



Oldcastle Hamlet Special Planning Study

Phase 1 Consultation – Discovery
January 2024

Introductions

Town of Tecumseh

- Brian Hillman, Director of Development Services
- Chad Jeffery, Manager Planning Services & Local Economic Development
- Enrico De Cecco, Senior Planner

WSP

- Matt Rodrigues, Senior Planner
- John Tassiopoulos, Practice Lead
- Will Lamond, Project Planner

Agenda

1. Study Overview
2. Policy Context
3. Study Area Analysis
4. Discussion and Discovery Activity
5. Next Steps

The purpose of today's meeting is to:

- Introduce the Special Planning Study
- Present findings from the Background & Existing Conditions Review
- Seek input on starter ideas and guiding principles for Oldcastle

Study Overview

Purpose of the Study

The Town is conducting a Special Planning Study for the Oldcastle Hamlet Primary Settlement Area.

The Study will:

- Focus on lands designated 'Future Development' in Town's Official Plan.
- Build on existing, in-effect master plans and studies.
- Determine a long-term vision for the Hamlet and appropriate mix of urban land uses to achieve that vision.

The Study will not:

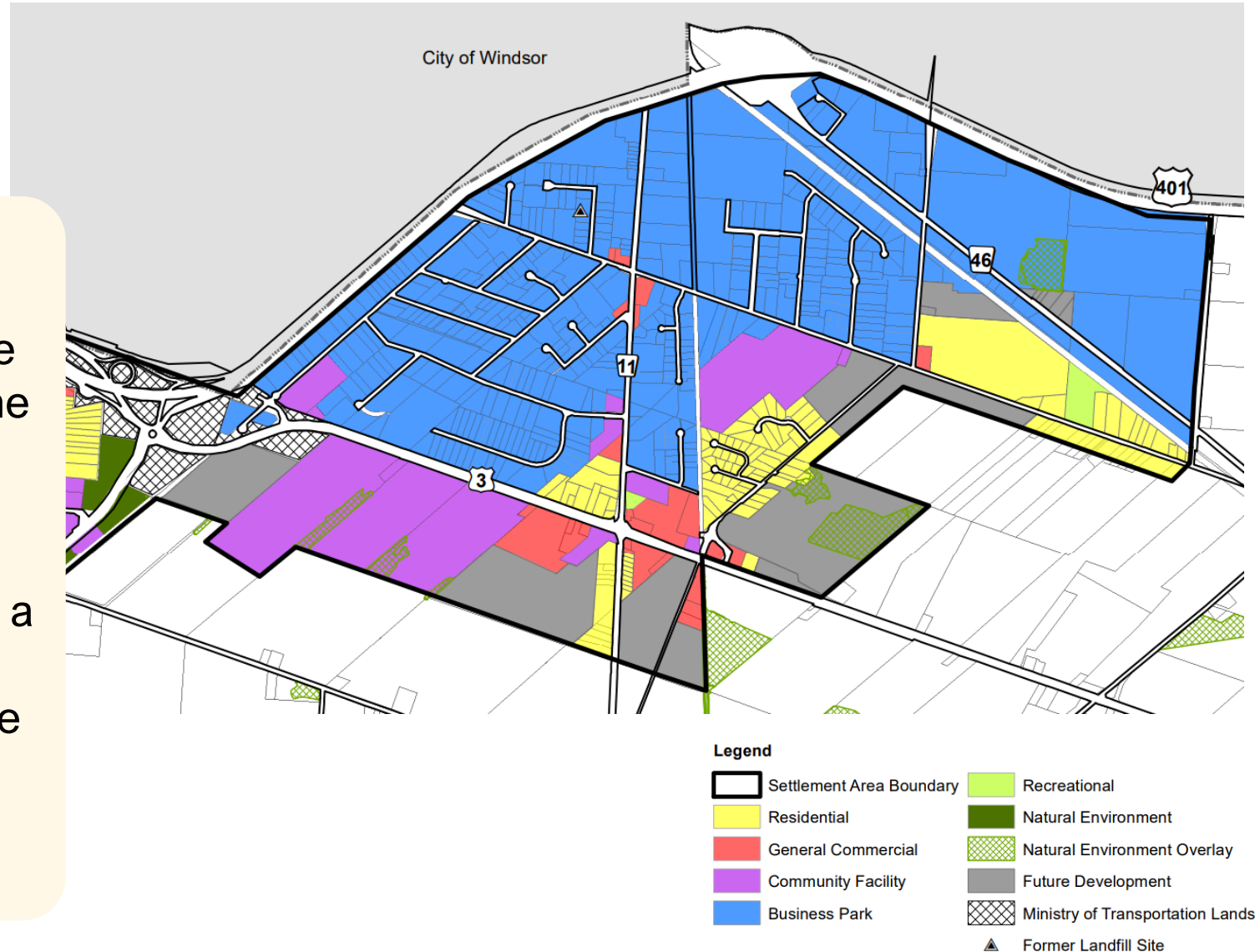
- Change the designation of lands outside of the Study Area.
- Include the preparation of a Secondary Plan.
- Eliminate the need for future development applications (e.g., Plans of Subdivision).

