

Tuesday, November 14, 2017, 6:00 pm
Tecumseh Town Hall
www.tecumseh.ca

Pages

1. CALL TO ORDER	
2. ROLL CALL	
3. DISCLOSURE OF PECUNIARY INTEREST	
4. DELEGATIONS	
a. Santarossa (106110 Ontario Inc.)	
Applicant and Representatives	
b. Resident, Perry Burford	
c. Resident, Judy Wellwood-Robson	
5. COMMUNICATIONS	
a. Notice of Public Meeting	3
Re: Proposed Plan of Subdivision Approval and Zoning By-Law Amendment	
b. County of Essex, September 27, 2017	5
Re: Public Notice of an Application and Request to Hold a Public Meeting, Location: Part of Lot 12, Concession 8 (Sandwich), Applicant: 1061160 Ontario, Inc., County of Essex File No.:37-T-17003	
c. Ministry of Transportation, November 3, 2017	8
Re: 37-T-17003 Draft Plan of Subdivision Hwy 401 Town of Tecumseh Essex County	
d. Judy Robson, October 11, 2107	11
Re: Santarossa Industrial Park	
e. Perry Burford, October 13, 2017	15
Re: Santarossa Industrial Park	
f. Emile Nabbout, October 17, 2017	16
Re: Zoning By-Law Amendment and Draft Plan of Subdivision, 1061160 Ontario Inc. (Santarossa) Industrial Park, FILES: D19SANTA and D12SANTA	
g. Friends of Oldcastle Development [F.O.O.D.], November 5, 2017	17
Re: Objection Submission for Zoning By-law Files: D19 SANTA and D12 SANTA	

6. REPORTS

- a. Manager Planning, Report No 30-17

45
- Re: Zoning By-Law Amendment and Draft Plan of Subdivision, 1061160
Ontario Inc. (Santarossa) Industrial Park, North-East Corner of 8th
Concession Rd/County Rd 46 Intersection

7. ADJOURNMENT

**TOWN OF TECUMSEH
NOTICE OF PUBLIC MEETING
PROPOSED PLAN OF SUBDIVISION APPROVAL AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Town of Tecumseh will hold a public meeting **Tuesday, November 14th, 2017 at 6:00 p.m.** in the Town Municipal Office Council Chambers at 917 Lesperance Road to consider proposed Plan of Subdivision Approval and Zoning By-law Amendment applications pursuant to the provisions of the *Planning Act, R.S.O. 1990*.

The County of Essex (the Approval Authority) has received an application for approval of a Plan of Subdivision (County Application No. 37-T-17003) for a 29 hectare (71.6 acre) parcel of land within the Town of Tecumseh described as Part Lot 12, Concession 8 and situated on the north-east corner of the 8th Concession Road/County Road 46 intersection within the Oldcastle Business Park (see Map of reverse for location). The applicant is proposing the creation of nine industrial lots/blocks (ranging in size from 1.1 hectares to 5.8 hectares) which will have direct access to a proposed internal roadway that will connect to both 8th Concession Road and County Road 46. No lots will have direct access to County Road 46. A 2.4 hectare block for a future stormwater management facility at the north-eastern corner of the property abutting Highway 401 and a 5.3 hectare block containing the existing woodlot/natural area at the south-east corner of the property are also proposed. The proposed subdivision will be on full municipal services. Details with respect to the subdivision, including road and lotting patterns and other details, will be presented at the public meeting.

The subject property is also the subject of a corresponding Zoning By-law Amendment application filed with the Town (Town Planning File: D19 SANTA). The proposed zoning by-law amendment seeks to rezone the proposed nine industrial lots/blocks from “Holding – Business Park Zone (H) BP” to “Holding – Industrial Zone (H) M1” and to rezone the woodlot/natural area and the proposed stormwater management facility from “Holding – Business Park Zone (H) BP” to “Parks and Open Space Zone (P)”. The Holding (H) symbol will remain on those portions of the lands identified for industrial uses until the Owner executes a development agreement with the Town and obtains final approval of the Plan of Subdivision from the County of Essex. In addition, Council approval of site plan control agreements will be required prior to the development proceeding on the industrial lots/blocks. The subject property is designated Business Park in the Sandwich South Official Plan.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to either of the proposed Plan of Subdivision and/or Zoning By-law Amendment.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Essex (the approval authority) in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the County of Essex to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Essex (the approval authority) in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the County of Essex with respect to the proposed Plan of Subdivision, you must make a written request to the County of Essex, c/o Mr. Bill King, Manager of Planning Services – 360 Fairview Ave W. Essex, ON N8M 1Y6, indicating the County of Essex file number identified above (37-T-17003).

Written submissions in respect to the proposed Plan of Subdivision are to be made to the attention of Laura Moy, Clerk, Town of Tecumseh, at the address listed below.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Tecumseh to the Ontario Municipal Board.

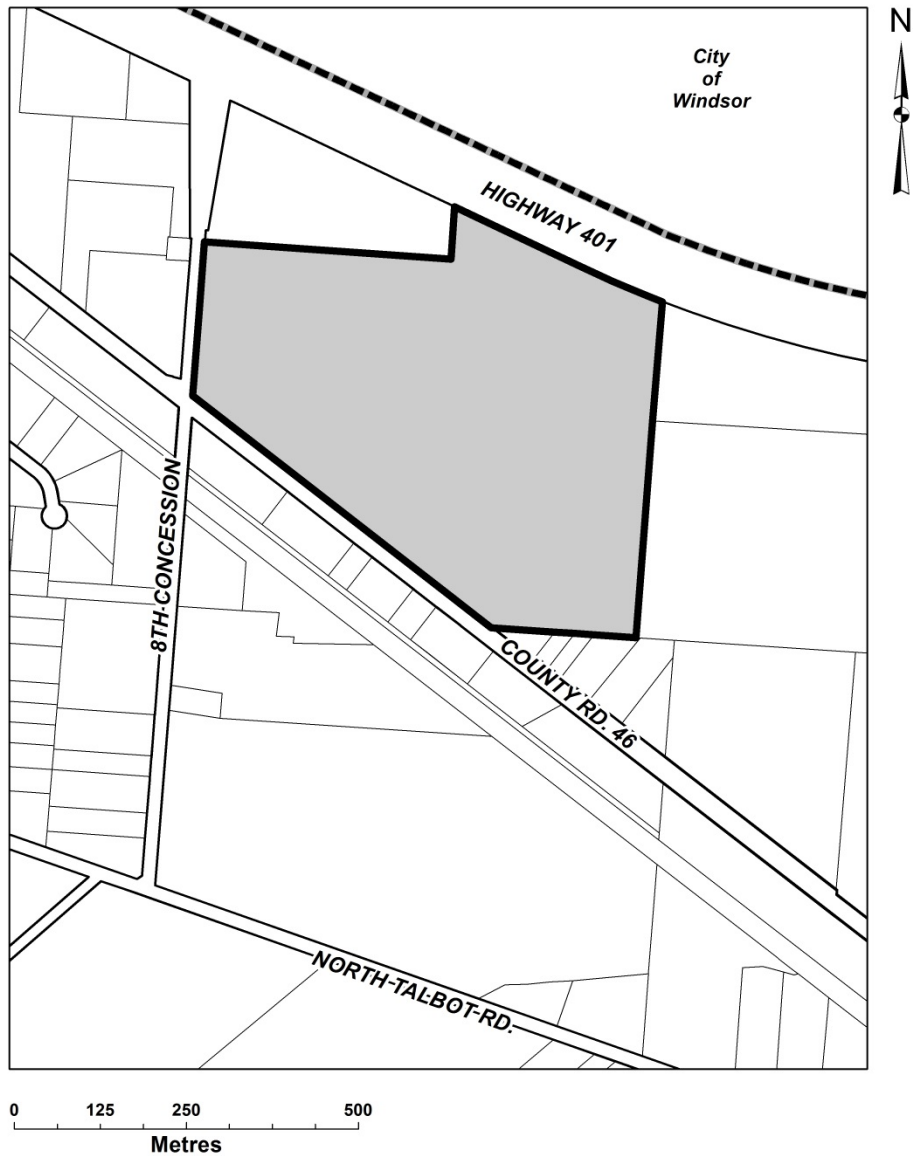
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of Tecumseh before the Zoning By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of the Corporation of Town of Tecumseh on the proposed Zoning By-law amendment, you must make a written request to the Corporation of the Town of Tecumseh, c/o Laura Moy, Clerk, at the mailing address noted below.

ADDITIONAL INFORMATION and any associated reports/documents relating to this matter are available for review during regular office hours at the Town Municipal Office on Lesperance Road.

The Public Meeting Agenda regarding these applications will be available on the Town’s website (www.tecumseh.ca/home/agendas) on Friday, November 10, 2017.

KEY MAP



DATED AT THE TOWN OF
TECUMSEH THIS 19TH DAY
OF OCTOBER, 2017.

LAURA MOY, CLERK
TOWN OF TECUMSEH
917 LESPERANCE ROAD
TECUMSEH, ONTARIO
N8N 1W9

 **Lands Subject to
Proposed Applications**



County of
Essex

RECEIVED

OCT 02 2017

Office of the Manager, Planning Services

William J. King, AMCT, MCIP, RPP
Manager, Planning Services

Town of Tecumseh

September 27, 2017

Town of Tecumseh
Attention: Ms. Laura Moy
917 Lesperance Road
Tecumseh, ON N8N 1W9

**Subject: Public Notice of an Application and
Request to Hold a Public Meeting
Location: Part of Lot 12, Concession 8 (Sandwich)
Applicant: 1061160 Ontario Inc.
County of Essex File No.: 37-T-17003**

Dear Ms. Moy:

Pursuant to Subsection 51(20) of the Planning Act the County of Essex requests the Town of Tecumseh to give notice and hold a public meeting concerning the attached proposed draft plan of subdivision, County of Essex File No. 37-T-17003.

It is also requested that you give Public Notice of the Application in accordance with Subsection 51(20) of the Planning Act and Subsection 4 of Ontario Regulation 544/06. As noted in Subsection 51(20) the approval authority for plans of subdivision is required to give notice of the receipt of an application at least 14 days prior to making a decision. The regulation provides that the approval authority may require the local municipality to provide public notice of the receipt of an application on its behalf.

Notice of the public meeting shall be given to the public and identified agencies in accordance with Subsection 4 of Ontario Regulation 544/06. The notice of a public meeting shall:

- (i) indicate the date, time and location of the public meeting;
- (ii) include a description of the proposed plan of subdivision;
- (iii) include a key map showing the location of the land proposed to be subdivided;
- (iv) indicate where and when additional information regarding the proposed plan of subdivision will be available to the public for inspection;

- (v) include the following statement:

If a person or public body that files an appeal of a decision of the County of Essex as the approval authority in respect of the proposed plan of subdivision, does not make oral submissions at the public meeting, if one is held, or make written submissions to the County of Essex before the proposed draft plan of subdivision is approved or refused, the Ontario Municipal Board may dismiss the appeal;

- (vi) include the following statement:

If you wish to be notified of the decision of the County of Essex in respect of this proposed plan of subdivision, you must make a written request to the County of Essex 360 Fairview Avenue West, Essex, ON, N8M 1Y6, indicating the County of Essex file number;

- (vii) indicate, if known, if the land proposed to be subdivided is the subject of an application under the Act for approval of a proposed official plan or plan amendment or for a zoning by-law amendment or a Minister's zoning order amendment or a minor variance, and the file number of the application(s);

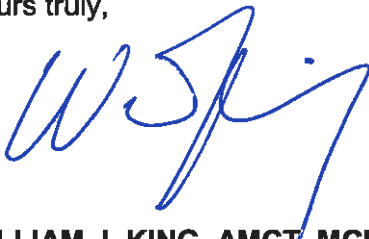
- (viii) indicate to whom written submissions in respect of the proposed plan of subdivision are to be made.

The public meeting shall be held no sooner than 14 days after the requirements for the giving of notice of the public meeting have been met.

Within 15 days of the public meeting, the municipality or planning board must submit the information in Subsection 6 of Ontario Regulation 544/06 to the Manager, Planning Services, County of Essex.

Thank you for your assistance in this matter.

Yours truly,

A handwritten signature in blue ink, appearing to read 'W. J. King', is written over a horizontal line.

WILLIAM J. KING, AMCT, MCIP, RPP
Manager, Planning Services

Enclosure

c.c. Brian Hillman
Karl Tanner

Draft Plan of Subdivision
Part Of Lot 12, Concession 8,
FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF SANDWICH
NOW IN THE TOWN OF TECUMSEH

Scale: 1:2,000 (22"x34")

STATISTICS

NEW INDUSTRIAL LOTS = BLOCKS 1 TO 9 (INCL.)
NATURAL AREAS & BUFFERS = BLOCKS 10
STORMWATER MANAGEMENT FACILITY = BLOCK 11

AREAS

INDUSTRIAL LOTS = 19.42 ha (48.00 acres) = 66.90%
NATURAL AREA = 5.34 ha (13.19 acres) = 18.39%
STORMWATER MANAGEMENT AREA = 2.48 ha (6.13 acres) = 8.54%
RIGHT-OF-WAYS = 1.79 ha (4.41 acres) = 6.17%
TOTAL AREA = 29.03 ha (71.73 acres)

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS
"A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID
BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99998200

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS
UNLESS OTHERWISE NOTED.

SSB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU
OF SSB'S WHERE THE POSSIBILITY THAT UNDERGROUND
UTILITIES EXIST.

BEARING REFERENCE

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE
NORTHERN LIMIT OF PLAN 12R-21831 SHOWN AS HAVING A
BEARING OF N26°55'30"W THEREON.

SSB DENOTES X X STANDARD IRON BAR 25mm 25mm 1.22m
SSSB DENOTES X X SHORT STANDARD IRON BAR 25mm 25mm 0.61m
IS 19mm 0.61m DENOTES X X IRON BAR 19mm
IS 19mm 0.61m DENOTES diameter X ROUND IRON BAR 19mm
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
M DENOTES SURVEY MONUMENT FOUND
S DENOTES SURVEY MONUMENT SET AND MARKED 1744
T WIT. DENOTES WITNESS
J DENOTES PERPENDICULAR
(D) DENOTES DEED (M) DENOTES MEASURED (S) DENOTES SET
ORP DENOTES OBSERVED REFERENCE POINT
(OU) DENOTES ORIGIN UNKNOWN
(SP) DENOTES SET PROPORTIONALLY
(P) DENOTES PLAN 12R-1894
(P1) DENOTES PLAN 12R-8781
(P2) DENOTES PLAN 12R-11063
(P3) DENOTES DEPOSIT PLAN 9715
(P4) DENOTES TOPOGRAPHIC SURVEY (1744) MARCH 2, 2001, Plan File (C-1440)
(FM) FIELD NOTES PER 1744, Dated August 14, 1987, Plan File C-1440
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
(1194) DENOTES JOHN S. SIMEON INC., O.L.S.

