



PRESENTED AT:
PLANNING MEETING

MAY 28 2003

1.7/4.

TOWN OF TECUMSEH PLANNING DEPARTMENT

917 Lesperance Road,
Tecumseh, Ontario
N8N 1W9
Phone : (519) 735-2184
Fax : (519) 735-6712

Planning Report

To: Chairperson D. Ouellette and Members of the Planning Committee
From: Brian Hillman, Director of Planning
Date: May 26, 2003
Re: Roy Desjardin (851312 Ontario Ltd.), 13435 Desro Drive - Proposed Zoning By-Law Amendment.

Aim

To advise the Committee of an application submitted by Mr. Roy Desjardin (851312 Ontario Ltd.) to amend the former Township of Sandwich South Zoning By-law to allow for an additional use, more specifically the sale and service of construction and farm vehicles and equipment on the easterly 0.61 acres of a parcel of land situated to the immediate west of the Desro Drive and Manning Road intersection (13435 Desro Drive), and to request authorization to proceed to a public meeting.

Proposal

The irregular shaped 0.61 acre parcel of land is situated on the south side of the Desro Drive and Manning Road intersection and is proposed to be used for the sale and service of CASE Construction Equipment and to allow for some on-site display of said vehicles/equipment.

Currently, there are 3 main buildings located on the property and the subject, most easterly building is currently vacant and once housed an industrial use. The subject property is on full municipal services.

Current Official Plan Designation

The subject property is designated "Business Park" on Schedule "A-1" of the former Sandwich South Official Plan (see map attached). The Plan encourages a variety of light industrial uses and commercial activities that can be appropriately integrated with the existing and proposed development pattern. Given the current designation of the site, the proposed rezoning would, in the opinion of the writer, be in conformity with the Sandwich South Official Plan.

Current Zoning

The subject property is currently zoned Industrial (M1-10) on Map 3 of the Sandwich South Zoning By-Law (see map attached). The (M1-10) zone permits the full range of industrial type uses, subject to the site being serviced by municipal water supply and municipal sewage system. The site specific M1-10 zone was intended to ensure the property, along with the adjacent lands to the west that were placed in a similar zone, were developed with the provision of full municipal services.

An amendment to the Zoning By-law is proposed to place the subject area in a new site specific Industrial Zone to allow all of the current M1-10 zone uses as well as the sale and service of construction and farm vehicles and equipment.

Discussion

The application for rezoning has been reviewed by Town staff and engineering consultant (Larry Beaudoin, Randy Cecile, Mike Voegeli, Rick Wellwood, Enrico De Cecco, Jim Breschuk and the writer). The use proposed is generally in keeping with the Business Park designation of the Official Plan. Given the nature of uses on adjacent lands and the range of uses currently permitted on the subject property under the existing zone provisions, it is believed that the proposed use is compatible with existing uses and proposed future uses on adjacent lands. The property is subject to site plan control, which can be used to ensure proper on-site design features. A public meeting in accordance with the requirements of the Planning Act will provide an opportunity to hear concerns, if any, of neighbouring owners.

It has been discussed with the applicant that the County of Essex is currently undertaking a Class Environmental Assessment along Manning Road (County Road 19) in the vicinity of the subject property, and that as a result of such study the intersection of Desro Drive and Manning Road may change in the near future (eg. restricted access or full closure with Desro being extended to Sylvestre Drive to the west).