Why undertake a Study?

Schedule B-2

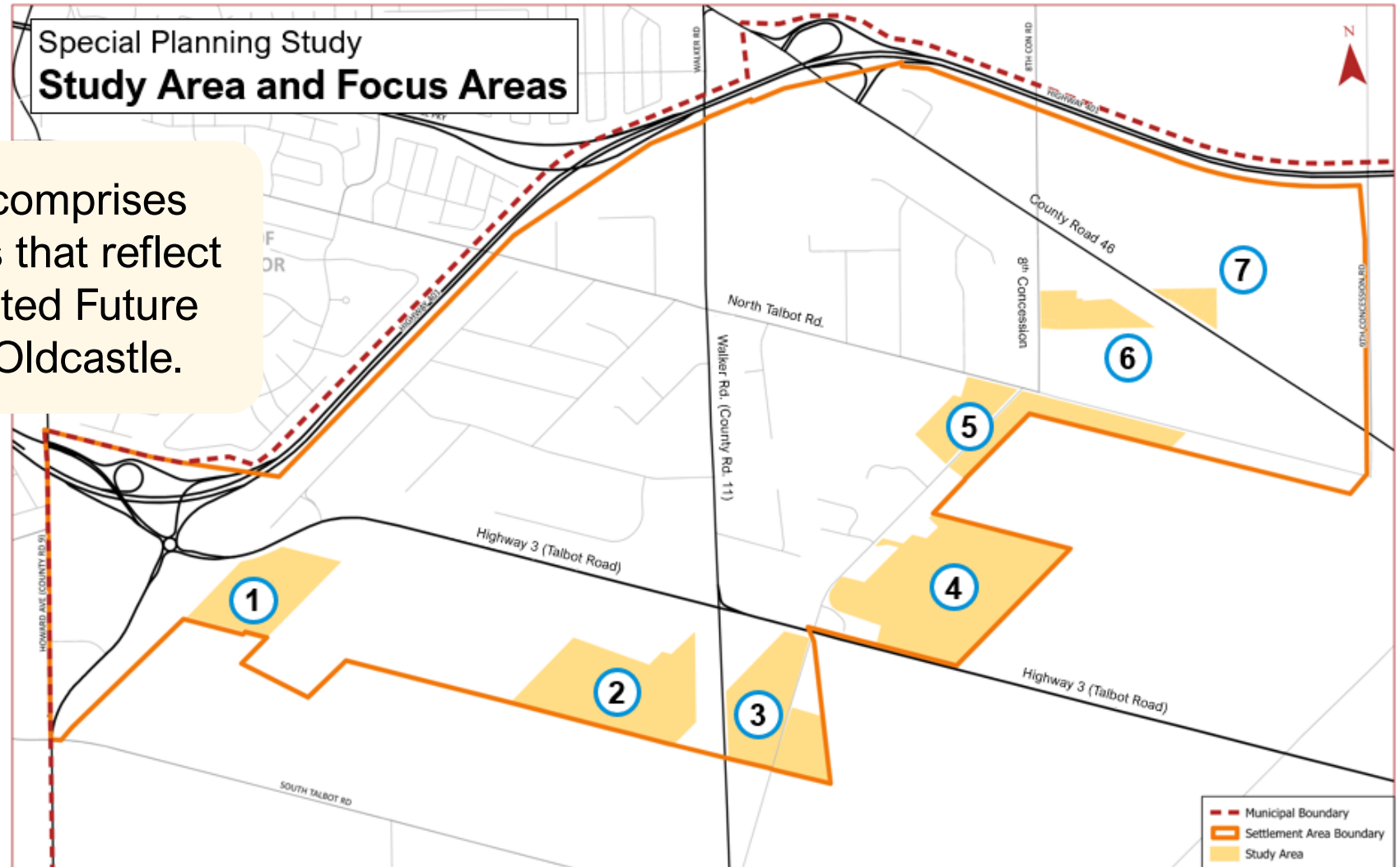
Tecumseh's Official Plan designates portions of the Oldcastle Hamlet within the **Future Development** designation.