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ADDITIONAL INFORMATION REQUIRED UNDER S. 51(17)
OF THE PLANNING ACT

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) INDUSTRIAL
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (i) BROOKSTON CLAY
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN



MAY 17, 2017
Project No. 17-5068

37-T-XXXXX

OWNER'S CERTIFICATE

I CERTIFY THAT:

I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL

DATE: 7-27-17

SIGNED

JOE SANTAROSSA
1061160 ONTARIO INC.

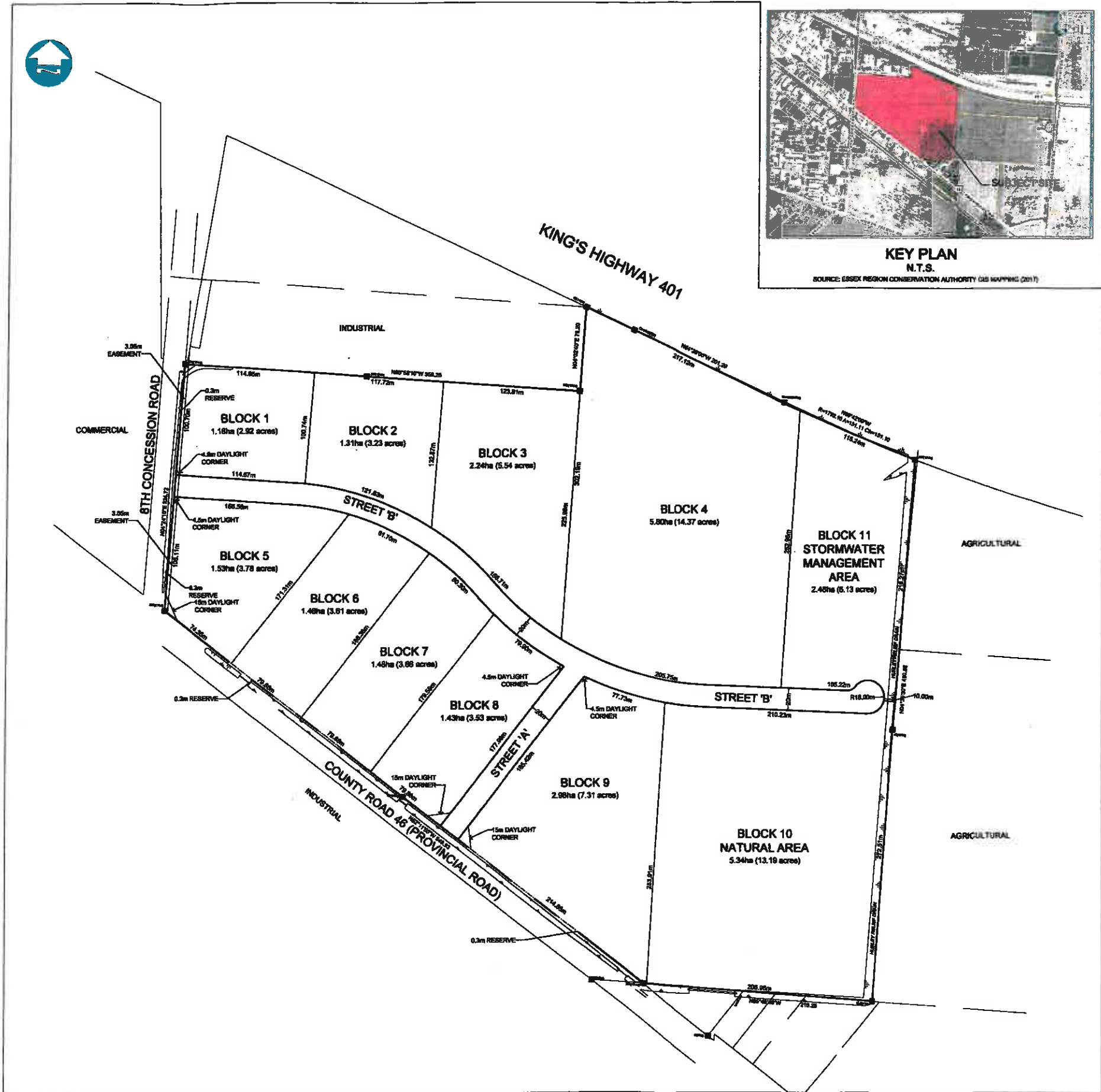
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND
THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN ON THIS PLAN.

DATE: July 27, 17

SIGNED

ROY SIMONE
O.L.S.



KEY PLAN
N.T.S.

SOURCE: ESSEX REGION CONSERVATION AUTHORITY GIS MAPPING (2017)

Ministry of Transportation

Engineering Office
Corridor Management Section
West Region
659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 873-4129
Facsimile: (519) 873-4228

Ministère des Transports

Bureau du génie
Section de gestion des couloirs routiers
Région de l'Ouest
659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (519) 873-4129
Télécopieur: (519) 873-4228



November 3, 2017

Mr. William King
Manager of Planning Services
County of Essex
360 Fairview Avenue West
Essex, Ontario N8M 1Y6

via email: bking@countyofessex.on.ca

RE: Applicant: 1061160 Ontario Inc. c/o Max DeAngelis
Submission No.: 37-T-17003 – Draft Plan of Subdivision
Lot 12, Concession 8, Geographic Township of Sandwich East
County of Essex
Town of Tecumseh - Highway 401

The Ministry of Transportation (MTO) has completed a preliminary review of the above noted proposal for an industrial subdivision. The proposal has been considered in accordance with the *Public Transportation and Highway Improvement Act (PTHIA)*, and the following outlines our comments regarding the materials received to date.

The subject lands are immediately adjacent to Highway 401, located within MTO's Permit Control Area. MTO Permits are required prior to any alteration to the lands, inclusive of grading, demolition and new construction, and in accordance with the Ontario Building Code, municipal permits may not be issued until all other applicable legislation (i.e.: the PTHIA) is satisfied. Highway 401 is a Class 1A Freeway, designated as a Controlled Access Highway, and all guidelines, policies and best practises in accordance with that classification and designation of highway shall apply.

As Conditions of Draft Approval and prior to Final Approval, MTO requires the following to apply:

1. To ensure that stormwater runoff from this property does not affect the Highway 401 drainage system or highway corridor, the ministry requires the owner to submit a stormwater management report along with grading/drainage plans for the proposed development for review and approval as a condition of our permit approvals. The owner's consultant shall refer to the website at www.mto.gov.on.ca/english/engineering/drainage/index.html for ministry drainage requirements to assist in preparing their report.
2. That prior to final approval, the owners shall submit to the Ministry of Transportation for review and approval a draft copy of the M-Plan for this subdivision.
3. That prior to final approval, the owner shall submit an illumination plan for our approval, indicating the intended treatment of the site lighting glare and any vehicle headlight glare

from traffic on Street B and/or from internal site traffic within any of the development blocks, which may be directed towards Highway 401.

As Notes to Draft Approval we require the following to apply:

1. The Ministry of Transportation requires the development to maintain a *minimum* 14.0 meter setback from the existing highway property limit, for all structures as well as anything integral to the functionality of the subdivision, inclusive of roads, fire-lanes, parking, and stormwater management facilities.

(Figure 2.0, Conceptual Development Plan, included within the Santarossa Industrial Subdivision Planning Justification report, dated July 2017 by Dillon Consulting, shows a Storm Water Management Facility that appears to be located within the 14.0 metre setback. MTO will require any/all aspects of the stormwater management facilities, inclusive of swales and berms, to be located beyond the 14.0 metre setback.)

2. The Ministry of Transportation must be confident that the continued operation and maintenance of the stormwater management facility is assured. The Town of Tecumseh must assume responsibility for the operation and maintenance of the stormwater facility and associated outlet.
4. Arrangements shall be made to the satisfaction of the Ministry of Transportation for the erection of a security fence along the boundary of the highway, should a noise barrier not be required by the municipality. The security fence shall be a minimum of 1.8m in height and be offset a minimum 0.3m away from the existing highway right-of-way limit.
5. The developer may be required to prepare noise study reports as per MOE requirements under the Planning Act. Where noise problems arise from the lack of, or poorly planned, designed, constructed or maintained barriers built by developers, the Ministry of Transportation shall not assume the responsibility for noise control. This shall remain financially and otherwise, the responsibility of the Town of Tecumseh.
5. That prior to final approval, the owner shall submit a Photometric Plan indicating that there is no trespass lighting upon the highway, or within highway property limits.
6. The Ministry of Transportation must be confident that there will be no trespass lighting on the highway or highway corridor, or lighting/glare distraction to the travelling public. A statement must be included within the Subdivision Agreement indicating that if any on-site spot lights, flood lights, or illumination facilities are found to create a distraction or hazard, the Owner will be required to correct the problem to the satisfaction of the Ministry of Transportation.
7. When the subdivision has been given final approval, the Ministry of Transportation will require a copy of the registered plan for our files.
8. The owners should be aware that under the *Public Transportation and Highway Improvement Act*, permits are required from the Ministry of Transportation before any grading, demolition or construction work can begin on the subject lands. A building and land use permit will be required for the subdivision site work and then separate building and land use permits will be required for each phase of construction on each lot abutting the Highway 401 property limit. Any signs on the site visible to the Highway will require a sign permit from the Ministry of Transportation prior to installation.

The Ministry of Transportation would appreciate receiving a copy of your Council's decision on these applications as well as a copy of the Conditions of Draft Approval for our records.

Should you have any questions, please contact our office.

Regards,



Jodie Lucente
Corridor Management Planner
Highway Corridor Management Section
Ministry of Transportation – West Region

- c. Marion-Frances Cabral, Planner, MSO-West, MMA
Tim Burns, Corridor Management Officer, MTO
Allan Hodgins, Corridor Management Officer – Utilities, MTO

From: judy robson

Sent: October-11-17 12:59 PM

To: Laura Moy

Cc: Gary McNamara; Tania Jobin; Joe Bachetti; Brian Hillman; Tom Storey; Perry Burford; Wendy Pulleyblank; Susanne; Judy Jobin; judy robson; Kerry Jones; mdupuis56

Subject: Santarossa Industrial Park

Town of Tecumseh, Ontario

TO: Mayor and Members of Council

DATE: Oct.10, 2017 Council Meeting

DATE TO COUNCIL: Oct. 11, 2017

SUBJECT: Zoning By-Law Amendment and Draft Plan of Subdivision

1061 160 Ontario Inc. (Santarossa) Industrial Park

North-East Corner of 8th Concession Rd/County Rd 46 Intersection

FILES: D19 SANTA and D12 SANTA

Attention: Ms Moy

I first would like to thank council for approving the addition to the fire hall for the purpose of accommodating a cultural & Resource Centre . Our Mayor's recognition of our past struggles to maintain our identity in Oldcastle was appreciated and well received by our members. The addition of the splash pad in St. Mary's Park is, in my opinion, another recognition that there is a strong vibrant community south of 401 HWY.

However, I feel it is my responsibility to remind council that without specific designations for a residential component in Oldcastle, our community will not be able to sustain itself for future generations and all these wonderful amenities will be of no avail. In March, 2017 a motion was made and passed to set up a process that would lead to a plan similar to the process that was used when developing the "Maidstone Secondary Plan." It is my opinion, for some reason, the planning authority is resisting a secondary plan and has delayed setting up the process for one.

Therefore, I feel that any amendment to the Former Sandwich South Official Plan is premature without a secondary plan.

Changing the Santarossa Business Park designation from BP to M1 is premature of a secondary plan for Oldcastle particularly since there is a significant difference between the two designations. It is possible that changing the regulations of (BP) Zone to (M1) regulations without a secondary plan may not be the best use of this land and could have a negative future impact on the Growth and Development of the Oldcastle settlement. Surrounded by prime agriculture lands and with limited lands available within the settlement boundary, it is my opinion, that ensuring our available lands are used to their full potential would be a primary

concern. I feel that planning's justification of changing from (BP) to (M1), as was indicated at the council meeting, 'simply because much of the surrounding industrial zone is M1' to be an unsubstantial answer for a settlement that is about to undergo a growth spurt with little available lands for development. The recent acquisition of approximately 145 acres of employment lands also needs to be factored in before the decision on industrial land use zoning regulations is assigned.

Moving forward on this amendment without a secondary plan for the Hamlet (something that has been granted to other settlement within the Town of Tecumseh) is to continue with the past planning practice which is growing Oldcastle with an "Industrial Driven Plan" or a singular "Industrial only Concept."

Without a secondary plan and a meaningful input from the people, (as is our right according to Bill 73) on the growth and development of the Oldcastle Settlement (as was done in the Maidstone Hamlet) amendments to the outdated Sandwich South OP should not be allowed.

I will point out that Bill 73 gives us a "Meaningful Say" which was not our experience during the process used the last time and has led us to an OMB hearing that is costly, time consuming and actually delaying our hamlet's growth and development. F.O.O.D in March, at the regular council meeting presented a power point presentation that encompassed the historical growth and development from the hamlet's origin as a "Agricultural Centre and seat of our Municipal Government to its' evolution into an Industrial Hub." This presentation was well received and we left the council meeting thinking that a secondary plan for the Hamlet would be created in the near future.

Two new proposed industrial subdivisions in two years, the implementation of a sewer infrastructure and the future build plan of a regional hospital, in proximity of Oldcastle, are signs that Oldcastle is growing . These are strong indications that a secondary plan needs to be put in place for our settlement before we can move forward in its' development.

Our strategic goals are to ensure that a strong, healthy, sustainable Oldcastle Community where people live, work and play while maintaining our rural identity is built on these basic principles.

I oppose the amendment to the zoning regulation from (BP) to (M1) with the understanding that the development of these lands can move forward under the (BP) regulations until a secondary plan for the Hamlet of Oldcastle is completed.

Sincerely,
Judy (Wellwood-Robson)

I have attached two documents one of the Smart Growth Plan and one of the RCM of March (I also have the audio copy of the meeting, if needed).

The Smart Growth for Our Communities Act, 2015 (Bill 73)

<http://www.mah.gov.on.ca/Page11014.aspx>

The [Smart Growth for Our Communities Act, 2015 \(Bill 73\)](#) received Royal Assent on December 3, 2015. The Act makes changes to both the [Development Charges Act](#) and [Planning Act](#) to:

- Help municipalities fund growth
- **Give residents a greater, more meaningful say in how their communities grow**
- Protect and promote greenspaces
- Make the development charges system more predictable, transparent and accountable
- Make the planning and appeals process more predictable
- Give municipalities more independence and make it easier to resolve disputes

The amendments to the [Development Charges Act](#) and the [Planning Act](#) and related regulatory changes will:

Help municipalities fund growth by:

- Increasing the amount of capital costs that municipalities can receive from development charges for transit services.
- Allowing municipalities to use development charges to help pay for waste diversion, such as recycling.

