



## 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:** April 13, 2021

**Report Number:** PBS-2021-17

**Subject:** Site Plan Control Approval  
SCWI Enterprises Inc.  
2545 North Talbot Road  
OUR FILE: D11 2545NTR

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### Recommendations

It is recommended:

**That** the “Site Plan”, as prepared by Y.C.Liu Engineering, attached hereto as Attachment 2A, which depicts the construction of two buildings, each having a building area of 1352 square metres (14,552 square feet) along with the associated on-site works on a 1.18 hectare (2.9 acre) property situated on the south side of North Talbot Road, approximately 95 metres east of its intersection with Walker Road (2545 North Talbot Road), **be approved**, subject to:

- i) 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 on completion and final inspection of all obligations of the Owner as shown on the aforementioned plans; and
- ii) storm water retention calculations and associated service 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 1.18 hectare (2.9 acre) vacant property is located within the Oldcastle Hamlet Settlement Area, on the south side of North Talbot Road, approximately 95 metres east of its intersection with Walker Road (2545 North Talbot Road) (see Attachment 1).

The Owner has filed an application for site plan approval to permit the construction of two buildings, each having a building area of 1352 square metres (14,552 square feet), along with associated on-site works such as 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 proposed development of the site, including:

- the aforementioned two buildings, each having a building area of 1352 square metres (14,552 square feet). One building will be located along the northeast portion of the property, with the second being located along the southeastern portion of the property;
- the associated parking lot that will accommodate a total of 46 vehicles (including three barrier-free spaces). All parking and laneways will be hard-surfaced asphalt and fully curbed; and
- stormwater management features and landscaped areas.

## Comments

### Zoning

The subject property is zoned “Business Park Zone (BP-4)” in the Sandwich South Zoning By-law 85-18 (see attachment 3). In 2020, Council approved a zoning by-law amendment that rezoned the subject property from “Neighbourhood Commercial Zone (C2-5)” to “Business Park Zone (BP-4)”. The BP-4 Zone permits a wide range of light-industrial and commercial uses. The proposed development depicted on the site plan complies with the BP-4 zone regulations.

### Servicing

The subject property is serviced by municipal water, sanitary and stormwater services. 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 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 development 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.

Town Administration has reviewed the proposal and believes it is of an acceptable design. Accordingly, Town Administration recommends that Council approve the "Site Plan", as prepared by Y.C.Liu Engineering, 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:

Enrico DeCecco, BA (Hons), MCIP, RPP  
Junior Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP  
Manager Planning Services

Reviewed by:

Wade Bondy  
Director Fire Services & Fire Chief, C.E.M.C.

Reviewed by:

Phil Bartnik, P.Eng.  
Director Public Works & Environmental Services

Reviewed by:

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

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	Subject Property Map
2A	Proposed Site Plan
2B	Proposed Site Plan, Detail View
3	Zoning Map