Policy 4.10.2 requires that a study be undertaken to determine a vision and the appropriate mix of urban land uses.



The Study Area

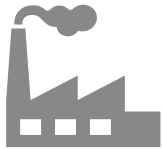
The Study Area comprises seven Focus Areas that reflect the lands designated Future Development in Oldcastle.



Background



Origins | Established in the 19th century as local farming community within the Township of Sandwich South.



Industrial Transformation | Shift from agriculture to an industrial centre over the last 50 years, driven by Council decisions to encourage strategically located industrial uses for affordable growth and tax relief.

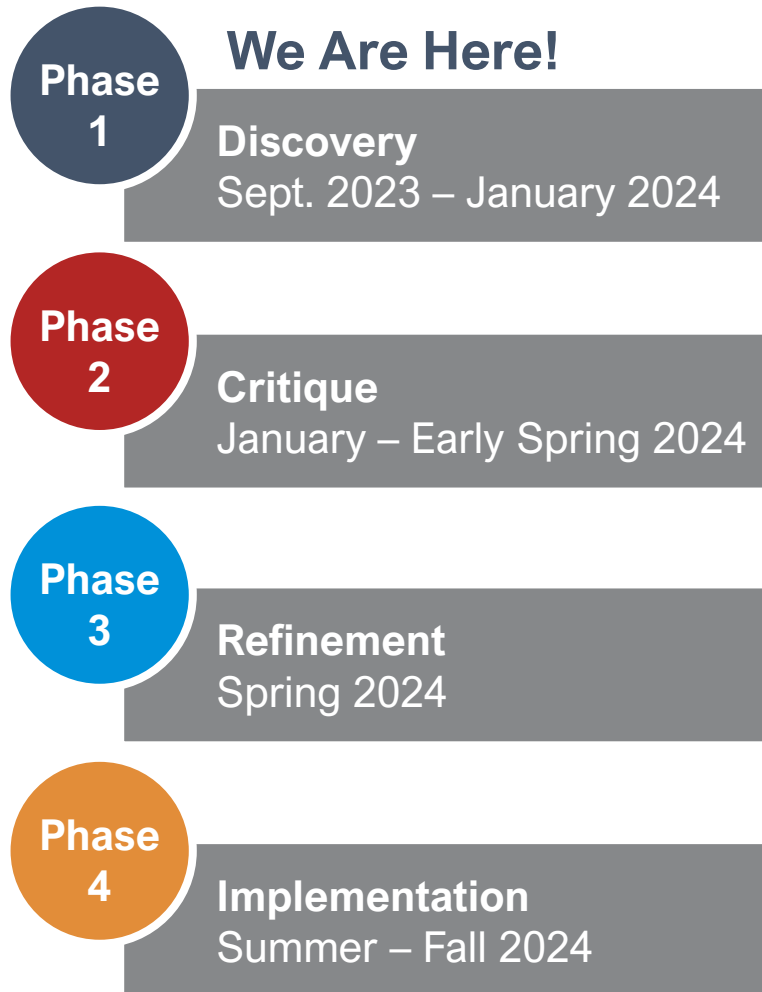


Oldcastle Today | The primary land use in the Hamlet is industrial, with additional areas of residential development with commercial and institutional clusters.