Give residents a greater, more meaningful say in how their communities grow by:

- Enhancing a planning tool, the Community Planning Permit System, to encourage innovative ways to plan and address local needs raised by municipalities and community groups. The tool will be implemented locally in consultation with residents and other stakeholders.
- **Requiring municipalities to look at opportunities to better involve residents in the planning process for new developments. Municipalities will need to set out in their official plans how and when the public will be consulted, and explain how public input has affected their planning decisions.**
- Including citizen representatives in municipal planning advisory committees so council can benefit from their views.

- [The Smart Growth for Our Communities Act, 2015 \(Bill 73\) - In Effect Date and Regulations](#)
- [Your Guide to Planning Act Changes Made Through the Smart Growth for Our Communities Act, 2015 \(Bill 73\)](#)

(RCM 5-6)

SUPPLEMENTARY AGENDA ADOPTION

There are no supplementary agenda items.

(RCM 5-7)

DELEGATIONS

Top 100 Festival Award

Darren Winger, Regional Advisor, Ministry of Citizenship & Immigration, Ministry of Tourism, Culture and Sport, presents the Top 100 Festival Award for the Tecumseh Corn Festival to both Council and the Corn Festival Committee. Since 2003, the Town has been recognized by Festival Events Ontario as one of the Top 100 Festivals in the Province. Key individuals are also recognized for their dedication, commitment and hard work. This year David Lozinsky is being recognized for all of his efforts.

Oldcastle Hamlet

Judy Wellwood-Robson is present on behalf of Friends of Oldcastle Development (FOOD) and she is accompanied by Perry Burford. For the purpose of clarification, they will be referring to the lands as 'Grey Lands' currently designated as Hamlet Development and not referring to the Del Duca Lands currently the subject of an appeal to the Ontario Municipal Board with respect to Zoning and Official Plan Amendments.

Ms. Wellwood-Robson and Mr. Burford provide an overview of the FOOD Group aspirations for sustainable infrastructure, health and wellness and managed growth. The FOOD Group is requesting a more specific designation for the Hamlet Development to residential in the Official Plans and are advocating for a more meaningful say in how the community grows. A history of the first Official Plan and industrial development in the Hamlet area is provided.

It is stated that the FOOD Group's strategic priority for smart growth is to make the Hamlet of Oldcastle an even better place to live, work and invest through a shared vision for the residents and newcomers, to create a strong and stable neighbourhood in which to live. Ms. Wellwood-Robson and Mr. Burford conclude by explaining their proposed smart growth plan.

The Mayor and Members of Council express their appreciation for the well organized and planned presentation.

Motion: (RCM-89/17) Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Tania Jobin

THAT the presentation and requests made by Friends of Oldcastle Development (FOOD), be referred to Administration for a report and recommendation.

Carried

In response to an inquiry, the Acting Chief Administrative Officer explains the next steps would be to meet with residents regarding their expectations and thoughts, then develop a response and establish a process. In terms of timelines, there is a 2017 work plan currently established for 2017 for Administration, and time will be needed to work on logistics on how to start this process.

From: p.burford1 p.burford1
Sent: October-13-17 1:34 PM
To: Laura Moy; Gary McNamara; Tania Jobin; Joe Bachetti; Brian Hillman; toms; judyrobson; Emile Nabbout; Wendy Pulleyblank; Susanne Rau; Kerry Jones; mdupuis56 Subject: Santarossa Industrial Park

Oct 13 2017
To: Mayor and Councillors, Town of Tecumseh via Laura Moy

Subject: Zoning By-Law Amendment and Draft Plan of Subdivision 1061 160
Ontario Inc Santarossa Industrial Park

File: D19 SANTA and D12 SANTA

I strongly object to the the proposed amendment.

NO FURTHER amendments, re-designations or re-zoning actions affecting land in the Oldcastle Hamlet, should be made until a comprehensive SECONDARY PLAN has been written, and adopted by the Town. Re-Zoning the Santarossa Land s once again PREMATURE of a SECONDARY PLAN for the Oldcastle Hamlet.

Tecumseh is way behind every other municipality in Essex County in land planning, not only in detailed planning such as Secondary Plans, but also Strategically. We have not had an updated strategic OFFICIAL PLAN for 20 years!

With the exception of LaSalle, every other municipality in Essex County has a current official plan.

With growth and development now possible with new sewers , a new mega hospital on our doorstep, and new residential housing demand, how can Tecumseh possibly forge ahead into the future with pieced together, stop gap discussion papers, and consent based by-laws dealing with each little 50 acre parcel of land some owner wants to develop. Its like driving down the 401 looking at your hood ornament.

Tecumseh is better than that. It's time to stop this myopic way of doing business and look at the Strategic picture...,(read OFFICIAL PLAN).

I object to not only the Santarossa re-zoning, but any other re-zoning amendment until Tecumseh has an updated OFFICIAL PLAN , including a SECONDARY PLAN for OLDCASTLE

Perry Burford
Tecumseh ON

Non -_

Date: Oct. 16, 2017

From: Emile Nabbout

To: Town of Tecumseh, Ontario, Mayor and Members of Council

Subject: Zoning By-Law Amendment and Draft Plan of Subdivision Oct.10, 2017 Council Meeting for (Santarossa) Industrial Park 1061 160 Ontario Inc. located at North-East Corner of 8th Concession Rd/County Rd 46 Intersection

FILES: D19 SANTA and D12 SANTA

Dear all,

In the recent days, I heard that the town of Tecumseh in process to deal with new proposed amendment for large piece of property for (Santarossa) from the business park zone designation to M1 industrial zoning.

I do believe that the town of Tecumseh have the responsibility to address all issues that come forward by property owners and development ideas and suggestions. However, I feel that the town do have this responsibility toward all the existing people in the old Sandwich South / Oldcastle area and not a few.

I do believe that the current resident getting shafted by poor planning process from the town that could result in significant impact to all the family that have been living here prior to all disastrous proposal for M1 industrial zoning that been amended or additional amendment is likely to take place.

I really urge all the elected official and the planning department of the town of Tecumseh to put the residents of Old Sandwich South lively hood first ahead of industrial development that will definitely impact us all.

I wish to inform you all, that, I strongly object to this new proposed amendment of (Santarossa) from the business park zone designation to M1 industrial zone.

Our community appear to be neglected by poor planning. We feel that we will be surrounding by more industrial without our inputs. We were disregard in our previous similar objection to DeL Duca proposal, when the town pass the bylaw to M1 industrial park. Insight, the people in this area build their expensive homes knowing that this area were balanced, but now, appear that rational invasion of industrial to our community with premature planning and without our input raising great concerns among our community, I truly urge you to put yourself in our position when looking at the whole picture before you reach you finial decision. If your family are being affected by these changes, I can guarantee you that your family interest and their quality of life will come first.

Our community 's goals are to remain strong, healthy, with a sustainable Old Sandwich south/ Oldcastle Community where people always come first, while maintaining our rural identity with good balance approach to a great basic principles for community. Therefore, I am asking to turn down the proposal from (Santarossa) business park zone designation to M1 industrial zoning.

Sincerely,

Emile Nabbout

From: judy robson

Sent: November-05-17 5:27 PM

To: COUNCIL

Subject: F.O.O.D (friends of Oldcastle Development) Objection Submission for Zoning By-law Files: D19 SANTA and D12 SANTA

TO: Mayor and Members of Council

From: F.O.O.D (Friends of Oldcastle Development)

DATE TO COUNCIL: Nov. 5, 2017

SUBJECT: Zoning By-Law Amendment and Draft Plan of Subdivision

1061160 Ontario Inc. (Santarossa) Industrial Park

North-East Corner of 8th Concession Rd/County Rd. 46 Intersection

FILES: D19 SANTA and D12 SANTA

The property is currently designated "Business Park" in the Sandwich South Official Plan and Zoned "Holding-Business Park Zone (H) BP and the owner is requesting a zoning amendment to "Industrial Zone (M1) of the Sandwich South Zoning By-law 85-18.

We (F.O.O.D) are submitting our objection to the amendment and we are submitting our opposition to the amendment and our supporting documents.

Respectfully

Judy Wellwood - Robson

F.O.O.D Representative



FRIENDS OF OLDCASTLE DEVELOPMENT

SUBJECT: Zoning By-Law Amendment and Draft Plan of Subdivision 1061160 Ontario Inc.
(Santarossa) Industrial Park North-East Corner of 8th Concession Rd/County Rd 46 Intersection
FILES: D19 SANTA and D12 SANTA

We are **opposed** to any zoning by-law amendment in the Hamlet of Oldcastle until a Secondary Plan is implemented as requested by our group at the RCM of March 28th.

We are **in favour** of a detailed growth plan that supports a “Strong, Healthy, and Sustainable Community.”

We are **in favour** of a Santarossa Business Park that follows the BP designation and regulations.

Reasons for Opposition:

1) *A need for a secondary plan –*

- i) Oldcastle is being serviced with sewers the catalyst for a growth spurt
- ii) Proposed Regional Hospital build another catalyst
- iii) Twenty Year Old Sandwich South OP
- iv) The eastern settlement boundary South of Hwy. 401 and North of Cty. Rd.46 was expanded to include 145 acres of employment lands.
- v) Limited lands within the settlement for future growth and development
- vi) Lands within the settlement having no specific designation
- vii) No lands have been designated for residential development therefore the settlements future population growth is undetermined

2) *Premature of a secondary plan-*

- i) This is the second application for an industrial subdivision within little more than a year - proving that Oldcastle, brought on by the sanitary sewer, future hospital build is entering a growing period.
- ii) Continuing to plan for this growth through the amendment process, on limited available land, is not acceptable to the people of Oldcastle.
- iii) Allowing Oldcastle the Town of Tecumseh’s Southern Primary Settlement to develop and grow by utilizing the amendment process is not agreeable to the people of Oldcastle.

Secondary Plans can be considered a second layer of the Sandwich South Official Plan. A detailed plan is needed to ensure that the opportunities for development will address issues related to land use and give a more detailed direction to the general framework provided by the



Official Plan. It provides an opportunity to promote consistency in new/developing area and compatibility within existing areas that require revitalization. It is important to include the community in a meaningful way to get an understanding of how the resident see their neighbourhood changing and growing. Balance the needs and wants of our community against the planning policy guiding growth in Oldcastle.

3) *A mixture of M1 and BP needed for sustainability-*

- i) Provides greater diversification and a greater variety and range of employment opportunities
- ii) Ensures connectivity and compatibility to the residential sector whose future growth has yet to be determined.
- iii) 1.3 Employment Areas 1.3.1 Planning authorities shall promote economic development and competitiveness by: providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;
- iv) BP designation gives rise to the possibility of sports facilities, restaurants, convenience stores, banks, office buildings, light industry in a campus like setting.
- v) Light industrial areas continue to evolve, supporting small businesses in the production, distribution and repair sectors, and providing spaces for artisans and emerging industries such as local breweries and technology companies engaged in manufacturing or prototyping. High demand is expected for light industrial spaces in the region in coming years.
- vi) Workers generally begin to arrive in Oldcastle at 6:00 am and leave by 6:00pm. Businesses and retailers that are open at night improve the customer experience and keep our settlement vibrant. (Example: Tim Hortons)
- vii) The practice of regulating industrial land in Oldcastle, primarily for M1 use, may accommodate the short term need but will not meet the needs of the future.
- viii) M1 heavily depends on the auto sector. In 2008, many shops closed and put up for sale or vacancy signs were erected. "Putting all your eggs in one basket" does not promote sustainability.
- ix) Historical experience with some industries in the M1 category in Oldcastle is infractions to the by-laws regulations after initial build are not enforced.

4) *Our Rights Denied-*



- i) Bill 73 “The Smart Growth Act”, gives us a more meaningful say in the development of our settlement.
- ii) This means respect given to our input and an inclusion in the decision making process from the beginning and at various planning points.
- iii) In some communities in Ontario, since the implementation of this Bill in 2015, “planning advisory committees composed of the planning authority, council and lay persons” have been formulated
- iv) The amendment process conceived before 2015 based on one public meeting does not in our opinion fulfill the requirements of a” meaningful say.”
- v) The lack of a productive two-way discussions for the purpose of sharing ideas on growth and development from the residence, the major stake holders and council indicates Oldcastle is being formulated to the planning department’s industrial only concept rather than to a design plan that promotes a healthy sustainable community.
- vi) We want to know that our input is respected, our visions of Oldcastle’s growth is taken seriously and that our suggestions are taken under consideration and implemented.
- vii) This means a series of meetings in committee, planning a Healthy Balanced Compact Oldcastle that meets the present needs as well as future requirements, where people live work, worship, shop and play.
- viii) In March Council unanimously recognized that right by motioning the town's planning authority to bring to them a process (similar to the process used in the Maidstone secondary plan) that would include the citizens in a second layer plan to our outdated Sandwich South OP. The town's planning authority has not yet complied.

Summary

The residence of Oldcastle recognize their settlement as being on the precipice for major growth that will infill the limited available land in their primary settlement. We want a planning advisory committee formed to create a more detailed plan (a secondary plan) to ensure a future healthy, balanced, compact sustainable community. We do not want to see are hamlet grow and develop through amendments but by a planning design that complements our already existing amenities (Ciociaro Club, Greenway, Industrial Park) and builds on them to create a vibrant place for people to live, work, shop, worship and play that preserves and enhances our identity.

Conclusion

The people of Oldcastle have lost confidants in the ability of our Town’s Planning Authority’s to design our hamlet into the jewel we know it can be. Their bias towards an “Industrial Only



Plan” for Oldcastle gives rise to our concerns and the belief that they do not take the people of Oldcastle into consideration and have no interest in preserving our rural identity or plans to build a Strong, Healthy Sustainable Oldcastle for our future generation.

The analogy of a chef cooking in his kitchen comes to mind. He cooks to his own recipe and tastes forgetting the diversified tastes of the people he will be serving. In the short term, his reputation and skills keep the owner of the restaurant in business but over time the clients begin to dwindle and the doors of the establishment close. The planning authorities’ industrial only recipe with the main ingredient being M1, which they are cooking for Oldcastle, is not to our taste. We want the ingredients of the Town’s strategic goals to be applied in Oldcastle as it is in the Town’s northern portion.

The planning department and the people of Oldcastle have two very different visions on the growth and development of our settlement. Our perspective comes from the interactions and lifelong experiences of daily living in Oldcastle. The Town’s planners come from Kingsville and Leamington their perspective is from a desk looking at documents, maps and charts.

The small community of Oldcastle has invested a great deal of money, time and emotional stress, demonstrating their commitment to the growth and development of a “Strong, Healthy, and Sustainable Community.” As tax paying citizens, we have had the additional costs of hiring our own planner and lawyer as well as paying an enormous price to be serviced by sewers in the near future. We have earned the right to our seat on a planning advisory committee to create a detailed growth plan as Windsor is doing on the former amalgamated Sandwich South Land, as the Hamlet of Tecumseh and as was done in Maidstone.

