



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: Tuesday, June 9, 2026

Report Number: DS-2026-17

Subject: Zoning By-Law Amendment
2575 Manning Road Proposed Commercial Plaza and Hotel,
Results of Public Meeting, Revisions to Proposal and Next
Steps
OUR FILE: D19 2575MAN

Recommendations

It is recommended:

That Report DS-2026-17 Zoning By-Law Amendment, 2575 Manning Road Proposed Commercial Plaza and Hotel, Results of Public Meeting, Revisions to Proposal and Next Steps **be received**;

And that a second Public Meeting, to be held on July 28, 2026, **be authorized** for the proposed application, with a final report and recommendation on the proposed application being brought forward for Council's decision at the August 11, 2026 Regular Council Meeting.

Executive Summary

The purpose of this Report is to summarize the concerns raised at the August 2025 public meeting, provide a summary of revisions the Owner has made to the proposal in response to the concerns raised and to seek Council authorization to schedule a second Public Meeting.

Background

Property Location and Subject Proposal

Dillon Consulting Limited, on behalf of JGM Investments Ltd. (“the Owner”), filed an application with the Town to amend Zoning By-law 85-18 for a 2.62 hectare (6.47 acre) property situated on the northwest corner of the Manning Road/County Road 42 intersection (2575 Manning Road) (see Attachment 1).

The proposed amendment facilitates the construction of a commercial development consisting of a hotel centrally located on the property and separate plaza-style and stand-alone commercial/retail buildings to the north and west of the hotel. The subject property is designated “General Commercial” in the Tecumseh Official Plan (“Tecumseh OP”). The Zoning By-law amendment application would rezone the property to a site-specific “Holding General Commercial Zone (H)C1-11” permitting a range of commercial uses consistent with the uses permitted by the Official Plan and establish site-specific zone provisions establishing a maximum height and minimum yard setbacks for the proposed hotel.

The Owner engaged the services of a consultant to provide documents in support of this application. These supporting documents include a Planning Justification Report, Traffic Impact Study, Sanitary Sewer Assessment and a Functional Servicing/Stormwater Management Report. A summary of these supporting documents was provided in [Report DS-2025-17](#) which was received by Council in July of 2025 at its Regular Council Meeting and included on the public agenda for the subsequent Public Meeting in August of 2025.

The purpose of this Report is to identify the concerns raised at the August 2025 public meeting, provide a summary of revisions the Owner has made to the proposal in response to the concerns raised and to recommend next steps in the process.

Public Meeting and Concerns Raised

On August 12, 2025, Council held a public meeting in accordance with the *Planning Act* to hear comments on the subject application. The commercial development that was presented at the meeting consisted of a five-storey hotel centrally located on the property and five separate commercial buildings that included four drive-through restaurants (see Attachment 2).

The public meeting was attended by the Owner, its consultant and residents from the surrounding neighbourhood. The applicant’s planner and Town Administration each presented at the public meeting providing further details regarding the application (see Attachments 3A and 3B respectively). Residents provided written submissions and

spoke at the public meeting raising concerns which are summarized as follows, with more details provided in a response matrix prepared by Dillon Consulting (see Attachment 4):

1. Intrusive Overlook/Privacy

- Proposed five-storey height of hotel is not appropriate as residential lands abut the subject property.
- Hotel guests would look into the back yards of abutting properties.

2. Public Safety

- Hotel uses at this property should not be permitted as it abuts residential lands and the use will create an environment for human trafficking.
- Hotels along major roadways are conducive to crime because of quick highway access.
- Commercial establishments that stay open late can attract crime.

3. Drive-Through Uses

- Drive-through commercial uses abutting residential properties should not be permitted as idling vehicles will cause pollution and noise.

4. Traffic and Servicing

- The addition of a hotel and commercial uses at this location will negatively impact traffic in the surrounding area.
- Municipal services in the area are inadequate to support the proposed development.

5. Site Design/Public Nuisance

- Location of hotel will cast shadows on abutting residential properties and block the sunset.
- Lighting from the commercial uses will shine into abutting properties.
- Location of garbage bins/enclosures will result in odour and rodents that will impact abutting properties.
- Noise impacts from the daily operation/traffic of the commercial plaza.

Comments

After the Public Meeting, Town Administration met multiple times with the Owner and its consultant to review the concerns raised at the public meeting and discuss potential revisions to the proposed commercial development in response. Subsequently, the Owner submitted a revised development proposal (see Attachments 5A and 5B), summarized as follows:

- the height of the proposed 92-room hotel has been reduced from the original five storeys to four storeys. In addition, the hotel has been moved closer to County Road 42 to increase the distance from the northern property line. The proposed hotel will have a minimum setback of 79.5 meters (261 feet) from the north property line and 72 meters (236 feet) from the west property line. The original proposed five-storey hotel had a setback of 70 meters (230 feet) from the north property line and 80 meters (262 feet) from the west property line;
- the western facade of the hotel will consist of an enclosed fire exit staircase. Accordingly, it will not contain any guest room windows;
- the two previously proposed drive-through restaurants located at the western side of the property and the stand-alone commercial building at the northern side of the property (which would abut existing residential lands) have been removed from the proposal. In their place, a one-storey, L-shaped commercial building is proposed, generally extending parallel to the northern and western lot lines. The intent is that the L-shaped building will act as a barrier between the residential uses that abut to the north and west and the other commercial uses and main parking areas proposed on the interior of the subject property. The other two previously proposed drive-through restaurants located adjacent to Manning Road are proposed to remain, with enhanced site details, such as fencing, to ensure compatibility with residential uses to the north;
- a 6.0 metre (20 foot) landscaped buffer has been incorporated along the northern and western sides of the property where it abuts residential areas. Enhanced landscaping features, including solid fencing, will be added as requirements in any future site plan control agreement to further buffer the adjacent residential areas;
- some of the external garbage enclosures have been removed from the northern side of the development and moved within the commercial L-shaped building. Truck loading areas have also been located within the building. Other proposed external garbage enclosures have been moved farther away from abutting residential areas;

- pedestrian walkways have been added throughout the development providing enhanced internal pedestrian movements along with connectivity to future sidewalks along Manning Road and County Road 42. In addition, a potential connection is proposed to Elderberry Court to facilitate walkability and pedestrian safety for the adjacent residential neighbourhood who may wish to walk to the commercial uses on the site;
- parking spaces have been removed and replaced with the above-noted landscaped buffer. A total of 283 parking spaces (14 of which are barrier free) are provided;
- an internal driveway connection has been provided to the gas station property located at the northwest corner of the Manning Road and County Road 42 intersection; and
- the proposed two vehicular access drives from the northern side of County Road 42 and one vehicular access from the west side of Manning Road remain, however, the westernmost driveway on County Road 42 has been moved easterly, farther away from the residential lands that abut.

Other site design concerns identified, such as lighting and landscaping, would be addressed by way of any future site plan control agreement. In addition to the foregoing revisions, the Owner's consultant has provided a formal response to the various comments that were received at the public meeting. Administration has reviewed the summary and opinions offered in the consultant's matrix and is generally in support of the document and believes that the revisions to the proposed commercial development appropriately address the land use concerns.

Planning Analysis

A planning analysis providing an overview of the relevant policies contained within the Provincial Planning Statement ("PPS"), the County of Essex Official Plan ("County OP") and the Tecumseh OP was provided by way of Report DS-2025-17. A summary of the planning analysis is provided below.

Provincial Planning Statement

The PPS encourages development on lands identified for urban growth in settlement areas. It also establishes that the Town should be promoting economic development that provides a range of employment needs and supports a diverse economic base which are also located within fully serviced and designated settlement areas. Based on the foregoing, along with the above-noted revisions to the proposal, the proposed development is consistent with the PPS.

County Official Plan

The subject property is within an identified Primary Settlement Area of the County OP. As with the PPS, the goals and policies of the County OP promote range of urban development within identified settlement areas and growth and public/private investment within those areas. Based on the foregoing, along with the above-noted revisions to the proposal, the proposed development conforms to the County OP.

Tecumseh Official Plan

The subject property is designated “General Commercial” in the Tecumseh OP, and all the proposed land uses are permitted by this designation. Based on the foregoing, along with the above-noted revisions to the proposal, the proposed development conforms to the land use polices of the Tecumseh OP.

In addition, Administration has reviewed the revised site plan proposal against the Land Use Compatibility policies of Section 3.18, which establish principles of land use compatibility to assist in the evaluation of new development adjacent to existing areas and provide guidelines for suitable transition between areas of differing uses to avoid or mitigate adverse effects. Subject to hearing further public comments, it is believed that the revised proposal satisfies this section. It should be noted that the policies establish that land use compatibility does not mean “the same as” but to coexist harmoniously with one another.

Next Steps

Due to the length of time that has elapsed since the initial public meeting, along with the substantive changes to the proposed design of the development, Administration recommends that a second Public Meeting, to be held on July 28, 2026, be scheduled for the revised application. A second public meeting will offer an opportunity for further public input; a final report and recommendation on the application will be brought forward at the August 11, 2026 Regular Council Meeting for Council’s decision.

Consultations

Public Works & Engineering Services

Financial Implications

None.

