

Welcome to the Oldcastle Hamlet Special Planning Study

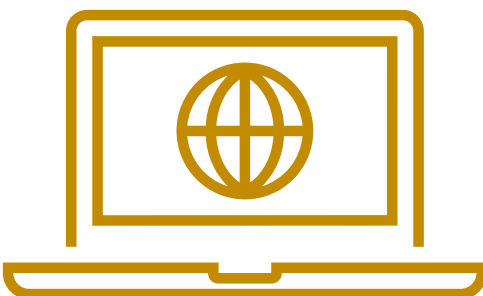
The Town is working with the community and agencies to develop a land use framework for future development lands in the Oldcastle Hamlet and create a forward-thinking vision for the area.

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.

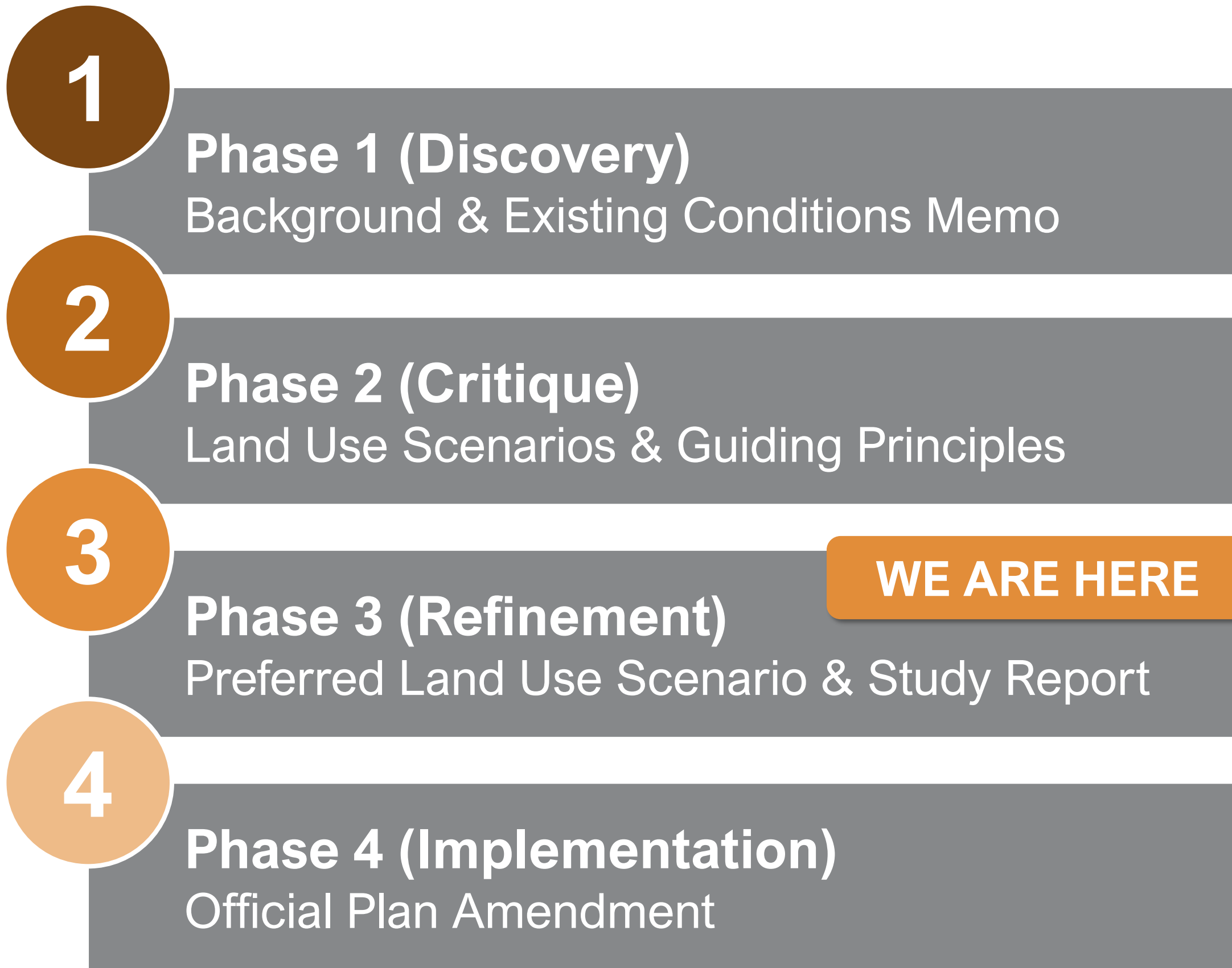
Get involved and help plan for the future of the Oldcastle Hamlet!

