

# Welcome to the Oldcastle Hamlet Special Planning Study

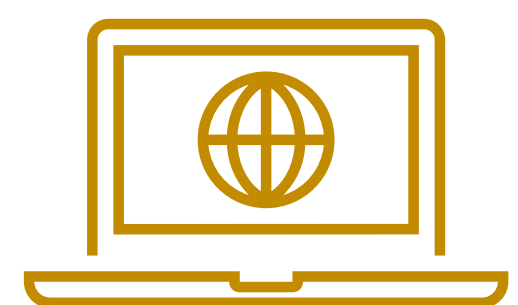
**The Town is working with the community and interested parties to develop a land use framework for future development lands in the Oldcastle Hamlet and create a forward-thinking vision for the area.**

To shape growth and development in the Oldcastle Hamlet settlement area, the Study will:

- Establish a long-term vision for the Hamlet that maintains and strengthens community identity.
- Determine the appropriate mix of urban land uses on areas designated “Future Development” in the Town’s Official Plan.
- Build on existing, in-effect master plans and studies.
- Direct future urban land uses to take place in an orderly manner, that is integrated with the existing community.

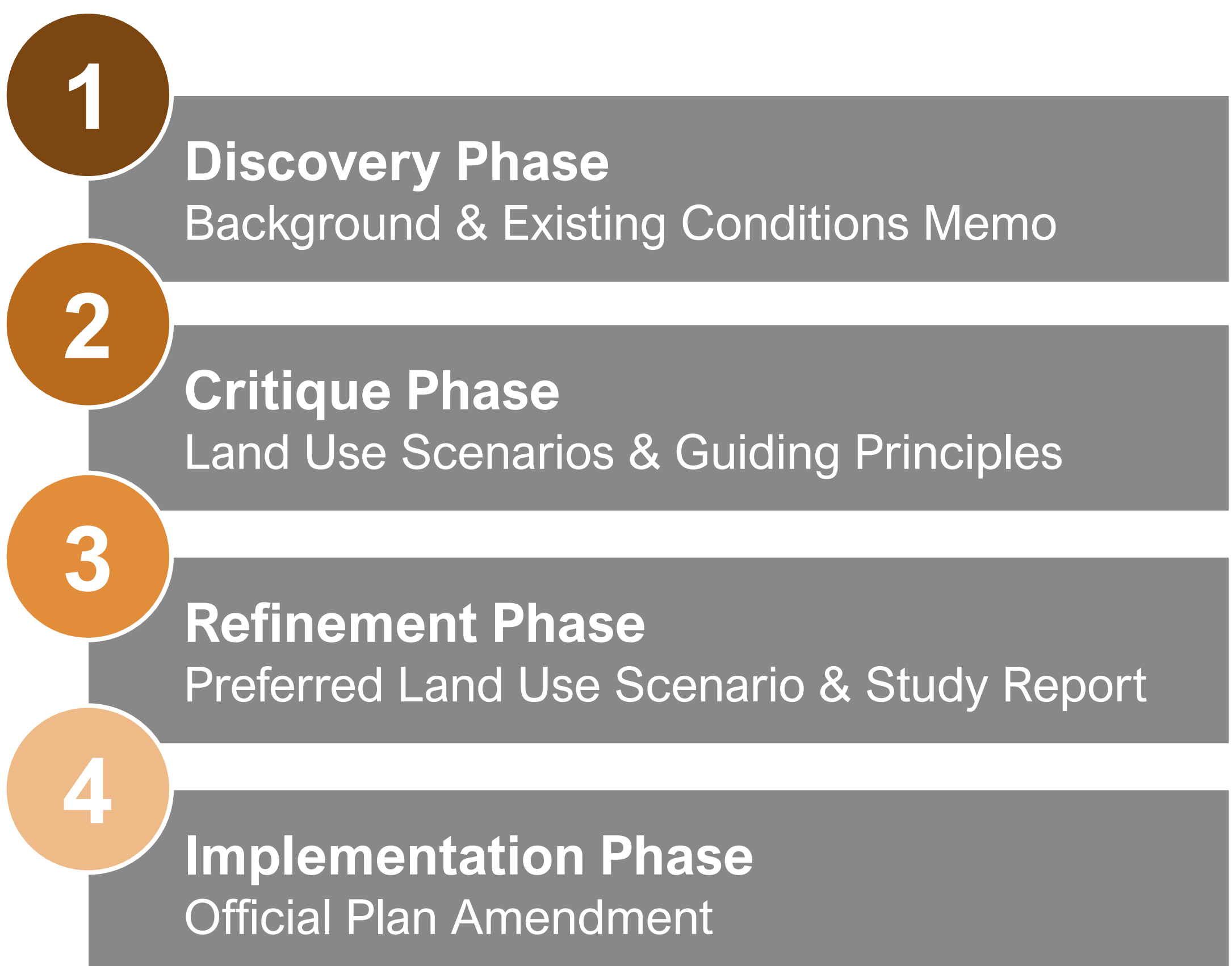
## Get involved and help plan for the future of the Oldcastle Hamlet!

