



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Brian Hillman, Director Planning & Building Services

Date to Council: September 10, 2019

Report Number: PBS-2019-32

Subject: Site Plan Control Approval
Whitfield Welding Inc.
2070 Fasan Drive
OUR FILE: D11 2070FAS

Recommendations

It is recommended:

That "Overall Site Plan – A1.0", as prepared by Rosati Construction, and attached to PBS-2019-32 as Attachment 2, which depicts a 580 square metre (6,250 square foot) industrial addition, along with associated on-site works on a 0.41 hectare (1.03 acre) property located on the north side of Fasan Drive (2070 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 0.41 hectare (1.03 acre) industrial property, located at 2070 Fasan Drive, is situated within the Oldcastle Business Park on the north side of Fasan Drive (see Attachment 1). Whitfield Welding Inc. (“the Owner”), which specializes in manufacturing and in high-value repair, refurbishment and part enhancement for the automotive, oil and gas, energy, aerospace and defense industries, is proposing an addition to the existing industrial building to accommodate its expanding operations.

An application for site plan approval has been filed to facilitate the construction of a 580 square metre (6,250 square foot) addition to the existing 724 square metre (7,791 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 580 square metre (6,250 square foot) industrial addition to the north end of the existing building for a total building area of 1,304 square metres (14,041 square feet);
- an expansion to the existing asphalted/curbed parking lot that will accommodate a total of 28 vehicles (including two barrier-free 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)”.

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 "Overall Site Plan – A1.0", as prepared by Rosati Construction, attached hereto as Attachment 2.

Consultations

Public Works & Environmental Services
Fire & Emergency Services

Financial Implications

None

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
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- Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
- Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
- Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.
- Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
- 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:

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

Reviewed by:

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


Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

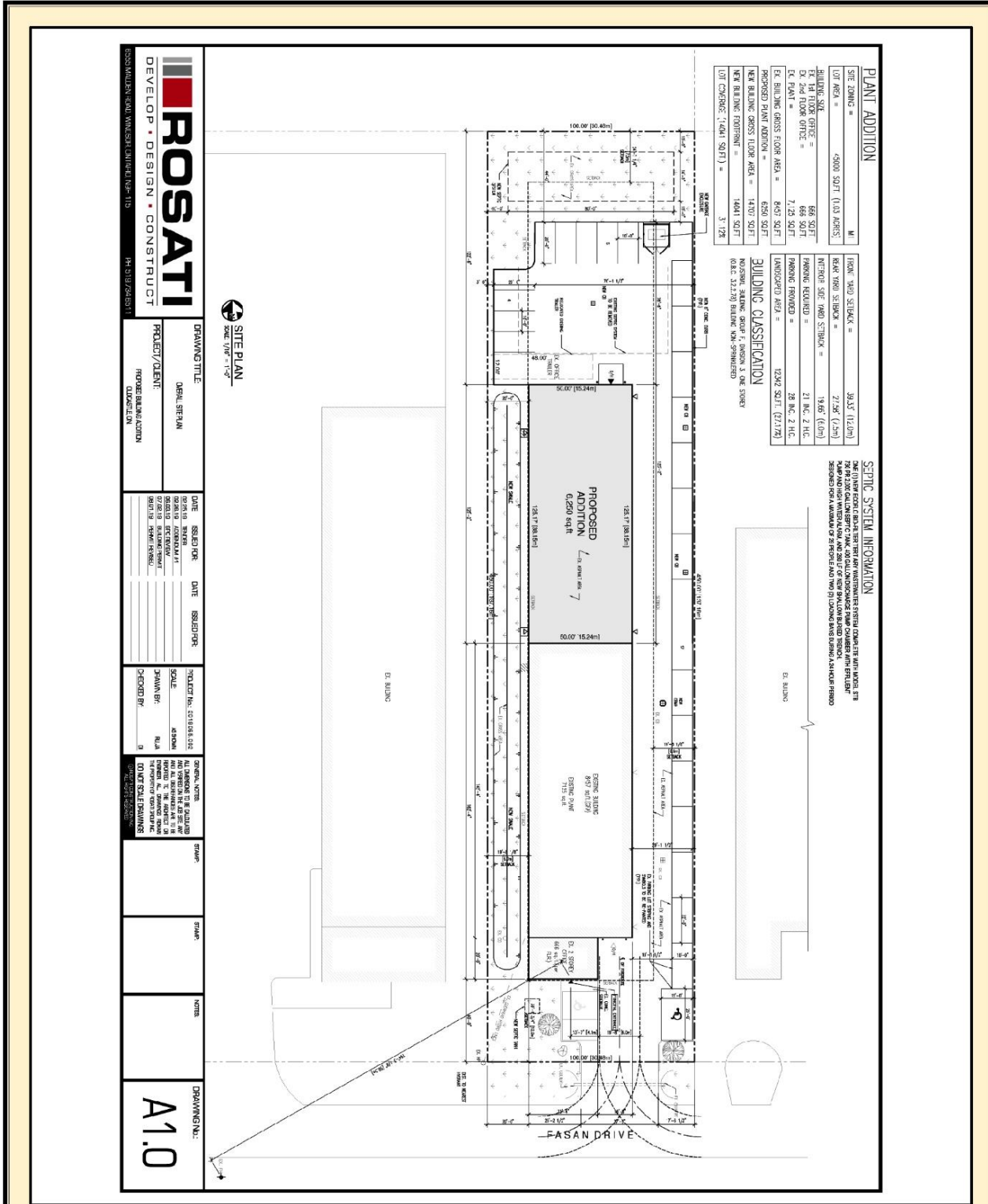
Attachment Number	Attachment Name
1	Property Location Map
2	Proposed Site Plan
2A	Proposed Site Plan, Detail View
3	Zoning Map