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



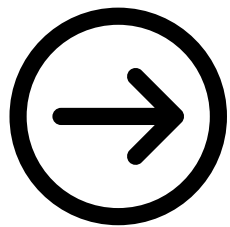
- Learn more about the work that has been completed
- View project materials, including the Land Use and Implementation Report
- Learn about upcoming ways to participate

The Study is being completed in four phases, with engagement held in each phase to inform the Study.



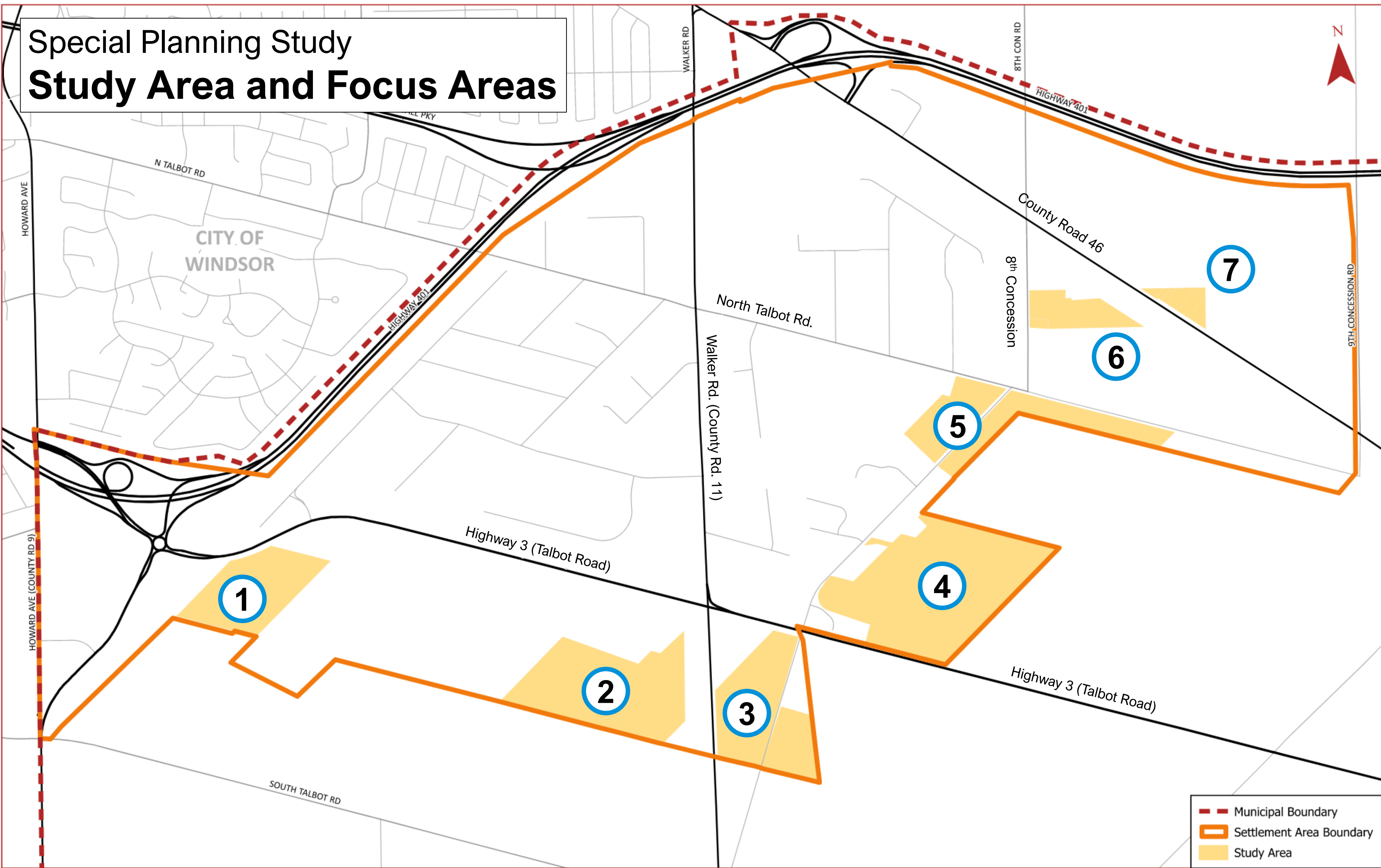
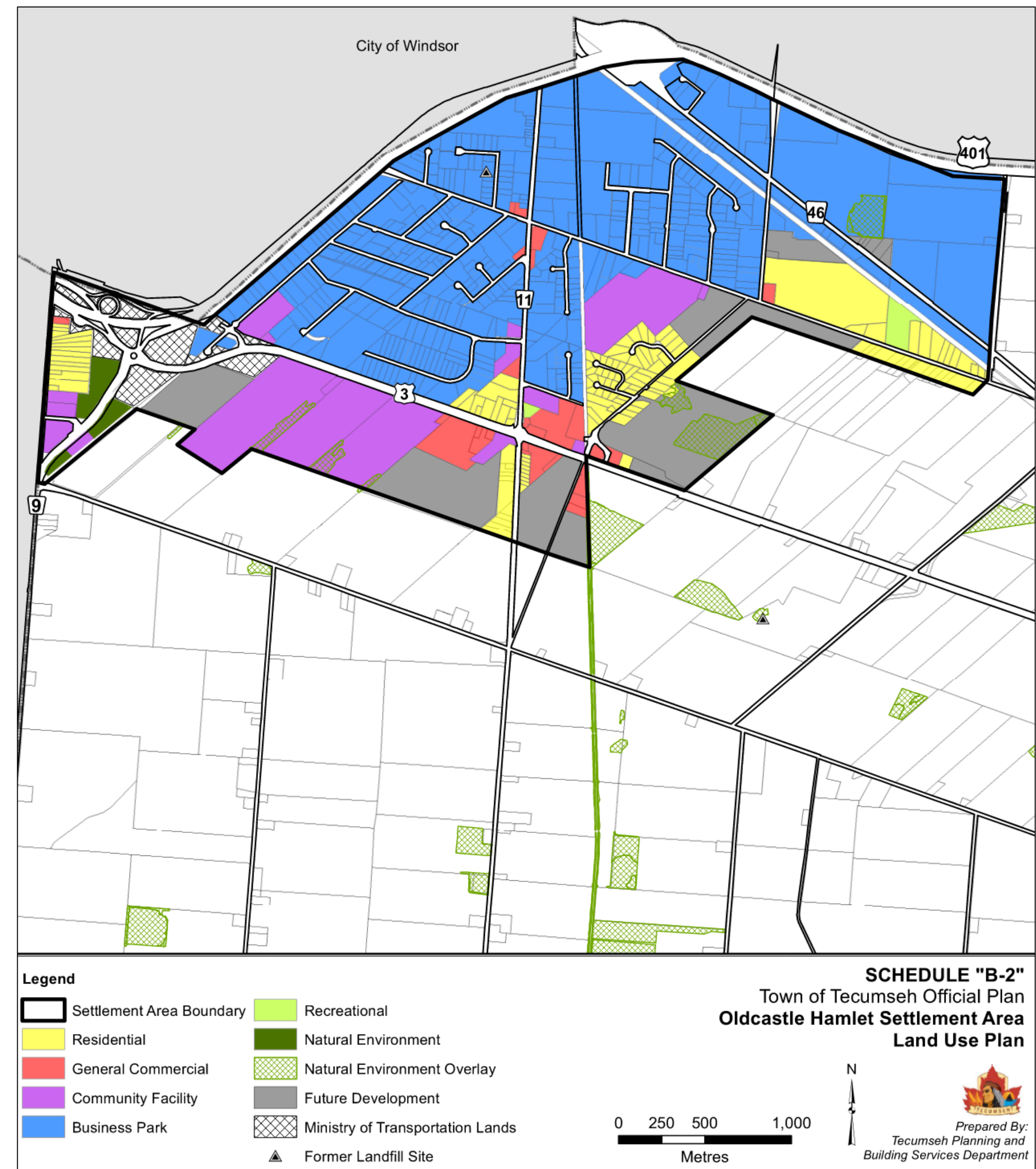
The Study Area

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 and plans.