Join today’s community event, or visit [Tecumseh.ca/OldcastleHamlet](https://tecumseh.ca/OldcastleHamlet) to:



- Learn more about the work that is underway
- View project materials as they are available
- Learn about upcoming events and ways to participate

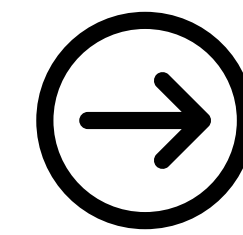
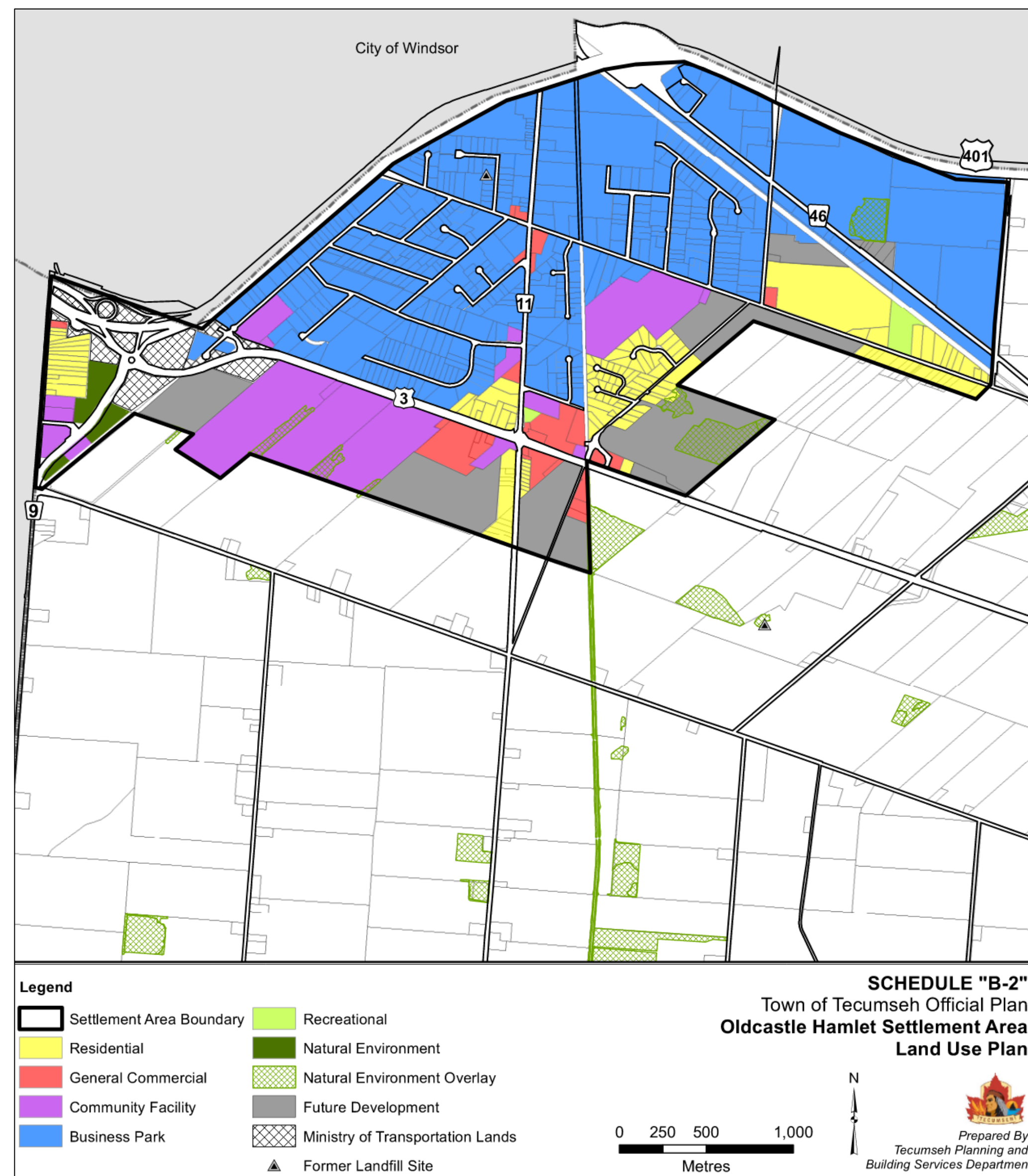
The Study will be completed in four phases, with engagement events held in each phase to inform the Study components.





