



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: February 23, 2021

Report Number: PBS-2021-06

Subject: Site Plan Control Approval
Carlesimo Holdings
1840 Blackacre Drive
OUR FILE: D11 1840BLA

Recommendations

It is recommended:

That "Site Plan – A0", as prepared by Aleo Associates Inc., attached hereto as Attachment 2A, which depicts the existing 1560 square metre (16,800 square foot) industrial building and two proposed 1114 square metre (12,000 square foot) industrial buildings, along with the respective associated on-site works on a 1.98 hectare (4.89 acre) property located on the north side of Blackacre Drive, immediately north of its intersection with Roscon Industrial Drive (1840 Blackacre Drive), **be approved**, subject to:

- i) the Owner obtaining approval of Minor Variance Application A-14-21, providing relief to allow a third driveway access, from the Committee of Adjustment without appeals;
- ii) the Owner depositing with the Town security in the form of cash or letter of credit in the amount of ten thousand dollars (\$10,000) to ensure that all of the services and other obligations of the Owner are completed to the satisfaction of the Town, which cash or letter of credit security deposit shall be returned to the Owner upon completion and final inspection of all obligations of the Owner for the first (most easterly) proposed building, as shown on the aforementioned plans. In addition, in the event the security is returned to the Owner upon completion of the first proposed building, the Owner shall be required to deposit a further \$10,000 deposit for the construction of the second proposed industrial building; and

- iii) storm water retention calculations and associated drawings being approved by the Town

all of which is in accordance with Section 41 of the *Planning Act, R.S.O. 1990*.

Background

The subject 1.98 hectare (4.89 acre) property, located at 1840 Blackacre Drive, is situated within the Oldcastle Business Park on the north side of Blackacre Drive, immediately north of its intersection with Roscon Industrial Drive (see Attachment 1). Carlesimo Steel/Carlesimo Holdings (“the Owner”) currently operates from the existing 1560 square metre (16,800 square foot) industrial building that occupies the westerly portion of the property. The Owner has advised that two additional stand-alone industrial buildings are proposed for the easterly portion of the subject property. The Owner has also indicated that a tenant has been secured for the first (most easterly) of the two proposed new buildings (a marble/granite warehousing facility) and that, upon completion of the first new building, construction will begin on the third stand-alone building.

Based on the foregoing, an application for site plan approval has been filed to facilitate the construction of the first (most easterly) 1114 square metre (12,000 square foot) industrial building, along with associated on-site works such as additional parking spaces, curbing and stormwater management measures. The applicant is also seeking approval for a second 1114 square metre (12,000 square foot) industrial building proposed to be constructed as part of a future phase, along with associated on-site works such as additional parking spaces, curbing and stormwater management measures. The lands are subject to site plan control, in accordance with Section 41 of the *Planning Act, R.S.O. 1990*. The subject property is located in an area of the Town that requires Council approval of drawings only, without the need for a formal site plan agreement.

The attached Site Plan (see Attachment 2A and 2B) illustrates the existing and proposed development of the site, including:

- the existing 1560 square metre (16,800 square foot) industrial building that occupies the western portion of the property, along with associated parking area;
- the two proposed 1114 square metre (12,000 square foot) industrial buildings on the eastern portion of the property;
- asphalted/curbed parking lots providing 22 parking spaces for the most easterly new building and 32 parking spaces for the second new building for a total of 52 parking spaces, including three barrier-free spaces. All parking and laneways will be hard-surfaced asphalt and curbed; and
- stormwater management features and landscaped areas for both current and future phases.

The existing and two proposed stand-alone industrial buildings on the subject property will result in a total building area of 3,788 square metres (40,773 square feet).

Comments

Zoning

The subject property is zoned “Industrial Zone (M1)” in the Sandwich South Zoning By-law 85-18 (see attachment 3). As a result of the site plan review process, it was identified that the full development of the site would require the approval of a minor variance application in order to obtain relief from the subsection 5.37, “General Provisions” of the Sandwich South Zoning By-law 85-18 which limits each property to a maximum of two driveways. Three driveways are proposed, resulting in one driveway per building. In order to expedite an aggressive construction timeline to facilitate the occupancy of the first building, the Owner has concurrently applied for a minor variance (Application A-14/21) seeking Committee of Adjustment approval.

Based on the subject property’s large lot area (1.98 hectares/4.89 acres), the extent of the lot frontage along Blackacre Drive (179 metres/587 feet) and the proposed design/layout of the future buildings each with independent entrances, Town Administration does not have concerns with the proposed variance request for a third driveway access. The minor variance application is being heard by the Committee of Adjustment at its February 22, 2021 meeting following which a 20-day appeal period will be in effect. The Owner has been advised that approval of the minor variance, without appeals, will be a condition of site plan approval. The balance of the proposed development depicted on the site plan complies with the M1 zone regulations.

Servicing

All development will be serviced by municipal water and stormwater services, along with private septic facilities. Stormwater servicing for the proposed buildings will be provided by new stormwater connections. Municipal sanitary sewers are currently not available to the subject property and are not anticipated in the foreseeable future. The new septic facilities are proposed to be located in the front yard of the property in front of each respective new building.

A Stormwater Management Study and associated site service drawings, which includes appropriate quantity and quality control measures, are currently under review by Town Administration. The results of this review will be provided to the applicant for incorporation into the final design. Final approval of the Stormwater Management Study and associated servicing drawings, to the satisfaction of the Town, shall be required prior to the issuance of a building permit. Public Works & Environmental Services does not foresee any significant issues with the proposed development, subject to the final approval of the Stormwater Management Study and associated drawings.

Summary

The existing and proposed future buildings and associated on-site improvements such as parking, curbing, and stormwater management are being addressed through this site plan approval process.

As is the practice of the Town, a security deposit in the amount of \$10,000 (cash or letter of credit) is required as a condition of approval to ensure all performance obligations of the Owner are fulfilled. It should be noted that in the event the security is returned to the Owner upon completion of the first proposed building, the Owner shall be required to pay a further \$10,000 deposit for the construction of the second proposed building.

Town Administration has reviewed the proposal and believes it is of an acceptable design. Accordingly, Town Administration recommends that Council approve "Site Plan – A0", as prepared by Aleo Associates Inc., attached hereto as Attachment 2A.

Consultations

Fire & Emergency Services
Public Works & Environmental Services

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:

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Reviewed by:

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Reviewed by:

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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
1	Subject Property Map
2A	Proposed Site Plan
2B	Proposed Site Plan, Detail View
3	Zoning Map