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 Planning Statement, 2024

- 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, 2025

- 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
- Directs the Town to establish appropriate land uses in Settlement Areas
- Provides policies for undertaking review of Settlement Area Boundaries

Town Plans, Policies, and Guidelines

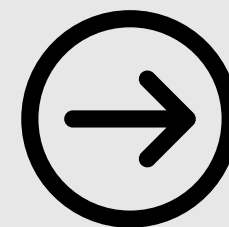
Town of Tecumseh Official Plan

- 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, with some limited exceptions
- 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.



Guiding Principles for Oldcastle

The guiding principles reflect a future state for development in Oldcastle – informed by community input and technical opportunities and constraints in the Hamlet.

Future land uses and policies in Oldcastle should work to achieve these guiding principles!

1. Support the gradual evolution of a **complete community** that includes a range of housing, employment, and leisure opportunities.
2. Ensure that development in the Study Area does not preclude the **future expansion or adjustment** of the Oldcastle Settlement Area and the orderly development of any future expansion lands.
3. Plan for and protect the Hamlet's existing **employment lands** and any future expansion of uses on those lands.
4. Ensure that development in the Study Area is in accordance with **long-term planning for municipal services** in the Town and does not necessitate unnecessary expansion of Town or County infrastructure.
5. Provide for **mobility connections** within the Study Area and between the Study Area and existing development in the Hamlet, including providing for safe and reliable routes and rights-of-way for active transportation, transit, and cars.
6. Protect, and where possible, enhance and/or restore the **Natural Heritage System** in the Hamlet, including woodlands and wetlands.
7. Ensure that any new sensitive land uses in the Study Area are **compatible** with nearby employment land uses.
8. Practice community design that accommodates future **stormwater management facilities**, particularly those incorporating low-impact development or other sustainable features.

Preliminary Land Use Concepts

Two preliminary land use concepts were developed and shared with the community in June 2024. These concepts were informed by the guiding principles, opportunities and constraints, and community and agency input.