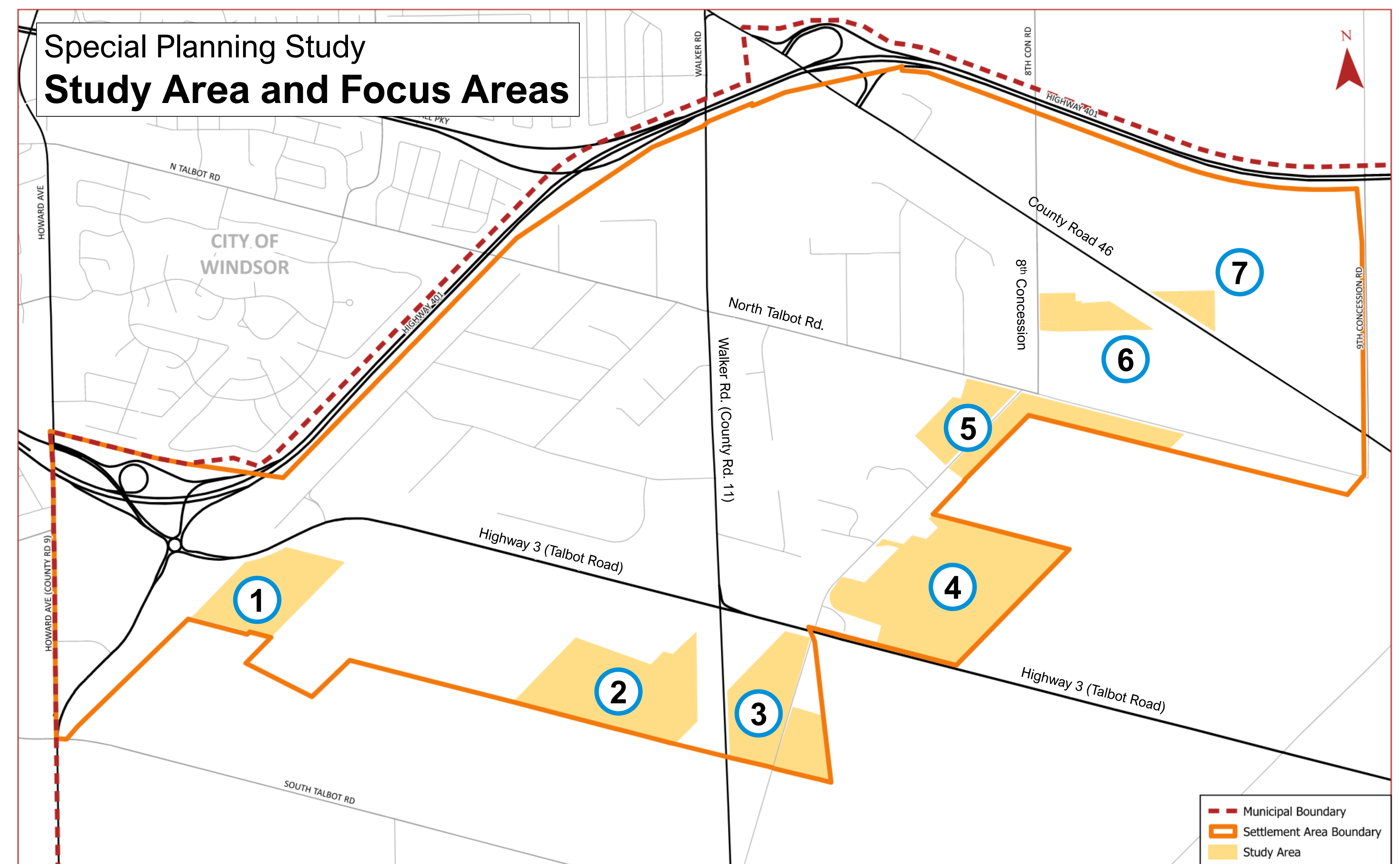
# The Study Area

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



The **Study Area** covers lands designated Future Development within the Hamlet and is made up of seven distinct Focus Areas.

# denotes Focus Areas within the Study Area





# Key Project Drivers

The future land use framework and policies that guide growth and development in the Oldcastle Hamlet will need to consider a range of Provincial, County, and Local policies, plans, and guidelines.

## Provincial Policy and Legislation

### ***Planning Act***

- Establishes a wide range of matters of Provincial interest which will need to be reflected in the land use scenarios

### **Provincial Policy Statement (PPS), 2020**

- Land use scenario must be consistent with the policies of the PPS
- Provides direction for the coordination of land use and infrastructure planning
- Directs an appropriate mix of land uses to settlement areas
- 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 Policies

The County of Essex is the approval authority for Official Plan Amendments. Planning decisions must conform to the County Official Plan.

### **County of Essex Official Plan**

- 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 is currently undertaking a review of its Official Plan, with an updated Plan expected in 2024.

## Town Plans, Policies, and Guidelines

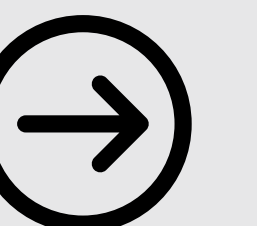
### **Town of Tecumseh Official Plan**

- 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

### **Other Documents Reviewed**

- Water and Wastewater Master Plan, 2018
- Oldcastle Stormwater Master Plan, 2023
- Parks and Recreation Master Plan, 2021
- Transportation Master Plan, 2017

The findings of these documents informed the identification of Existing and Planned Conditions.