Link to Strategic Priorities

Applicable	<u>2023-2026 Strategic Priorities</u>
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input checked="" 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:

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

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1.	Property Location Map
2.	Original Site Plan Proposal

Attachment Number	Attachment Name
3A.	Owner/Consultant Presentation at Public Meeting 1
3B.	Town Administration Presentation at Public Meeting 1
4.	Owner/Consultant Response Matrix to Public Comments from Public Meeting 1
5A.	Revised Site Plan Proposal
5B.	Air Photo with Revised Site Plan Proposal Overlay



Prepared By:
Development Services



Legend:



Subject Property

Attachment 1, DS-2026-17
Zoning By-law Amendment
2575 Manning Road
Property Location

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING

2575 Manning Road

JGM Investments Inc
Zoning By-law Amendment

August 2025



Property Information

- Located at **2575 Manning Road**, on the northeast corner of Manning Road and County Road 42
- The subject site is **2.62 ha (6.47 ac)**
- Predominantly vacant agricultural land with one single detached dwelling
- Hydro easement and above-ground poles and lines across southerly portion of the site



Proposed Development

- **One (1) five-storey hotel**
 - 82 rooms; 1202 sq m (12,938 sq ft)
- **One (1) two-storey commercial building for medical offices and/or retail**
 - 986 sq m (10,618 sq ft)
- **Four (4) one-storey restaurants or financial institutions with drive-thru's***
 - 241 sq m (2,602 sq ft) each
- **288 on-site parking spaces**
- **Three (3) access points:**
 - One (1) from Manning Road
 - Two (2) from County Road 42

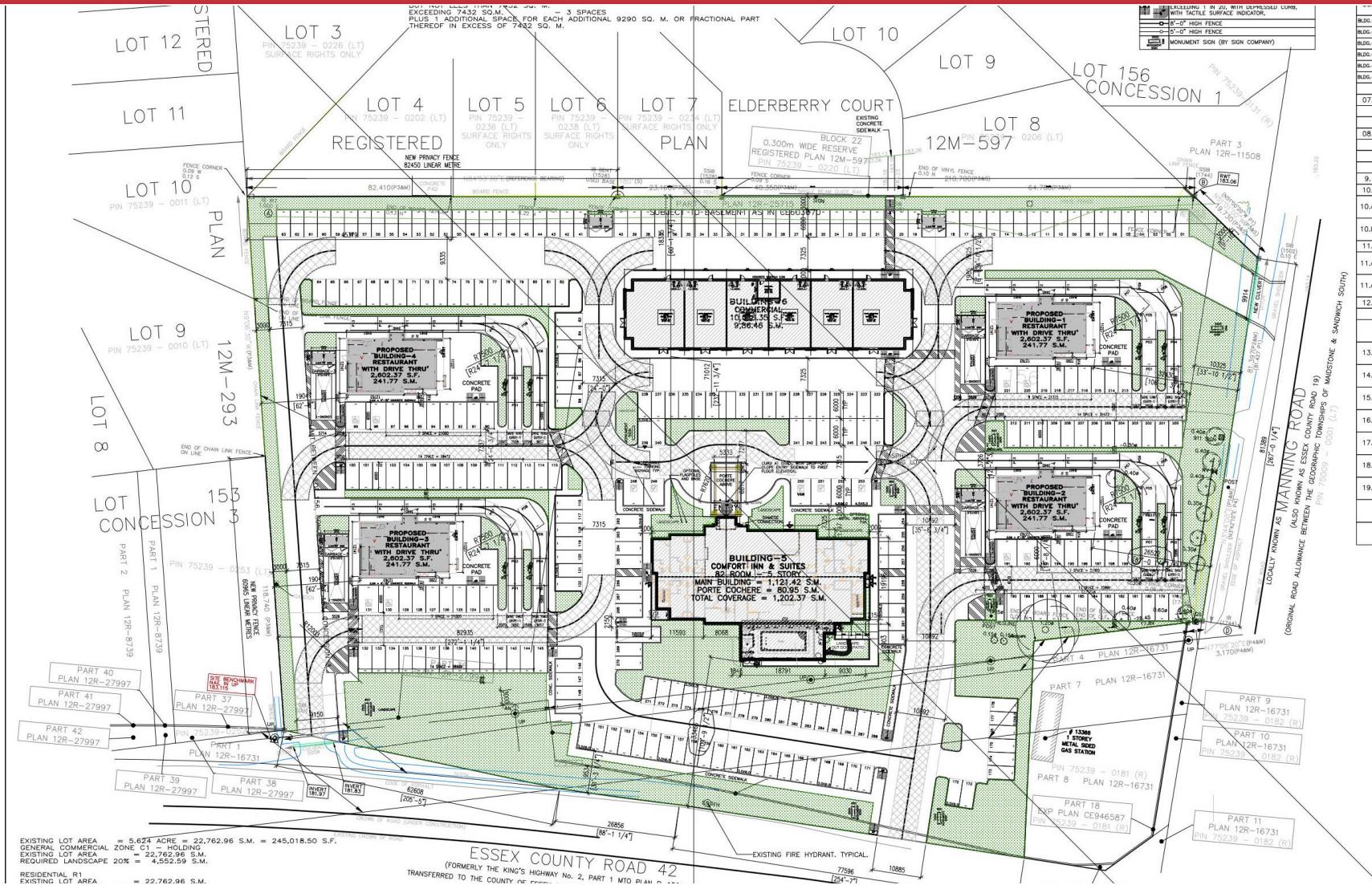


Perspective from Manning Road

Source: Chintan Virani Architect Inc.

- * ***Opportunities to refine the conceptual development plan through planning approvals process***

Conceptual Development Plan



NO.	DESCRIPTION	REQUIREMENT	PROPOSED	COMMENTS
07.	MINIMUM LOT FRONTAGE	ON A COUNTY ROAD	61.0 METRES (200.13')	81.39 METRES (267.0')
08.	MAXIMUM BUILDING HEIGHT	ASSEMBLY 'A' - # 4 DRIVE THRU RESTAURANT	10.50 METRES (34.45')	18.90 METRES (62.00')
09.	MINIMUM FRONT YARD DEPTH	MINIMUM FRONT YARD DEPTH	10.50 METRES (34.45')	26.50 METRES (EAST SIDE)
10.	MINIMUM SIDE YARD WIDTH	WHERE THE YARD ABUTS A STREET	3.0 METRES (9.84')	3.0 METRES (9.84') (SOUTH SIDE)
11.	MINIMUM REAR YARD DEPTH	WHERE THE YARD ABUTS A RESIDENTIAL ZONE, INSTITUTIONAL, PARKS AND OPEN SPACE OR INDUSTRIAL ZONE	4.5 METRES (14.76')	18.30 M (AT BLDG. 6 - NORTH SIDE)
12.	LANDSCAPE BUFFER STRIP	SIDE AND REAR LOT LINES	3.0 METRES (9.84')	3.0 METRES (9.84')
13.	STANDARD PARKING SPACES	STANDARD SIZE = 3.0x6.0 M	264	274
14.	ACCESSIBLE PARKING SPACES	ACCESSIBLE SIZE = 4.5x6.0 M	6	14
15.	PARKING SPACES - TOTAL		270	288
16.	LOADING SPACES		3 SPACE	5 SPACE
17.	LANDSCAPE AREA - SOFT		-	5,625.46 S.M.
18.	LANDSCAPE AREA - HARD		-	2,807.99 S.M.
19.	LANDSCAPE AREA - TOTAL		5,388.30 S.M. (20% OF 26,941.49 S.M.)	8,433.45 S.M. (31.30 % OF 26,941.49 S.M.)

CURB LENGTH - 500 LINEAR METRE
NEW PRIVACY FENCE LENGTH = 165 LINEAR METRES



NO.	ISSUED FOR	NO.
23.		
22.		
21.		
20.		
19.		
18.	REVISED - HOTEL NORTH & WEST DISTANCE ADDED AS CITY COMMENTS	OCT. 05/2024
17.	REVISED AS PER DILLON COMMENTS	OCT. 05/2024
16.	REVISED AS PER DILLON COMMENTS	SEPT. 18/2024
15.	REVISED AS PER DILLON COMMENTS	AUG. 20/2024
14.	REVISED SITE STATISTICS - HOTEL FLOOR PLANS ADDED	JUNE 20/2024
13.	REVISED SITE PLAN	APR. 03/2024
12.	REVISED - FRONT LAND ADDED TO SITE PLAN	JAN. 30/2024
11.	FOR DILLON ROUND ABOUT LOCATION	DEC. 18/2023
10.	REVISED - HOTEL RELOCATED	DEC. 12/2023
09.	REVISED - HOTEL RELOCATED	NOV. 28/2023
08.	REVISED AS DISCUSSED WITH OWNER & DILLON CONSULTANT	NOV. 16/2023
07.	REVISED AS DISCUSSED WITH OWNER & DILLON CONSULTANT	NOV. 07/2023
06.	REVISED TOWN COMMENTS - CLEANED & STATISTICS ADDED	AUG. 13/2023
05.	TOWN OF TECUMSEH REVIEW REVISED - PROGRESS	AUG. 09/2023
04.	OWNER'S FINAL REVIEW - PROGRESS	AUG. 07/2023
03.	OWNER'S REVIEW - PROGRESS PRELIMINARY DESIGN	JUNE 31/2023
02.	OWNER'S REVIEW - PROGRESS PRELIMINARY DESIGN	JUNE 27/2023
01.	OWNER'S REVIEW - PRELIMINARY DESIGN	JUNE 09/2023

PROJECT NAME AND LOCATION
PROPOSED COMMERCIAL CENTRE 1 STOREY BUILDING WITH DRIVE THRU RESTAURANT WITH 5 STOREY HOTEL

2575 MANNING ROAD
TECUMSEH, ON N8N 2L9

DRAWING TITLE
PROPOSED SITE PLAN

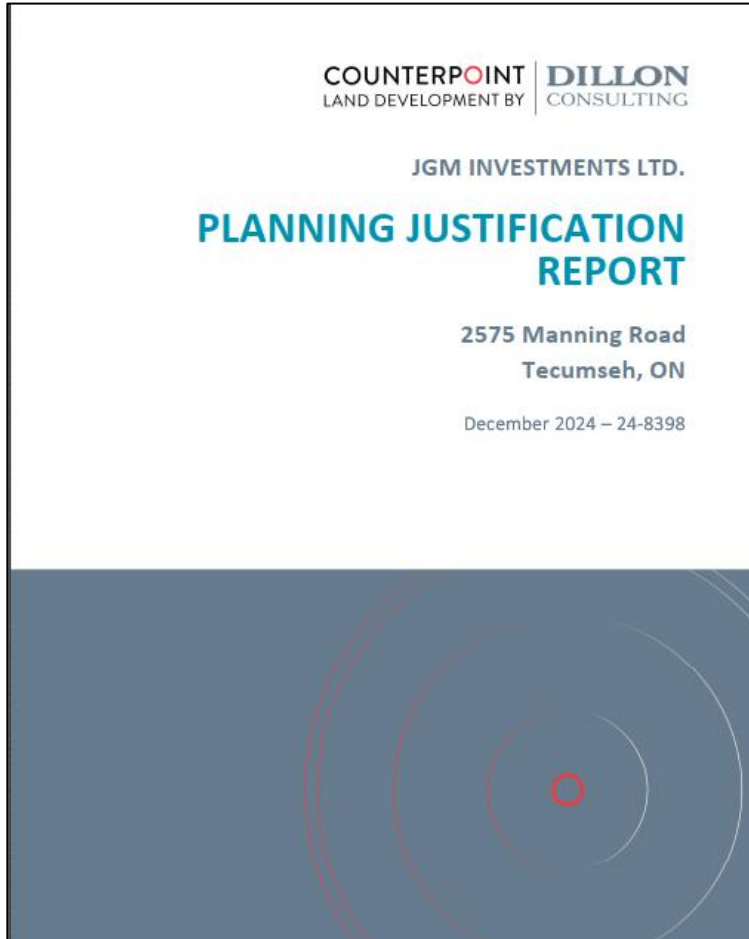
NOTE:
- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB SITE.
- ANY AND ALL DISCREPANCIES TO BE

Proposed Planning Application



- The applicant is seeking a site-specific Zoning By-law Amendment to a **General Commercial Zone (H) C1-11** with a holding symbol to:
 - Establish permitted uses, including retail, offices, and eating establishment in conformity with the 'General Commercial' designation of the Official Plan; and
 - Permit a maximum height of five (5) storeys for the hotel.
- The proposed development will **meet all other provisions** of the General Commercial 1 Zone (C1).