Prepared By:
Tecumseh Planning and
Building Services Department

Legend:
 Subject Property

Attachment 1
Site Plan Control Approval
Whitfield Welding Inc.
2070 Fasan Drive
Property Location



ROSATI
 DEVELOP • DESIGN • CONSTRUCT
 8555 WALKER ROAD, WILSONVILLE, OR 97150
 405-319-7286 (EXT. 1)

DRAWING TITLE: ORIGINAL SITE PLAN
PROJECT/CLIENT: PROPOSED BUILDING/CONSTRUCTION

DATE	ISSUED FOR	DATE	ISSUED FOR

PROJECT NO.: 13010361301
SCALE: AS SHOWN
DESIGNED BY: JEFFREY H. HANSEN
CHECKED BY: JEFFREY H. HANSEN

SPECIAL NOTES:
 ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF WILSONVILLE PLANNING AND ZONING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WILSONVILLE PLANNING AND ZONING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WILSONVILLE PLANNING AND ZONING DEPARTMENT.

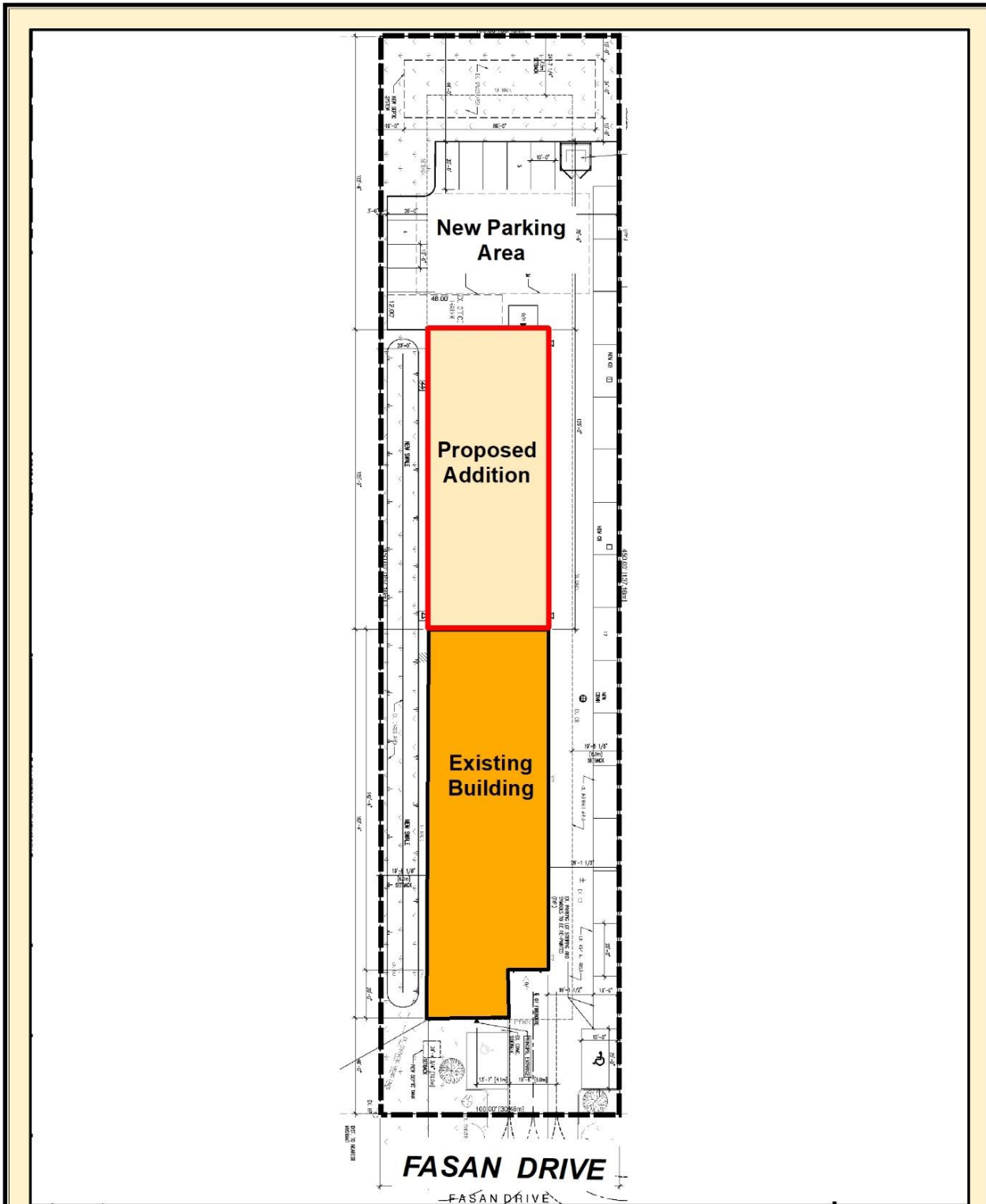
DRAWING NO.: A1.0

PLANT ADDITION

SITE ZONING = M1	FRONT YARD SETBACK = 30.37' (12.07')
LOT AREA = 4900 SQ FT (1.13 ACRES)	REAR YARD SETBACK = 27.98' (1.07')
BUILDING FLOOR AREA = 666 SQ FT	MINIMUM SIDE YARD SETBACK = 19.68' (0.71')
EX. 1st FLOOR OFFICE = 666 SQ FT	MINIMUM FRONT SETBACK = 21' (0.76')