For these reasons, we ask that you do not plan Oldcastle, our Southern Primary Settlement, center of the Town’s largest land mass, on amendments but rather sit down with us in committee and create a detailed plan to the existing framework that builds a “Strong, Healthy,



Sustainable Community,” that both preserves and enhances our rural identity within the Town of Tecumseh.

Until there is a secondary plan we oppose any zoning or Official Plan Amendments.

F.O.O.D FRIENDS OF OLDCSATLE DEVELOPMENT

BUILDING A HEALTHY LIVABLE COMMUNITY

Oldcastle Hamlet Strategic Goals within the Town of Tecumseh:

SMART GROWTH: Make the Hamlet of Oldcastle an even better place to live, work and invest through a shared vision for our residents and newcomers.

SUSTAINABLE INFRASTRUCTURE: Ensure that the Hamlet of Oldcastle's current and future growth is built upon the principles of sustainability and strategic decision-making.

Health and Wellness: Integrate the principles of health and wellness into all of the Oldcastle Hamlet's plans and priorities.

The Requests of The Oldcastle Residence

Priority Areas of Focus

- Ensure Oldcastle is a desirable community to live, work and invest
- Diversify develops to create a balance between industry, commercial and residential components for sustainability
- Support growth that enhances Oldcastle as a complete community
- Encourage growth that supports complete and liveable neighbourhoods for existing and future residents.
- Improve the opportunities for increased connectivity within and between neighbourhoods (e.g. trail networks) to support an improved pedestrian and cycling environment
- Support a safe pedestrian environment for all residents.
- Promote health and wellness goals within the neighbourhood planning context
- Encourage policies, programs and services that reflect the needs of existing residents and newcomers
- Introduce The Oldcastle Hamlet as a Gateway to the County
- Develop Community hubs initiatives by bringing services under one roof on our public owned lands
- Maintain the rural culture while providing the necessary services of an urban center
- Inspire the citizens of The Oldcastle Hamlet to look ahead to a common prosperous and sustainable future

Tools

- Smart & Sound Planning Decisions
- Giving residents a greater, more meaningful say in how our community grows

Sandwich South Official Plan

3.7 BUSINESS PARK

The Business Park designation is shown on Schedules "A-1" and "A-2" of this Plan. 3.7.1 Goals

The following goals are established for the Business Park area:

- i) to encourage the development of integrated, multi-use business park areas that provide the opportunity for individuals and corporations to undertake a broad range of commercial and light manufacturing activities;
- ii) to promote a high standard of design which will create an aesthetically pleasing and functional environment for both employees and visitors;
- iii) to establish an orderly and coordinated vehicular and pedestrian circulation system;
- iv) to encourage a development pattern that reflects modern subdivision and engineering practices, and does not place an undue financial burden on the municipality to provide the necessary municipal infrastructure and services.

3.7.2 Policies The following policies shall apply to those lands designated "Business Park" on the Land Use Schedules of this Plan:

- i) lands designated "Business Park" shall be used for a range of light industrial uses including manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling. All permitted light industrial uses shall meet the requirements of and, where necessary, obtain the approval of the Ministry of Environment and Energy with respect to any and all emissions to the environment (including waste water, odours, noise, dust, vibrations, etc.);
- ii) other permitted uses include public and private sports facilities, exhibition halls, transportation depots, offices, financial institutions, retail and wholesale establishments, retail warehousing and discount merchandising outlets, and other retail activities that are space extensive and normally locate outside of conventional shopping centres and require easy access to the arterial road network;
- iii) automobile sales and service establishments and service commercial uses such as restaurants, gas bars and retail convenience stores are also permitted;
- iv) notwithstanding any other policies in this plan, unless specifically zoned in the implementing zoning by-law, the following uses shall not be permitted in the "Business Park" designation: waste processing, disposal and storage including transfer stations, recycling

centres, packing and bailing sites, and liquid and hazardous waste processing and disposal facilities;

v) it is the intent of Council to utilize appropriate setback, buffering and mitigation techniques to maximize compatibility between new light industrial uses and nearby sensitive land uses such as existing and

3.8 HAMLET DEVELOPMENT

The Hamlet Development designation is shown on Schedules "A-1", "A-2", and "A-3" of this Plan. 3.8.1 Goals The following goals are established for the Hamlet Development area:

i) to allow the hamlets of Oldcastle, Tecumseh, and Maidstone to maintain and strengthen their community identity within the township and the surrounding region;

ii) to continue to provide locations for additional residential, commercial, recreational and other urban land uses within areas of the township where full municipal services (including piped public sanitary sewerage collection and water distribution systems) are currently available, or alternatively where such services are intended to be provided during the life of this Plan;

iii) to assist with the preparation of environmentally and fiscally sound municipal servicing strategies and implementation plans for all designated settlement areas by delineating the full extent of future urban service areas.

SECTION 14 – INDUSTRIAL ZONE (M1) REGULATIONS

14.1 GENERAL USE REGULATIONS

14.1.1 Permitted Uses

No land, building, or structures shall be used or erected in the Industrial Zone (M1) except for non-effluent producing industrial uses as defined herein and shall include the following:

- a) automobile body repair shop;
- b) automobile repair garage;
- c) blueprinting and printing establishments;
- d) building supplies centre or lumber yard;
- e) commercial grain handling and storage facility;
- f) concrete or wood products factory or manufacturing use, excluding a concrete batching plant;
- g) construction company;
- h) contractor's yard or shop;
- i) establishments for the storage or processing of agricultural produce;
- j) existing agricultural uses;
- k) food catering services;
- l) machine or welding shop;
- m) manufacturing of small electrical or machine components;
- n) metal fabricating;
- o) non-effluent producing industrial uses;
- p) offices and retail or wholesale outlets related to permitted industrial uses, carried on in the same building;
- q) repair depots including machine repair shops;
- r) existing salvage yards or scrap yards;

- s) service shop;
- t) tire repair shop;
- u) tool and die companies;
- v) truck or transport terminals, only where there is a permanent building and office provided in addition to loading, unloading and storage;
- w) warehousing and supply or storage uses (outdoor and indoor);
- x) woodworking shops;
- y) accessory buildings or uses, including a dwelling or dwelling unit.

14.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the Industrial Zone (M1) except for the following purposes:

- a) buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses.

14.1.3	<u>Minimum Lot Area</u>	2000 square metres <u>(21,529.5'sq.)</u>
--------	-------------------------	---

14.1.4	<u>Minimum Lot Frontage</u>	
	a) on a County Road	61 metres <u>(200.13')</u>
	b) on all other roads	30 metres <u>(98.43')</u>

14.1.5	<u>Maximum Lot Coverage</u>	40 percent
--------	-----------------------------	------------

14.1.6	<u>Minimum Landscaped Open Space</u>	10 percent
--------	--------------------------------------	------------

14.1.7	<u>Maximum Building Height</u>	10.5 metres <u>(34.40')</u>
--------	--------------------------------	-----------------------------

14.1.8	<u>Minimum Front Yard Depth</u>	12.0 metres <u>(39.40')</u>
--------	---------------------------------	-----------------------------

14.1.9 Minimum Side Yard Width

- | | | |
|----|--|-----------------------------|
| a) | Where the side yard fronts on a street opposite a residential zone, institutional zone or parks and open space zone or directly abuts said zones | 15.0 metres <u>(49.21')</u> |
| b) | Where the side yard abuts the greenway | 3.0 metres <u>(9.84')</u> |
| c) | All other cases | 6.0 metres <u>(19.68')</u> |

14.1.10 Minimum Rear Yard Depth

- | | | |
|----|--|-----------------------------|
| a) | Where the rear yard fronts on a street opposite a residential zone, institutional zone or parks and open space zone or directly abuts said zones | 15.0 metres <u>(49.21')</u> |
| b) | Where the rear yard abuts the greenway | 3.0 metres <u>(9.84')</u> |
| c) | All other cases, except where the rear yard abuts a railway or railway spur, in which case no rear yard shall be required | 7.5 metres <u>(24.60')</u> |

14.1.11 Buffer Strip

A buffer strip with a minimum width of 7.5 metres (24.60') shall be provided abutting the side and rear lot lines, where they abut a residential, institutional or parks and open space zone in compliance with subsection 5.25.

14.1.12 Loading Space Regulations

In addition to the requirements specified in subsections 5.31 and 5.32 of this By-law, the following provisions shall apply:

- a) Where a lot abuts an arterial road or County road, no loading space shall be located in nor open onto a front yard or any yard directly abutting a residential, institutional or parks and open space zone. If all yards about such zones then the loading space shall be allowed to open onto a side or rear yard.

14.1.13 Outside Storage

- a) No outside storage shall be permitted in a front yard, however, display of goods may be permitted behind the required minimum front yard setback.
- b) Outside storage shall be permitted in any side or rear yard provided it is to the rear of the front wall of any building, or where there is no building behind the minimum front yard setback.
- c) No outside storage shall be permitted in any required minimum yard setback directly abutting a residential, institutional or parks and open space zone.
- d) Any areas used for permitted outside storage shall be in addition to and separate from such areas as may be required by this By-law for the provision of off-street parking and loading spaces.
- e) The maximum height for permitted outside storage (except for machinery, equipment and trucks that are stored as single units at grade) shall not exceed 5 metres (16.40').

14.1.14 Outside Lighting Facilities

Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas, buildings or outside storage areas shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

14.1.15 Performance Standards

All industrial uses within the Industrial (M1) Zone shall meet the following performance standards to ensure the safety and comfort of all persons within the Industrial (M1) Zone and in adjoining zones. The performance standards to be complied with shall include all municipal, provincial and federal regulations with respect to air and water pollution, industrial safety and work standards as well as the following specific standards:

- a) No dirt, dust or particulate matter shall be discharged into the air.
- b) No noise shall exceed 60 dBA (decibels) during the day or 50 dBA at night at the boundaries of the lot provided that short intermittent noise peaks are permitted.
- c) No toxic, obnoxious or corrosive fumes or gases shall be emitted.
- d) No odours shall be perceptible at the lot boundaries.

- e) Any drop or power hammer, punch press or stamping press shall be so controlled so as to prevent the transmission beyond the lot lines of ground vibrations perceptible without the aid of instruments.

14.1.16 Parking and Landscaping in Front Yard

Notwithstanding any other provision in this by-law to the contrary, no parking other than a maximum of six (6) visitor's parking spaces shall be permitted in the front yard and any front yard that is not used for driveways or visitor's parking spaces shall be used for landscaping.

14.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 14.1, the following additional regulations shall apply to certain specific uses permitted in subsection 14.1.1.

14.2.1 Automobile Repair Garages

Notwithstanding any previous provisions of this By-law, where a lot is used for an automobile repair garage, the following special regulations shall apply:

- | | | |
|----------------------|--------------------------|--------------------------|
| a) | <u>Interior Lot</u> | <u>Corner Lot</u> |
| Minimum lot frontage | 48.5 metres
(159.12') | 48.5 metres
(159.12') |
| Minimum lot depth | 30.5 metres
(100.07') | 48.5 metres
(159.12') |
- b) No portion of any pump island shall be located closer than six (6.0) metres (19.69') from the street line of any street.
 - c) The minimum distance from the intersection of two street lines to the nearest ingress or egress ramp shall be not less than fifteen (15.0) metres (49.21').
 - d) The minimum distance from any portion of any ingress or egress ramp to any side lot line which abuts any other lot shall not be less than three (3.0) metres (9.84').
 - e) The width of any ingress or egress ramp along any street line shall be not more than nine (9.0) metres (29.53') or less than seven and one-half (7.5) metres (24.60').
 - f) The minimum distance between ramps shall be not less than twelve (12.0) metres (39.37').
 - g) The minimum interior angle of any ramp to the street line shall be greater than sixty (60) degrees and less than ninety (90) degrees.

- h) All parts of the ingress and egress ramps shall be maintained with a cement or asphalt binder or any other type of permanent surfacing to prevent the raising of dust or loose particles.
- i) Land which is not used for buildings, ramps or paving shall be landscaped.

14.2.2 Salvage Yard or Scrap Yard

Notwithstanding any previous provisions of this By-law, where a lot is used for a salvage yard or scrap yard, the following special regulations shall apply:

- a) The storage of wrecked automobiles, scrap metal, junk, or similar materials shall not be carried out in that part of the lot or lots designated herein as the "front yard", "side yard" or "rear yard".
- b) The lot or lots occupied by the salvage yard or scrap yard shall be surrounded on all sides by a decorative fence or wall or landscaped berm erected by the owner of said salvage yard or scrap yard having a minimum height of two and one-half (2.5) metres (8.2'), and shall be constructed of permanent materials and provide a complete, year round, visual barrier and shall be maintained in a neat and visually attractive manner. The decorative fence or wall shall also be designed and constructed to resist wind damage (e.g. alternating slats) as approved by the Chief Building Official.
- c) Notwithstanding paragraph c) of this subsection, the fence or wall or landscaped berm shall not be erected closer than a minimum of nine (9.0) metres (29.53') from the street line on which the said lot fronts and where the said lot is a corner lot, the fence or wall or landscaped berm shall not be erected closer than a minimum of four and one-half (4.5) metres (14.76') from the exterior side lot line.

The space between the said street or streets and fence or wall or landscaped berm shall not be used for any purpose other than landscaping except that a maximum of six (6) visitor parking spaces may be established in the front yard in accordance with the regulations of parking areas set out in subsection 5.34 of this By-law.

- d) No material used or stored in the open on the said lot or lots occupied by the salvage yard or scrap yard shall be piled higher than the elevation of the fence or wall or landscaped berm nearest to the said material.

14.2.3 Location of Uses Involving Heavy Truck Traffic

Notwithstanding any previous provisions of this By-law, the following uses shall only locate on a paved road which meets municipal standards of construction suitable for such uses:

- a) contractor's yard or shop;
- b) existing salvage yards or scrap yards;
- c) truck or transport terminals;
- d) transfer or temporary storage depots;
- e) warehousing and supply of storage uses.

14.2.4 Redevelopment of Ponds, Wayside Pits and Quarries

In undertaking the redevelopment of a pond, pit or wayside pit and quarry for industrial use, only clean, inert fill shall be used. Inert fill is defined as earth or rock fill that contains no putrescible materials or soluble or decomposable chemical substances.

14.2.5 Accessory Residential Dwelling Unit

- a) Minimum Floor Area 70.0 sq. metres (753.5'sq.)
- b) Minimum Landscaped Open Space

Fifty percent of the floor area used for residential purposes.

- c) Parking for Dwelling Unit

In addition to the minimum number of parking spaces required for the principal use of the lot, a minimum of one and one-half parking spaces per dwelling unit shall be provided on the same lot.

- d) Exception

No commercial and/or industrial building wherein gasoline or any other highly flammable, toxic, or explosive products are handled in quantity shall have a contiguous dwelling unit. Where such dwelling unit exists and the use of the commercial establishment changes to a use involving the aforementioned products, the said dwelling unit shall immediately cease to be occupied as a dwelling unit and shall not be used as a dwelling unit as long as the aforesaid mentioned products are handled in quantity in the commercial and/or industrial area of the building.

