



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: May 24, 2022

Report Number: DS-2022-20

Subject: Site Plan Control
1808250 Ontario Limited
5515 Roscon Industrial Drive
OUR FILE: D11 ROS

Recommendations

It is recommended:

That “Site Plan – A1.0”, as prepared by Rosati Construction, and attached hereto as Attachment 2A, which depicts the construction of a 1,340.5 square metre (14,430 square foot) addition to an existing 2,920.4 square metre (31,435 square foot) industrial building, along with associated on-site works, on a 0.97 hectare (2.40 acre) property located on the west side of Roscon Industrial Drive, approximately 190 metres (623 feet) south of its intersection with Blackacre Drive (5515 Roscon Industrial Drive), **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 twenty-five thousand dollars (\$25,000) 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; and
- i) storm water management report and associated servicing 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 0.97 hectare (2.40 acre) property, located at 5515 Roscon Industrial Drive, is located on the west side of Roscon Industrial Drive, approximately 190 metres (623 feet) south of its intersection with Blackacre Drive (see Attachment 1). A 2,920.4 square metre (31,435 square foot) industrial building currently occupies the central portion of the property, with associated parking abutting to the north and south. This building houses an industrial use that specializes in metal fabrication for the race car industry.

1808250 Ontario Limited (“the Owner”) is proposing the construction of a 1,340.5 square metre (14,430 square foot) addition to the rear (west) of the existing building along with associated on-site works (i.e. stormwater management) needed to facilitate this addition.

To permit this industrial addition in its proposed location, the Owner applied for, and was granted, a minor variance from the Committee of Adjustment at its February 28, 2022 meeting (Application A-6-22). The variance provided relief for a reduction in the minimum side yard width from 6.0 metres (19.68 feet) to 3.49 metres (11.4 feet) and an increase in maximum lot coverage from 40% to 44%. The variance was granted conditional on the Owner submitting site service drawings and detailed stormwater management reports (addressing quantity and quality) to the satisfaction of the Town Engineer.

Although the subject property is subject to site plan control in accordance with Section 41 of the *Planning Act*, it is located in an area of the Town which requires Council approval of the site plan drawing only, without the need for a formal site plan agreement. Based on the foregoing, an application for site plan approval has now been filed by Rosati Construction (on behalf of the Owner) to permit the aforementioned industrial addition. The associated site plan drawing submitted with the application (see Attachment 2A, 2B) depicts the following:

- the existing 2,920.4 square metre (31,435 square foot) industrial building on the property;
- a 1,340.5 square metre (14,430 square foot) addition to the rear (west) of the existing building; and
- a parking lot providing 58 parking spaces including two barrier-free spaces. All parking and laneways are to be hard-surfaced asphalt and curbed.

If approved, the existing and proposed industrial addition will result in a total building area of approximately 4,260 square metres (45,865 square feet).

Comments

Zoning

The subject property is zoned “Industrial Zone (M1)” in the Zoning By-law 85-18 (see attachment 3) and the proposed industrial addition is permitted by this zone. The site plan approval process ensures that the proposed development will be properly serviced and is constructed and designed in accordance with the M1 zoning that applies to the subject property and in accordance with the above-noted minor variance application that was approved by the Committee of Adjustment.

Servicing

All development will be serviced by municipal water and stormwater services, along with private on-site septic facilities. Stormwater servicing for the proposed building 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.

All development will be serviced by municipal water and stormwater services along with a private septic facility. A Stormwater Management Report 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 Report and associated servicing drawings, to the satisfaction of the Town, will be required prior to the issuance of a building permit. Sufficient performance security is being provided to ensure the installation of an approved stormwater quality unit. Public Works & Environmental Services is satisfied with the proposed development, subject to the final approval of the Stormwater Management Report and associated drawings.

Summary

The existing, proposed building addition and associated on-site improvements such as stormwater management are being addressed through this site plan approval process. Town Administration believes the proposed development is of an acceptable design and therefore recommends that Council approve “Site Plan – A1.0”, as prepared by Rosati Construction, attached hereto as Attachment 2A.

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. In this instance, an additional \$15,000 (cash or

letter of credit) is required as a condition of approval to ensure the installation of an approved stormwater quality unit, resulting in a total security deposit of \$25,000.

Consultations

Community Safety
Public Works & Engineering 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
Planner

Reviewed by:

Kevin Kavanagh
Deputy Fire Chief - Operations

Reviewed by:

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

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1.	Property Location Map
2A.	Site Plan

Attachment Number	Attachment Name
2B.	Site Plan, Detail View
3.	Zoning Map