Natural Heritage | The Hamlet retains elements of the Town's Natural Heritage System, primarily in the form of scattered woodlands.

Work Plan



Deliverables

Background and Existing Conditions Memo

Land Use Scenarios & Guiding Principles

Land Use Study Report & Preferred Land Use Scenario

Official Plan Amendment

Engagement Objectives

Shape guiding principles & develop starter ideas.

Seek feedback on the land use scenario options.

Refine the preferred land use scenario.

Consult on implementing policies and land uses.

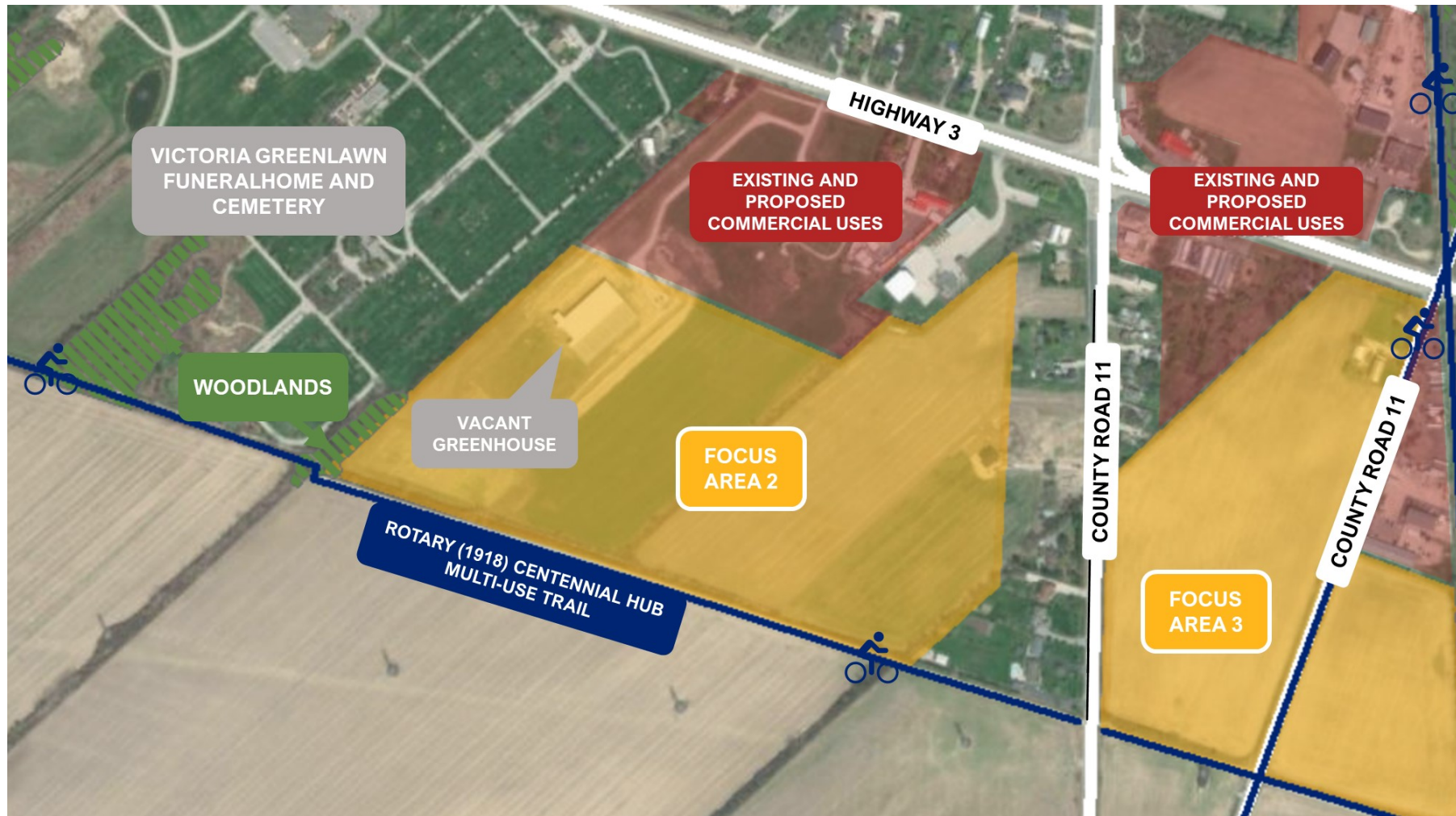
Who is involved?