14.3 EXCEPTIONS

The specific regulations contained in this subsection 14.3 shall apply to the area or areas defined below:

14.3.1 Defined Area M1-1 as shown on Schedule "A", Map 3 to this By-law.

a) Permitted Uses

- i) The manufacture of wood trusses and wood related products as well as the production of all-steel commercial buildings and the sale thereof at wholesale or retail;
- ii) an existing single family detached dwelling.

b) Permitted Buildings and Other Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.1 a);
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.1a).

c) Other Requirements

The regulations of subsections 7.1.3 through 7.1.11 shall apply to the use defined in subsection 14.3.1 a) ii).

14.3.2 Defined Area M1-2 as shown on Schedule "A", Map 6 to this By-law.

a) Other Permitted Uses

Trailer or recreation vehicle sales and service establishment in addition to all other uses permitted in the Industrial Zone (M1).

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.2 a);
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.2 a).

c) Other Requirements

The regulations of subsections 7.1.3 through 7.1.11 shall apply to the use defined in subsection 14.3.1 a) ii).

14.3.3 Defined Area M1-3 as shown on Schedule "A", Map 6 to this By-law.

a) Other Permitted Uses

A key-lock petroleum dispensing facility and a public petroleum dispensing facility designed for the wholesale or retail sale of gasoline, motor vehicle fuels, lubricating oil and allied additives and the introduction of much materials into vehicles, but does not include the provision of mechanical services or repairs to vehicles; in addition to all other uses permitted in the Industrial Zone (M1).

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.3 a) i);
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.3 a) i).

c) Other Requirements

The regulations of subsections 9.2.1 shall apply to key-lock and public petroleum dispensing facilities as defined in subsection 14.3.3 a) i). Notwithstanding any other section of this By-law to the contrary, the width of any ingress and egress ramp along the street shall not be more than 18 metres and the distance between such ramps shall not be less than 4.5 metres.

14.3.4 Defined Area M1-4 as shown on Schedule "A", Map 6 to this By-law.

a) Other Permitted Uses

A garden supply centre in addition to all other uses permitted in the Industrial Zone (M1).

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.4 a);
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.4 a).

14.3.5 Defined Area M1-5 as shown on Schedule "A", Map 10 to this By-law.

a) Other Permitted Uses

A private recreation area including sports fields in addition to all other uses permitted in the Industrial Zone (M1).

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.5 a);
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.5 a).

14.3.6 Defined Area M1-6, as shown on Schedule "A", Map 10 to this By-law

(a) Permitted Usess

- i) All uses permitted in the Industrial Zone (M1);
- ii) A garden supply centre and a home improvement store;
- iii) A medical marihuana production facility, as regulated by Federal and/or Provincial regulations.

(b) Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.6 (a) of this By-law;
- ii) Accessory buildings and structures for the uses permitted in subsection 14.3.6 (a) of this By-law.

(c) Additional Regulations

- i) The requirements of subsection 14.1.16 shall not apply to lands zone "M1-6", on Schedule "A", Map 10, to the By-law. However, no more than 24 parking spaces shall be permitted in the front yard of any lands zoned "M1-6", and any front yard that is not used for driveways or parking spaces in an "M1-6" zone shall be used for landscaping;
- (ii) All other applicable regulations of this By-law shall apply to lands zoned "M1-6".

(d) Definition

For the purpose of this By-law, a "Home Improvement Store" is defined as follows:

"a retail store devoted to the sale of goods or materials required for the construction or alteration of buildings, including such merchandise as wall panelling, wood products, sheet glass products, windows and mirrors, floor, wall and ceiling tiles, paint and wallpaper, bathroom and kitchen cupboards and fixtures, landscaping materials and similar goods. Open storage may be permitted as an accessory use."

14.3.7 Defined Area M1-7 as shown on Schedule "A", Map 5 to this By-law.

a) Permitted Use

- i) An existing salvage yard, but shall not include the mechanical recycling of materials;
- ii) Accessory uses limited to a licensed garage and repair shop and the display and sale of vehicles.

b) Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.7 a);
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.7 a).

c) Regulations

The appropriate provisions of this by-law including Section 14 and in particular subsection 14.2.2 shall apply.

14.3.8 Defined Area M1-8 as shown on Schedule "A", Map 3 to this By-law.

(a) Permitted Uses

- (i) blueprinting and printing establishments;
- (ii) building supplies centre or lumber yard;
- (iii) commercial grain handling and storage facility;
- (iv) establishments for the storage or processing of agricultural produce;
- (v) existing agricultural uses;
- (vi) food catering services;
- (vii) manufacturing of small electrical or machine components;
- (viii) offices and retail or wholesale outlets related to permitted industrial uses, carried on in the same building;
- (ix) service shops;
- (x) tool and die companies;
- (xi) warehousing;

- (xii) special light industrial uses, as defined in subsection 3.63(b) of the by-law;
- (xiii) accessory buildings or uses, including a dwelling unit.

(b) Permitted Buildings and Other Structures

- (i) buildings and structures for the uses permitted in subsection 14.3.8(a);
- (ii) accessory buildings and structures for the uses permitted in subsection 14.3.8(a).

(c) Maximum Lot Coverage 50 percent

14.3.9 Defined Area M1-9 as shown on Schedule "A", Map 3 to this By-law.

(a) Permitted Uses

- (i) all uses permitted in the Industrial (M1) Zone, save and except a concrete products factory or concrete manufacturing use, an automobile body repair shop, and an automobile repair garage;
- (ii) accessory buildings or uses, including a dwelling unit.

(b) Permitted Buildings and Other Structures

- (i) buildings or structures for the uses permitted in subsection 14.3.9 (a);
- (ii) accessory buildings and structures for the uses permitted in subsection 14.3.9(a).

(c) Maximum Lot Coverage 50 percent

14.3.10 Defined Area M1-10 as shown on Schedule "A", Map 3 to this Bylaw.

(a) Permitted Uses

- (i) all uses permitted in the Industrial (M1) zone;
- (ii) accessory buildings or uses, including a dwelling unit

(b) Permitted Buildings and Other Structures

No building or structure shall be used or erected in the Industrial (M1-10) zone, except for the following purposes:

- (i) Buildings and structures for the uses permitted in subsection 14.3.10(a), which are serviced with:
 - (a) a municipal piped water supply system; and
 - (b) a sanitary sewage system with rotating biological contactors, or any other piped or on-site MOE approved sanitary sewage disposal system, save and except a septic tank and tile field system.

14.3.11 Defined Area M1-11 as shown on Schedule "A", Map 4 to this By-law.

(a) Permitted Uses

- (i) all uses permitted in the Industrial (M1) Zone, save and except the following:
 - a) building supplies centre and lumber yard;
 - b) commercial grain handling and storage facility;
 - c) concrete or wood products factory or manufacturing use;
 - d) establishments for the storage or processing of agricultural produce; and
 - e) existing agricultural uses;
- (ii) accessory buildings and structures for the uses permitted in subsection 14.3.11(a).

(b) Permitted Buildings and Structures

- (i) Buildings and structures for the uses permitted in subsection 14.3.11(a);
- (ii) Accessory buildings and structures for the uses permitted in subsection 14.3.11(a).

(c) Special Regulations

A buffer strip with a minimum width of 30.0 meters (98.43') shall be provided abutting the side and rear lot lines, where they abut a residential zone in compliance with subsection 5.25.

14.3.12 Deleted by By-law 2003-93

14.3.13 Defined Area M1-13 as shown on Schedule "A", Map 10 to this By-law.

a) Other Permitted Uses

Offices, general or professional;

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 14.3.13(a);

ii) Accessory buildings and structures for the uses permitted in subsection 4.3.13(a).

14.3.14 Defined Area M1-14 as shown on Schedule "A", Map 6 to this By-law.

a) Permitted Uses

i) A key-lock petroleum dispensing facility and a public petroleum dispensing facility designed for the wholesale or retail sale of gasoline, motor vehicle fuels, lubricating oil and allied additives and the introduction of such materials into vehicles;

ii) a restaurant;

iii) the uses permitted in subsection 14.1.1 of this By-law;

iv) accessory uses.

b) Permitted Buildings and Other Structures

i) Buildings and structures for the permitted uses;

ii) accessory buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 14.1.3 to 14.2, inclusive, of this By-law. The regulations of subsection 14.2.1 shall also apply to a key-lock and public petroleum dispensing facility.

14.3.15 Defined Area M1-15 as shown on Schedule "A", Map 4 of this By-law.

a) Permitted Uses

- i) all uses permitted in the Industrial (M1) Zone, save and except the following:
 - 1) commercial grain handling and storage facility;
 - 2) concrete or wood products factory or manufacturing use;
 - 3) establishments for the storage or processing of agricultural produce; and
 - 4) existing agricultural uses;
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.15(a)
- b) Permitted Buildings and Structures
Buildings and structures for the permitted uses.
- c) Special Regulations
A buffer strip with a minimum width of 30.0 metres (98.43') shall be provided abutting the side and rear lot lines, where they abut a residential zone in compliance with subsection 5.25.

14.3.16 Defined Area M1-16 as shown on Schedule "A", Map 7 of this By-law.

- a) Other Permitted Uses
 - i) General and professional offices and equipment rental establishments.
- b) Other Permitted Building and Structures
 - i) Buildings and structures for the uses permitted in subsection 14.3.16(a);
 - ii) Accessory buildings and structures for the uses permitted in subsection 14.2.16 (a)

14.3.17 Defined Area M1-17 as shown on Schedule "A", Map 3 of this By-law.

- a) Permitted Uses
 - i) The uses permitted in the Industrial Zone (M1-8);
 - ii) a landscaping business and associated landscaping business contractor's yard;
 - iii) accessory buildings or uses.

- b) Other Permitted Building and Structures
 - i) Buildings and structures for the uses permitted in subsection 14.3.17 a);
 - ii) accessory buildings and structures for the uses permitted in subsection 14.3.17 a).
- c) Maximum Lot Coverage 50 percent

14.3.18 Defined Area M1-18 as shown on Schedule “A”, Map 3 of this By-law.

- a) Permitted Uses
 - i) The uses permitted in the Industrial Zone (M1-10);
 - ii) the sale and service of construction and farm related vehicles and equipment;
 - iii) accessory buildings or uses.
- b) Other Permitted Building and Structures
 - i) Buildings and structures for the uses permitted in subsection 14.3.18 a);
 - ii) accessory buildings and structures for the uses permitted in subsection 14.3.18 a).

14.3.19 Defined Area M1-19 as shown on Schedule “A”, Map 6 of this By-Law.

- a) Permitted Uses
 - i) all uses permitted in the Industrial Zone (M1);
 - ii) offices, general or professional;
 - iii) accessory buildings or uses.
- b) Other Permitted Building and Structures
 - i) Buildings and structures for the uses permitted in subsection 14.3.19 a);
 - ii) accessory buildings and structures for the uses permitted in subsection 14.3.19 a).

14.3.20 Defined Area M1-20 as shown on Schedule “A”, Map 10 of this By-Law.

a) Permitted Uses

- i) the uses permitted in subsection 14.1.1 of this By-law;
- ii) industrial/construction trade training facility with associated offices and union hall;
- iii) accessory uses.

b) Permitted Building and Structures

- i) buildings and structures for the uses permitted in subsection 14.3.20 a) of this By-law;
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.20 a) of this By-law.

14.3.21 Defined Area M1-21 as shown on Schedule “A”, Map 5 of this By-Law.

a) Permitted Uses

- i) truck/transport terminal;
- ii) accessory offices;
- iii) accessory dwelling unit

b) Permitted Building and Structures

- i) buildings and structures for the uses permitted in subsection 14.3.21 a) of this By-law;
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.21 a) of this By-law.

c) Zone Provisions

All lot and building requirements for lands zoned M1-21 shall be in accordance with subsections 14.1.3 to 14.2.5, inclusive, of this By-law.

d) Additional Regulations

Notwithstanding any other provisions of this By-law to the contrary, the following additional provisions shall apply:

- i) No more than 15 transport trucks/trailers shall be parked or stored on lands zoned M1-21;
- ii) The parking or storage of transport trucks/trailers shall be prohibited on the southerly 74.6 metres (245 feet) of the property and this area shall only be used as landscaped open space;
- iii) A buffer strip having a minimum width of 5.48 metres (18 feet) shall be provided immediately adjacent to the easterly lot line for its entire length.

14.3.22 Defined Area M1-22 as shown on Schedule “A”, Map 6, of this By-Law.

a) Permitted Uses

- i) All uses permitted in the Industrial Zone (M1);
- ii) A medical marihuana production facility, as regulated by Federal and/or Provincial regulations.

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.22 a) of this By-law;
- ii) Accessory buildings and structures for the uses permitted in subsection 14.3.22 a) of this By-law.

14.3.23 Defined Area M1-23 as shown on Schedule “A”, Map 10, of this By-Law.

a) Permitted Uses

- i) A golf driving range and miniature golf course;
- ii) An indoor golf simulation facility;
- iii) Accessory uses.

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.23 a) of this By-law;
- ii) Accessory buildings and structures for the uses permitted in subsection 14.3.23 a) of this By-law.

c) Zone Provisions

All lot and building requirements for lands zoned M1-23 shall be in accordance with subsections 14.1.3 to 14.1.15, inclusive, of this By-law.

14.3.24 Defined Area M1-24 as shown on Schedule “A”, Map 10, of this By-Law.

a) Permitted Uses

- i) All uses permitted in the Industrial Zone (M1);
- ii) A medical marihuana production facility, as regulated by Federal and/or Provincial regulations;

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.24 a) of this By-law;
- ii) Accessory buildings and structures for the uses permitted in subsection 14.3.24 a) of this By-law.

c) Zone Provisions

All lot and building requirements for the permitted buildings and structures permitted in subsection 14.3.24 a) shall be in accordance with subsections 14.1.3 to 14.2.5, inclusive of this By-law, except for the following:

- | | | |
|------|----------------------------|-------------------------------|
| i) | Minimum Eastern Yard Depth | 12.0 metres (<u>39.40'</u>) |
| ii) | Minimum Western Yard Depth | 7.5 metres (<u>24.60'</u>) |
| iii) | All Other Yards | 6.0 metres (<u>19.68'</u>) |

d) Additional Regulations

Notwithstanding any other provision of this By-law to the contrary, the following additional provisions shall apply:

- i) The provisions of subsections 14.1.16 of this By-law shall not apply to lands zoned M1-24;
- ii) A minimum of 26 parking spaces and 1 barrier free parking space shall be provided on lands zoned M1-24.