EX. 2nd FLOOR OFFICE = 7,123 SQ FT	MINIMUM SIDE SETBACK = 28' (1.01')
EX. PLANT = 6,657 SQ FT	MINIMUM REAR SETBACK = 22.90' (0.83')
PROPOSED PLANT ADDITION = 6,250 SQ FT	MINIMUM SIDE SETBACK = 12.50' (0.45')
NEW BUILDING GROSS FLOOR AREA = 14,407 SQ FT	MINIMUM SIDE SETBACK = 14.41' (0.51')
NEW BUILDING FOOTPRINT = 14,411 SQ FT	MINIMUM SIDE SETBACK = 14.41' (0.51')
LOT COVERAGE (1,404 SQ FT) = 28.66%	

BUILDING CLASSIFICATION
 1. 2019 IBC, GROUP 1, DIVISION 5, ONE STORY
 2. 2019 IBC, GROUP 2, DIVISION 5, ONE STORY

SEPTIC SYSTEM INFORMATION
 THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A SEPTIC SYSTEM EVALUATION REPORT FROM A LICENSED SEPTIC SYSTEM EVALUATOR. THE SEPTIC SYSTEM EVALUATOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WILSONVILLE PLANNING AND ZONING DEPARTMENT. THE SEPTIC SYSTEM EVALUATOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WILSONVILLE PLANNING AND ZONING DEPARTMENT.



Prepared By:
Tecumseh Planning and
Building Services Department

Attachment 2A
Site Plan Control Approval
Whitfield Welding Inc.
2070 Fasan Drive
Proposed Site Plan, Detail View