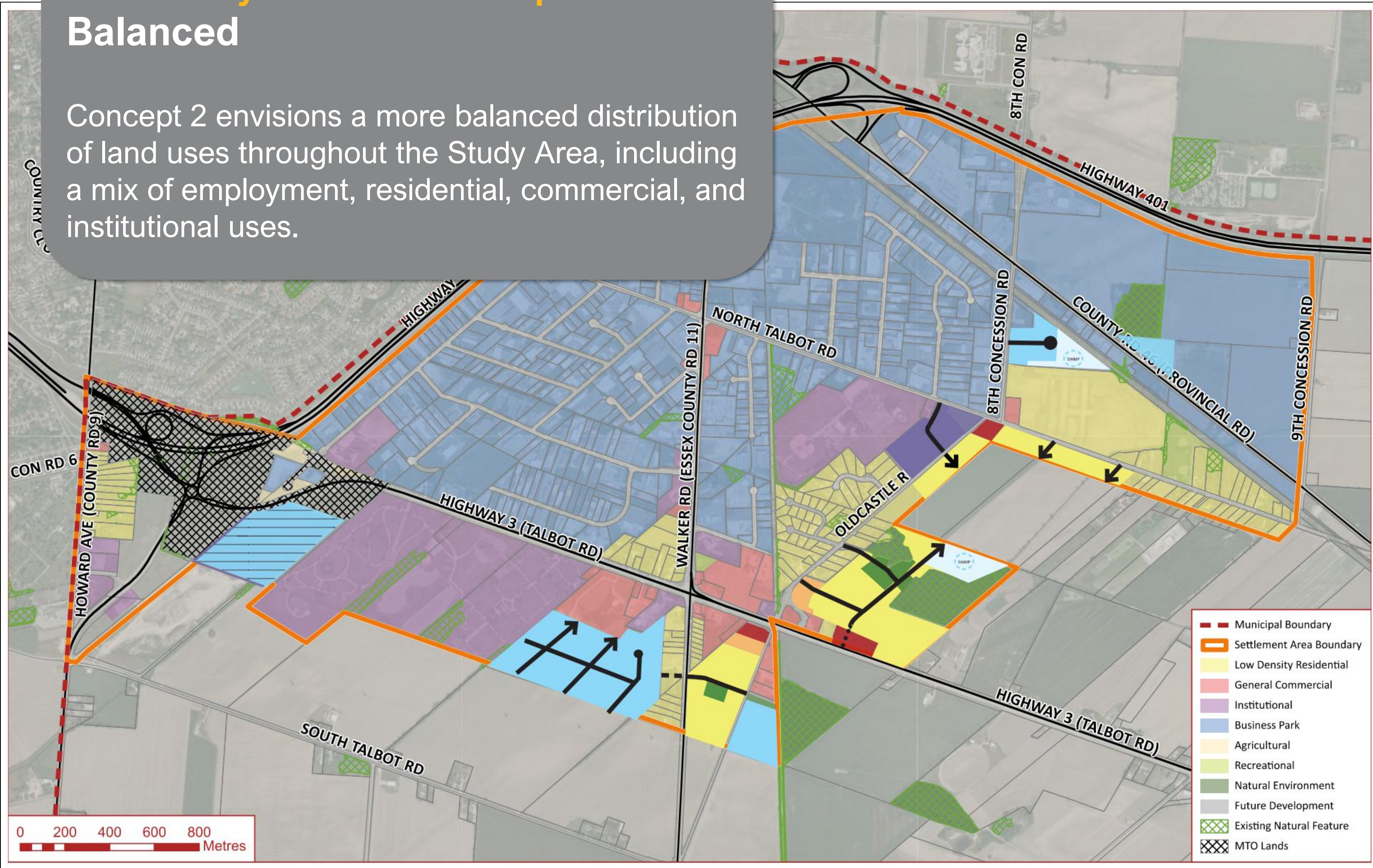
Preliminary Land Use Concept 1 Residential

Concept 1 plans for residential uses wherever feasible in the Study Area, to support the intensification of the existing, but underused cluster of commercial lands at the intersections of Walker Road/Oldcastle Road and Highway 3.