- Town Staff + Consultant Team
- Town Council
- Members of the Public
- Indigenous Communities
- Stakeholders + Resident Groups
- Technical Agencies

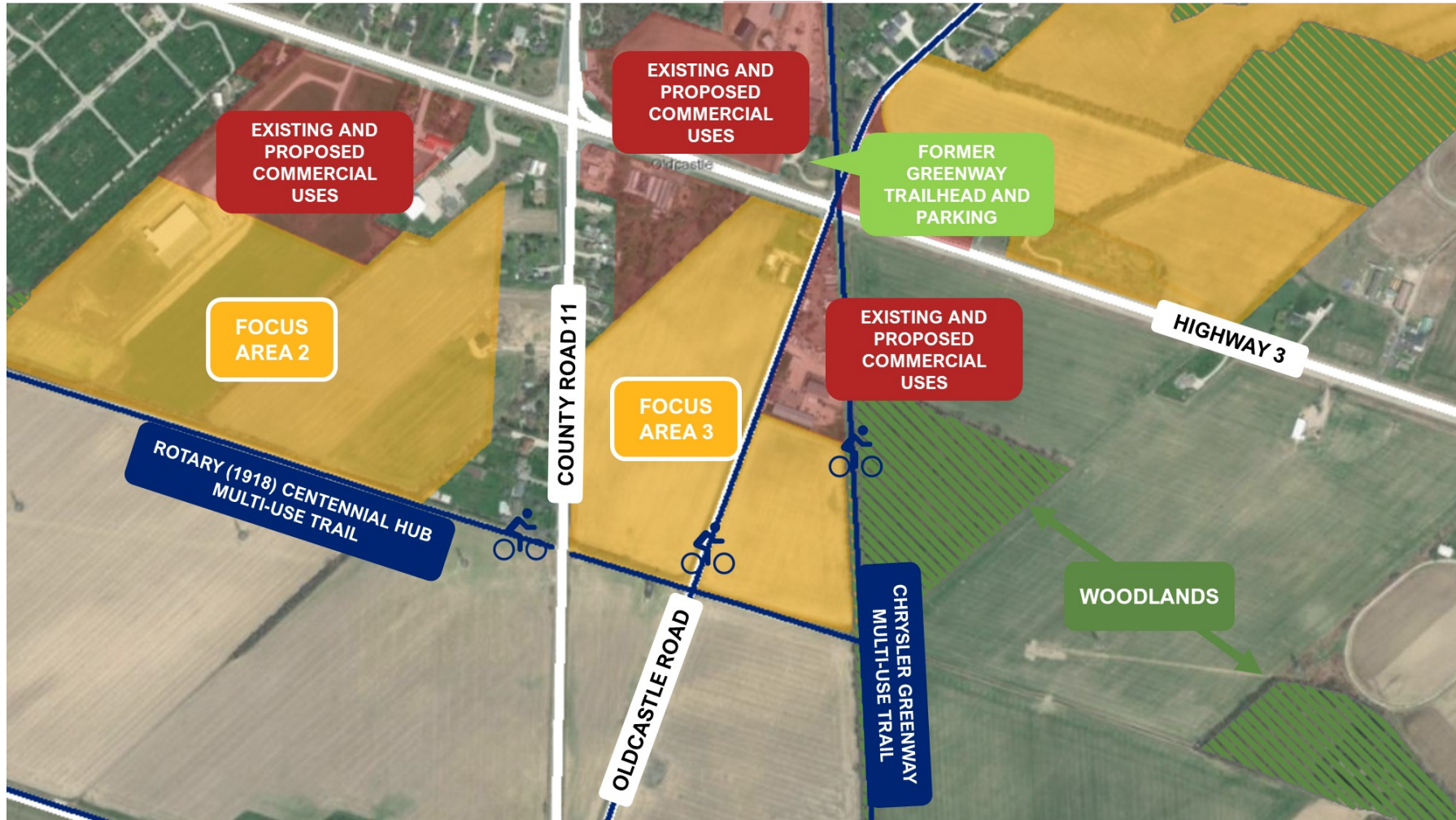
Focus Area 1



Focus Area 2



Focus Area 3



Focus Area 4



Focus Area 5



Focus Areas 6 & 7



Key Project Drivers

Legislative and Policy Context

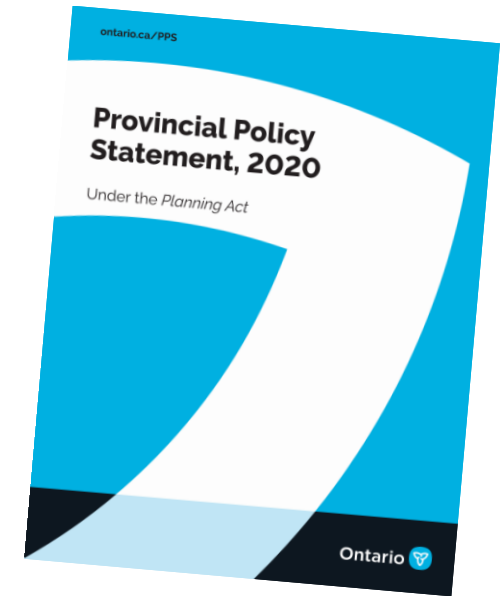
Planning Act

Land use scenarios for Study Area must have regard for matters of Provincial interest (s. 2), including:

- Protection of ecological systems
- Efficient use of infrastructure
- Development of safe and healthy communities
- Provision of employment opportunities and housing
- Climate change mitigation

Provincial Policy Statement (PPS)

- Provides more detailed policy direction on matters of Provincial interest.
- Land use scenarios for the Study Area must be consistent with the policies of the PPS
- Key directions:
 - Directs an appropriate mix of land uses to settlement areas
 - Coordination of land use and infrastructure planning
