

Appendix 1-1
Planning Information

Population Projections

Residential Population Projections for Existing Urban Growth Areas

Service Area	Planning Area	1996 Census	Estimated 2006 ⁽¹⁾	Residential Population Projections ⁽²⁾					
				2008	5-Year (2013)	10-Year (2018)	15-Year (2023)	20-Year (2028)	Urban Build-out (2028+)
North	Tecumseh	12,828	13,728	13,773	13,901	14,029	14,029	14,029	14,029
	St. Clair Beach	3,705	3,957	3,957	4,048	4,138	4,138	4,138	4,138
	Existing Tecumseh Hamlet	3,316	3,793	3,838	4,014	4,190	4,190	4,190	4,190
	Development Areas of Tecumseh Hamlet	0	0	0	3,469	6,339	8,827	11,530	16,895
	Sub-Total (North Service Area)	19,849	21,478	21,568	25,432	28,696	31,184	33,887	39,252
Southeast	Maidstone Hamlet	341	449	449	449	449	1,225	2,000	3,000
	Rural Area	1,156	1,300	1,300	1,395	1,490	1,585	1,680	2,300
	Sub-Total (SE Service Area)	1,497	1,749	1,749	1,844	1,939	2,810	3,680	5,300
Southwest	Oldcastle Hamlet	358	466	466	466	1,066	1,666	2,052	2,437
	Rural Area	484	531	531	556	581	606	631	767
	Sub-Total (SW Service Area)	842	997	997	1,022	1,647	2,272	2,683	3,204
Total for Town of Tecumseh		22,188	24,224 (2006 Census)	24,314	28,298	32,282	36,266	40,250	47,756

Notes:

(1) Based on 2006 Census overall population for the Town, and information on housing starts since 1996 in each settlement area

(2) Based on an average density of 3.2 persons/unit in future residential units; best available planning information including local growth analysis from Tecumseh Official Plans/ Planning Documents and Secondary Plans for Tecumseh Hamlet, Maidstone Hamlet and the Manning Road Development area; and 2005 Water Master Plan Addendum

Secondary Plans

Stuart W.