# Existing and Planned Conditions

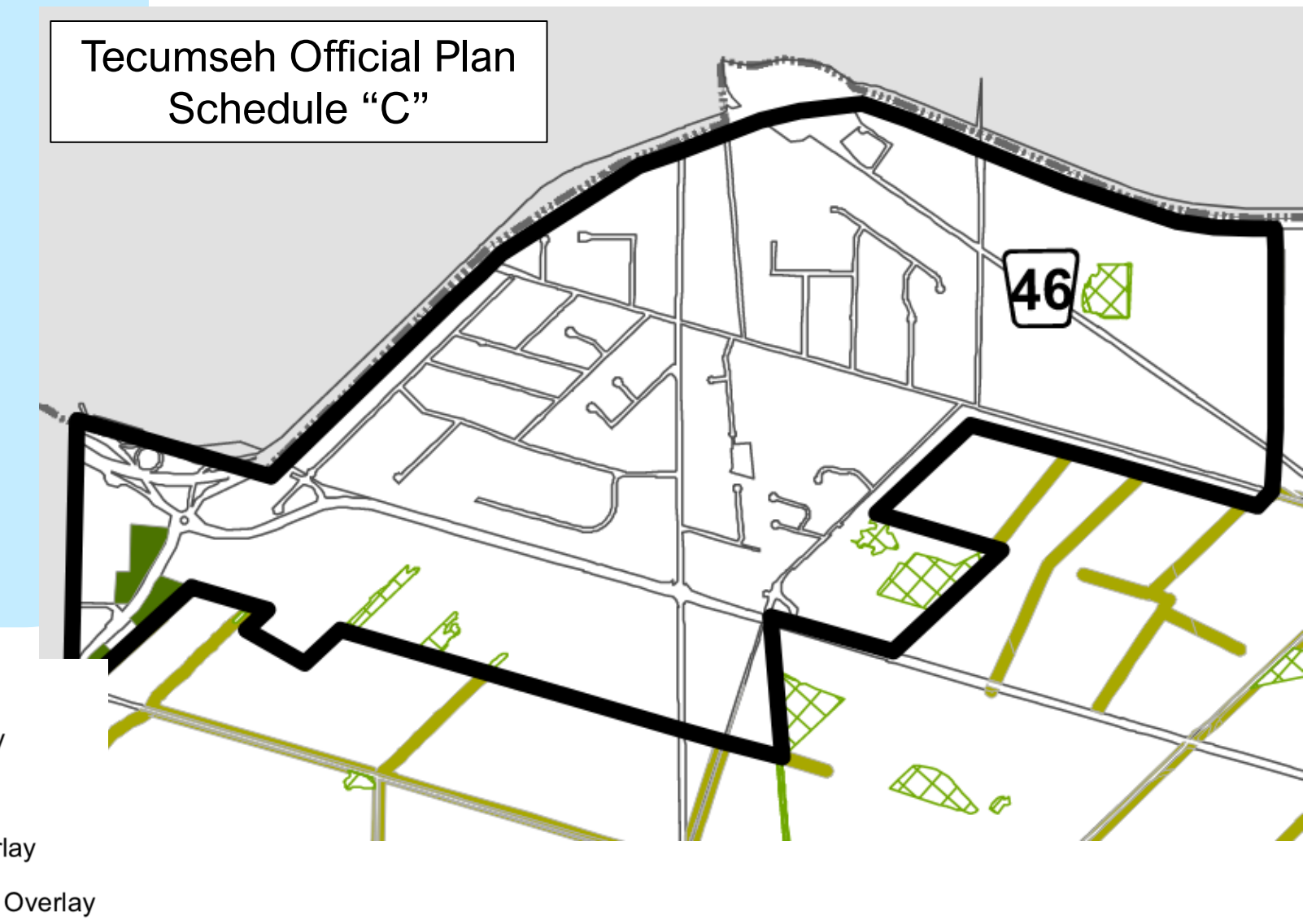
## Existing Uses

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



## Natural Heritage

- There are existing natural heritage features in several Focus Areas which should be protected
- Consideration should be given to identifying Restoration Opportunities in future land use scenarios