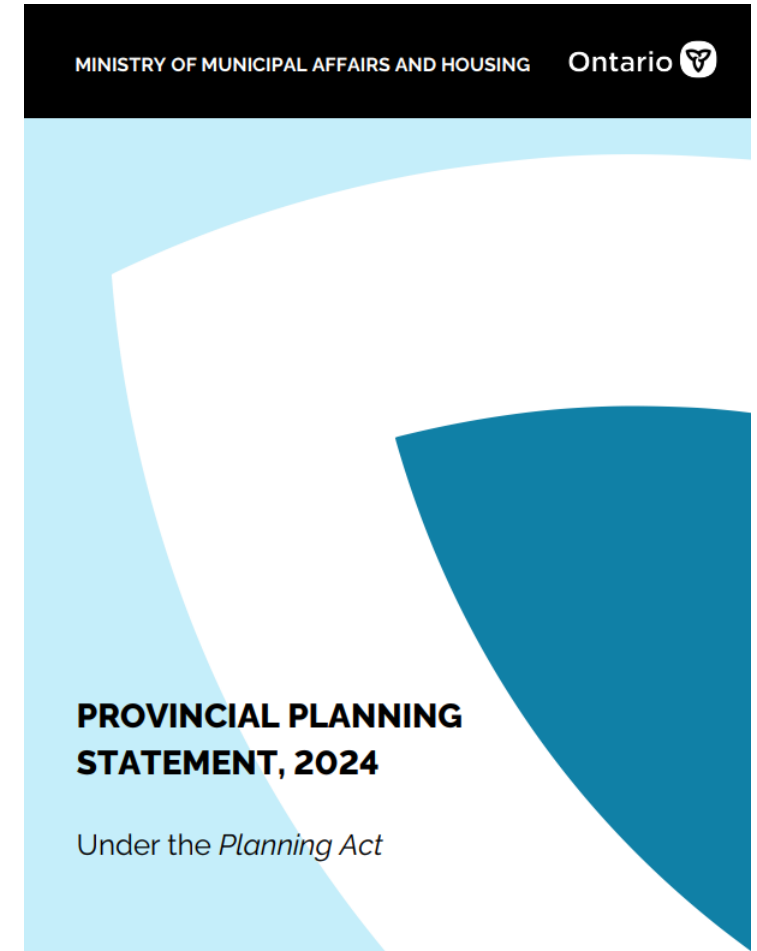
Background Studies



- **Planning Justification Report**, prepared by Dillon Consulting Limited (December 2024)
- **Transportation Impact Study**, prepared by Dillon Consulting Limited (August 2024)
- **Stormwater Management Report**, prepared by Dillon Consulting Limited (August 2024)
- **Functional Servicing Report**, prepared by Dillon Consulting Limited (August 2024)
- **Sanitary Sewer Assessment**, prepared by Dillon Consulting Limited (March 2025)

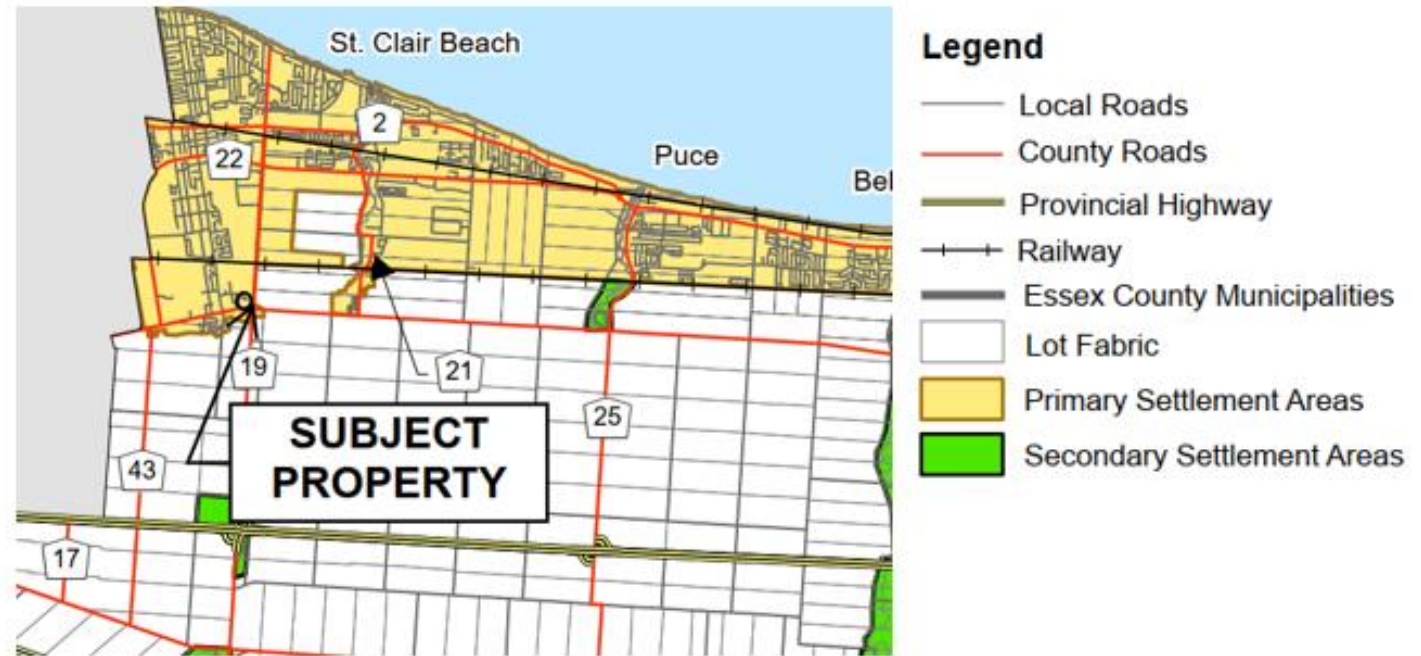
Provincial Planning Statement (2024)

- **Settlement areas** are to be the focus of growth and development.
- The PPS supports opportunities to facilitate **economic growth** and efficient development patterns.
- That proposed developments are to make **efficient use** of existing infrastructure.
- Economic development and **competitiveness** shall be promoted.



County of Essex Official Plan

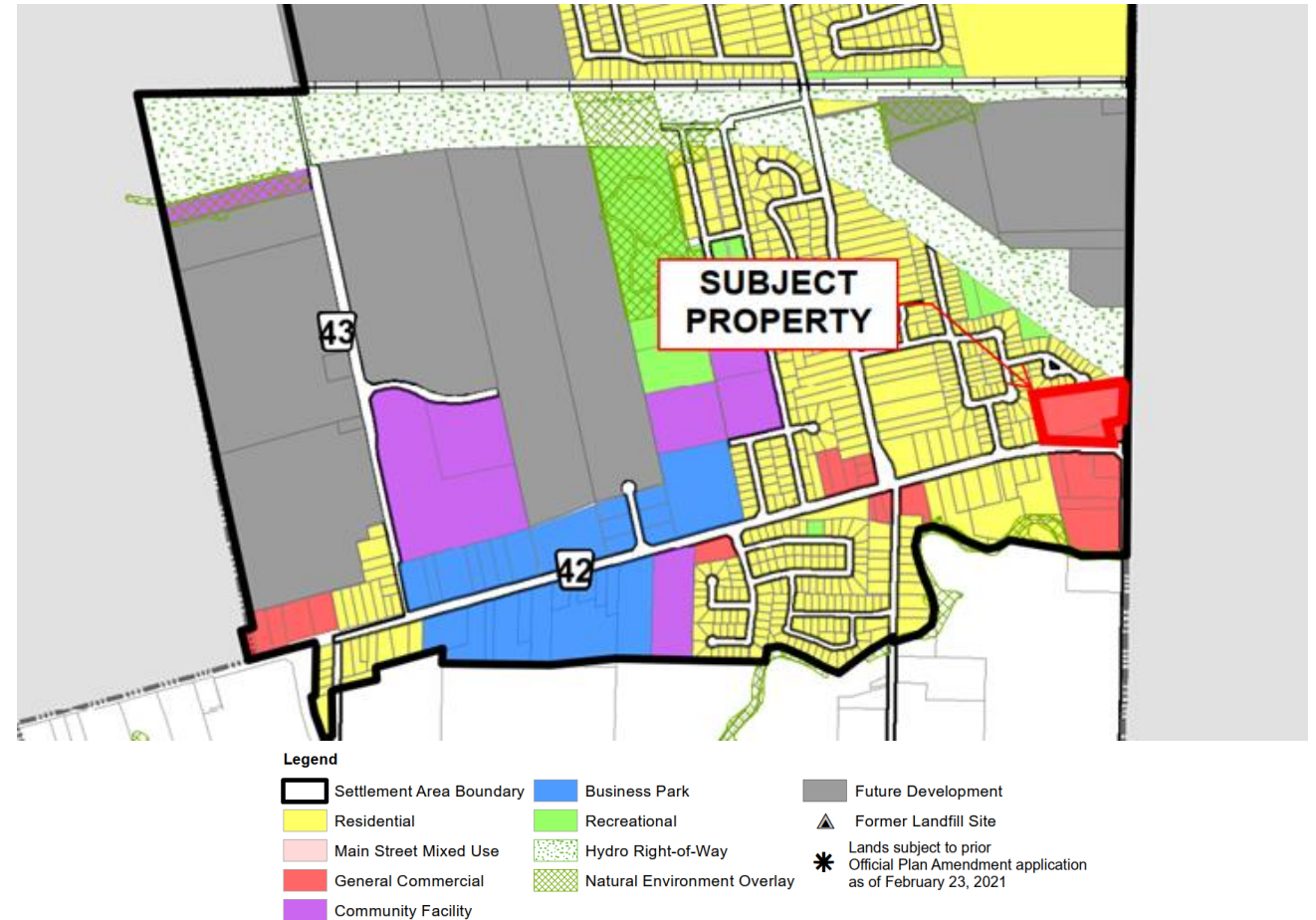
- **‘Primary Settlement Area’** designation in the County of Essex Official Plan.
- **Intensification** is encouraged to promote more efficient uses of land and municipal infrastructure, renew urban areas, and to facilitate economic and social benefits.
- The County Official Plan supports creating and maintaining an improved balance between residential and **employment growth**.



