



## The Corporation of the Town of Tecumseh

Development Services

**To:** Mayor and Members of Council

**From:** Brian Hillman, Director Development Services

**Date to Council:** April 9, 2024

**Report Number:** DS-2024-09

**Subject:** Holding (H) Zone Symbol Removal  
Petcon Realty Corp. (Petretta Hotel Development)  
1600 Sylvestre Drive  
OUR FILE: D19 PETHOT

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### Recommendations

It is recommended:

**That** a by-law having the effect of amending Zoning By-law 85-18 by rezoning a 1.75 hectare (4.33 acre) parcel of land on the south side of County Road 22, immediately west of the Sylvestre Drive terminus (1600 Sylvestre Drive) from “Holding General Commercial Zone (H) C1-10” to “General Commercial Zone (C1-10)” in order to facilitate the construction of a hotel along with a separate commercial building on the subject area, in accordance with a recently executed site plan control agreement and in keeping with DS-2024-09, **be adopted**.

### Background

#### Property Location and Proposed Application

Petcon Realty Corp. (“Owner”) owns a 6.77 hectare (16.72 acre) property situated on the south side of County Road 22, immediately west of the Sylvestre Drive terminus (1600 Sylvestre Drive) (see Attachment 1). The Owner is proposing to remove the Holding (H) zone symbol on the northern 1.75 hectare (4.33 acre) portion of the parcel (“the subject area”) to change the zoning from “Holding General Commercial Zone (H)

C1-10” to “General Commercial Zone (C1-10)”. The proposed Holding (H) zone removal will permit the construction of a hotel along with a separate commercial building on the subject area, in accordance with a recently approved site plan and executed site plan control agreement.

## **Recent Planning Approvals**

### **Zoning By-law Amendment**

In July of 2023, Council adopted a Zoning By-law amendment that rezoned the subject area from “Agricultural Zone (A-33)” to a site-specific “Holding General Commercial Zone (H) C1-10”, to facilitate the construction of the commercial development. Until the Holding (H) symbol is removed, only agricultural and existing uses are permitted.

### **Site Plan Control Approval**

In March of 2024, the Applicant obtained final approval of all site plan design, site-servicing and landscaping drawings required for the site plan control agreement. A site plan agreement, as prepared by Town Solicitor, Ed Hooker, was finalized and executed by Town Administration and the Owner. As part of the site plan control approval requirements, the Applicant was required to submit all necessary security deposits and sign the agreement and associated insurance documents. The executed site plan control agreement permits the construction of the following items (see Attachment 2):

- a 142-room, five-storey hotel having a building footprint of 1,707 square metres (18,374 square feet) occupying the eastern portion of the subject area. The hotel will include on-site amenities such as a pool and fitness facilities. In addition to the hotel, a 1,003 square metre (10,800 square foot) one-storey commercial building that will occupy the westerly portion of the subject area is proposed;
- vehicular access from the westerly terminus of Sylvestre Drive by way of a private driveway; and
- 215 on-site parking spaces, along with loading areas associated with the proposed hotel and commercial building.

## **Comments**

### **Zoning**

As noted, the 1.75 hectare (4.33 acre) subject area is currently zoned “Holding General Commercial Zone (H) C1-10” (see Attachment 3). The C1-10 zone permits the

development as contemplated by the executed site plan agreement, pending formal removal of the Holding (H) zone symbol. The removal of the Holding (H) zone symbol is contingent on the Applicant obtaining site plan control approval from the Town, in accordance with Subsection 10.3 of the Tecumseh Official Plan ("Tecumseh OP").

The *Planning Act* establishes that only the Owner (and any other person/agency that has specifically requested notification) shall be provided with a notice of Council's intent to remove a Holding (H) symbol. Such a notice is being provided in advance of the April 9, 2024, Regular Council meeting, at which meeting a Holding (H) removal by-law will be included on the agenda for Council's consideration.

## **Summary**

Based on the foregoing and in consultation with Town Administration, the Owner has filed an application seeking the removal of the Holding (H) zone symbol on the subject area in order for building permits to be formally released. It is recommended that Council authorize the passing of a by-law to remove the Holding (H) symbol that currently applies to the subject area in accordance with the provisions of the *Planning Act* and Subsection 10.3 of the Tecumseh OP.

## **Consultations**

None.

## **Financial Implications**

None.

## Link to Strategic Priorities

Applicable	<a href="#">2023-2026 Strategic Priorities</a>
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

## 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  
Senior Planner

Reviewed by:

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

Reviewed by:

Brian Hillman, MA, MCIP, RPP  
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1.	Property Location Map
2.	Approved Site Plan
3.	Zoning Map