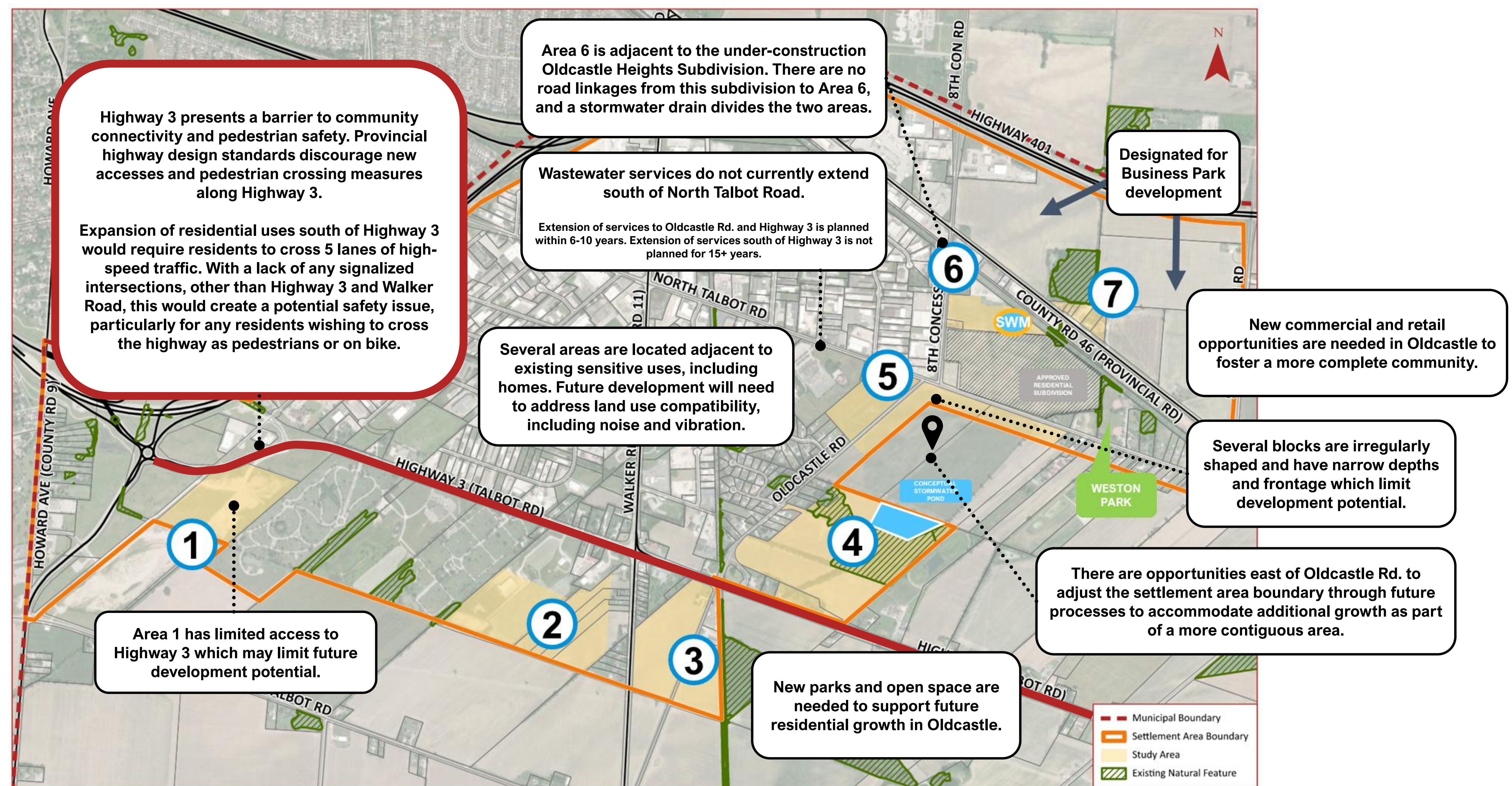
Preliminary Land Use Concept 2 Balanced

Concept 2 envisions a more balanced distribution of land uses throughout the Study Area, including a mix of employment, residential, commercial, and institutional uses.