Source: County of Essex Official Plan

Town of Tecumseh Official Plan

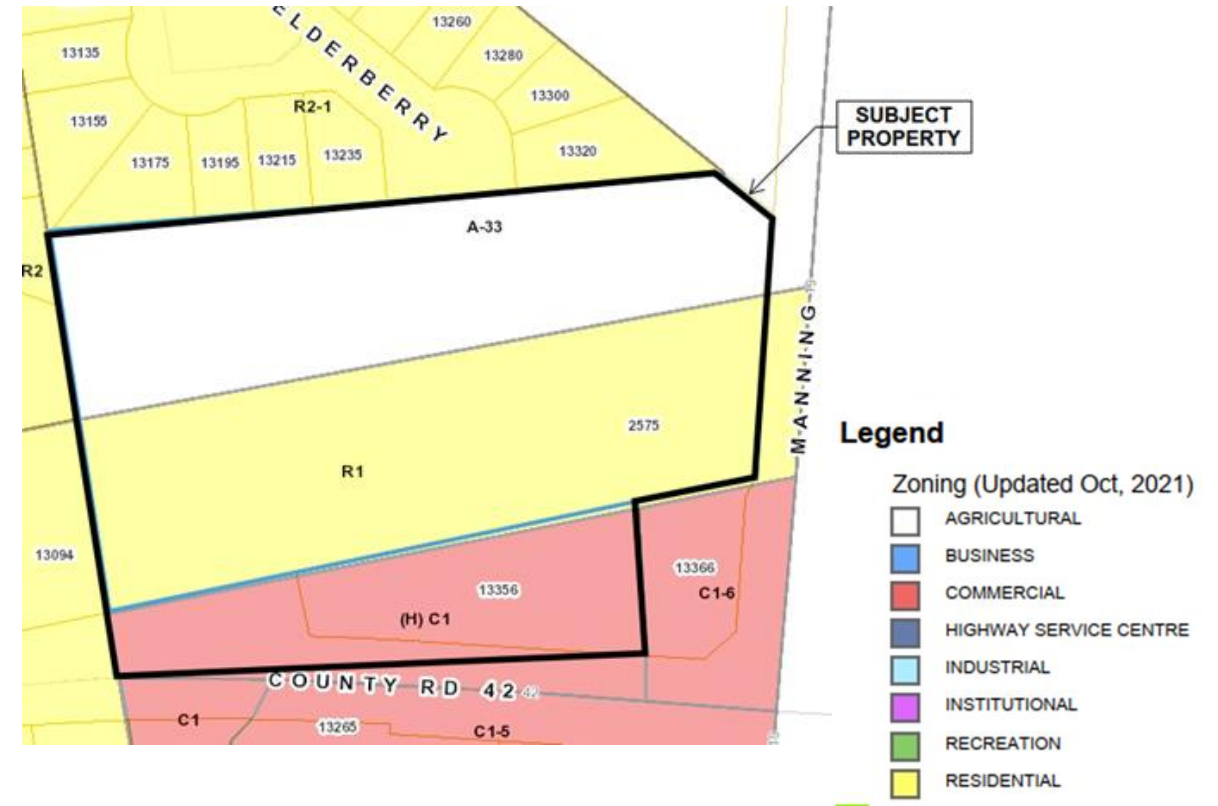
- **‘General Commercial’ Designation** in the Town’s Official Plan
- Intent is to **strengthen and enhance** the Town’s existing economic base by allowing for continued development.
- **Permitted uses** include but are not limited to all types of retail, office, and service commercial uses, clinics, hotels, and restaurants.
- **Land use compatibility** and transition between land uses is to be ensured.
- **Existing infrastructure** shall be optimized.



Source: Town of Tecumseh Official Plan

Township of Sandwich Zoning By-law

- **Agricultural Zone (A - 33); Residential Zone 1 (R-1) & General Commercial Zone 1 (C-1)** with a holding symbol
- Permitted uses in the **General Commercial Zone** include, but are not limited to:
 - Offices, general or professional;
 - Retail and service commercial uses;
 - Restaurants; and
 - Hotels
- **Sufficient parking** to support the proposed uses.



Source: Township of Sandwich South Zoning By-law

Planning Considerations

The proposed development will not negatively impact the private use and enjoyment of neighbouring properties

- **Landscaped buffering** will be provided adjacent to the residential subdivision;
- The proposed hotel is intentionally positioned **away from the adjacent residential land uses**;
- The **background studies** have concluded that the site location and proposed uses are appropriate for the site; and
- Opportunities for **refinement to the plan** and commercial uses through the planning approvals process.

The proposed development will not have negative social, environmental or economic impacts

- County Road 42 corridor is experiencing economic growth. The proposed development complements the **ongoing economic activity** in the area strengthens the Region's ability to meet the **growing demand** for commercial, hospitality, and employment-related amenities; and
- The proposed development will **provide local jobs** to the Town and Windsor-Essex.

Planning Opinion and Recommendation

The proposed amendment will bring the zoning **into alignment with** the Town Official Plan and:

- Is consistent with the direction of the **PPS 2024**;
- Conforms with the **County of Essex Official Plan**;
- Conforms with the **Town of Tecumseh Official Plan**; and
- Represents good planning.

The site-specific rezoning is appropriate for the subject site and should be considered for approval by Town Council.



JGM Investments Inc. - Comfort Inn & Suites, Bowmanville, ON (top); and Fairfield Inn & Suites by Marriott, North Bay , ON (bottom)

Thank you!



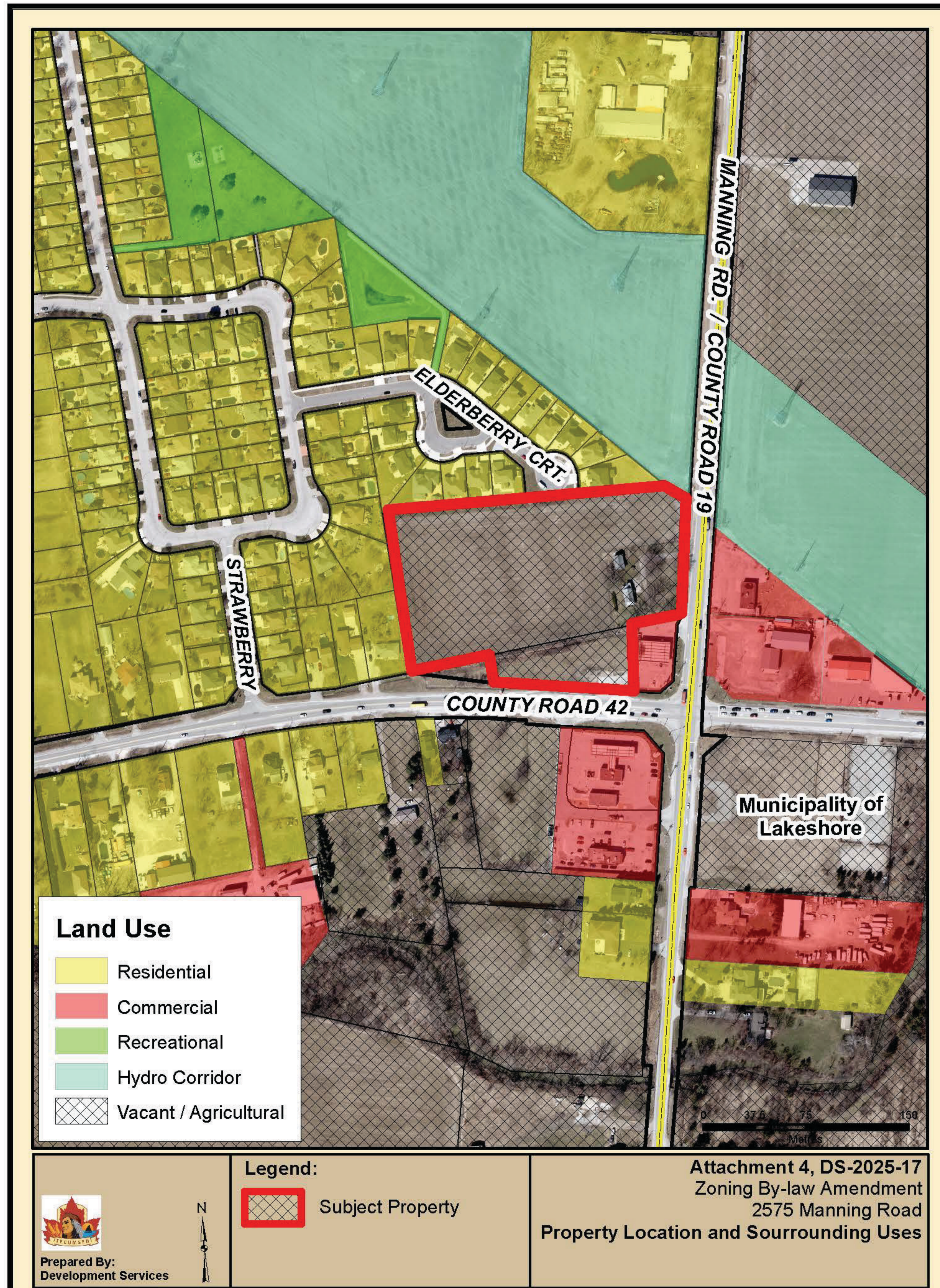
Amy Farkas, MCIP RPP
Dillon Consulting Limited
afarkas@dillon.ca