**TECUMSEH HAMLET
SECONDARY PLAN
OPEN HOUSE**

WEDNESDAY, AUGUST 15, 2007

PRESENTATION BOARDS

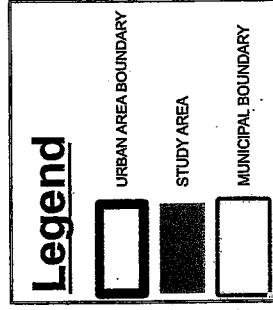
WELCOME

**TOWN OF TECUMSEH
TECUMSEH HAMLET SECONDARY PLAN
OPEN HOUSE
AUGUST 2007**

TECUMSEH HAMLET URBAN AREA LOCATION AND STUDY AREA

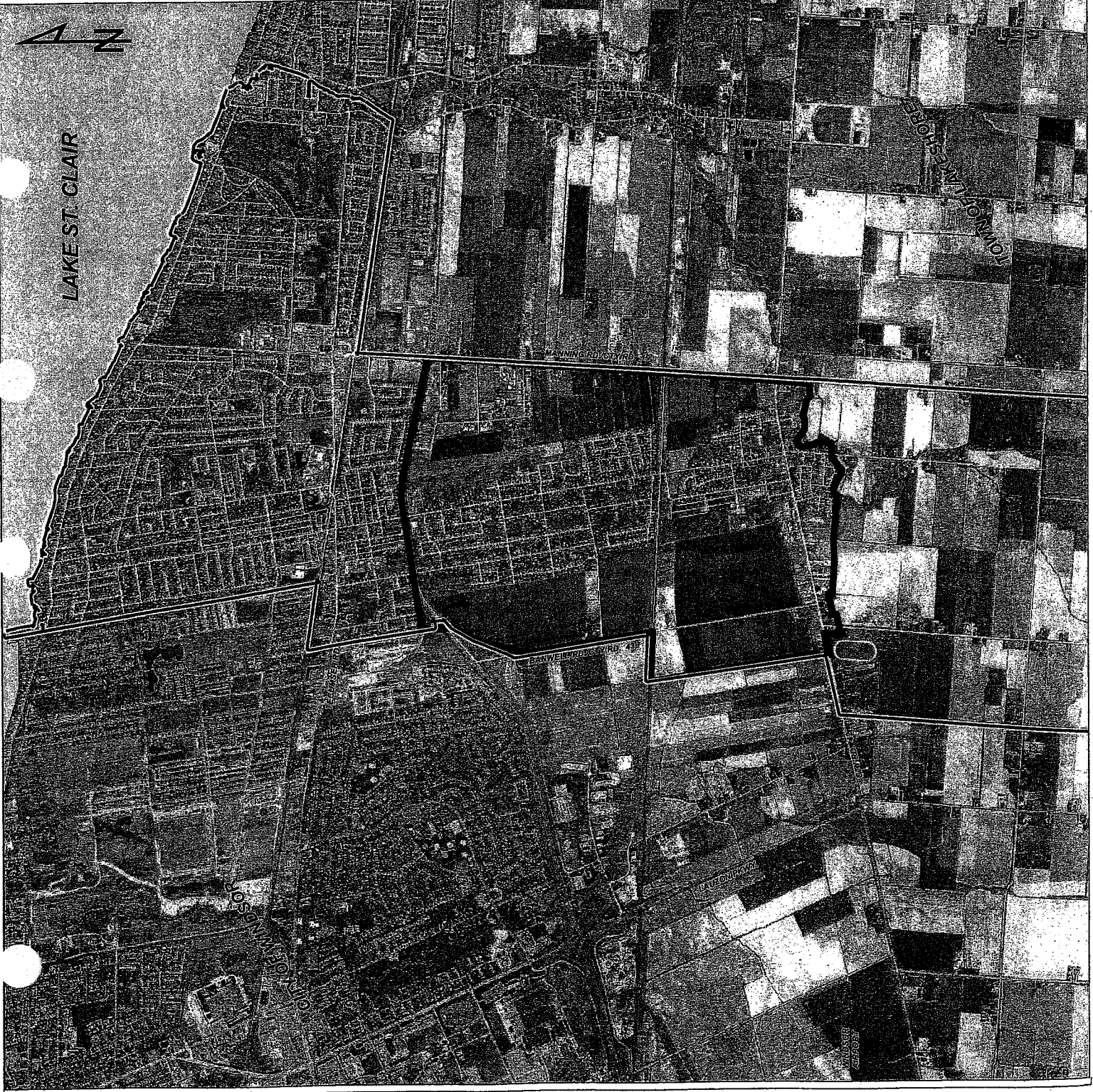
Open House Issues for Discussion:

1. Population & Housing Projections
2. Existing Land Uses
3. On-going Studies Affecting Study Area
4. Opportunities & Constraints for Future Neighbourhood Connectivity
5. Community Design Concepts/Principles
6. Future Land Uses



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TECUMSEH PLANNING & GIS DEPARTMENT
AUGUST 2007

0 0.5 1 Kilometers



**TOWN OF TECUMSEH
TECUMSEH HAMLET SECONDARY PLAN
OPEN HOUSE
AUGUST 2007**

**TECUMSEH HAMLET
POPULATION AND
HOUSING UNIT
PROJECTIONS**

- 97% of the total population growth projected for the Town of Tecumseh from 2004 - Build-out (2024*) is anticipated to occur within the urban serviced areas of the Town.

- An approximate average of 249 new units per annum is anticipated over a 20 year time horizon, Town-wide.

- Growth Forecasts based upon the following:

1. Tecumseh Water and Wastewater Master Plan
2. Tecumseh Development Charges Study
3. Tecumseh Official Plans/Planning Documents

TECUMSEH POPULATION PROJECTIONS
2006: 24,224 (Census Canada)
2024* (build-out): 47,420 (projected)

23,196 increase in population anticipated
Town wide

TECUMSEH HOUSING PROJECTIONS
2006: 8,367 units
2024* (build-out): 17,412 units (projected)

8,745 additional residential units anticipated
Town wide

**TOTAL BUILD-OUT PROJECTIONS
FOR IDENTIFIED AREA:**

The study area will serve as development lands to accommodate the anticipated growth projections noted above.