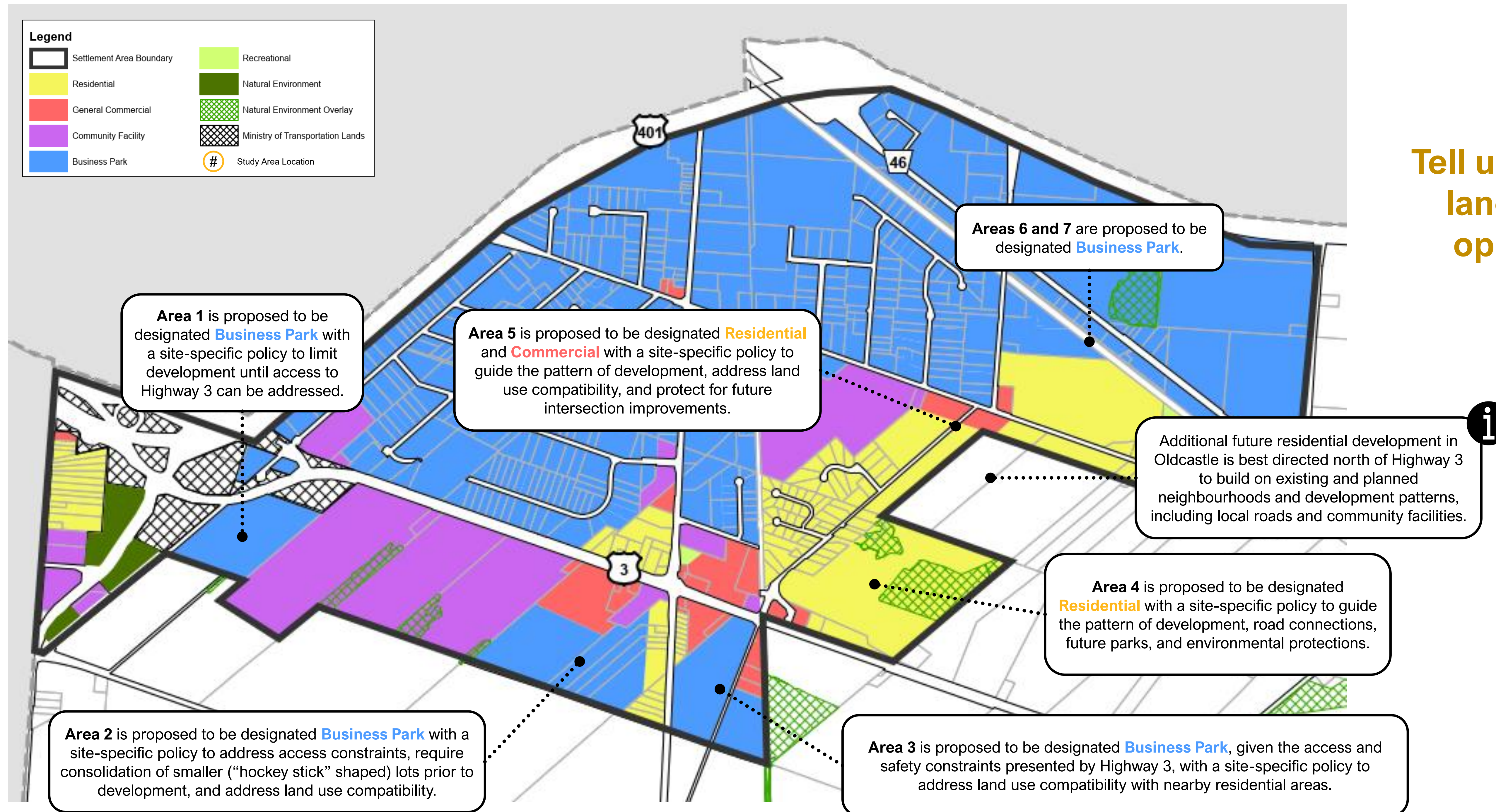
Summary of Opportunities and Constraints

Based on community input from the first two public open houses, conversations with agencies, the policy and legislative context, and in consideration of the guiding principles, the following opportunities and constraints were identified in the Study Area.



Preferred Land Use Concept

The preferred land use concept sets the stage for a more complete and connected Oldcastle, enabling development in the years to come that is tied to investments in important infrastructure.



Tell us what you think about the land use concept at today's open house by filling out a comment form!

Realizing the Preferred Land Use Concept

The **Land Use Report** provides a basis for the preferred land use scenario and explores considerations for its realization and implementation.

To help realize the preferred land use concept, there are several implementation recommendations to consider:

Official Plan

- **Applying** site and area-specific policies to address access to Highway 3, property consolidation, land use compatibility, and phasing of development and infrastructure needs