Public Council Meeting
August 12, 2025

**Application Requesting a
Zoning By-law Amendment**

2575 Manning Road

Subject Property and Rezoning Application



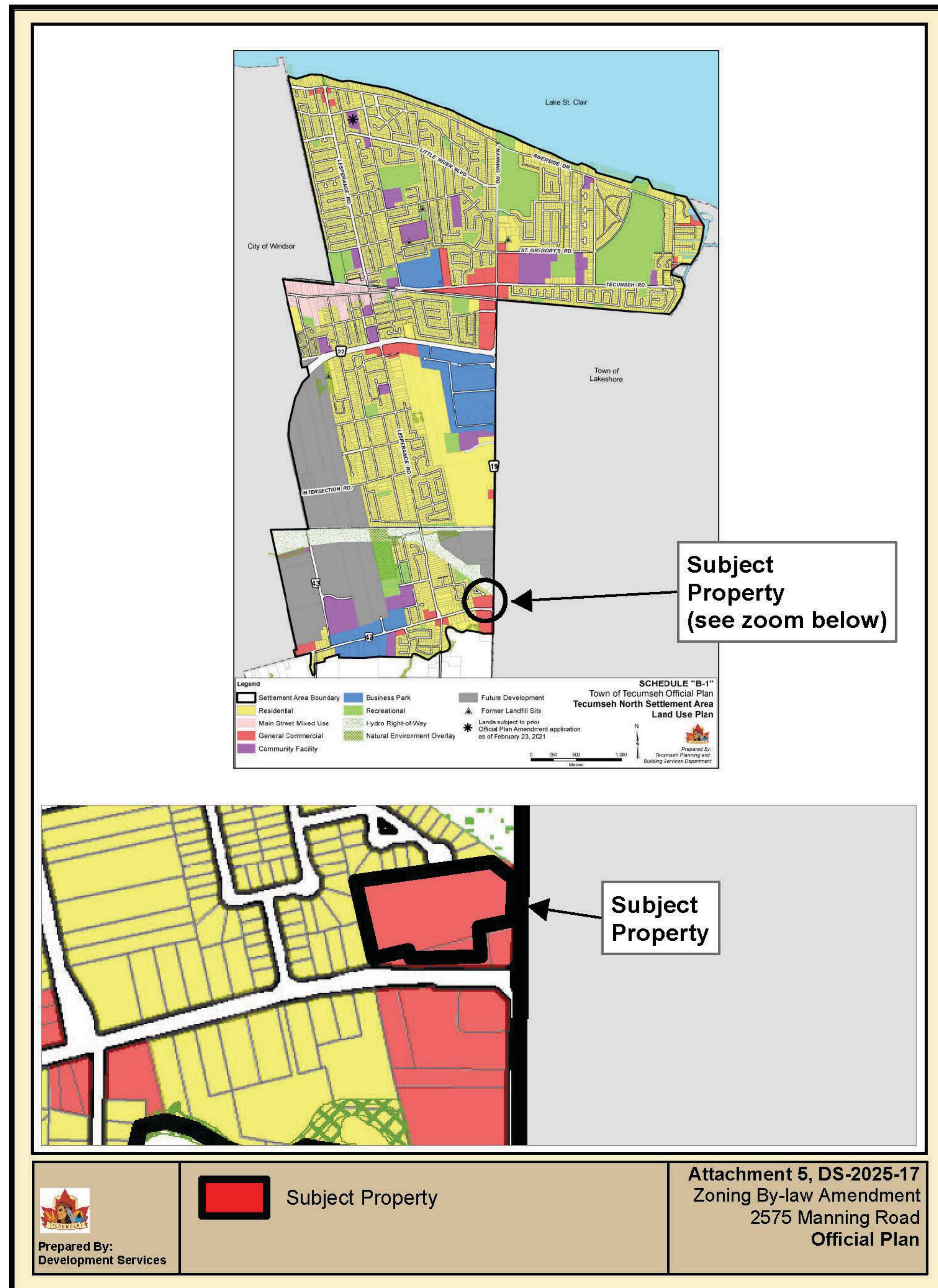
Subject Property:

- Address: 2575 Manning Road
- Area: 2.62 hectares (6.47 acres)

Rezoning Application:

- Landowner has filed an application under the *Planning Act* to amend the Zoning By-law to permit commercial uses on the property
- The *Planning Act* provides property owners the right to seek zoning by-law amendments to rezone their lands in accordance with the land uses permitted by the Official Plan
- The municipality cannot stop someone from filing a rezoning application
- In accordance with the *Planning Act*, a public meeting is being held to provide opportunity for public and agency input, which allows an opportunity for refining proposals
- It is important that the concerns and comments of stakeholders be taken into consideration as part of the full evaluation of the rezoning application

Official Plan



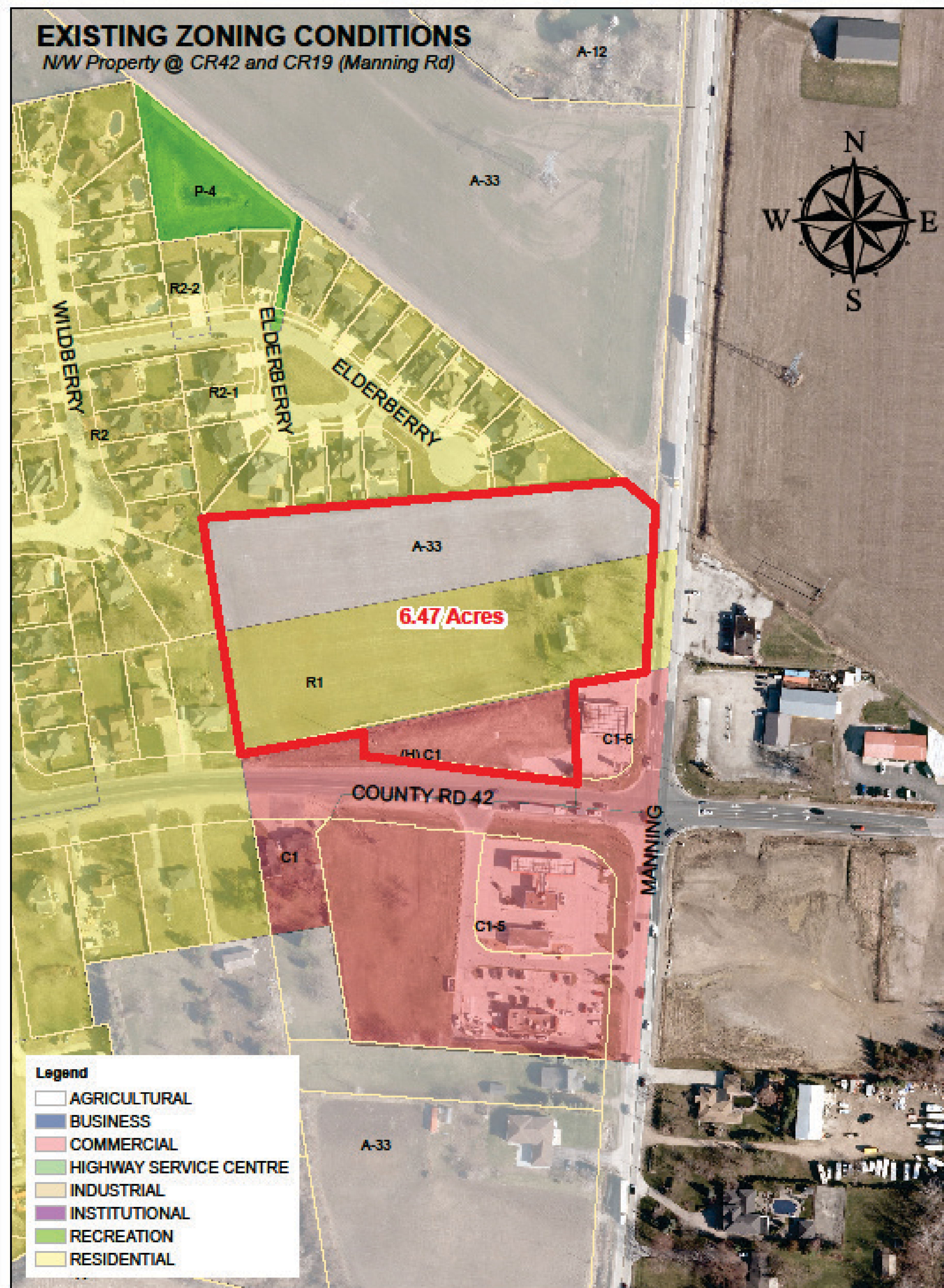
Official Plan Land Use Designation:

- The property is designated “General Commercial” in the Town’s Official Plan
- The property has been designated commercially since June 1997, when the previous Sandwich South Official Plan was adopted by then Sandwich South Town Council

Official Plan Policies:

- The rezoning application is considered and evaluated against the Town’s Official Plan policies
- The land uses proposed through the rezoning application are permitted by the “General Commercial” designation of the Official Plan
- It will be important to consider the Land Use Compatibility policies to ensure a suitable transition and mitigate any potential adverse impacts between the proposed development and surrounding residential uses