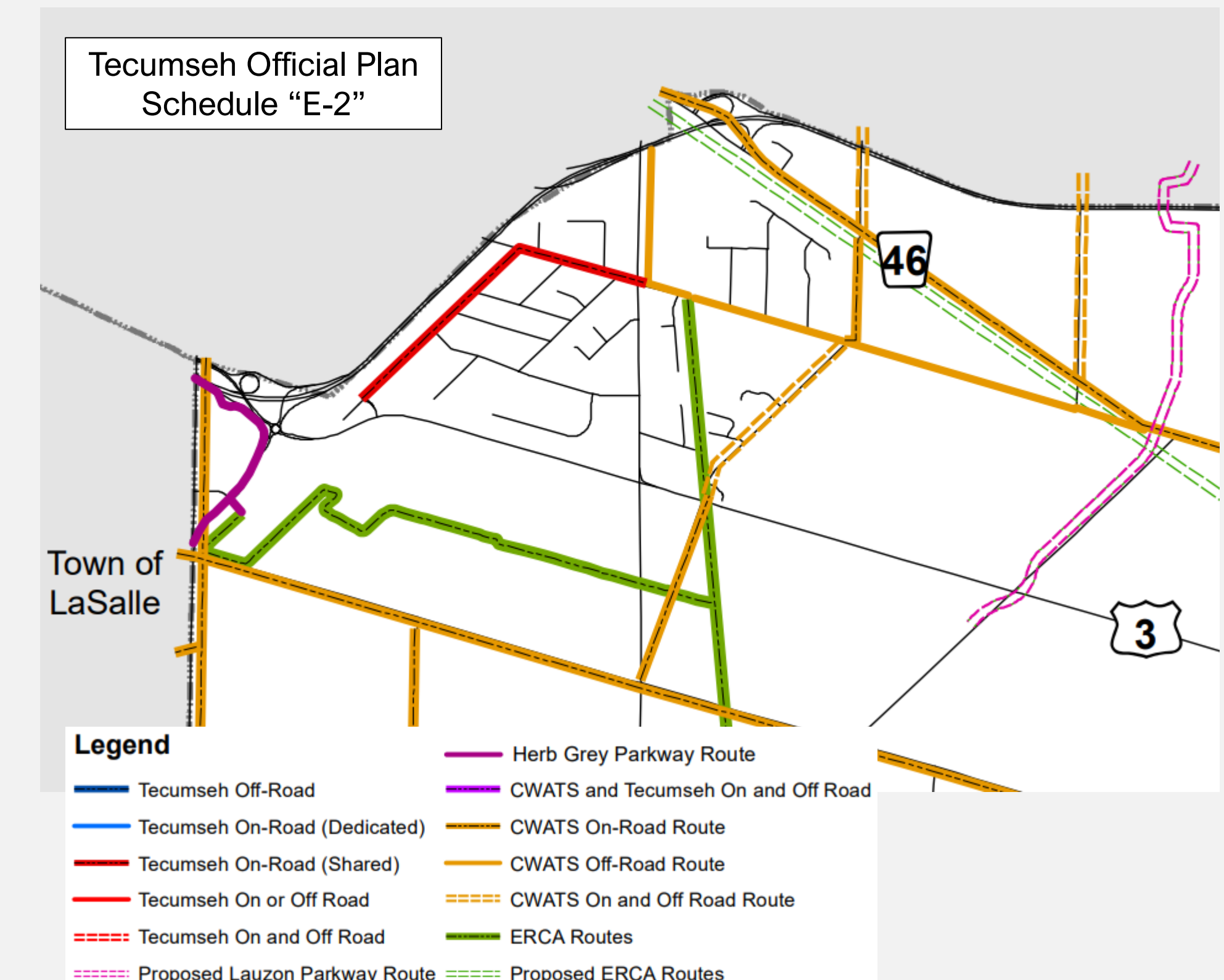
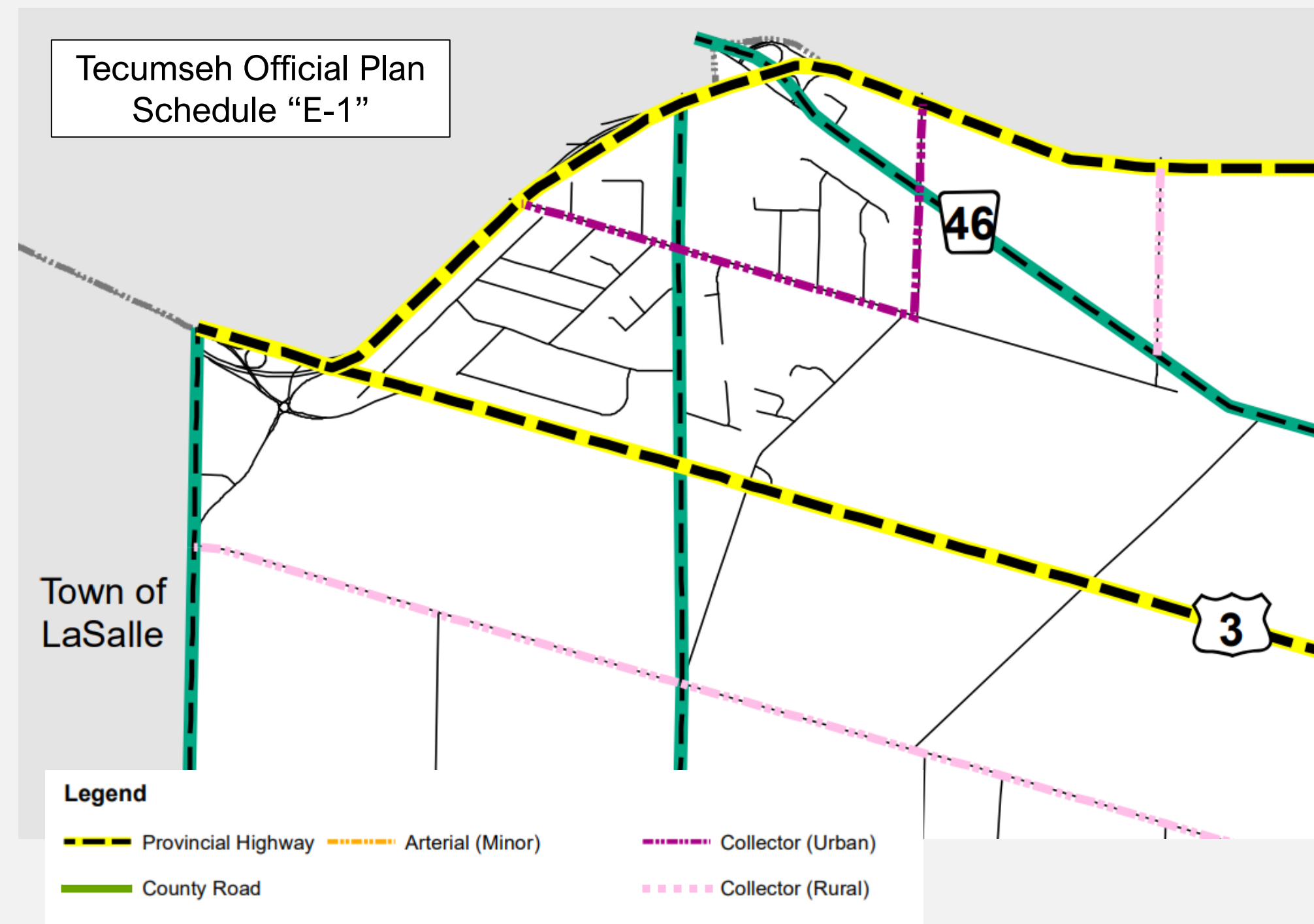