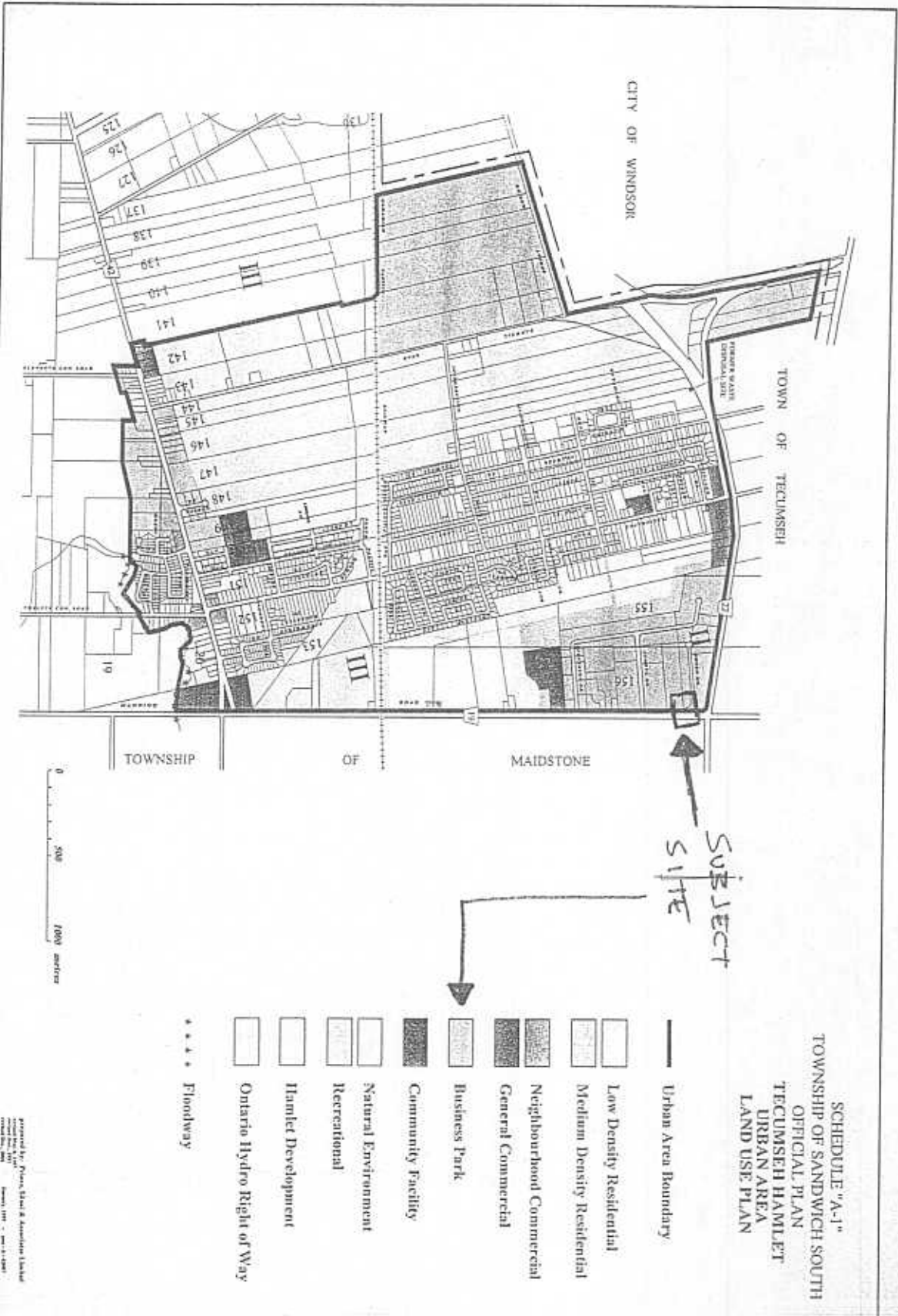
Recommendation

That the Planning Committee recommend Council authorize the scheduling of a public meeting for the application submitted by Mr. Roy Desjardin (851312 Ontario Ltd.) to rezone the easterly 0.61 acres of the property located to immediate west of the Desro Drive and Manning Road intersection from "Industrial Zone (M1-10)" to a site specific Industrial Zone to permit the sale and service of construction and farm vehicles and equipment and that a draft zoning by-law amendment be prepared for consideration at same meeting.



Brian Hillman,
Director of Planning.

