



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 25, 2024

Report Number: DS-2024-17

Subject: Zoning By-law Amendment
West Side of Walker Road
U-Haul Moving and Storage
Scheduling of a Public Meeting
Our File: D19 UHAULWA

Recommendations

It is recommended:

That Report DS-2024-17 entitled “Zoning By-law Amendment, West Side of Walker Road, U-Haul Moving and Storage, Scheduling of a Public Meeting” **be received**;

And that the scheduling of a public meeting, to be held on Tuesday, July 23, 2024 at 5:00 p.m., in accordance with the *Planning Act* for a zoning by-law amendment application submitted for a 1.3 hectare (3.2 acre) vacant parcel of land located on the west side of Walker Road/County Road 11, approximately 260 metres (853 feet) north of its intersection with North Talbot Road, seeking to amend Zoning By-law 85-18 by rezoning the subject property from “Neighbourhood Commercial Zone (C2)” to a site-specific “Business Park Zone (BP-6)” to permit the development of the lands for a U-Haul moving and storage commercial facility, **be authorized**.

Executive Summary

A zoning by-law amendment application has been filed to change the zoning pertaining to a 1.3 hectare (3.2 acre) vacant parcel of land located on the west side of Walker

Road/County Road 11, approximately 260 metres (853 feet) north of its intersection with North Talbot Road, in order to facilitate the construction of a U-Haul moving and storage commercial facility. The proposed rezoning also establishes site-specific lot provisions regarding minimum lot area, loading spaces, parking spaces and driveways. This Report is requesting the scheduling of a public meeting related to the proposed zoning by-law amendment in accordance with the requirements of the *Planning Act*.

Background

Subject Property

Amerco Real Estate Company (“the Applicant”), on behalf of the Owner, has submitted a zoning by-law amendment application for a 1.3 hectare (3.2 acre) vacant parcel of land located on the west side of Walker Road/County Road 11, approximately 260 metres (853 feet) north of its intersection with North Talbot Road (“subject property”), in order to facilitate the construction of a U-Haul moving and storage commercial facility (see Attachment 1).

Proposed Zoning By-law Amendment

The Applicant is proposing to change the zoning on the subject property from “Neighbourhood Commercial Zone (C2)” to a site-specific “Business Park Zone (BP-6)” to permit the following:

- i. A three-storey commercial building occupying the western portion of the property (see preliminary Site Plan on Attachment 2 and conceptual Architectural Renderings on Attachment 3), with a building footprint of approximately 3300 square metres (35,531 square feet), that includes:
 - a retail sales/showroom area with associated product storage area;
 - 780 internal self-storage/warehousing locker units of various dimensions; and
- ii. On-site surface parking area totalling 10 parking spaces (one of which is barrier free) and an additional 20 parking spaces sized to accommodate the parking of the U-Haul vehicles. In addition, three internal loading spaces are proposed. The parking area will have direct access to Walker Road/County Road 11.

The current “Neighbourhood Commercial (C2)” zoning that applies to the property permits a very limited range of uses on the property that does not align with the broader

range of uses permitted by the property's "Business Park" designation of the Official Plan and the associated "Business Park (BP)" zoning in By-law 85-15.

Surrounding Land Uses

The land uses surrounding the subject property and in the surrounding area are predominately industrial in nature. Warehousing/self-storage units abut the subject property to the immediate north. The applicant has advised that the existing self-storage use to the north will be incorporated into the overall business operation proposed on the subject property in such a manner that they will function as one site. Commercial uses consisting of two gas stations, a restaurant supply wholesale/retail outlet and two restaurants are located farther to the south at the Walker Road/County Road 11 and North Talbot Road intersection (see Attachment 4).

Additional Planning Approvals

In addition to the rezoning application, the approval and execution of a site plan control agreement with the Town will be required prior to the proposed development proceeding.

Supporting Documents

The Applicant has provided a traffic/parking analysis for the proposed development which also provides justification for the number of parking spaces being proposed for the site. The analysis concluded that:

"Overall, the proposed parking supply, as developed by U-Haul based on their comparable sites, is considered reasonable and is expected to accommodate peak demands."

The Applicant has advised that the proposed layout/site design is consistent with similar facilities throughout Canada and the United States.

Comments

Provincial Policy Statement

The *Planning Act* establishes that Council, when making decisions that affect a planning matter, "shall be consistent with" the 2020 Provincial Policy Statement (PPS) issued

under the *Planning Act*. The following excerpts are relevant to and supportive of the rezoning application for the proposed development:

“1.3 Employment

- 1.3.1 Planning authorities shall promote economic development and competitiveness by:
- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.”

The PPS also encourages and supports development on lands that are within identified settlement areas such as the Oldcastle Hamlet Settlement Area and contemplates the types of employment uses being proposed. Based on the foregoing, it is the opinion of the writer that the application for the proposed development is consistent with the PPS.

County of Essex Official Plan

The subject property is within an identified Primary Settlement Area of the County of Essex Official Plan (“County OP”). The goals and policies of the County OP are very similar in nature to those found in the PPS insofar as they encourage a range of urban development within identified settlement areas, such as the Oldcastle Hamlet within the Town of Tecumseh. The County OP, however, also contains some policy direction under subsection 3.2.4 specific to the Oldcastle Hamlet. The following are the relevant excerpts from the County OP:

“3.2.2 Goals

The following goals are established for those lands designated as settlement areas on Schedule “A1”:

- a) Support and promote public and private re-investment in the Primary Settlement Areas;

...