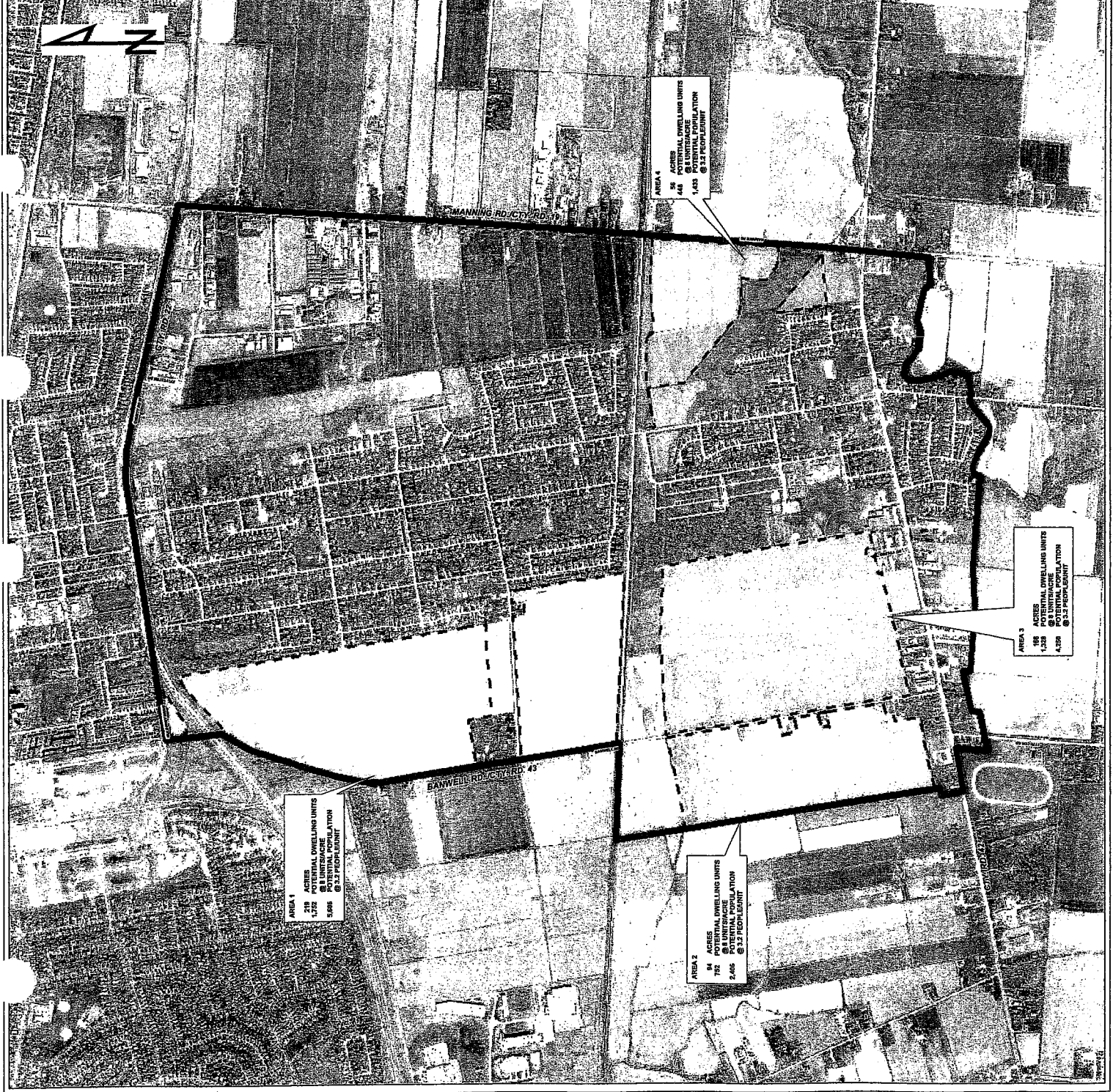
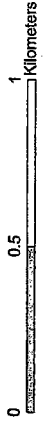
Growth allocations for study area are as noted:

