



## 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:** July 9, 2019

**Report Number:** PBS-2019-21

**Subject:** By-law Placing Lands Under Site Plan Control  
3230 Moynahan St. and Proposed Lot Addition  
Condition of Consent Application B-10/18  
OUR FILE: B-10/18

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### Recommendations

It is recommended:

**That** a by-law placing a 0.98 hectare (2.4 acre) property located at 3230 Moynahan Street, legally described as Parts 1 and 2 on 12R 3585, along with a 1.13 hectare (2.8 acre) parcel of land proposed to be added to 3230 Moynahan Street, under site plan control in accordance with Section 6.4.5 of the Sandwich South Official Plan and in accordance with Condition No. 6 of Consent Application B-10/18, **be adopted**.

### Background

Consent application B-10/18 was granted provisional consent by the Committee of Adjustment at its July 16, 2018 meeting. The purpose of the application was to sever an approximate 1.13 hectare (2.8 acre) vacant industrial parcel of land and add it to the abutting 0.98 hectare (2.4 acre) industrial property municipally known as 3230 Moynahan Street, upon which a manufacturing facility is located (see Attachment 1). The proposed lot addition will accommodate a future expansion to the existing industrial building and associated parking area.

The Committee determined that the application conformed to the Land Division Policies for those lands designated “Business Park” in the Sandwich South Official Plan. Both of the above-noted parcels of land are zoned “Industrial Zone (M1)” in the Sandwich South Zoning By-law.

In addition to standard conditions, the consent was granted subject to the passing of a by-law that would place both the severed parcel and the existing industrial lot to which it is being added under site plan control.

## **Comments**

Subsection 6.4.3 of the Sandwich South Official Plan establishes that new industrial developments shall be subject to site plan control. Accordingly, as part of the Consent approval process, Administration recommended to the Committee of Adjustment that it impose site plan control on the subject property as a condition of the consent approval. This will enable the Town to use the site plan control process to adequately address all servicing and site design issues in the event that any new development is proposed.

Based on the foregoing, Town Administration recommends that Council pass a by-law making the property located at 3230 Moynahan Street, legally described as Parts 1 and 2 on 12R 3585, along with the 1.13 hectare (2.8 acre) parcel of land proposed to be added to 3230 Moynahan Street, subject to site plan control, in accordance with Condition No. 6 of Consent Application B-10/18.

## **Consultations**

Public Works & Environmental Services

## **Financial Implications**

None.

## Link to Strategic Priorities

Applicable	2017-18 Strategic Priorities
<input 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:

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

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

**Attachment  
Number**

**Attachment  
Name**

1

Subject Property and Proposed Consent Map