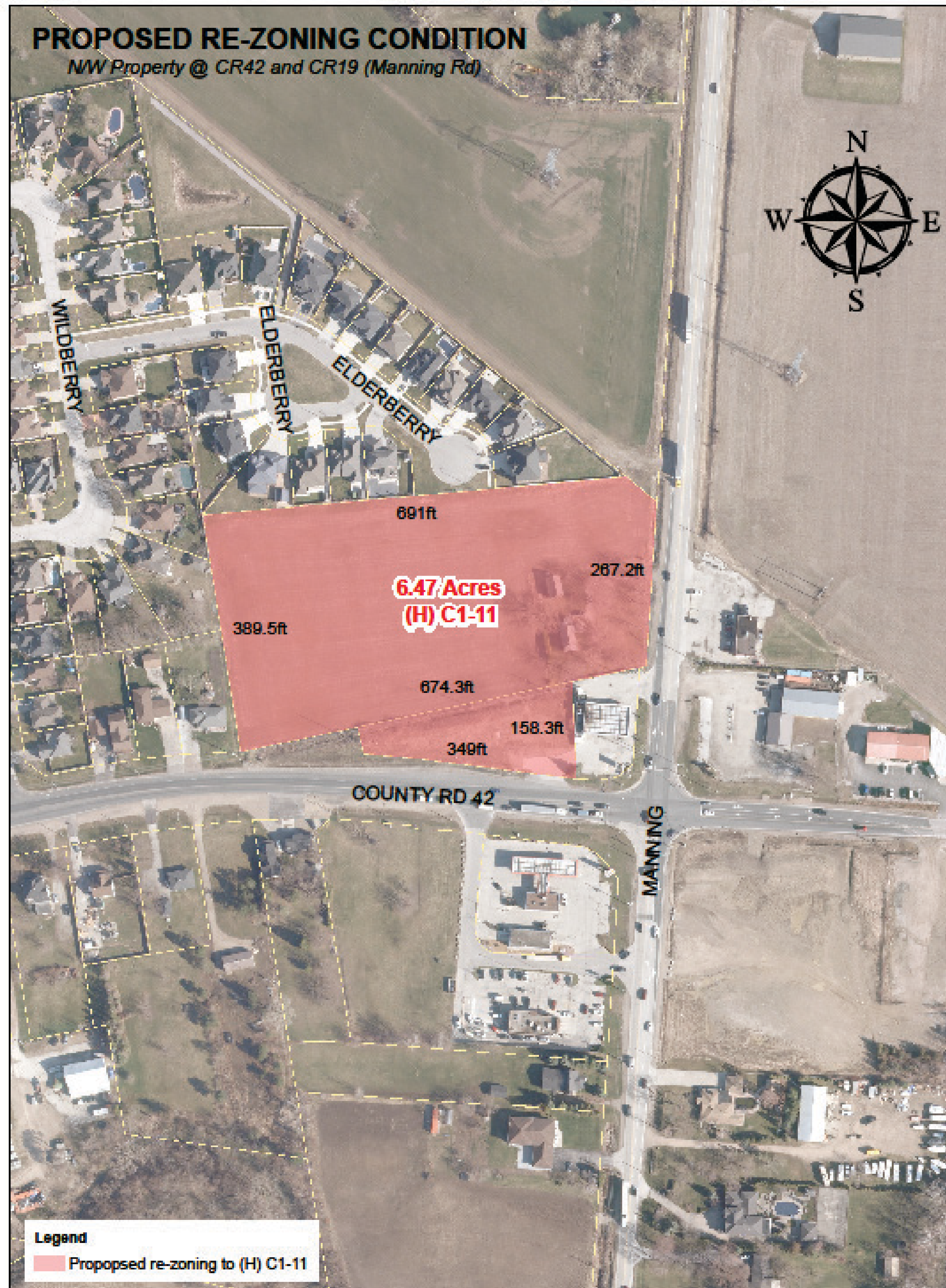
Zoning – Current



Current Zoning

- The property is currently zoned “Agricultural Zone (A-33)”, “Residential Zone 1 (R1)” and “Holding General Commercial Zone C1 (H)C1”
- Current split zoning pre-dates the former Sandwith South Official Plan (1997) and stems from zoning that existed when the Sandwich South Zoning By-law was adopted in 1985, and is understood to result from the land uses and prior road alignment that existed on the property, being:
 - the existing single-unit dwelling (the R1 Zone)
 - the prior road alignment (it was situated between the R1 and C1 Zones)
 - the existing agricultural portion of the property (the A1 Zone)
 - a commercial use that once existed on the southerly portion of the property (the (H)C1 Zone)

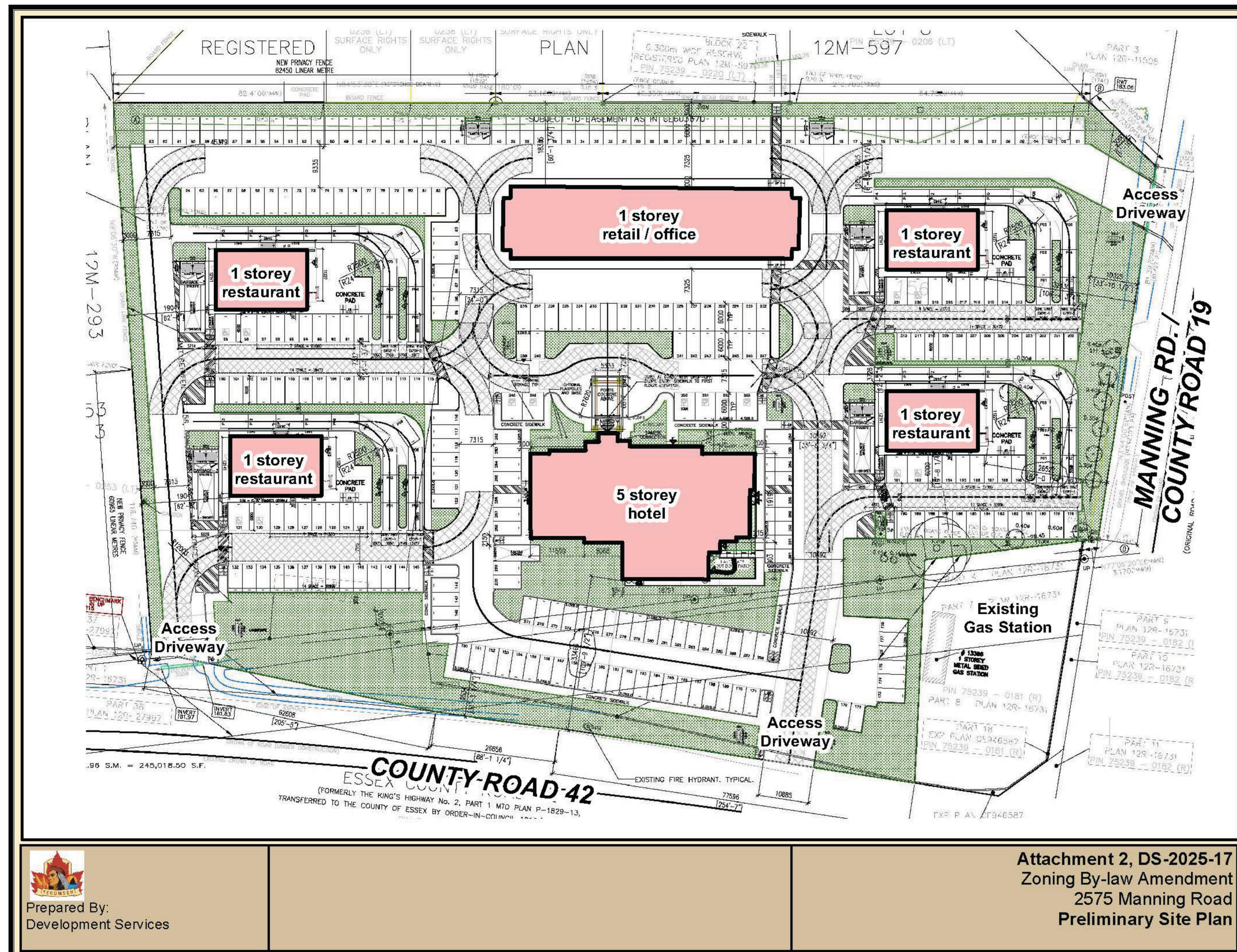
Zoning – Proposed



Proposed Zoning

- The property is proposed to be rezoned to a site-specific “Holding General Commercial Zone (H)C1-11” Zone
- Proposed development of the property would meet all the C1 Zone requirements, except for a request to permit a proposed 5-storey height for the hotel (currently limited to three stories by virtue of the C1 Zone regulations)
- The proposed zoning would establish that the hotel be setback a minimum of 80 metres (262 feet) from the west lot line and 70 metres (230 feet) from the north lot line
- The Holding (H) symbol means that the land cannot develop commercially until a site plan agreement is executed with the Town

Proposed Preliminary Site Plan



Preliminary Details:

- A range of commercial uses consistent with the Official Plan (hotel, retail, offices and eating establishments)
- An 82-room, five-storey hotel having a building footprint of 1202 square metres (12,938 square feet)
- Four restaurants with drive-throughs
- A commercial retail/office building
- Two vehicular access drives from County Road 42 and one from County Road 19
- 288 on-site parking spaces, along with loading areas