**4,289 NEW RESIDENTIAL UNITS
(BASED ON 9 UNITS/ACRE)**

**10,493 POPULATION INCREASE
(BASED ON 3.3 PEOPLE/UNIT)**



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**TOWN OF TECUMSEH
TECUMSEH HAMLET SECONDARY PLAN
OPEN HOUSE
AUGUST 2007**

**TECUMSEH HAMLET
SANDWICH SOUTH OFFICIAL PLAN
CURRENT LAND USE DESIGNATIONS
AUGUST 2007**

**ALL LANDS SUBJECT TO STUDY ARE DESIGNATED
"HAMLET DEVELOPMENT" IN THE
SANDWICH SOUTH OFFICIAL PLAN**

SECTION 2.3 OF THE OFFICIAL PLAN STATES:

- 3.8.1 Goals
- The following goals are established for the Hamlet Development area:
- i) to allow the hamlets of Okesago, Tecumseh, and Windsor to maintain and strengthen their community identity within the township and the surrounding region;
 - ii) to continue to provide locations for additional residential, commercial, recreational and other urban land uses within areas of the township where (a) distribution systems are currently available, or alternatively where such services are intended to be provided during the life of this Plan;
 - iii) to assist with the preparation of environmentally and fiscally sound municipal servicing strategies and implementation plans for all designated settlement areas by determining the full extent of future urban service areas.

3.8.2 Policies

The following policies shall apply to those lands designated "Hamlet Development" on the Land Use Schedules of this Plan:

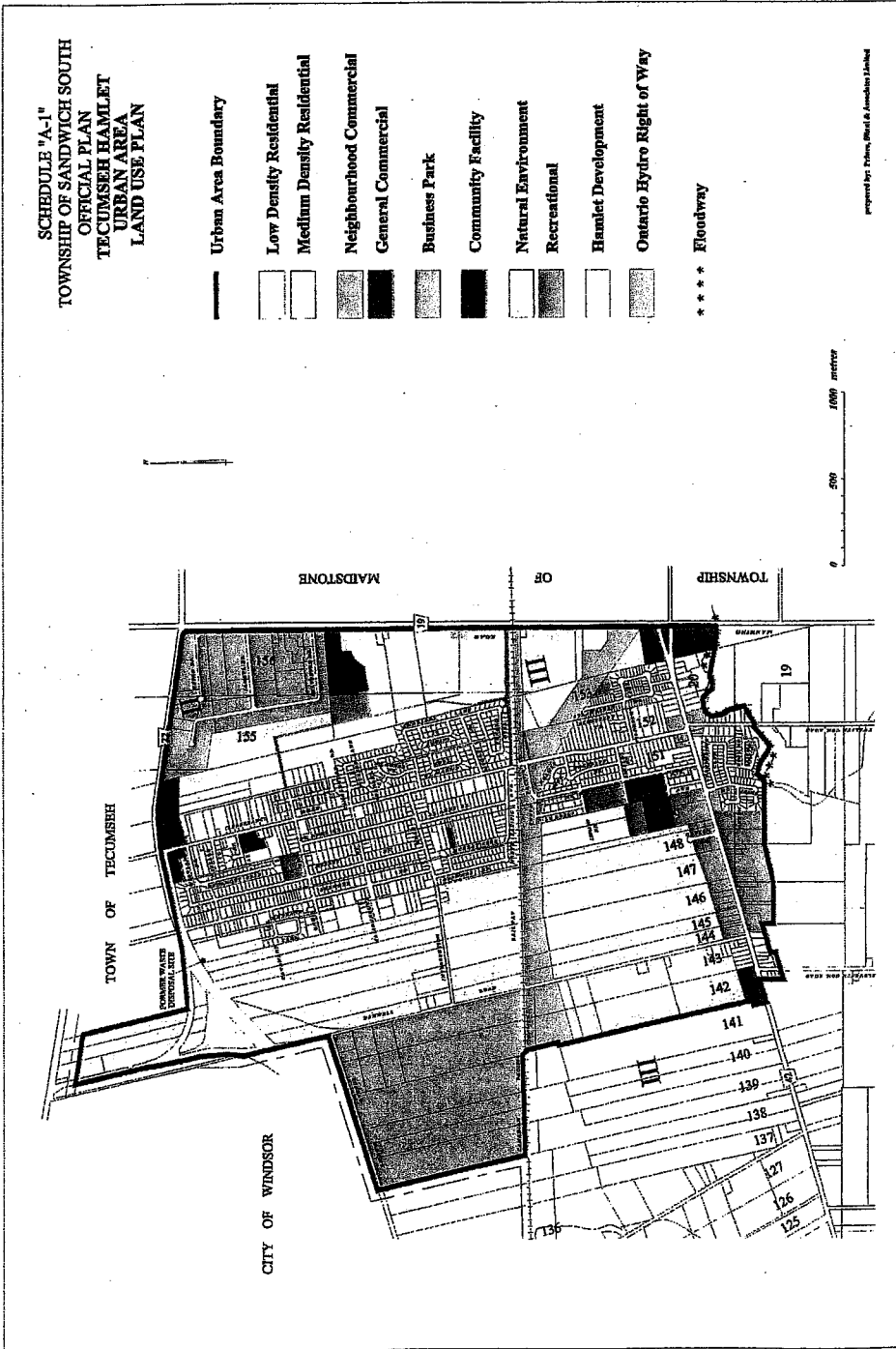
- i) areas designated Hamlet Development represent lands which, from a physical, environmental, social and economic point of view are suitable for various types of urban land uses, including residential, commercial, recreational and other urban uses, and such uses be permitted within the designation, including neighbourhood subdivisions, community facilities, recreational uses, and commercial and light manufacturing uses;

