

Introduction

For over 30 years, J.K.R. Realty has been a trusted provider of flexible industrial space at the Fleming Industrial Park. Spanning 20 acres and offering over 130,000 square feet of building space, the park accommodates units from 2,000 to 20,000 square feet to suit a wide range of business needs. It is home to more than 20 businesses—some of which have been tenants for over two decades—supporting over 200 jobs in industries such as engineering, manufacturing, distribution, and warehousing. The park's long-standing success reflects its adaptability and the strong relationships we've built with our tenants.

Throughout our history, we have demonstrated consistent growth and adaptability. However, in recent years—particularly following the COVID-19 pandemic—we have faced new challenges related to rentability and profitability. These challenges have prompted us to explore innovative ways to optimize our spaces and maintain momentum.

One such initiative was the launch of our golf simulator business last year. This venture quickly became the leading golf simulator in the area, thanks to a combination of advanced technology and an ideal location. By repurposing existing space more efficiently, we not only increased revenue but also created additional employment opportunities.

In the same spirit of innovation and adaptability, we are now seeking approval for a temporary zoning amendment to introduce a pickleball facility within the Fleming Industrial Park. This initiative represents a strategic move to explore a new market and test a business model that could potentially lead to a larger, permanent facility in the future.

Our request is for a three-year temporary zoning change, allowing us to pilot this concept responsibly. We believe this limited timeframe will provide sufficient data to evaluate the feasibility and community impact of this venture, ensuring we make informed decisions moving forward.

We respectfully ask for your support in granting this temporary amendment, allowing us to continue contributing to local economic development while exploring new opportunities.

Justification for Zoning Amendment

Currently, the industrial zoning does not explicitly allow for commercial recreational uses. However, the Official Plan provides flexibility by permitting certain commercial uses that primarily serve the Rural Employment Area, including small-scale businesses such as restaurants and business service operations. Our proposed facility similarly caters to the working population within and around the industrial park while addressing a growing recreational demand.

Additionally, this request is for a temporary use amendment to assess the facility's viability. This will allow us to determine long-term profitability while searching for a suitable location to accommodate both pickleball and indoor golf under one purpose-built structure in the future.

Occupancy Load

In accordance with the Ontario Building Code 3.1.17.1 on occupant load, which allocates 9.3 square metres per person in bowling areas (the closest recreational use to pickleball), the proposed warehouse space is designed to accommodate up to 100 individuals. However, the applicant intends to restrict maximum occupancy to 40 persons for the proposed use. Typically, the facility anticipates hosting a maximum of 16 players and supporting staff across its four courts. This allocation ensures flexibility to accommodate new players arriving before previous players have departed.

Parking

The whole site of 2097 Whittington Drive currently provides parking for 29 vehicles at the front parking lot (paved) and additional 13 parking spots at the rear of the property. As per code, the whole building requires a minimum of 20 parking spots. At the back of the property, the proposed pickleball facility will provide additional 6 parking spots for members and employees. Those individuals will be able to use the secondary entrance door to access the building. At the front of the building, there are a total of 3 barrier free parking spaces, one more than required per code.

With a total of 48 parking spaces, the site comfortably exceeds the minimum parking requirements.

Alignment with Township Recreation Strategy

The **Vision 2035 Parks and Recreation Strategic Plan** highlights several key factors that support this proposal:

- **Unmet and Growing Demand (Section 2.4.2, Page 13):** The plan identifies **pickleball** as a sport experiencing significant growth, with increasing demand for facilities. Our facility will directly address this need, providing a high-quality space for local players without requiring immediate investment from the Township.
- **Challenges in Providing Recreation Services (Section 2.5.2, Page 15):** The report acknowledges that certain recreational facilities may be beyond the Municipality's ability to provide alone. It recommends exploring **partnerships and shared-use agreements**, which aligns with our proposal as a privately funded initiative that serves the local population.
- **Guiding Principles for Decision-Making (Section 3.3, Principle 7):** The plan emphasizes **collaborating with the commercial sector** to expand recreation opportunities. Our pickleball facility represents exactly this type of partnership—leveraging private investment to enhance local recreational infrastructure.

Community and Economic Benefits

1. Expanding Recreational Access:

- The facility will provide a dedicated indoor pickleball space, accommodating year-round play.
- It will support community well-being by promoting an active lifestyle among residents and workers in the area.

2. Business and Workforce Benefits:

- The facility will offer employees within the industrial park a recreational outlet, improving work-life balance.
- It can serve as a team-building venue for local businesses, similar to corporate wellness programs in larger urban centers.

3. Minimal Impact on Infrastructure and Land Use:

- The use of the facility will be highly controlled and low-impact, with play restricted to a limited number of participants per court.
- The facility will adhere to sewage and environmental limitations set by the Official Plan.

4. Pathway to a Permanent Facility and Future Employment Land Development:

- The temporary zoning amendment will allow J.K.R. Realty to assess the long-term viability of a pickleball facility and identify a location that supports a permanent structure with more courts.
- The success of this business will contribute to the expansion and development of additional employment lands, strengthening the local economy by attracting more businesses and job opportunities to Cavan Monaghan.