BH:ed



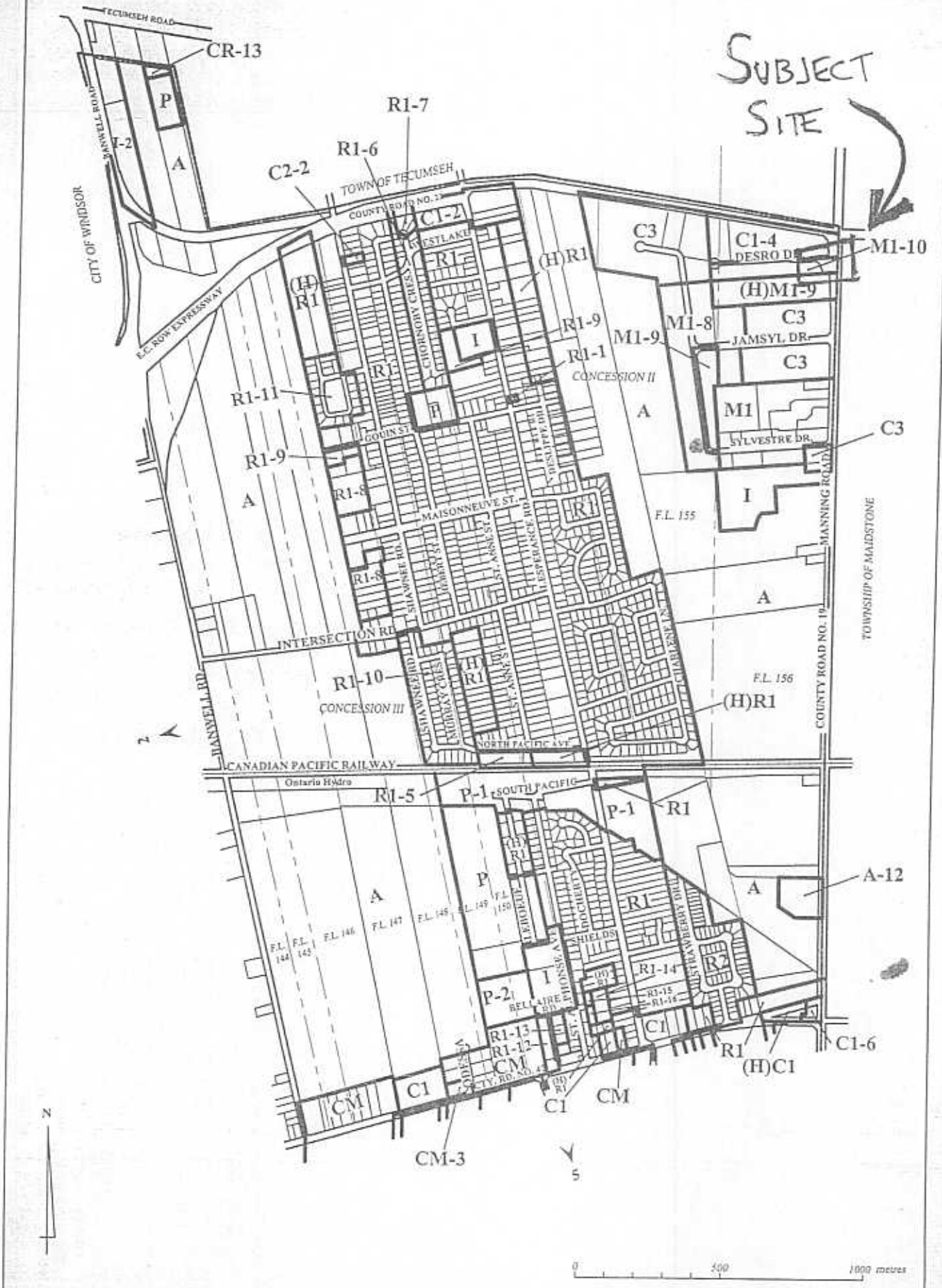
CITY OF WINDSOR

TOWN OF TECUMSEH

TOWNSHIP OF MAIDSTONE

SUBJECT SITE





**R. LUCENTE ENGINEERING INC.
CONSULTING ENGINEERS**

MINUTES OF MEETING

Project: Environmental Assessment, Co. Rd. #19

Location: Tecumseh Public Works Office, Lacasse Boulevard

Time/Date: Wednesday, September 15, 2004 @ 9:00 a.m.

*Present: Mr. Roy Desjardin, Property Owner
Mr. Jerry Sovran, Property Owner
Mr. Avtar Kooner, Property Owner
Ms. Mary-Ann Keefner, Barrister & Solicitor – Miller Canfield
Mr. Larry Beaudoin, Director of Public Works – Town of Tecumseh
Mr. Tom Bateman, P.Eng., County Engineer – County of Essex
Mr. Rocco Lucente, P.Eng. – R. Lucente Engineering Inc.*

The meeting was requested by Mr. R. Desjardin to review proposed work on Co. Rd. 19, particularly how it would affect access at Desro Drive.