To ensure that future urban development within the Hamlet Development designation takes place in an orderly manner, Council shall permit future development within the designation in accordance with the following policies:

- a) new development will require an amendment to the township's Official Plan and comprehensive zoning by-law, and will have to:
 - i) be serviced with a local municipal sanitary sewerage collection and treatment system, and a water distribution system, which meets all applicable provincial regulations and standards and is approved by the Ministry of Environment and Energy;
 - ii) where deemed necessary by Council, due to the nature and scale of the new development, be serviced with a local municipal stormwater management system for the lands affected and the adjoining lands to ensure that transportation, land use, servicing, and other relevant issues are properly addressed;
 - iii) agricultural uses as set out in subsection 3.1 of this Plan, with the exception of livestock intensive agricultural uses and mushroom operations, shall be permitted within the Hamlet Development designation;



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AUGUST 2007













Prepared For: Planning, Policy & Assessment Division

**TOWN OF TECUMSEH
TECUMSEH HALMLET SECONDARY PLAN
OPEN HOUSE
AUGUST 2007**

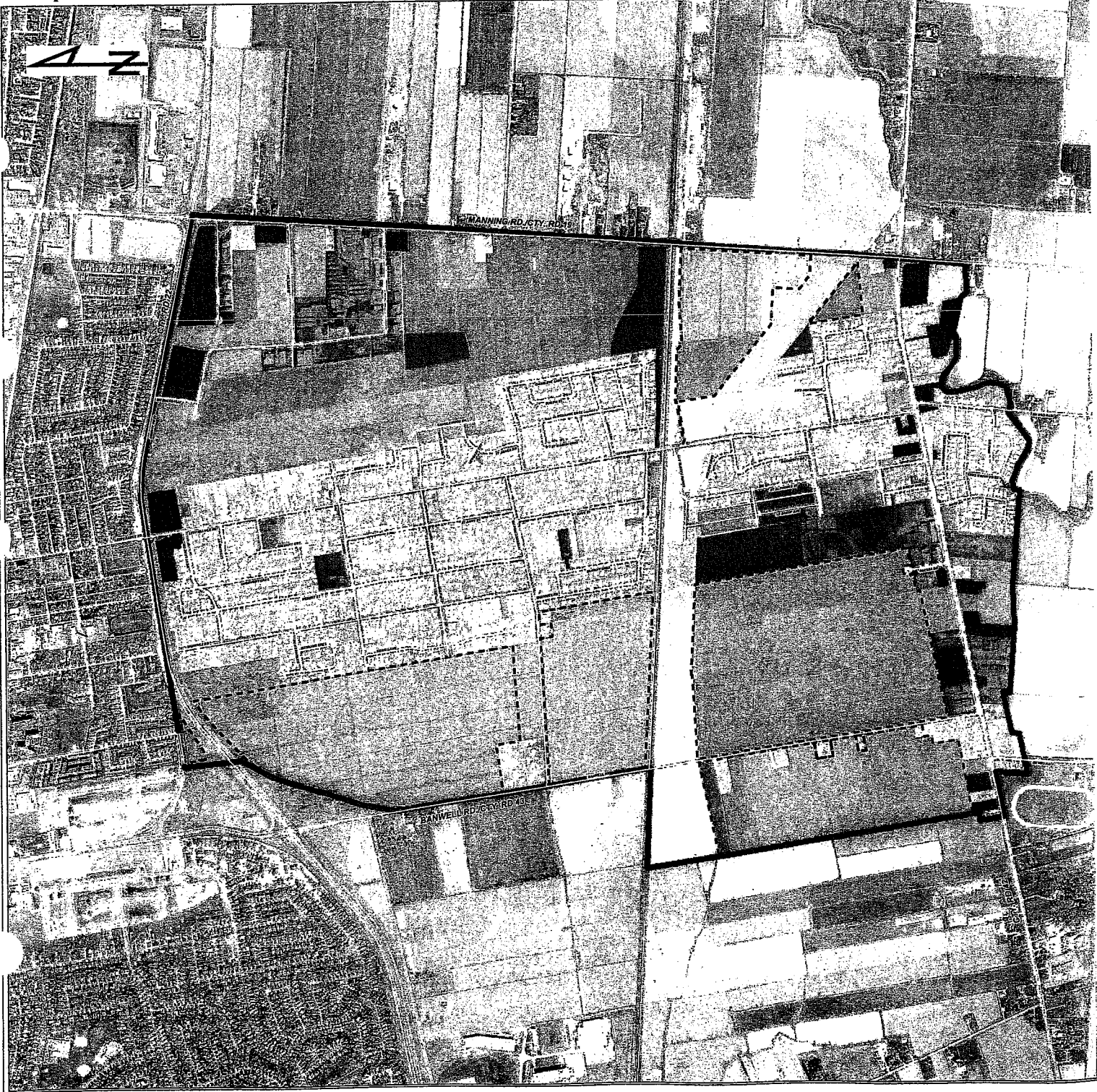
**TECUMSEH HALMLET
EXISTING LAND USES
AUGUST 2007**

LEGEND

	URBAN AREA BOUNDARY/STUDY AREA