## Road Access

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

## Connectivity

- Multi-lane Provincial Highways and County Roads present barriers to connectivity between the Focus Areas and existing development areas
- Existing or planned multi-use paths provide an opportunity for active transportation linkages





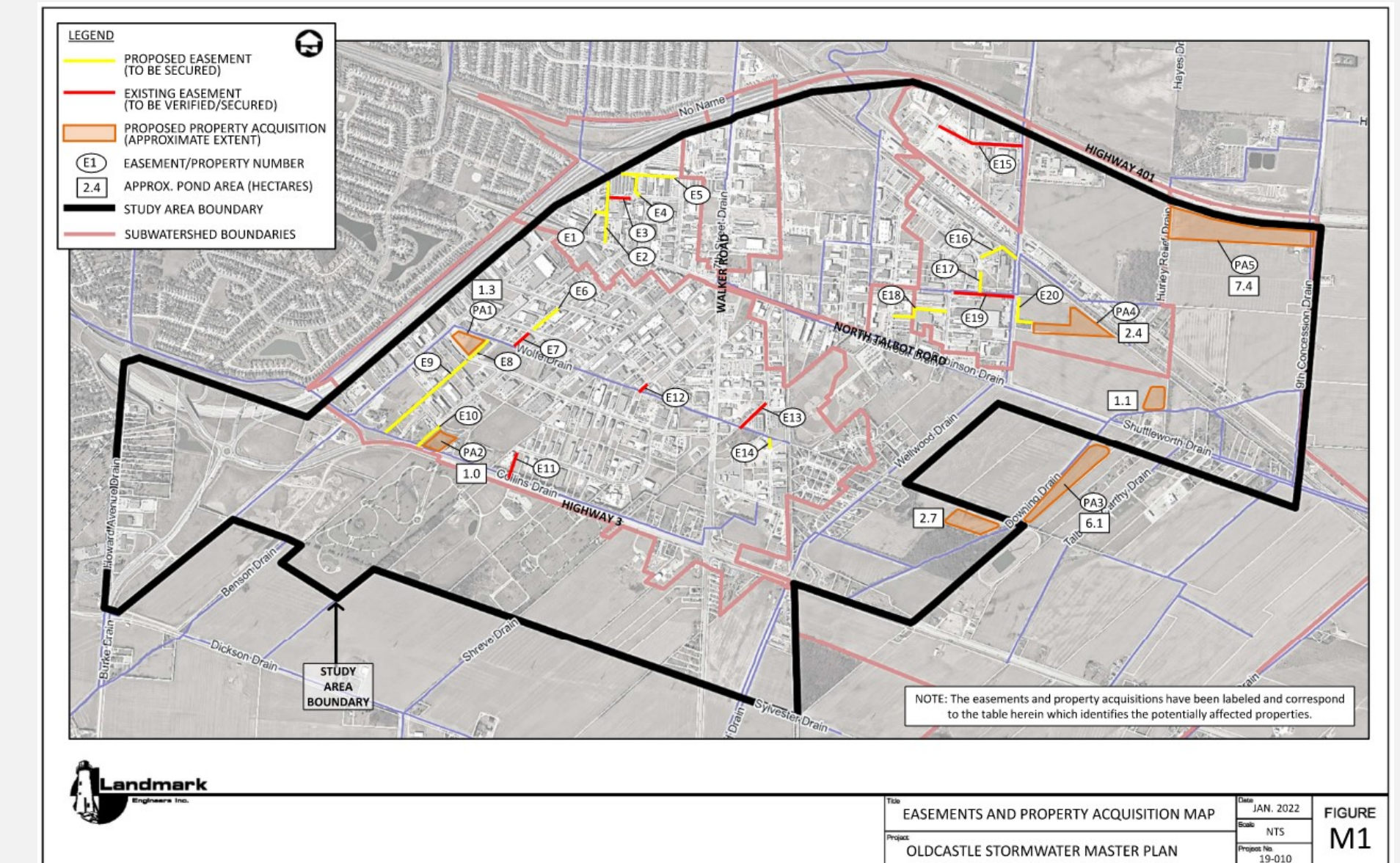
# Existing and Planned Conditions

## Water and Wastewater Servicing

- 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