Mr. Desjardin, Mr. Sovran and Mr. Kooner own property which presently utilize Desro Drive to enter and exit at Co. Rd. 19.

R. Lucente produced the plan which was displayed at the first Public Information Centre held on January 21, 2004 and proceeded to explain that due to the proximity of the Desro intersection to Co. Rd.22 and the projected traffic count, the recommendations from the traffic engineer were to deny left-turn-in and left-turn-out at the Desro intersection. R. Lucente further explained that the Town of Tecumseh has agreed to extend Desro Drive farther west to interconnect with Sylvestre Drive, thereby offering a second means of access to Co. Rd. 19 at Jamsyl Drive. It is being recommended that the extension to Sylvestre Drive be completed before the reconstruction of Co. Rd. 19.

L. Beaudoin reported that this extension will be included in the 2005 budget for construction.

Mr. Desjardin and Mr. Sovran agreed that this second access to Sylvestre Drive and the right-in and right-out only at Co. Rd. 19 would be acceptable; however, Mr. Kooner continued to express his disfavour with the lack of access to Co. Rd. 19. He presently has a working arrangement with Mr. Sovran whereby a common driveway straddling the property line between the Kooner and Sovran properties is being used for access to Desro Drive. However, Mr. Kooner expressed his concern that a truck will not be able to negotiate the turn at Desro due to the configuration. L. Beaudoin suggested that the east/west access driveway to Kooner's property should be relocated farther south thereby allowing for better maneuverability by truck traffic.

It was further suggested that the 'S' curve on Desro could be reconfigured as well. Mr. Kooner continued to express his concern that he is being denied a second point of access to his property. L. Beaudoin stated that Mr. Kooner had the opportunity to negotiate a point of access to the west when the Sylvestre Drive development was being proposed but did not exercise it. L. Beaudoin further suggested that he should still pursue such an opportunity with Sylvestre while it still exists since lots on the east side of Sylvestre Drive backing onto the Kooner property remain free of buildings. It was further suggested that Mr. Kooner pursue the possibilities of an access road southerly from the middle point of his property to the south to Jamsyl Drive and also explore the possibility of an access road northerly to Desro Drive between buildings where space allows. He stated that he should not have been put in such a position and that the Town should have considered the developability of his property at the time of the Sylvestre Development.

The aerial photos and plans which were used at this meeting were requested by and submitted to Ms. Keefner. (Due to the nature of the aerial photographs, the superimposed property lines are not accurately depicted and should not be scaled).

END OF MINUTES

The above was recorded by the undersigned who should be advised of any error and/or omissions.



Rocco Lucente, P.Eng.

Distribution: All in attendance

/lb

(minutes\DesroDrive.doc)

Founded in 1852
by Sidney Davy Miller



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MARY-ANN KEEFNER
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443 Ouellette Avenue, Suite 300, P.O. Box 1390
Windsor, Ontario, Canada N9A 6R4
TEL: (519) 977-1555/(313) 962-1990
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September 25, 2004

R. Lucente Engineering Inc.
3514 Walker Road, Unit 1
Windsor, Ontario
N8W 3S4

Attention: Rocco Lucente, P.Eng.

Re: Co. Rd. 19(Manning Road) and Desro Drive
Our File No. 125717-00001

Dear Mr. Lucente:

I confirm receipt of your Minutes of Meeting of September 15, 2004 and I wish to respond herein. I thank you for the opportunity of meeting with us to discuss this matter and the plans for the reconfiguration of Manning Road at Desro Drive, Sylvestre Drive and Jamsyl Drive. With respect to our agreement to the proposed development I wish to confirm that we are taking the information and plans under advisement and are in the process of considering our position relative thereto. I cannot confirm at this time that the proposed plans are acceptable to my client, however, I will advise further in this regard.