 - Establishes policies for the protection of employment areas and land use compatibility with sensitive land uses
 - Sets out policies for the protection of agriculture
 - Directs housing towards locations with appropriate levels of community services and facilities such as schools, parks, and health services



County of Essex Official Plan

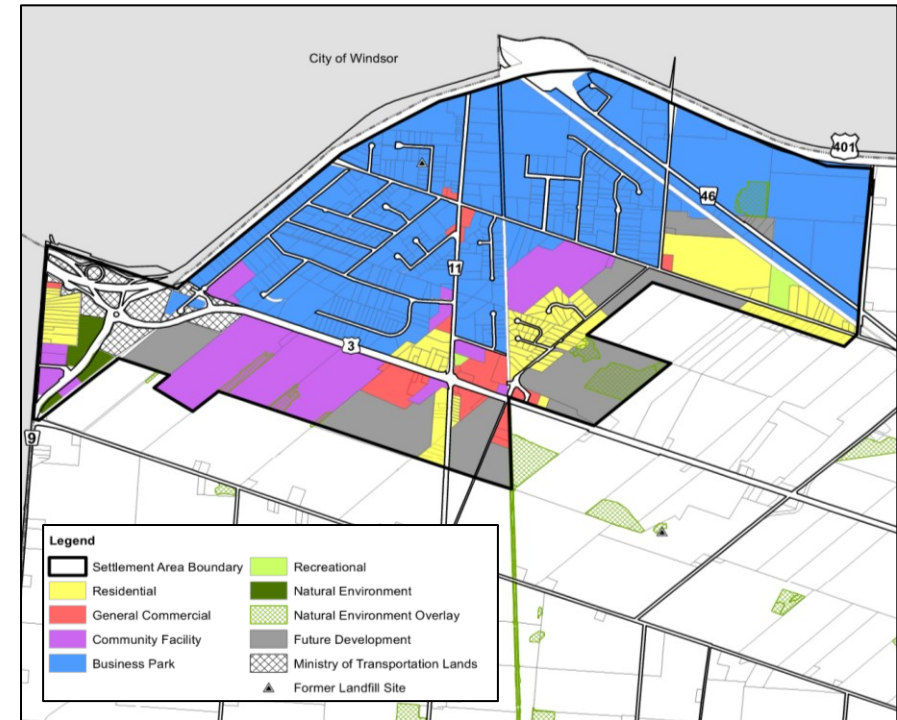
- Land use scenarios for the Study Area must conform to the County Official Plan
- Key directions:
 - Maps and contains policies to protect groundwater resources
 - Establishes policies for access to and development along County Roads
 - Sets out policies to implement the County-Wide Action Transportation system
 - Identifies that Oldcastle should be primarily developed for employment uses, but that limited opportunities may exist to expand on residential clusters in the Hamlet
 - Requires all new development in the Hamlet to be on full municipal water and wastewater services
 - Sets out policies for mitigating issues of noise, vibration, and safety