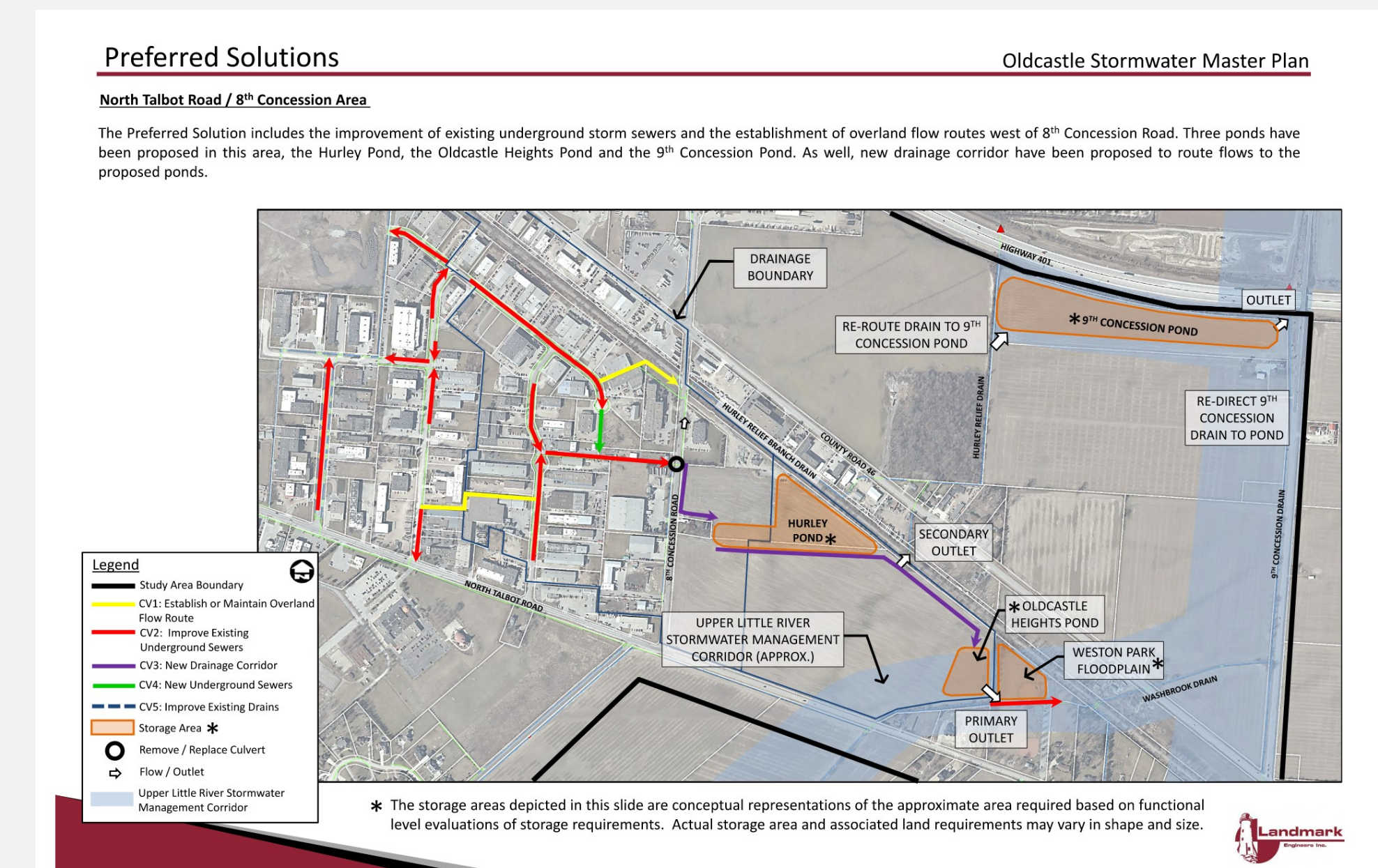
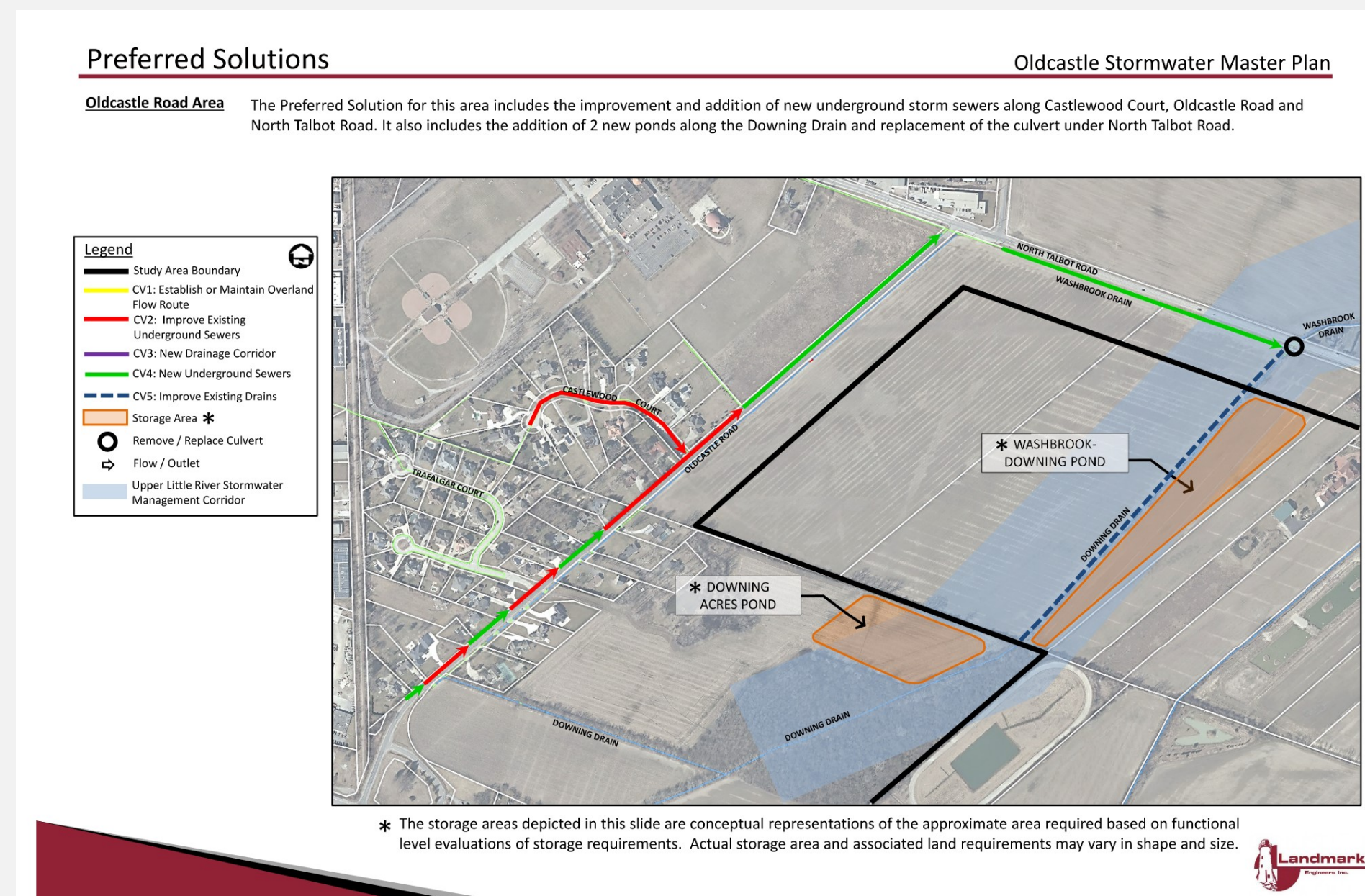
## Encumbrances

- 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



## Stormwater Management (SWM)

- 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





# Share your thoughts & ideas!

Add your thoughts below each question!

What works well today in the Hamlet?

What doesn't work well today in the Hamlet?

What would you like to see improve or change in the future?

What concerns you most when you think about the Hamlet's future?

## Land Use

Consider the mix of uses such as employment, residential, institutional, and retail. Consider the Hamlet's current employment function and industrial base.

## Mobility

Consider how you walk, roll, cycle, or drive to and within the Hamlet.

## Connectivity

Consider connections between the Focus Areas and how new development can build on existing or planned development.

## Other Ideas!

What ideas do you have for the future of Oldcastle? What is important for the Project Team to be aware of?