THE CORPORATION OF THE TOWN OF TECUMSEH

Planning and Building Services
Report No. 30/17

TO: Mayor and Members of Council

FROM: Chad Jeffery, MA, MCIP, RPP
Manager Planning

DATE: October 2, 2017

DATE TO COUNCIL: October 10, 2017

SUBJECT: Zoning By-Law Amendment and Draft Plan of Subdivision
1061160 Ontario Inc. (Santarossa) Industrial Park
North-East Corner of 8th Concession Rd/County Rd 46 Intersection
OUR FILES: D19 SANTA and D12 SANTA

RECOMMENDATIONS:

It is recommended that:

1. The scheduling of a public meeting, to be held on Tuesday, November 14, 2017 at 6:00 p.m., in accordance with *The Planning Act* for the application submitted by Dillon Consulting Limited (on behalf of the Owner - 1061160 Ontario Inc.) seeking to amend the Sandwich South Zoning By-law 85-18 by rezoning a 29.0 hectare (71.6 acre) parcel of land situated at the north-east corner of the 8th Concession Road/County Road 42 intersection from "Holding – Business Park Zone (H)BP" to "Holding – Industrial Zone (H)M1" and "Parks and Open Space Zone (P)" to facilitate the development of the lands for an industrial subdivision, be authorized; and
2. The foregoing zoning by-law amendment public meeting be scheduled in conjunction with the statutory public meeting to be held by Council on behalf of the County of Essex for the application (County Application: 37-T-17003) submitted by Dillon Consulting Limited (on behalf of the Owner, 1061160 Ontario Inc.) to the County of Essex for Draft Plan of Subdivision Approval, comprising nine industrial lots, a block containing an existing woodlot/natural area and associated buffer and a block containing a proposed stormwater management facility, in accordance with subsection 51(21) of the *Planning Act*.

BACKGROUND:

Property Location and Surrounding Land Uses

1061160 Ontario Inc. ("the Owner") owns a 29.0 hectare (71.6 acre) parcel of land situated on the north-east corner of the 8th Concession Road/County Road 42 intersection within the Oldcastle Business Park (see Attachment 1). Historically, these lands have been referred to as the "Santarossa lands".

The subject property is bordered by 8th Concession Road to the west, beyond which are industrial lots that front directly onto 8th Concession Road. A waste collection/recycling facility abuts to the

north-west with Highway 401 abutting to the northeast, beyond which are primarily agricultural lands and a camping facility on the north side of Highway 401, within the City of Windsor. Agricultural lands abut to the east and a construction company and five residential dwellings abut to the southeast. County Road 46 borders the property to the south, beyond which are industrial lots (see Attachment 2).

Planning Applications

Over the past few years, Town Administration has participated in various meetings with the Owner and its agents regarding the potential development of the property for an industrial subdivision. A draft development agreement for these lands was prepared in 2000, in anticipation of development of the lands under the existing zoning but, for various reasons, the Owner did not finalize the agreement in order to proceed with the development. Recently, the Owner advised that it has been approached by various industrial manufacturers desirous of locating their facilities on the subject property thereby warranting the subdivision/development of the lands by way of Draft Plan of Subdivision approval.

i) Draft Plan of Subdivision

The Owner has recently applied for Draft Plan of Subdivision approval (County Application: 37-T-17003) to the County of Essex (the approval authority for plans of subdivision). In accordance with the *Planning Act*, the County has requested that Council hold a public meeting on its behalf to hear comments with respect to the proposed plan of subdivision.

The draft plan identifies the proposed lotting pattern and road design for the subject property. A total of nine relatively large industrial lots, ranging in size from 1.1 hectares (2.9 acres) to 5.8 hectares (14.37 acres), are proposed, all of which will have direct access to a proposed internal roadway that will connect to both 8th Concession Road and County Road 46. No lots will have direct access to County Road 46. A 2.4 hectare (6.1 acre) block for a future stormwater management pond is proposed at the north-eastern corner of the property abutting Highway 401. In addition, a 5.3 hectare (13.1 acre) block, which is occupied by an existing woodlot/natural area, is proposed at the south-east corner of the property, abutting the aforementioned residential lots (see Attachment 3). The storm water management block and associated facility to be constructed therein will be required to be transferred to the Town. The developer is proposing that the ownership of the block containing the woodlot/natural area be transferred to a public agency (i.e. ERCA or the Town) and discussions with ERCA on this issue are ongoing.

ii) Zoning By-law Amendment

The property is currently designated “Business Park” in the Sandwich South Official Plan and zoned “Holding – Business Park Zone (H)BP” in the Sandwich South Zoning By-law 85-18. The current zoning permits various commercial and light-industrial type uses, contingent on the removal of the Holding symbol that has been placed on the land. The Holding symbol is in place pending approval of a Plan of Subdivision and the execution of a development agreement with the Town.

The Owner has advised, however, that a wider range of industrially-related uses (rather than commercial uses) are anticipated and preferred for the lands. Accordingly, the uses currently permitted by the “Industrial Zone (M1)” of the Sandwich South Zoning By-law 85-18 are more

suitable. It should be noted that the zoning being proposed for the nine industrial lots is contemplated by the current “Business Park” designation that applies to the property and is the same as the zoning that applies to the majority of the lands to the west and south of the property. Any future development on the subject lands would need to conform to the list of permitted uses and comply with the associated zoning requirements established in the M1 zone.

In addition, the applicant is proposing to re-zone the existing woodlot/natural area and the future stormwater management facility identified above to a zone that would appropriately reflect the existing (woodlot/natural area) and intended (stormwater management facility) uses of these lands.

Based on the foregoing, the Owner has now filed an application with the Town to amend the Sandwich South Zoning By-law 85-15 in order to rezone the proposed nine industrial lots noted above to “Holding – Industrial Zone (H)M1” and to rezone the woodlot/natural area and the proposed stormwater management facility to “Parks and Open Space Zone (P)”. It is proposed that the Holding symbol remain on those portions of the lands identified for industrial uses until the Owner executes a development agreement with the Town and obtains final approval of the Plan of Subdivision from the County of Essex.

Supporting Documents

The following documents have been submitted to the Town in support of the applications:

- i) *Planning Justification Report, Zoning By-law Amendment and Draft Plan of Subdivision Applications, Santarossa Industrial Park – Karl Tanner, MCIP, RPP, Dillon Consulting Limited, July 2017.*

This report provides planning rationale in support of the requested Plan of Subdivision and Zoning By-law Amendment applications. It provides a review of the proposed development and assesses it against provincial, county and local planning policies, along with reviewing the proposal as it relates to land use compatibility, subdivision design, servicing and natural heritage issues.

Town Administration has reviewed the report and generally concurs with the planning analysis and the conclusion that the subject property would be suitable for industrial uses and that, based on the foregoing, the proposed amendment to the Town’s Zoning By-law may be considered and that the proposed draft plan of subdivision is of an appropriate design. The report’s planning rationale is based on sound planning principles.

It should be noted however, that while there is sufficient merit in considering the requested applications, Town Administration recognizes that in order to make a proper recommendation on the applications, public and agency comments need to be considered. The requisite public meeting will assist with the identification of potential issues that will need to be addressed as part of the full assessment of the proposed uses on the subject property and its subdivision.

ii) *Functional Servicing Study, Santarossa Industrial Subdivision, – Dillon Consulting Limited, July 2017.*

During early discussions regarding potential development of the subject property, Town Administration identified the need to address servicing of the lands with municipal water, sanitary and stormwater management (both quantity and quality) services. Accordingly, the Owner retained the services of Dillon Consulting Limited to prepare the above referenced Functional Servicing Study for the proposed development.

The Functional Servicing Study also addresses traffic on a cursory level. A more detailed Traffic Impact Study is being completed by the proponents and will be available in advance of the proposed public meeting date.

Town Administration has reviewed the study and has concluded that, although some of the assumptions and design criteria used in the study will require further discussion and analysis, sufficient information is provided to demonstrate that full municipal services, including municipal sanitary sewers, municipal piped water and storm water management, can be introduced on the subject property.

A more detailed analysis, particularly with respect to storm water management, is ongoing. As design details are finalized, it may be necessary to make minor modifications to the plan of subdivision, particularly as it relates to the size and configuration of the storm water management pond and associated block on the plan.

In summary, there is sufficient servicing information to support the proposed applications proceeding to a public meeting and being circulated for agency comment.

iii) *Scoped Environmental Impact Assessment, 1061160 Ontario Inc., – Dillon Consulting Limited, May 2017; and*

Letter of Authorization (LOA), Santarossa Industrial Park – Ministry of Natural Resources and Forestry, June 2017

The Scoped Environmental Impact Assessment was completed for the proposed industrial development of the lands as per the requirements of the Ministry of Natural Resources and Forestry (MNRF). The study assessed the potential impacts of the development proposal on endangered or threatened species and their habitats. The study also proposed that the woodland, hedgerow, and on-site municipal drain would be retained, and a 10-metre setback distance from development would be applied to each of these features. This study was submitted to the MNRF for its review and approval.

Subsequent to this submission, MNRF advised that it has reviewed species at risk (SAR) occurrence information on file and determined that there are known occurrences of Kentucky Coffee-tree (threatened, with species and general habitat protection) in the general area of the project location. Based on this review, Ministry staff determined that the activities associated with the project, as currently proposed, will likely not contravene section 9 (species protection) and/or section 10 (habitat protection) of the *Endangered Species Act, 2007* (ESA 2007) for SAR.

Based on the foregoing, a Letter of Authorization (LOA) was provided by MNRF to the Owner. The LOA is valid until June 11, 2018. The Owner must contact MNRF for a new review if the project activities have not been completed by this date.

COMMENTS:

Provincial Policy Statement

The Planning Act establishes that Council, when making decisions that affect a planning matter, “shall be consistent with” the 2014 Provincial Policy Statement (“PPS”) issued under *The Planning Act*.

The following are the relevant excerpts from the PPS:

“1.1 MANAGING AND DIRECTING LAND USE TO ACHIEVE EFFICIENT AND RESILIENT DEVELOPMENT AND LAND USE PATTERNS

1.1.3 Settlement Areas

1.1.3.1 *Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted*

1.1.3.2 *Land use patterns within settlement areas shall be based on:*

- a) *densities and a mix of land uses which:*
 - 1. *efficiently use land and resources;*
 - 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

1.2.6 Land Use Compatibility

1.2.6.1 *Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.*

1.3 Employment

1.3.1 *Planning authorities shall promote economic development and competitiveness by:*

- a) *providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;*
- b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; and*
- d) *ensuring the necessary infrastructure is provided to support current and projected needs.*

2.1 Natural Heritage

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.”

In summary, the PPS contemplates the types of uses being proposed within identified urban areas, particularly those areas identified for employment land purposes, subject to establishing the suitability of the proposed uses for the area and satisfactorily addressing compatibility issues. With respect to natural heritage, it was noted earlier in this Report that MNR staff have determined that the activities associated with the project will likely not contravene section 9 (species protection) and/or section 10 (habitat protection) of the *Endangered Species Act, 2007* (ESA 2007) for SAR and have issued an LOA to the Owner.

County of Essex Official Plan

The subject lands are within an identified Primary Settlement Area of the County Official Plan. The goals and policies of the County of Essex Official Plan are very similar in nature to those found in the PPS insofar as they encourage a range of urban development within identified settlement areas, such as the Oldcastle Hamlet within the Town of Tecumseh.

The following are the relevant excerpts from the County Official Plan:

“3.2.2 Goals

The following goals are established for those lands designated as settlement areas on Schedule “A1”:

- a) Support and promote public and private re-investment in the Primary Settlement Areas;*
- f) To increase the opportunity for job creation within each County municipality by attracting and maintaining industries and businesses closer to where County residents live.*

3.2.4 Primary Settlement Areas

- i) Oldcastle Hamlet (Town of Tecumseh)*

Oldcastle Hamlet has historically been the focus of manufacturing due in part to its proximity to the City of Windsor. The recent investment in sanitary services and the existing forms of development make it an ideal location to focus employment growth subject to the following policies:

- i) Oldcastle Hamlet shall be primarily developed with employment uses, while recognizing that limited opportunities may exist to expand upon the few existing residential clusters that are situated in the area. The local Official Plan will more specifically designate the lands in appropriate land use designations.*
- ii) A mixture of lot sizes shall be provided, including large lots that would be suitable to employment uses that may not be appropriately located within other nearby Primary Settlement Areas due to their size or impacts.*

- iii) The local Official Plan shall contain policies to ensure orderly and appropriate development.*
- iv) All new development shall be on full municipal sewage services and municipal water services.*
- v) Cost effective development patterns and those which reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage preservation or public health and safety concerns shall be avoided.*

3.2.4.1 Policies

The following policies apply to Primary Settlement Areas:

- a) Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality;*
- d) All new development within Primary Settlement Areas shall only occur on full municipal water services and municipal sewage services, unless there are interim servicing policies in the local Official Plan that are in effect at the time of approval of this Plan.*
- h) All types of land use are permitted within the "Settlement Areas" designation subject to the specific land use policies of the local Official Plans."*

In accordance with the aforementioned goals and policies, the proposed development conforms to the County of Essex Official Plan.

The woodlot/natural area within Block 10 of the Plan is identified as a Natural Heritage Overlay on Schedule "B2" of the County of Essex Official Plan. As such, the following policies of the County Official Plan apply:

"3.4.4 Natural Environment Overlay Policies

The following policies apply to those lands identified as "Natural Environment Overlay" on Schedule "B2" of this Plan.

- a) Development and site alteration is not permitted on lands within the "Natural Environment Overlay" unless it has been demonstrated to the satisfaction of the approval authority and/or the municipality, in consultation with the relevant Conservation Authority, that there will be no negative impacts on the natural features or their ecological functions.*

These lands may be adjacent to lands designated "Natural Environment" and/or may contain fish habitat, Significant woodlands, Areas of Natural and Scientific Interest, Significant Wildlife Habitat, Significant Valleylands, and secondary priority existing natural features that meet 1 to 4 of the 11 natural heritage feature criteria outlined in the Essex Region Natural Heritage System Strategy (ERNHSS) prepared by the Essex Region Conservation Authority.

Adjacent lands are defined as generally those lands within 120 metres of the "Natural Environment" designation and Natural Environment Overlay. Assessment of negative impact is to be determined by conducting an environmental impact assessment in accordance with Appendix Three to this Plan which will be required prior to consideration of any Planning Act application.

- b) *Permitted uses on lands within the “Natural Environment Overlay” shall be in accordance with the underlying land use designation.*
- c) *The County encourages activities that preserve and enhance the features contained within the “Natural Environment Overlay”. Examples include tree preservation, tree planting, establishing and improving linkages.”*

As noted earlier in this Report, the developer proposes to transfer ownership of this woodlot/natural area block to a public agency (i.e. ERCA or the Town) to ensure its long-term protection.

Sandwich South Official Plan

As previously noted, the subject property is designated “Business Park” on Schedule “A-2” of the Sandwich South Official Plan (see Attachment 4). The policies for the Business Park designation encourage a variety of light industrial uses including manufacturing, assembling, processing, fabricating and warehousing uses that can be appropriately integrated with the existing and proposed development pattern.

