



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Chad Jeffery, Manager Planning Services

Date to Council: October 9, 2018

Report Number: PBS-2018-37

Subject: Site Plan Control
SPM Automation
2140 Fasan Drive
OUR FILE: D11 2140FAS

Recommendations

It is recommended:

That “Proposed Site Plan – A0”, as prepared by Aleo Associates Inc., and attached to PBS-2018-37 as Attachment 2, which depicts a 533 square metre (5,740 square foot) industrial addition, along with associated on-site works on a 0.32 hectare (0.8 acre) property located on the north side of Fasan Drive (2140 Fasan 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 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 as shown on the aforementioned plans;
- ii) final stormwater management design, stormwater management calculations, and associated site 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 0.32 hectare (0.8 acre) industrial property, located at 2140 Fasan Drive, is situated within the Oldcastle Business Park on the north side of Fasan Drive (see Attachment 1). SPM Automation (“the Owner”), which specializes in plastics welding and flexible automation, will soon be operating from the subject property and is proposing an addition to the existing industrial building to accommodate its operations.

An application for site plan approval has been filed to facilitate the construction of a 533 square metre (5,740 square foot) addition to the existing 765 square metre (8,233 square foot) industrial building, along with associated on-site works such as parking, 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*. This property is located in an area of the Town that requires Council approval of drawings only, without the need for a formal site plan control agreement.

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

- the aforementioned 533 square metre (5,740 square foot) industrial addition to the north end of the existing 765 square metre (8,233 square foot) building for a total building area of 1298 square metres (13,973 square feet);
- an expansion to the existing asphalted/curbed parking lot that will accommodate a total of 20 vehicles (including one handicap space); and
- stormwater management features and landscaped areas.

Comments

Zoning

The subject property is zoned “Industrial Zone (M1)” in the Sandwich South Zoning By-law 85-18 (see Attachment 3). The proposed site plan complies with the regulations established by the “Industrial Zone (M1)”. It should be noted that the subject property was granted a minor variance in 1993, permitting a western side yard width of 3 metres (10 feet). The proposed industrial addition will continue to maintain this 3-metre (10-foot) setback.

Servicing

The proposed addition will be serviced by municipal water and stormwater services. As part of this development, the Owner will be installing a new on-site septic facility to facilitate the larger industrial building. Approval of the new septic system by the Town’s Building Department will be required by way of the building permit review process.

A Stormwater Management Study and associated site service drawings, which include appropriate quantity and quality control measures, have been reviewed by Town Administration. As a result, revisions are currently being finalized by the Owner's consultant. 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 and Environmental Services have no concerns with the proposed development, subject to the final approval of the Stormwater Management Study and associated drawings.

It should be noted that the Owner will need to acquire a Certificate of Approval from the Ministry of the Environment, Conservation and Parks for the proposed stormwater management works.

Summary

The proposed building addition and the associated on-site improvements such as parking, curbing, and stormwater management are being addressed by 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 applicant are fulfilled. Town Administration has reviewed the proposal and believes it is of an acceptable design. Accordingly, Town Administration recommends that Council approve "Proposed Site Plan – A0" as prepared by Aleo Associates Inc, attached hereto as Attachment 2.

Consultations

Planning & Building Services
Public Works & Environmental Services
Fire & Emergency Services

Financial Implications

None

Link to Strategic Priorities

Applicable	2017-18 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 the Town of 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 the Town 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:

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

Reviewed by:

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

Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

Attachment Number	Attachment Name
1	Property Location Map
2	Proposed Site Plan
2A	Proposed Site Plan, Detail View
3	Zoning Map