The County of Essex is undertaking a review of its Official Plan, with a draft new Official Plan anticipated in Spring 2024.

Town of Tecumseh Official Plan

- Section 4.10 requires a Town-led study to plan for lands designated Future Development
- Requires all new urban development to be on full municipal water and wastewater services
- Establishes policies for the creation of complete communities
- Protects natural areas and water resources
- Contains policies related to transportation



Town of Tecumseh Master Plans

- Water and Wastewater Master Plan
 - Plans for future water and wastewater infrastructure in the Hamlet to provide servicing for existing and new growth.
- Oldcastle Stormwater Master Plan
 - Provides a comprehensive plan for stormwater management in the Hamlet
- Transportation Master Plan
 - Outlines considerations and recommendations for the Town's road system and building complete streets
- Parks and Recreation Master Plan
 - Recommends acquiring lands suitable for parks as provided for in the *Planning Act*.

Study Area Analysis

Land Use

Existing and Planned Conditions

- Most of the seven Focus Areas are used for agricultural purposes and have the potential to be re-developed
- Focus Area 7 is fully developed with a mix of residential and commercial uses

Key Considerations

- No fixed direction for the development of the Study Area in the County or Town Official Plans
- Provincial, County, and Town policies consistently encourage the development, protection, and expansion of Employment Areas
- Land use scenarios must consider the protection and compatibility of existing industrial uses
- Mix of uses and compact urban form should be sought where feasible and supported by municipal infrastructure and community services

Water and Wastewater Servicing

Existing and Planned Conditions

- All seven Focus Areas are served by existing municipal water services; however, upgrades may be required to support development
- Focus Area 6 has wastewater services today – wastewater services are planned for all other Focus Areas

Key Considerations

- The Town's servicing master plans set out an approach to delivering water and wastewater services in Oldcastle
- County and Town policies require that future development occur on full municipal water and wastewater services

Stormwater Management (SWM)

Existing and Planned Conditions

- SWM facilities are planned to serve Focus Areas 4, 5, and 6
- Focus Areas 1, 2, 3, and 7 will require individual on-site SWM plans prior to development

Key Considerations

- Focus Areas 4 and 6 are the site of existing and planned encumbrances for storm drains, SWM ponds, and planned water system facilities
- Focus Area 6 is the planned site for a large SWM pond

Access and Mobility

Existing and Planned Conditions

- Focus Areas 2 - 7 have direct access to Arterial, Collector, and/or Local roads
- Focus Area 1 has more constrained access

Key Considerations

- Existing or planned off-road multi-use paths adjacent to most Focus Areas create opportunities to enhance active transportation linkages between existing and planned uses

Natural Heritage

Existing and Planned Conditions

- Several Focus Areas are subject to the Natural Environment Overlay
- Restoration opportunities in the agricultural area do not extend into the Hamlet

Key Considerations

- Lands within the Natural Environmental Overlay should be protected
- There is an opportunity to link natural features in the Hamlet to restoration opportunities in the agricultural area and between features within the Hamlet

Next Steps

- Land Use Scenarios + Guiding Principles Development
January – February 2024
- Critique – Public + Stakeholder Consultation
Early Spring 2024
- Presentation to Town Council
Early Spring 2024

Discussion + Discovery Activity