Prepared By:
Development Services

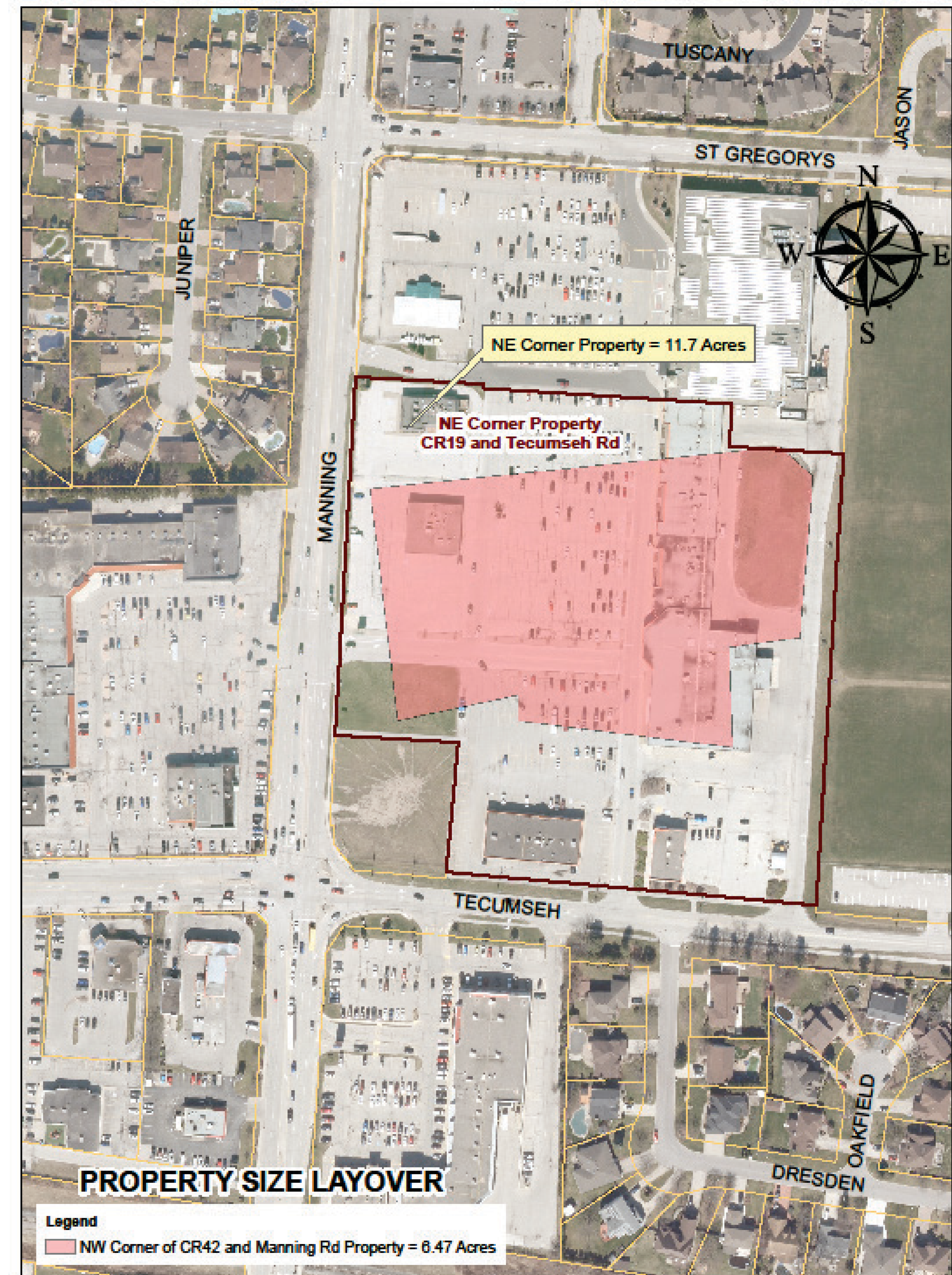
Attachment 2, DS-2025-17
Zoning By-law Amendment
2575 Manning Road
Preliminary Site Plan

Additional Planning Approvals: Site Plan Control

- Approval of a site plan control agreement will be required prior to the proposed development proceeding
- The agreement will address matters such as site design, vehicular access, hard surfacing of parking areas, sidewalks, lighting, landscaping, site services, perimeter fencing, stormwater management and drainage, along with any off-site servicing requirements
- Site plan control will be used to ensure the site is developed and maintained at an appropriate standard and with design considerations that ensure its proper integration into the neighbourhood
- The site plan agreement is registered on the title of the land

Property Size Comparison with Other Commercial Properties

- The subject property's land area is comparable to other commercial properties in Tecumseh



Next Steps

1. August 12, 2025, Public Meeting comments to be evaluated by the applicant and Town Administration.
2. Bring a report to Council addressing the concerns and identifying any recommended revisions to the proposal.
3. If this results in substantive changes to the proposal, Council has the option to call a second public meeting prior to making a final decision on the rezoning application.
4. Ultimately, a final report will be brought forward to Council summarizing all the above and provide a final recommendation on the rezoning application, as revised based on the preceding process, for Council's consideration, in accordance with the *Planning Act*.

Owner Response Matrix to Comments Received at Public Meeting 1

JGM Investments Ltd. - 2575 Manning Road, Tecumseh



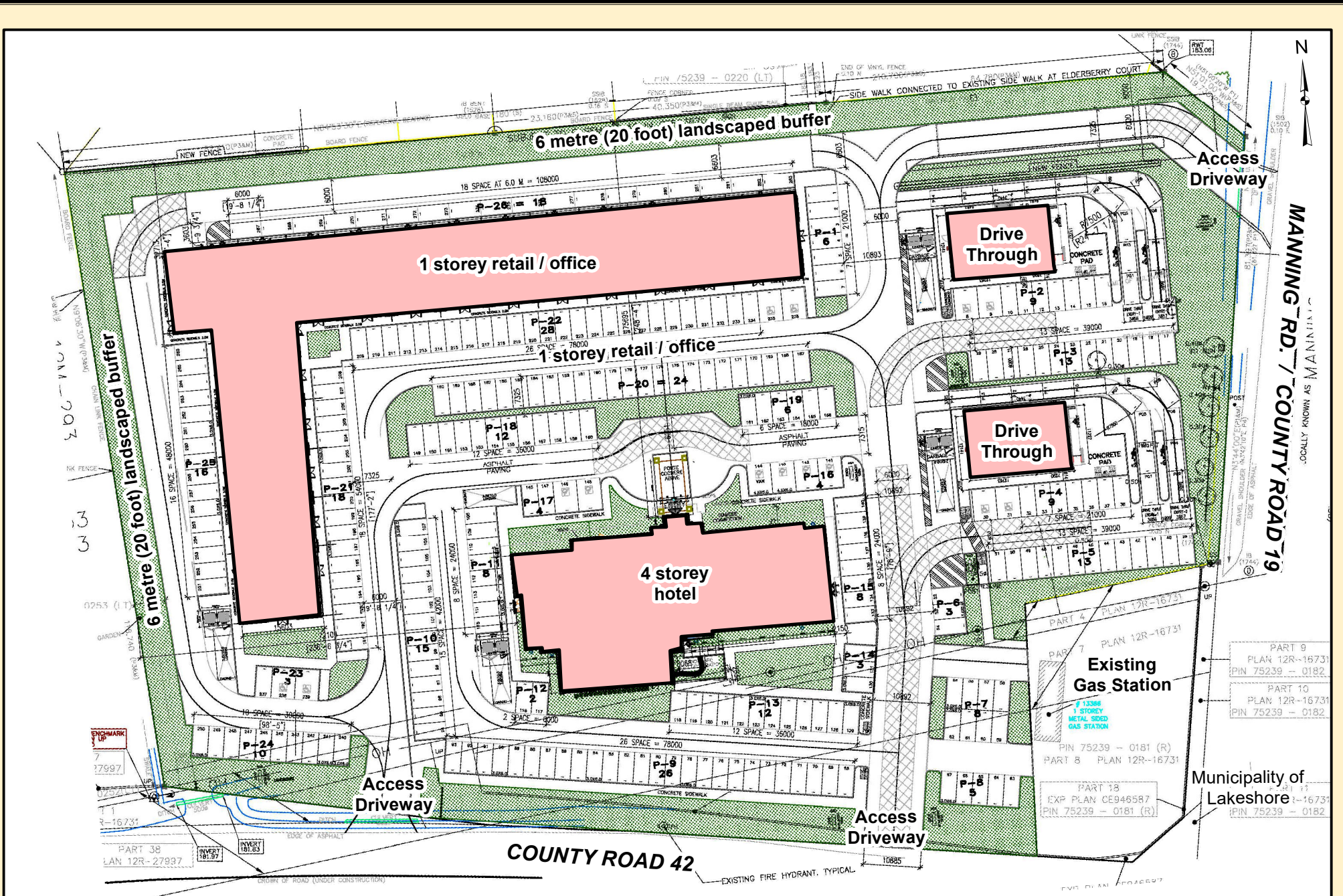
Comment Response Matrix

Date: April 10, 2026

Theme	Key Issues & Concerns	Responses & Findings from Applicant/ Town Administration Reports	Actions & Site Plan Updates
Compatibility and Neighborhood Character	<ul style="list-style-type: none"> The proposed five-story hotel and fast-food restaurants are not compatible with the existing low-density, residential neighborhood. The development is considered "atrocious to look at" and would be an "immense and jarring presence" that would change the neighborhood's feel. The height of the hotel, at five stories, is out of scale with the surrounding two-story homes and violates the principle of compatibility. The proposal fails to provide appropriate transitions and buffering, such as landscaping, fencing, and setbacks, between the commercial development and adjacent homes. 	<ul style="list-style-type: none"> The proposed development is a site-specific "Holding General Commercial Zone (H)C1-11"; the proposed uses are permitted by the "General Commercial" designation in the Official Plan. The site that is physically suitable based on it's located on County Rd 42 and Manning Road. The development, aside from the hotel's height, complies with the current General Commercial Zone (C1-11) zoning regulations, including setbacks, lot coverage, and landscaped area. 	<ul style="list-style-type: none"> The developer has reduced the height of the hotel to four (4) storeys and has been moved closer to County Rd 42 to increase the setback from the north property line. Two (2) drive-through restaurants located at the west property line have been removed from the proposed development. The commercial pad has been extended into a L-shape along the north and west property lines to act as a transition/buffer from the residential area. A 6m continuous landscaped setback and a fence have been introduced along the north property line, abutting the residential area. A 6m continuous landscaped setback has been introduced along the west property line, abutting the residential area. The garbage enclosure has been removed from the north side of the development and moved within the commercial building. Truck loading area will also be located within the building.
Privacy and Safety	<ul style="list-style-type: none"> A five-story hotel would allow guests to look directly into residents' backyards, infringing on their privacy. Residents are concerned about the risk of children being photographed or videoed by hotel guests. The development could increase crime, including drug activity, human trafficking, and gun exchanges, due to the transient population of a hotel and its location near a major highway. Increased unfamiliar foot traffic from the hotel could affect the safety of children playing in the nearby cul-de-sac. The hotel would place increased demand on emergency response services and traffic congestion on narrow residential roads could hinder fire truck access. 	<ul style="list-style-type: none"> While the concerns raised by residents regarding privacy, public safety, and potential crime are understood, these issues largely fall outside the jurisdiction of the land use planning approvals process. Development proposals are evaluated against OP policies and zoning regulations, such as building height, setbacks, and permitted use. The process cannot legally regulate the personal conduct of individuals, nor can it make decisions based on speculation about future criminal activity, as these are matters for law enforcement. 	<ul style="list-style-type: none"> Enhanced landscaping features, including fencing, as noted above, have been included in the site plan to act as a buffer to the adjacent residential area. The proposed hotel will have a minimum setback of 79.5 meters (261 feet) from the north property line and 72 meters (236 feet) from the west property line. The western elevation of the proposed hotel consists of enclosed fire exit stairwells and will not contain habitable room windows (guest rooms). The site plan control process typically addresses matters like site design, landscaping, and perimeter fencing to ensure proper integration into the neighborhood. Preliminary landscape design, including fencing has been completed for the ZBA submission.