Very truly yours,

WILSON WALKER LLP

By: 
Mary-Ann Keefner

MAK/gel

c.c. Roy Desjardins
Larry Beaudoin
Tom Bateman

R. Lucente Engineering Inc.

From: "R. Lucente Engineering Inc." <rlucente@bellnet.ca>
To: <bob.aggerholm@ene.gov.on.ca>
Cc: "Tom Bateman - Essex" <tbateman@countyofessex.on.ca>; "George DeGroot" <gdegroot@TECUMSEH.ca>; "Larry Beaudoin - Tecumseh" <lbeaudoin@tecumseh.ca>
Sent: Tuesday, July 12, 2005 4:32 PM
Attach: Manning-Desro-Slyvestre-Air1.jpg
Subject: Re: Proposed Extension Desro Drive- Tecumseh

Bob:

Per your request, we are forwarding my correspondence with Alissa Sugar and we are attaching an overall plan showing the relationship between Co. Rd. #19 / Desro Drive / The proposed extension of Desro / Sylvestre Drive / the fly-off road / and Co. Rd. #22.

We trust this is sufficient for your records.

Regards;
 Rocco Lucente

----- Original Message -----

From: R. Lucente Engineering Inc.
To: alissa.sugar@ene.gov.on.ca
Cc: Tom Bateman - Essex ; George DeGroot ; Larry Beaudoin - Tecumseh
Sent: Monday, July 11, 2005 12:46 PM
Subject: Proposed Extension Desro Drive- Tecumseh

Alissa:

This is to confirm our discussions of today's date.

The existing industrial road, Desro Drive is located off Co.Rd.19 immediately south of Co. Rd. 22. It is approximately 400 metres (1300 feet) in length and is dead-ended with a cul-de-sac.

The Town has recognized the need to extend Desro Drive for many years due to its length and the absence of a second access. This has not been possible because of land ownership issues to the west. The Town has recently been able to acquire the needed land for a 50 foot right-of-way from the owner to the west and is now in a position to extend Desro westerly for approximately 300 feet to connect to an existing industrial road, Sylvestre Drive.

Due to the safety issues involved (access for fire fighting, police, and ambulance) we will be recommending to the Town to extend the road and to consider it a Schedule A project under the EAA as was agreed during our discussions today. It is important to know, that in the advent of reconstructing and widening Co. Rd. # 19 (Manning Road) which is currently the subject of an EA Study (Schedule C), Desro drive access, to and from, Co. Rd. #19 will be limited to right-in and right-out only. This will further add to the need to extend Desro Drive westerly.

As was agreed, we await your concurrence to our assessment of this project as being Schedule A.

Regards;
 Rocco Lucente, P. Eng.
 R. Lucente Engineering Inc.

AMY
CROFT
DRIVE

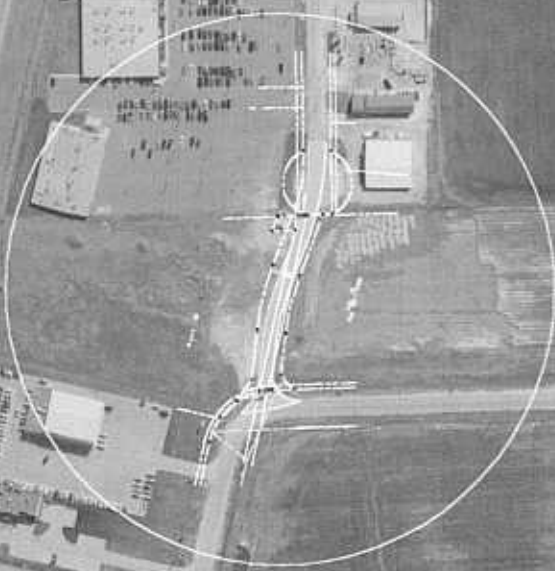
MANNING ROAD
COUNTY ROAD 191

COUNTY ROAD 22

DESRO DRIVE

JAMSYL DRIVE

SYLVESTRE



TOWN OF LAKESHORE

SCALE: 1:4000



MANNING ROAD
COUNTY ROAD 191

LITTLE BASE
LINE ROAD

SYLVESTRE DRIVE

TOWN OF TECUMSEH

DRIVE

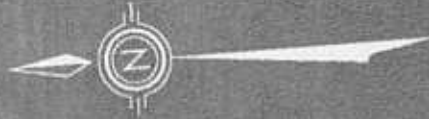
DESRO DRIVE
EXTENSION
KEYPLAN

COUNTY ROAD 22

DESRO DRIVE

Part 23

SCALE: 1:1000



TOWN OF TEGUMSEH

SYLVESTRE DRIVE

**DESRO DRIVE,
EXTENSION
SITE PLAN**

Part 18
Plan 12R-14005

Aerial Photo Taken: 2004