high gas prices, hotel and motel rooms and then the cost of everything else associated with a vacation. People have been coming for day trips to the beach and go home, verses them staying the weekend or a few days. The Scottish festival has dwindled over the last many years and has been hard to fill the rooms on that weekend. Many of the senior citizens are unable to attend, due to them getting older and up in their age, but the younger people are just not interested in the event. People coming for the Scottish marching band on Saturday is a few tourist, mainly local people and people from surrounding towns. No one comes for the musical festivals at all. Summer weekends have been hard to fill over the last few years due to inflation.

I am writing this because I can tell you, that it has been a struggle over the last 15 years, I can also tell you that many of the motel owners feel the same way. By building more motels in the area it is just creating added tensions and frustrations for the previous motel and hotel owners who have struggled in the past and still struggling to date. If every hotel and motel were full every night or even 5 days a week I would understand, but that is not the case and will not be because people want to put more money in their pocket and not pay motels and hotels when they can rent homes for a fraction of the price, which I also understand because the contractors have to do what is best for them.

I hope that before you make this decision that all these factors are taken into consideration. Thank you.

Rupi Randhawa

Owner

MAPLE LEAF INN  
481 Broadway Street  
Kincardine, Ontario  
N2Z 2C2

Mon 2/22/2021

1:57 PM



To: Port Elgin Planning; creabu

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

Looked at the plan , Concerned about how the parking they proposed , have they done a traffic study ,how guest are going to go out of the property they are backing out on the main street .

Thanks

Haseeb

Sat 2/6/2021

11:32 AM



To: Port Elgin Planning

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Question as to the construction of units at 515 Mechanics Ave

- 1) how did 515 Broadway all of a sudden become 515 Mechanics Ave has the OK all ready been given
- 2) is this truly going to be a Hotel with guests stay only for a few nights or is it going to be a flop house for transient workers
- 3) has increased traffic flow in an area used by children going to the near by High school been taken into consideration
- 4) this end of Mechanics Ave already has at least three single family buildings now housing several rental units we don't need any more
- 5) the town has already let the builder of a four plex skirt the law by severing a single family lot even though the building straddles both lots again I ask is the fix in
- 6) has the town now given the road allowance over to the builder

Duane Waddington  
511 Mechanics Ave