



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Brian Hillman, Director Planning & Building Services

Date to Council: September 8, 2020

Report Number: PBS-2020-30

Subject: Zoning By-law Amendment
470698 Ontario Ltd. (Dalla Bona Construction)
3455 North Talbot Road
Results from Public Meeting and Final Recommendation
OUR FILE: D19 3455NTR

Recommendations

It is recommended:

That a by-law having the effect of amending the Sandwich South Zoning By-law 85-15 for a 1.0 hectare (2.4 acre) property situated on the south side of North Talbot Road, approximately 40 metres (130 feet) east of its intersection with Hennin Drive (3455 North Talbot Road), from “Industrial Zone (M1)” to “Business Park Zone (BP-5)” in order to establish general/business offices, professional offices, a union hall, restaurants, craft industries/specialty workshops and retail sales as permitted uses, along with establishing site-specific yard/lot requirements, **be adopted.**

And that a by-law placing the 1.0 hectare (2.4 acre) property situated on the south side of North Talbot Road, approximately 40 metres (130 feet) east of its intersection with Hennin Drive (3455 North Talbot Road) under site plan control in accordance with Section 6.4.3 of the Sandwich South Official Plan, **be adopted.**

Background

On August 11, 2020, Council held a public meeting in accordance with the provisions of the *Planning Act* to hear comments on an application to amend the Sandwich South Zoning By-law for a 1.0 hectare (2.4 acre) property situated on the south side of North Talbot Road, approximately 40 metres (130 feet) east of its intersection with Hennin Drive (5470 Walker

Road) (see Attachment 1). The public meeting was conducted virtually by way of a zoom meeting in accordance with Town policies.

The proposed amendment accommodates the future redevelopment of the lands for a range of commercial uses that may include general/business offices, professional offices, a union hall, restaurants, craft industries/specialty workshops and retail sales. In addition, the proposed amendment establishes site-specific yard/lot requirements that would facilitate the proposed redevelopment of the site.

The redevelopment of the property includes the addition of 1,954 square metres (21,035 square feet) of floor area to the building currently occupying the property, resulting in a 2,304 square metre (24,804 square foot) building. It is the intention of the owner to subdivide the building into multiple units. The applicant has provided a preliminary site plan that illustrates the proposed redevelopment of the property (see Attachment 2).

The purpose of this Report is to summarize the nature of the comments received through the public consultation process and recommend a course of action with respect to the proposed Zoning By-law amendment.

Comments

Comments Received Through Public Consultation Process and Public Meeting

There was only one written comment received in advance of the public meeting and it was from a local resident who was in support of the proposed rezoning. The written submission was included in the August 11, 2020 Public Meeting Council Agenda. The applicant was the only person other than Council and Town Administration who joined the zoom public meeting. Accordingly, there were no concerns raised with respect to the proposed rezoning and corresponding development proposal through the public consultation process.

Planning Analysis

A detailed planning analysis addressing the policies contained within the Provincial Policy Statement, the County of Essex Official Plan and the Sandwich South Official Plan was provided by way of PBS-2020-21. This Report was received and reviewed by Council at its July 14, 2020 Regular Council Meeting and at the subsequent Public Meeting on August 11, 2020.

A summary of the aforementioned planning analysis is provided below:

Provincial Policy Statement (PPS)

The PPS encourages and supports development on lands identified for urban growth in settlement areas. It also establishes that the Town should be supporting and promoting the 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.

Based on the foregoing, it is the opinion of the writer that the proposed rezoning is consistent with the PPS.

County of Essex Official Plan

The subject lands are within an identified settlement area of the County Official Plan (OP). The goals and policies of the County OP encourage a range of commercial/employment uses within identified settlement areas. Accordingly, the proposed amendment conforms to the goals and policies of the County OP.

Sandwich South Official Plan

The subject property is designated Business Park in the Sandwich South Official Plan. The Business Park designation establishes that a range of commercial uses are permitted including: restaurants, wholesale establishments, offices, financial institutions, retail stores, retail warehousing and auto sales and service establishments. PBS-2020-21 included an assessment of the proposed rezoning in the context of subsection 6.17, Amendment Procedures, of the Official Plan and it concluded that the subject proposal adequately addresses the criteria (i.e. physical suitability, traffic, servicing, compatibility and need) established therein.

Site Plan Control

As noted in PBS-2020-21, Subsection 6.4.3 of the Sandwich South Official Plan establishes that new commercial developments shall be subject to site plan control. Accordingly, Administration recommends that a by-law be passed to make the lands subject to site plan control, thereby ensuring that all site design and servicing issues are adequately addressed prior to the development proceeding.

Conclusion

In summary, it is the opinion of the writer, along with Town Administration, based on the results of the public consultation process, that the proposed Zoning By-law application is supportable. Detailed site design issues will be addressed through the required Site Plan Control agreement that will be finalized and recommended for execution by Council at a future date.

On the basis of the foregoing, it is the opinion of the writer that the proposed Zoning By-law Amendment to allow the proposed commercial development is consistent with the Provincial Policy Statement, conforms to the County Official Plan and Sandwich South Official Plan policies and will result in appropriate development that is in keeping with the character of the surrounding lands and is based on sound land use planning principles.

Accordingly, Town Administration recommends that Council pass by-laws amending the Sandwich South Zoning By-law 85-18 permitting the development of the subject property for the aforementioned range of commercial uses. In addition, it is recommended that Council pass a by-law making the subject property subject to site plan control, in accordance with the Sandwich South Official Plan.

Consultations

None

Financial Implications

None

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	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.

Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Enrico DeCecco, BA (Hons), MCIP, RPP
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Reviewed by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services

Reviewed by:

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

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

**Attachment
Number**

**Attachment
Name**

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|---|-------------------------------|
| 1 | Property Location Map |
| 2 | Preliminary Site Plan Drawing |