Subsection 3.7.1 of the Official Plan states:

“3.7.1 Goals

The following goals are established for the Business Park area:

- i) *To encourage the development of integrated, multi-use business park areas that provide the opportunity for individuals and corporations to undertake a broad range of commercial and light manufacturing activities.*

3.7.2 Policies

The following policies shall apply to those lands designated “Business Park” on the Land Use Schedules of this Plan:

- i) *lands designated “Business Park” shall be used for a range of light industrial uses including manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling. All permitted light industrial uses shall meet the requirements of and, where necessary, obtain the approval of the Ministry of Environment and Energy with respect to any and all emissions to the environment (including waste water, odours, noise, dust, vibrations, etc.);*
- v) *it is the intent of Council to utilize appropriate setback, buffering and mitigation techniques to maximize compatibility between new light industrial uses and nearby sensitive land uses such as existing and future residential areas. The Ministry of Environment’s July 1995 guideline entitled “Compatibility Between Industrial Facilities and Sensitive Land Uses” or its successor, will be used as a guide.”*

The uses proposed by the proposed Zoning By-law Amendment application conform to the Sandwich South Official Plan.

Sandwich South Zoning By-law 85-18

The subject property is currently zoned “Holding – Business Park Zone (H)BP” on Schedule “A”, Map 7 of Sandwich South Zoning By-law 85-18 (see Attachment 5). As noted above, the current zoning permits a commercial/light-industrial mix of uses on the property, however, the Owner has advised that a wider range of industrially-related uses are anticipated for the lands more in keeping with the “Industrial (M1) Zone”. Accordingly an amendment to the Zoning By-law is required.

It should be noted that the lands will continue to be placed in the “Holding (H) Zone”, which will prohibit development of the lands until the holding (H) symbol is removed. The removal of the holding symbol will not occur until the Owner enters into a development agreement with the Town.

Zoning By-law Amendment Procedures in the Official Plan

Section 6.17, Amendment Procedures, of the Sandwich South Official Plan establishes that due regard shall be given to the following matters when contemplating a Zoning By-law Amendment:

i) the physical suitability of the land to be used for the proposed use;

The 29.0 hectare subject property is relatively flat and there are no identifiable physical barriers to development. The existing woodlot on the property is proposed to be transferred to public ownership and will be maintained as a naturalized area. From a “physical suitability” perspective the lands can accommodate the proposed uses.

ii) the adequacy of all required services;

The subject property can be serviced by municipal water, municipal sanitary sewers and municipal storm sewers/drains. A stormwater management facility will be required as part of the municipal infrastructure to be constructed by the developer to the Town’s satisfaction.

With respect to sanitary sewers, the subject property is within the 8th Concession Sewer Sanitary Sewer Service Area, as established in the Town’s Water and Wastewater Master Plan. A sanitary sewer currently extends southerly into the Town in the 8th Concession Road right-of-way from Highway 401, across the entire western side of the property and terminates at North Talbot Road. The proposed subdivision will connect to this sanitary sewer via sanitary sewers that will be constructed within the right-of-way of the subdivision’s proposed road system.

In summary, adequate municipal services are available to support the proposed development, subject to the finalization of engineering design details as part of the required subdivision development agreement that is to be executed between the owner and the Town.

- iii) *the adequacy of the road system to accommodate the projected traffic volume increases;*

The development will be serviced with new internal local roads with access from the 8th Concession and County Road 46. These local roads are currently proposed to have a 20 metre right-of-way width designed to an urban cross-section in accordance with the Tecumseh Transportation Master Plan. Administration is continuing to discuss the potential need for a 22 metre road allowance due to the underground congestion experienced once there is a 10.5 metre paved road (curb to curb) and the installation of municipal services and utilities. If a wider road allowance is deemed appropriate, a modification to the draft plan of subdivision could be necessitated in the future.

As noted previously in this Report, a more detailed Traffic Impact Study is being completed by the proponents and will be available in advance of the proposed public meeting date. This study will provide further details with respect to the requirement for intersection design, potential new traffic signals, and turning lanes and will the approval of the Town and the County of Essex.

- iv) *the compatibility of the proposed use with existing and potential future uses in the surrounding area;*

As noted earlier in this report, and particularly in light of the current Business Park designation in the Official Plan, it is generally believed that industrial uses on the subject property will be appropriate, in conformity with the Official Plan and a logical continuation of the existing industrial type development in Oldcastle. This type of development is contemplated by the Official Plan by virtue of its current land use designation.

However, careful regard needs to be given to the five residential lots fronting on County Road 46 and abutting the subject property to the south-east. These lots are separated from the proposed industrial subdivision by the existing natural heritage area. The D-6 Guideline is the current standard for land use compatibility issues in the province of Ontario. The guideline provides assistance for planning decision makers when considering land use compatibility. In addition, the Sandwich South Official Plan requires any lands designated "Business Park" (as being proposed) to apply the D-6 Guideline in order to address any potential compatibility between new industrial uses and nearby sensitive land uses.

Any new industrial uses proposed for the subject property will be required to follow the D-6 Guideline and provide any mitigation requirements that are identified. Accordingly, specific design elements for the future industrial lots abutting these residences will need to be fully evaluated at the time of site plan approval.

However, it is believed that proposed 5.3 hectare naturalized area proposed at the south-east corner of the property will provide adequate separation and buffer to these residential dwellings. A more fulsome assessment of this issue can be undertaken once public and stakeholder input is provided on this proposal.

- v) *the need for the additional land to accommodate the proposed use/facilities.*

No additional land needs to be designated to accommodate the proposed uses.

Site Suitability in the Official Plan

In addition to the foregoing criteria set out in Section 6.17, Section 2.2, Site Suitability, of the Official Plan establishes that prior to the approval of any development or amendment to this Plan or the Zoning By-law, it shall be established to the satisfaction of Council and all other bodies having jurisdiction that:

- “a) soil and drainage conditions are suitable to permit the proper siting of buildings;*
- b) the services and utilities, whether they be municipal or private, can adequately accommodate the proposed development;*
- c) the road system is adequate to accommodate projected increases in traffic;*
- d) the land fronts on a public road which is of a reasonable standard of construction;*
- e) adequate measures will be taken to alleviate or prevent any adverse effects that the proposed use may possibly have upon any existing or proposed adjacent use.”*

These criteria mirror the ones established in Section 6.17 and their ability to be met has been adequately addressed in the comments provided in that section of this Report.

Site Plan Control

The subject property is currently subject to site plan control. Any development on the future lots that will form part of the subdivision will require the execution of a site plan control agreement with the Town. This will enable the Town to use the site plan control process to adequately address all on-site servicing and site design issues (for each future individual lot) prior to any development occurring on the individual parcels.

Proposed Draft Plan of Subdivision

Subsection 51(24) of the *Planning Act* establishes that regard shall be had to various matters when considering a draft plan of subdivision. These matters include, but are not limited to, the following:

- *The effect of the subdivision on matters of provincial interest;*
- *Whether the plan conforms to the Official Plan and adjacent plans of subdivision;*
- *Whether the proposed subdivision is premature or in the public interest;*
- *Whether the plan conforms to the official plan and adjacent plans of subdivision;*
- *The suitability of the land for the purposes for which it is to be subdivided;*
- *The number, width, location and adequacy of the roads within and in the vicinity of the proposed subdivision;*
- *The dimensions and shapes of lots;*
- *The restrictions or proposed restrictions (i.e. zoning) on the land proposed to be subdivided;*
- *Conservation of natural resources and flood control;*
- *The adequacy of municipal services;*
- *The adequacy of school sites;*
- *The area of land, if any, within the proposed subdivision that is to be conveyed for public purposes;*
- *The extent to which the plan's design optimizes the efficient use and conservation of energy; and*

- *The interrelationship between the design of the proposed plan and site plan control matters relating to any development on the land.*

The draft plan of subdivision has been developed and refined through meetings and discussions between Administration and the Owner's consultant. Administration is generally supportive of the proposed lotting pattern and street layout and is of the opinion that the proposed plan has had adequate regard to the matters noted in subsection 51(24) of the *Planning Act*.

It is noted that negotiations have commenced with the owners regarding details typically incorporated in a subdivision agreement setting the standards for the required municipal services, including the construction of waterlines, sanitary sewers, storm sewers, sidewalks, storm water management facility details, tree plantings and other amenities. Ultimately a development agreement will be required to be executed between the Town and the owners.

Preliminary Conditions of Draft Plan of Subdivision Approval

In advance of any potential conditions of draft Plan of Subdivision approval that may be identified through the public meeting process, and subject to the County providing additional specific conditions, the following conditions of draft Plan of Subdivision approval are proposed for consideration at this stage:

- i) *That the Owner enter into a subdivision agreement (development agreement) with the Town of Tecumseh wherein the Owner agrees to satisfy all the requirements, financial and otherwise, of the Town concerning the payment of development charges, provision of roads/sidewalks, installation of services, sanitary sewerage collection system, water distribution system, utilities and stormwater management facilities for the development of the lands, including those works required off-site;*
- ii) *That prior to final approval by the Approval Authority, the Approval Authority is to be advised by the Town that this proposed subdivision conforms to the Zoning By-law in effect.*

It should be noted that other agencies that have been circulated the draft plan of subdivision typically also request the County to attach conditions of draft approval that pertain to their area of interest (i.e. Ontario Hydro, ERCA, school boards, etc.). As noted previously, there are ongoing discussions regarding the transfer of the woodlot to a suitable public body. This will ultimately manifest itself as a specific condition of draft plan approval.

A final list of recommended conditions from the Municipality's perspective will be provided to Council for its review and approval through a subsequent Planning Report after the holding of the public meeting

Need for Public Consultation for the Application of Draft Plan of Subdivision Approval and Zoning By-law Amendment

Given the scale, scope and nature of the proposal, it is appropriate to schedule a public meeting to offer an opportunity for the Owner to formally present the proposal to Council and the public and to offer an opportunity for public input. As part of this public consultation process other stakeholders

(e.g. County of Essex, Essex Region Conservation Authority, and Ministry of Transportation) will be circulated and provided an opportunity to provide comments. This consultation will help to further identify key stakeholders and their respective issues for consideration in the processing of these applications.

In summary, it is the opinion of the writer, along with Town Administration, that sufficient analysis and information has been provided by the Owner and undertaken by the Town to warrant further consideration and to seek input from key stakeholders. In addition, having regard to the range, scale, location and nature of surrounding uses, the geographic location of the proposed development along with current Provincial, County and local policy initiatives, it is believed that there is sufficient merit in considering the requested Zoning By-law amendment and Draft Plan of Subdivision. Accordingly, it is recommended that a public meeting be scheduled in accordance with the provisions of the *Planning Act* as a means to seek public input.

In accordance with the requirements of the *Planning Act*, it is recommended that a public meeting for the proposed Zoning By-law amendment be scheduled and that the public meeting be scheduled in conjunction with the statutory public meeting to be held by Council on behalf of the County of Essex for the associated Draft Plan of Subdivision Approval application. Mr. King, County Planner, wrote to the Town on September 27, 2017 requesting Council to hold a public meeting on his behalf. It is appropriate to proceed to a public meeting at this time as this will assist with the identification of the full range of potential issues.

CONSULTATIONS:

The application was reviewed at recent Planning Staff Review meeting(s) by:

Director, Public Works and Environmental Services
 Manager, Engineering
 Manager, Building Services

LINK TO STRATEGIC PRIORITIES:

No.	2017-18 Strategic Priorities	Applicable
1.	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.	✓
2.	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.	✓
3.	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.	
4.	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.	
5.	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.	

Planning and Building Services Report 30/17
Zoning By-Law Amendment and Draft Plan of Subdivision
1061160 Ontario Inc. / Santarossa Industrial Park
North-East Corner of 8th Concession/County Road 46 Intersection
OUR FILE: D19 SANTA and D12 SANTA
October 10, 2017

COMMUNICATIONS:

Not applicable ☐

Website ☒ Social Media ☐ News Release ☐ Local Newspaper ☐

Planning and Building Services Report 30/17
Zoning By-Law Amendment and Draft Plan of Subdivision
1061160 Ontario Inc. / Santarossa Industrial Park
North-East Corner of 8th Concession/County Road 46 Intersection
OUR FILE: D19 SANTA and D12 SANTA
October 10, 2017

This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:

Prepared by:

Enrico De Cecco, BA (Hons.), MCIP, RPP
Junior Planner

Chad Jeffery, MA, MCIP, RPP
Manager Planning

Reviewed by:

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director, Planning and Building Services

Dan Piescic, P. Eng.
Director, Public Works and Environmental
Services

Recommended by:

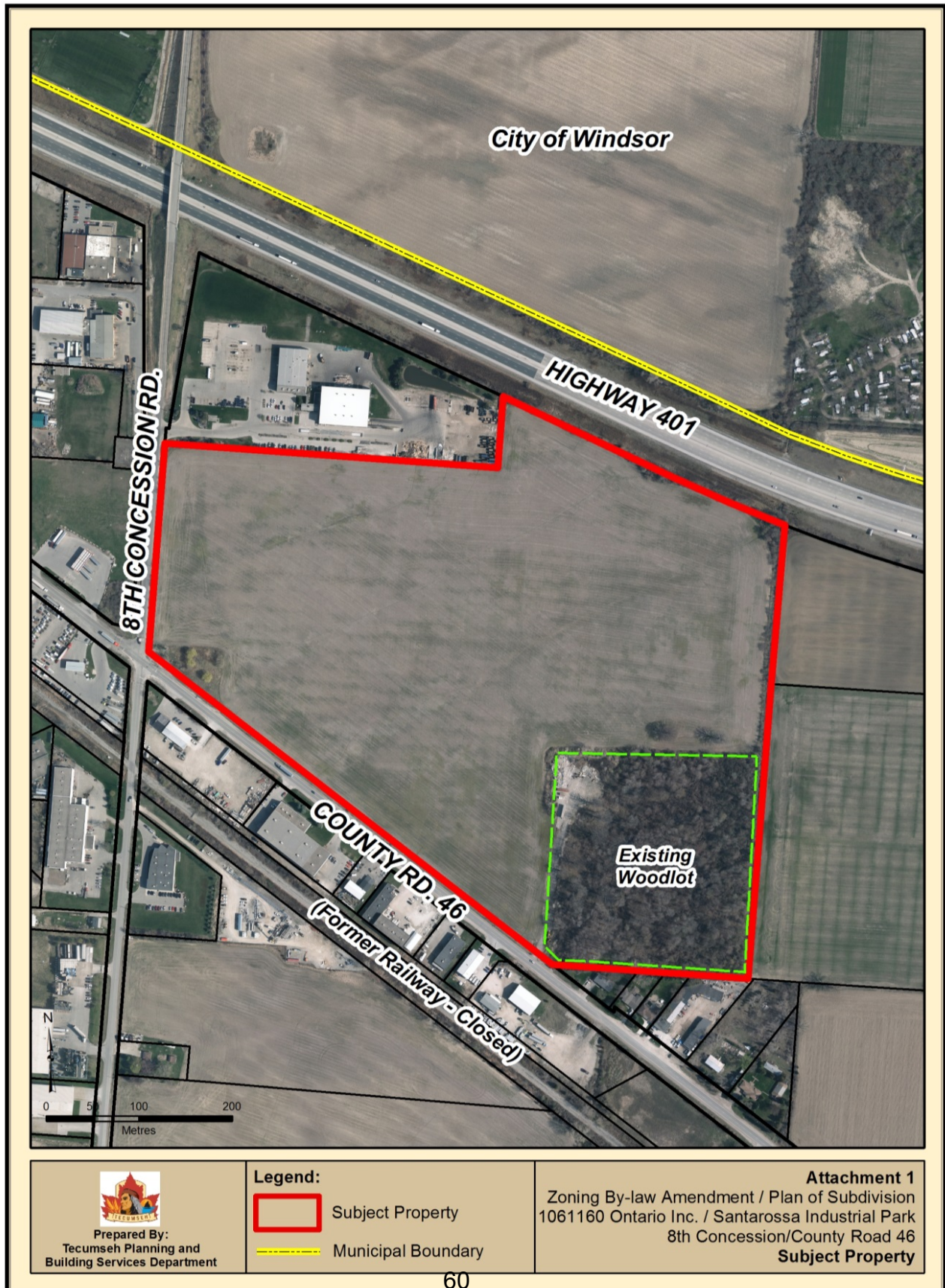
Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