- h) All types of land use are permitted within the “Settlement Areas” designation subject to the specific land use policies of the local Official Plans.

...

3.2.4 Primary Settlement Areas

Primary Settlement Areas are the largest and traditional centres of settlement and commerce in the County. Protection of these communities by focusing growth and investment is a priority of the County.

...

- i) Oldcastle Hamlet (Town of Tecumseh)

Oldcastle Hamlet has historically been the focus of manufacturing due in part to its proximity to the City of Windsor. The recent investment in sanitary services and the existing forms of development make it an ideal location to focus employment growth subject to the following policies:

- i) Oldcastle Hamlet shall be primarily developed with employment uses, while recognizing that limited opportunities may exist to expand upon the few existing residential clusters that are situated in the area. The local Official Plan will more specifically designate the lands in appropriate land use designations.
- ii) A mixture of lot sizes shall be provided, including large lots that would be suitable to employment uses that may not be appropriately located within other nearby *Primary Settlement Areas* due to their size or impacts.”

In accordance with the aforementioned goals and policies, the proposed development conforms to the County of Essex Official Plan.

Tecumseh Official Plan

The subject land is currently designated “Business Park” in the Tecumseh Official Plan (Tecumseh OP) (see Attachment 5). The policies for the Business Park designation encourage a variety of light industrial uses including manufacturing, assembling, processing, fabricating and warehousing uses that can be appropriately integrated with the existing and proposed development pattern. In addition, a range of commercial uses

are permitted, including: restaurants, wholesale establishments, offices, financial institutions, retail stores, retail warehousing and auto sales and service establishments.

The Tecumseh OP provides broad support for the type of development proposed as follows:

“4.5.1 Goals

The following goals are established for the Business Park area:

- i) to provide suitable areas for a broad range of employment uses that include manufacturing, research and development, warehousing, construction and transportation activities and other employment uses with similar operating characteristics and locational requirements;
- ii) to support a strong and diversified economic base within the Town, allowing for an expansion of the assessment base and providing a choice of jobs for its citizens while supporting the existing infrastructure networks;

4.5.2 Policies

The following policies shall apply to those lands designated Business Park on the Land Use Schedules of this Plan:

- i) lands designated Business Park shall be used for a range of light industrial uses including manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling along with accessory office and retail uses. In addition, contractor and construction facilities and yards, automobile body repair shops and truck and automobile service and rental shops shall also be permitted. All permitted light industrial uses shall meet the requirements of and, where necessary, obtain the approval of the Ministry of the Environment, Conservation and Parks with respect to any and all emissions to the environment (including wastewater, odours, noise, dust, vibrations, etc.);

Based on the foregoing, the Tecumseh OP permits the proposed land uses/development on the subject property, subject to the review, evaluation and public/stakeholder consultation process being undertaken as part of the required zoning by-law amendment process.

Zoning By-law 85-18

As noted earlier in this Report, the subject property is currently zoned “Neighbourhood Commercial Zone (C2)” (see Attachment 6), which permits offers a very limited range of

uses that do not align with the broader scope of uses contemplated by the “Business Park” designation of the Official Plan. The proposed zoning by-law amendment changes the zoning on the subject property from “C2” to a site-specific Business Park Zone (BP)” to permit the proposed development (along with all other uses permitted in the BP Zone) and at the same time aligning the property’s zoning with the broader range of uses contemplated by the of the Town OP goals and policies.

Site Plan Control

As noted earlier in this Report, the subject property is subject to Site Plan Control. Accordingly, approval of a site plan control agreement will be required prior to any development occurring on-site. The agreement will address matters such as site servicing, hard-surfacing and curbing of parking areas, landscaping details, outdoor lighting and fencing. The Applicant has been advised of this requirement.

Conclusion

Having regard to the location of the proposed development, the nature of surrounding uses, and the current land use policies established for this property by the PPS, the County OP and the Tecumseh OP, there is merit in considering the requested application to permit the proposed development of the subject property.

Accordingly, it is recommended that a public meeting be scheduled in accordance with the provisions of the *Planning Act*. A public meeting to consider the proposed amendments will provide an opportunity to hear concerns and comments, if any, of neighbouring owners and other interested stakeholders/agencies. It is important that the concerns and comments of these stakeholders be taken into consideration as part of the full evaluation of the application. If issues arise at the Public Meeting that are not immediately resolved, a summary of the issues, along with a final recommendation on the application will follow by way of a future Planning Report. If, however, all issues are resolved, a zoning by-law amendment by-law will be brought forward for Council’s consideration at a subsequent Council Meeting.

Consultations

Public Works & Environmental Services

Financial Implications

None.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<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:

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Reviewed by:

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Reviewed by:

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Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

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

Attachment Number	Attachment Name
3.	Conceptual Architectural Renderings
4.	Property Location and Surrounding Land Uses Map
5.	Official Plan Map
6.	Zoning Map