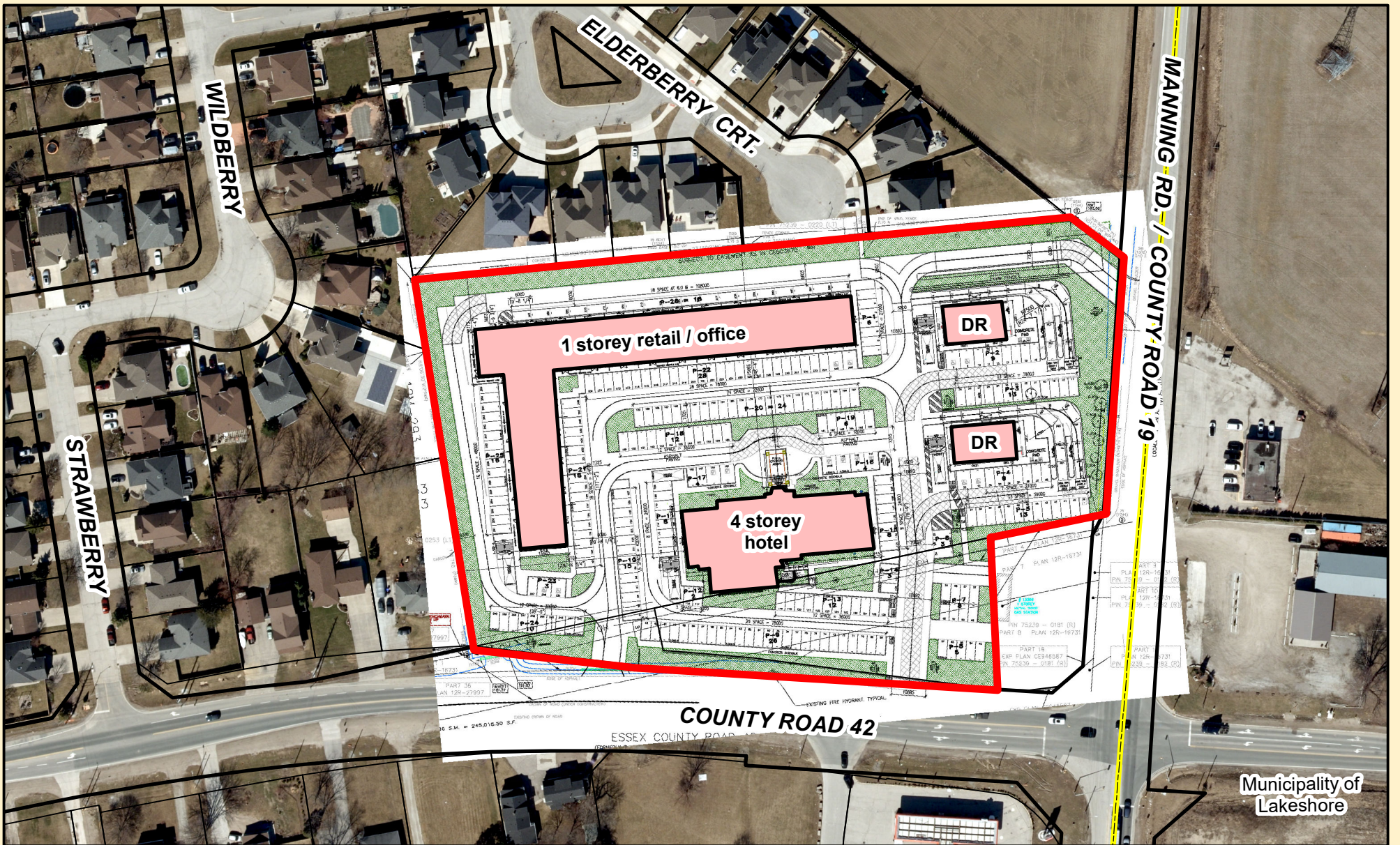
Theme	Key Issues & Concerns	Responses & Findings from Applicant/ Town Administration Reports	Actions & Site Plan Updates
Environmental Impacts	<ul style="list-style-type: none"> Increased noise and air pollution from vehicles idling in drive-thru lanes. Light pollution from the 24/7 operations of the hotel and plaza would disrupt sleep and quality of life for residents. Concerns about garbage, waste, and stench, as well as an increase in rodents and pests. The large amount of pavement for the 288-spot parking lot would increase the surrounding temperature and reduce green space. The development contradicts the Town's environmental and climate objectives to reduce automobile dependency and greenhouse gas emissions. 	<ul style="list-style-type: none"> The Essex Region Conservation Authority (ERCA) has reviewed the application and has no objection to the zoning by-law amendment. ERCA notes that the property owner will need to obtain approval from them for any construction or site alteration, and that the site has a prescribed release rate for stormwater that should be followed. A Sanitary Sewer Assessment, dated January 2025, concluded that the proposed development's increased sanitary flow can be accommodated by the existing system without a significant increase in the risk of basement flooding. The parking that has been proposed is per the parking requirements in the Zoning By-law. 	<ul style="list-style-type: none"> The Site Plan has been designed as per fire route access requirements. A pedestrian walkway/sidewalk has been added to the plan to connect to Elderberry Court to encourage walkability and pedestrian safety. Two (2) drive-through restaurants have been removed from the proposed development; for the remaining two (2) drive-throughs adjacent to Manning Road, garbage enclosures will be located away from the abutting residential area. A photometrics plan will be prepared as a requirement of the site plan control process, with recommendations for full cut-off lighting to mitigate/reduce light pollution. Final servicing requirements, including stormwater management, will be addressed through the site plan control process.
Traffic and Infrastructure	<ul style="list-style-type: none"> The area already experiences heavy traffic, and the proposed hotel and restaurants would significantly worsen congestion and create safety hazards for pedestrians; Concerns about the capacity of the sanitary sewer system to support the development and its potential to exacerbate existing flooding issues in the area. 	<ul style="list-style-type: none"> A Traffic Impact Study (TIS), dated August 2024, was conducted to assess the development's impact on the surrounding road network and concluded that no operational issues would arise. The County of Essex reviewed the TIS and identified no concerns regarding the study or the proposed access points. The County did advise that one access point on County Road 42 would need to be designed as a "right-in/right-out" due to its proximity to a future roundabout. A Functional Servicing Report, dated August 2024, confirmed that the adjacent services have been found to be sufficient for the proposed development and that the internal services will be finalized during detailed design. A Stormwater Management Report, dated August 2024, confirmed that the proposed development meets all regional and provincial requirements to satisfy the ZBA application. A Hydraulic Analysis/Tecumseh Water Model Update, dated April 2025, was prepared by AECOM. 	<ul style="list-style-type: none"> The Town's Administration has reviewed and concurred with the findings of the Sanitary Sewer Assessment. The development will be serviced by full municipal services, and detailed servicing requirements will be finalized through the site plan control agreement. Detailed design will be undertaken as a requirement of the site plan control process and as per the Hydraulic Analysis/Tecumseh Water Model Update, the Sanitary Sewer Assessment, and Stormwater Management Report, and Functional Servicing Report.

Theme	Key Issues & Concerns	Responses & Findings from Applicant/ Town Administration Reports	Actions & Site Plan Updates
		<ul style="list-style-type: none"> A Sanitary Sewer Assessment, dated January 2025, concluded that the proposed development's increased sanitary flow can be accommodated by the existing system without a significant increase in the risk of basement flooding. 	
Economic Impacts	<ul style="list-style-type: none"> Residents believe the development will decrease their property values, despite taxes continuing to rise. The proposal is seen as a mischaracterization of the site, as much of the land is currently zoned as A-33 (Agricultural) and R1 (Residential), not Commercial. The development would eliminate agricultural land, which contradicts the Town's stated support for local farmers. Impact on existing commercial areas 	<ul style="list-style-type: none"> The proposed development aligns with the "General Commercial" designation of the Tecumseh Official Plan, which has designated the area for these uses since at least 1997. The development will have favourable positive impacts for the Town of Tecumseh to strengthen and enhance its existing economic base. The concern about potential impacts on property values is understood; however, under the Ontario <i>Planning Act</i>, decisions on development applications must be based on conformity with official plans and consistency with provincial policy, not on perceived or speculative impacts on property values. Studies on this topic are often inconclusive and depend heavily on the quality of the development, buffering, and its integration into the surrounding area. The development is consistent with the Provincial Planning Statement (2024) and conforms to the County of Essex Official Plan (2024), which both encourage a range of urban development and support job creation within designated settlement areas. 	<ul style="list-style-type: none"> The subject lands are deemed appropriate for the proposed commercial uses as per the Tecumseh Official Plan.



Prepared By:
Development Services

Attachment 5A, DS-2026-17
Zoning By-law Amendment
2575 Manning Road
Revised Site Plan Proposal



Municipality of
Lakeshore



Prepared By:
Development Services



Legend:

 Subject Property

DR Drive-Through Restaurant

Attachment 5B, DS-2026-17
Zoning By-law Amendment
2575 Manning Road
Air Photo with Revised Site Plan Proposal Overlay