Attachment(s):

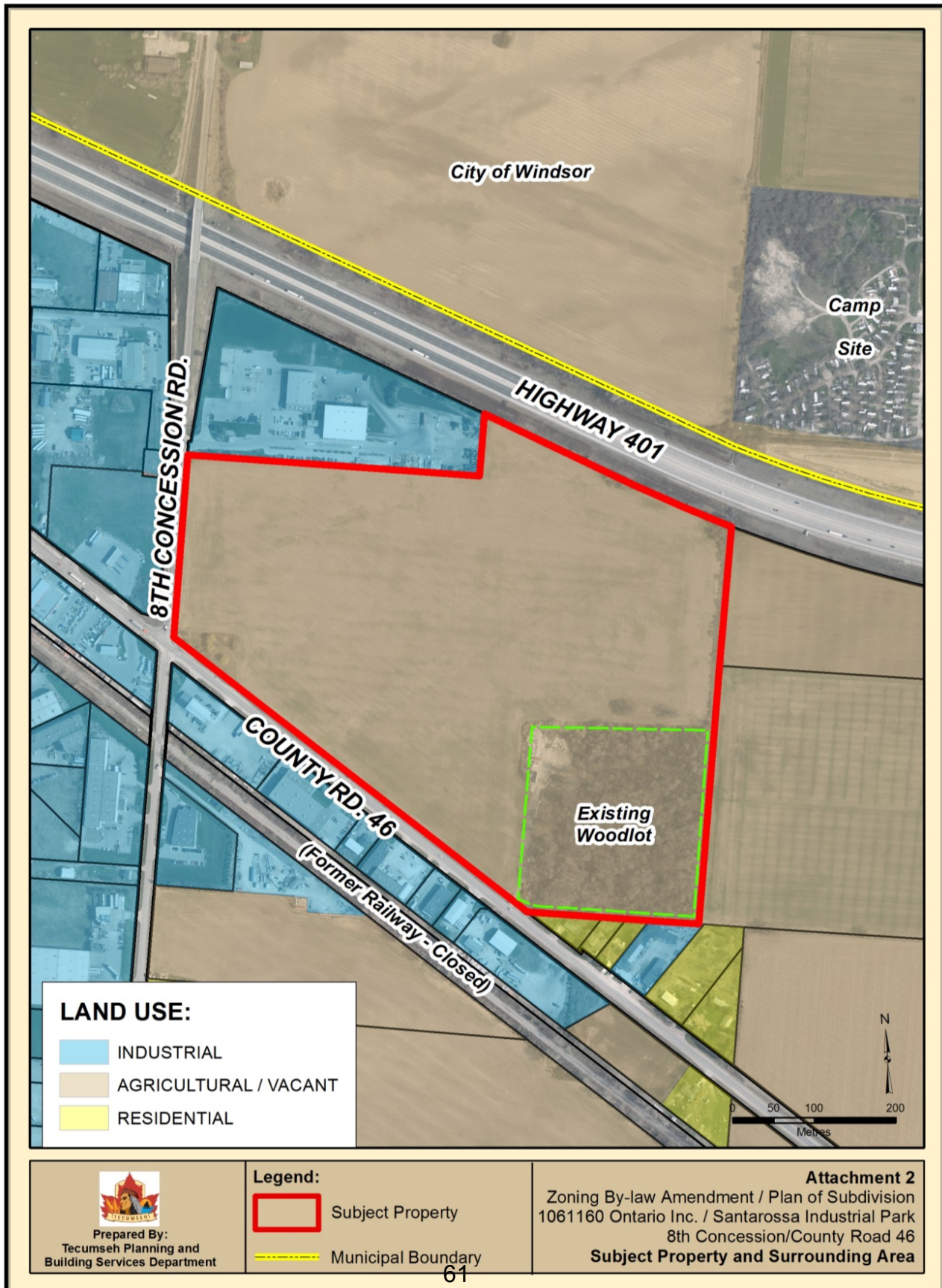
1. Detailed View of Subject Lands
2. Subject Land and Surrounding Area Map
3. Proposed Draft Plan of Subdivision, Detail View
4. Official Plan Map
5. Zoning Map

File Name (R:\Zoning By-law Amendments, Sandwich South\Santarossa, 8th Concession Rd and County Road 46\Planning Report 30-17 - D19 and D12 SANTA scheduling of a public meeting.docx

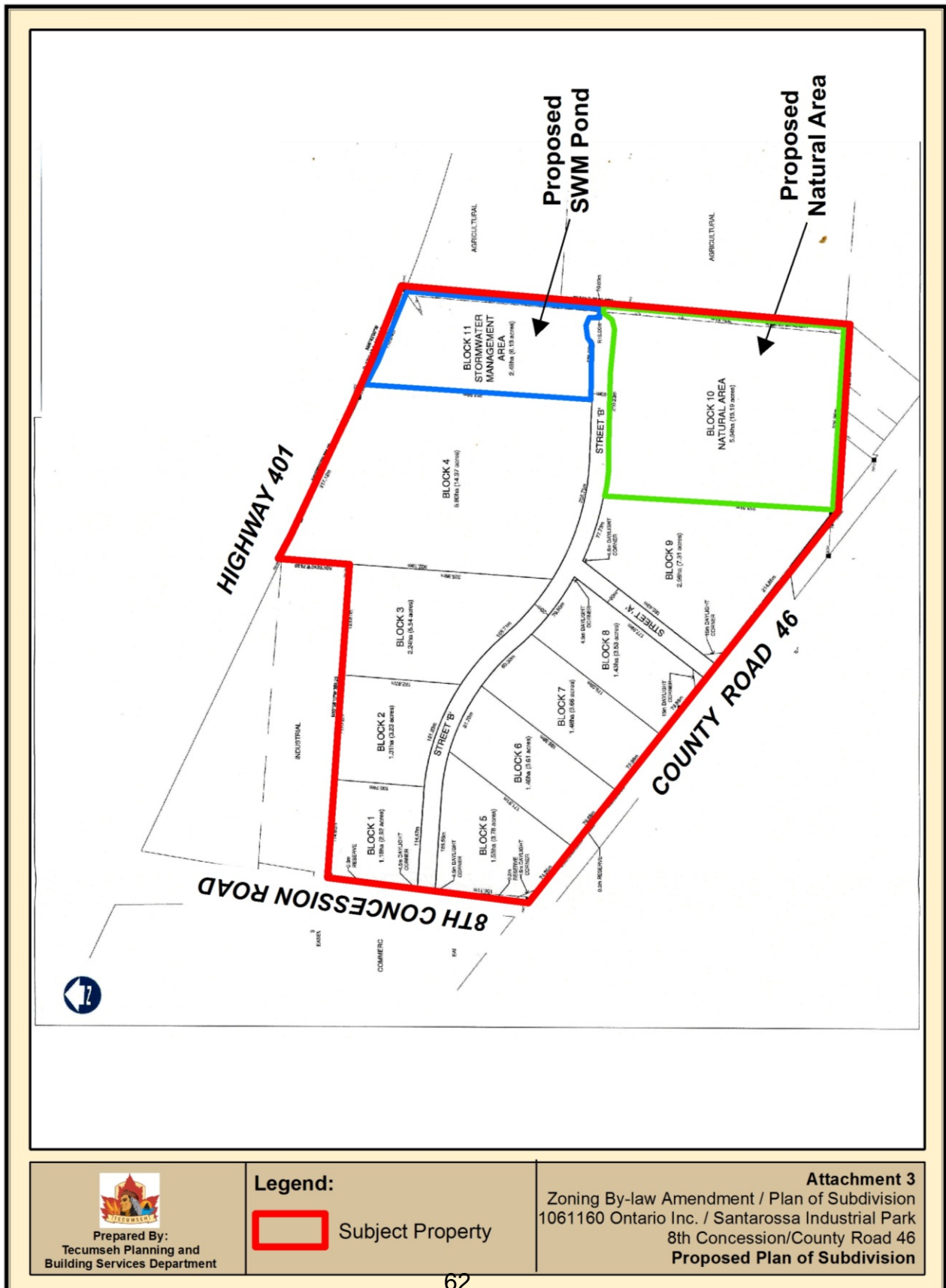
Planning and Building Services Report 30/17
 Zoning By-Law Amendment and Draft Plan of Subdivision
 1061160 Ontario Inc. / Santarossa Industrial Park
 North-East Corner of 8th Concession/County Road 46 Intersection
 OUR FILE: D19 SANTA and D12 SANTA
 October 10, 2017



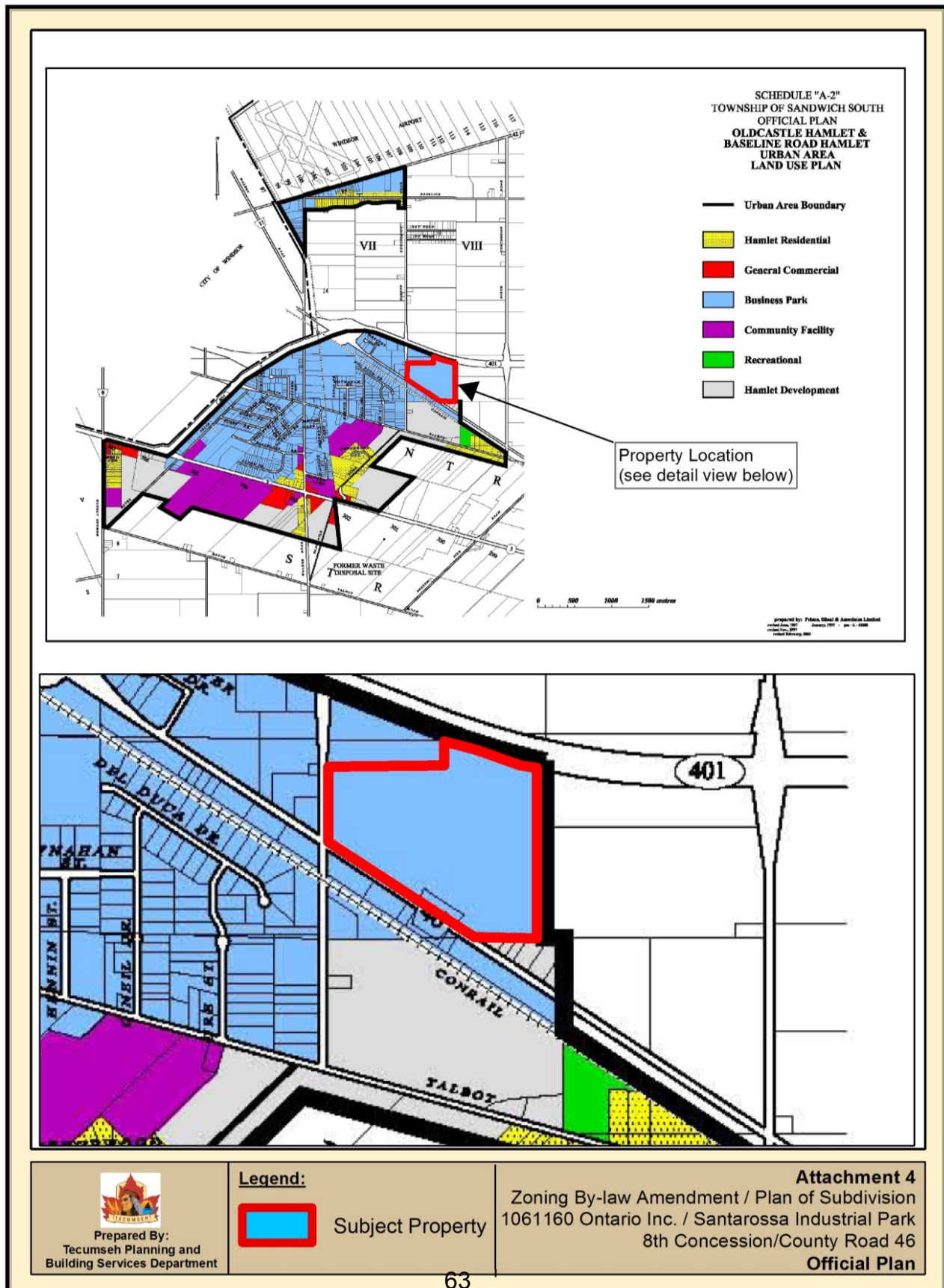
Planning and Building Services Report 30/17
 Zoning By-Law Amendment and Draft Plan of Subdivision
 1061160 Ontario Inc. / Santarossa Industrial Park
 North-East Corner of 8th Concession/County Road 46 Intersection
 OUR FILE: D19 SANTA and D12 SANTA
 October 10, 2017



Planning and Building Services Report 30/17
 Zoning By-Law Amendment and Draft Plan of Subdivision
 1061160 Ontario Inc. / Santarossa Industrial Park
 North-East Corner of 8th Concession/County Road 46 Intersection
 OUR FILE: D19 SANTA and D12 SANTA
 October 10, 2017



Planning and Building Services Report 30/17
 Zoning By-Law Amendment and Draft Plan of Subdivision
 1061160 Ontario Inc. / Santarossa Industrial Park
 North-East Corner of 8th Concession/County Road 46 Intersection
 OUR FILE: D19 SANTA and D12 SANTA
 October 10, 2017



Planning and Building Services Report 30/17
 Zoning By-Law Amendment and Draft Plan of Subdivision
 1061160 Ontario Inc. / Santarossa Industrial Park
 North-East Corner of 8th Concession/County Road 46 Intersection
 OUR FILE: D19 SANTA and D12 SANTA
 October 10, 2017

