



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: June 28, 2022

Report Number: DS-2022-30

Subject: Site Plan Control
Rosati Development Corp.
5485 Roscon Industrial Drive
OUR FILE: D11 5485ROS

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 1,366.6 square metre (14,710 square foot) industrial building, along with associated on-site works, on a vacant 0.48 hectare (1.2 acre) property located on the west side of Roscon Industrial Drive, approximately 155 metres (508 feet) south of its intersection with Blackacre Drive (5485 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 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 0.48 hectare (1.2 acre) property, located at 5485 Roscon Industrial Drive, is located on the west side of Roscon Industrial Drive, approximately 155 metres (508 feet) south of its intersection with Blackacre Drive (see Attachment 1). The property is currently vacant.

Rosati Development Corp. (“the Owner”) is proposing the construction of a 1,366.6 square metre (14,710 square foot) industrial building in which a tool making company is proposed. The proposed building will occupy the southern portion of the property with a parking lot to the north of the building, along with associated on-site works (i.e., stormwater management) needed to facilitate this development.

Although the subject property is subject to site plan control in accordance with Section 41 of the *Planning Act*, it is 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 the Owner to permit the aforementioned industrial development. The associated site plan drawing submitted with the application (see Attachments 2A and 2B) depicts the following:

- the proposed 1,366.6 square metre (14,710 square foot) industrial building;
- a parking lot providing 25 parking spaces including one barrier-free space. All parking and laneways are to be hard-surfaced asphalt and curbed; and
- associated on-site works such as landscaping, stormwater management features and private on-site septic facilities.

Comments

Zoning

The subject property is zoned “Industrial Zone (M1)” in the Zoning By-law 85-18 (see Attachment 3) and its use for industrial uses is permitted. The proposed site plan complies with the regulations of this zone except for the southerly side yard for which a variance was previously granted to permit a 3.0 metre side yard width (Minor Variance applications A-22-00 to A-26-00).

Servicing

All development will be serviced by municipal water and stormwater services, along with a private on-site septic facility. 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.

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 & Engineering Services is satisfied with the proposed development, subject to the final approval of the Stormwater Management Report and associated drawings.

Summary

The proposed new industrial building 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:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services & Local Economic Development

Reviewed by:

Wade Bondy
Director Community Safety & Fire Chief

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
2B.	Site Plan, Detail View
3.	Zoning Map