Zoning By-law

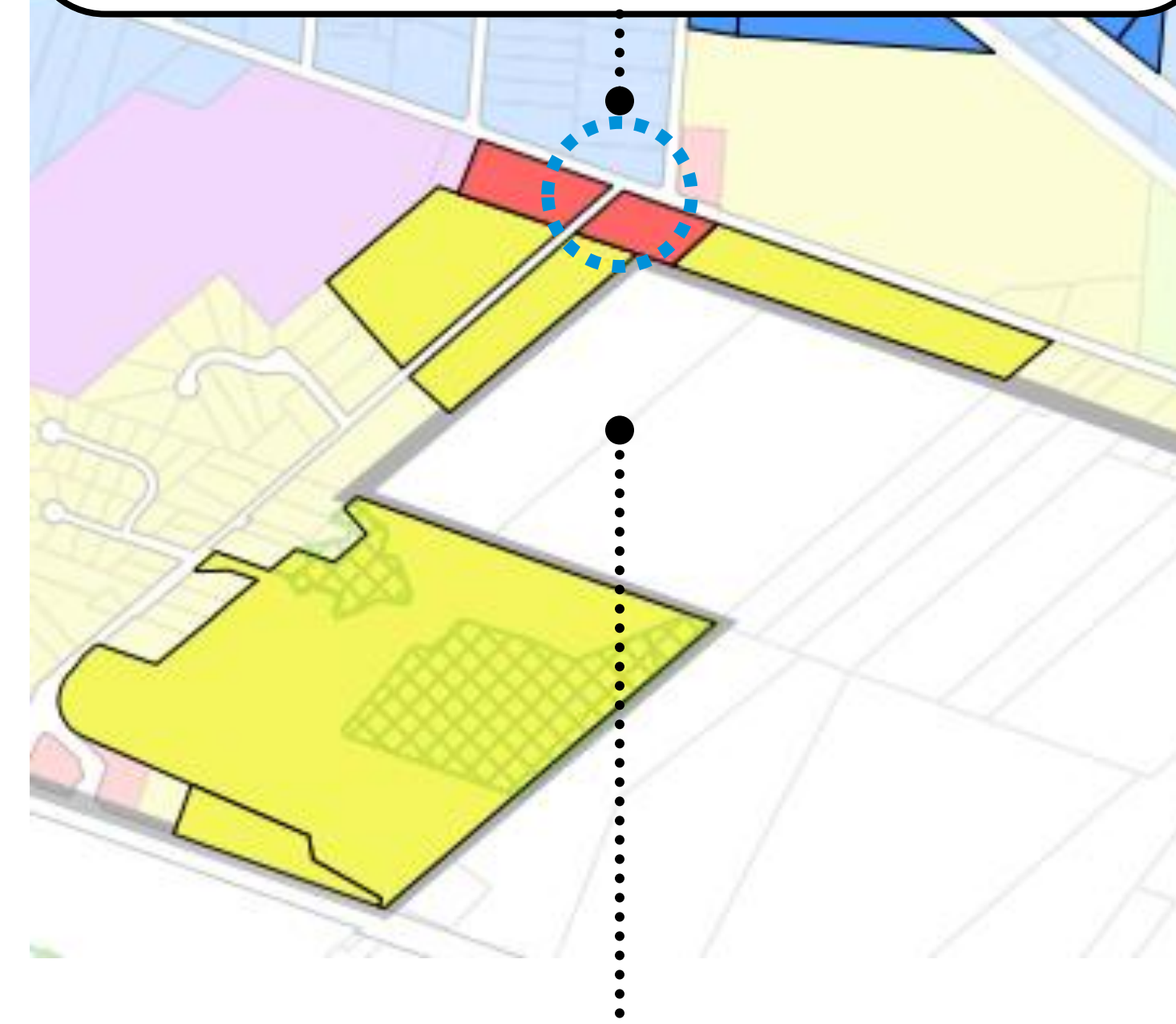
- **Integration** of new land uses in the new Zoning By-law and application of Holding (H) symbols to control development

Other Processes

- **Initiation** of future processes to support long-term planning in Oldcastle including:
 - A potential settlement boundary adjustment
 - An engineering review of 8th Concession Rd. and Oldcastle Rd. intersection alignment

Other Processes

The offset intersection of 8th Concession Rd. and Oldcastle Rd. should be reviewed to address safety concerns and road network capacity. Any re-alignment would require further engineering and due diligence.



The shallow lot depths along North Talbot Rd. and Oldcastle Rd. present an opportunity to protect for and study a future settlement area boundary adjustment to accommodate future growth and connect proposed residential development blocks.

Land Use Compatibility

Site and area-specific policy will require land use compatibility measures to make sure that new Business Park uses are compatible with existing and planned Residential uses.

These measures could include:

- The use of physical design measures, such as berms or parking areas, to create a buffer
- Requiring further studies for each development to make sure that the site and building design addresses noise, vibration, lighting, and air quality matters
- Requiring the consolidation of smaller lots to make it feasible to incorporate on-site measures that support land use compatibility