	STUDY_AREA
	Residential
	Commercial
	Institutional
	Industrial
	Recreational
	Vacant/Agricultural
	Ontario Hydro ROW
	Public Utility



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AUGUST 2007



**TOWN OF TECUMSEH
TECUMSEH HAMLET SECONDARY PLAN
OPEN HOUSE
AUGUST 2007**

**ONGOING STUDIES
AFFECTING STUDY AREA**

There are currently 3 Municipal Class Environmental Assessments (EA) for road projects underway along three of the four borders of Tecumseh Hamlet. They are as follows:

1. County Rd. 19 (Manning Rd.) EA:
 - the Ministry of Transportation (MTO) is managing the County Road 19 study,
 - the study extends from Highway #9 to County Road 22, and across County Road 22 from Lakeshore Blvd. to the City of Windsor parallel.
 - the road reconstruction of this corridor is anticipated.
2. Banwell Road EA:
 - the City of Windsor is managing the Banwell Road study,
 - the study extends from Tecumseh Road, southward, to the CP Railway rail line.
 - upgrade and reconstruction of this corridor is anticipated.
3. Banwell Road/County Road 43 EA:
 - the City of Windsor is managing the Banwell Road/County Road 43 study that is still within the County's jurisdiction.
 - the study extends from the CP Railway rail line to south of the County Road 43/42 intersection
 - upgrade and reconstruction of this corridor is anticipated.

IT IS ANTICIPATED THAT ALL THREE INDEPENDENT EAs WILL BE COMPLETED BY LATE 2007.

ADDITIONAL STUDIES

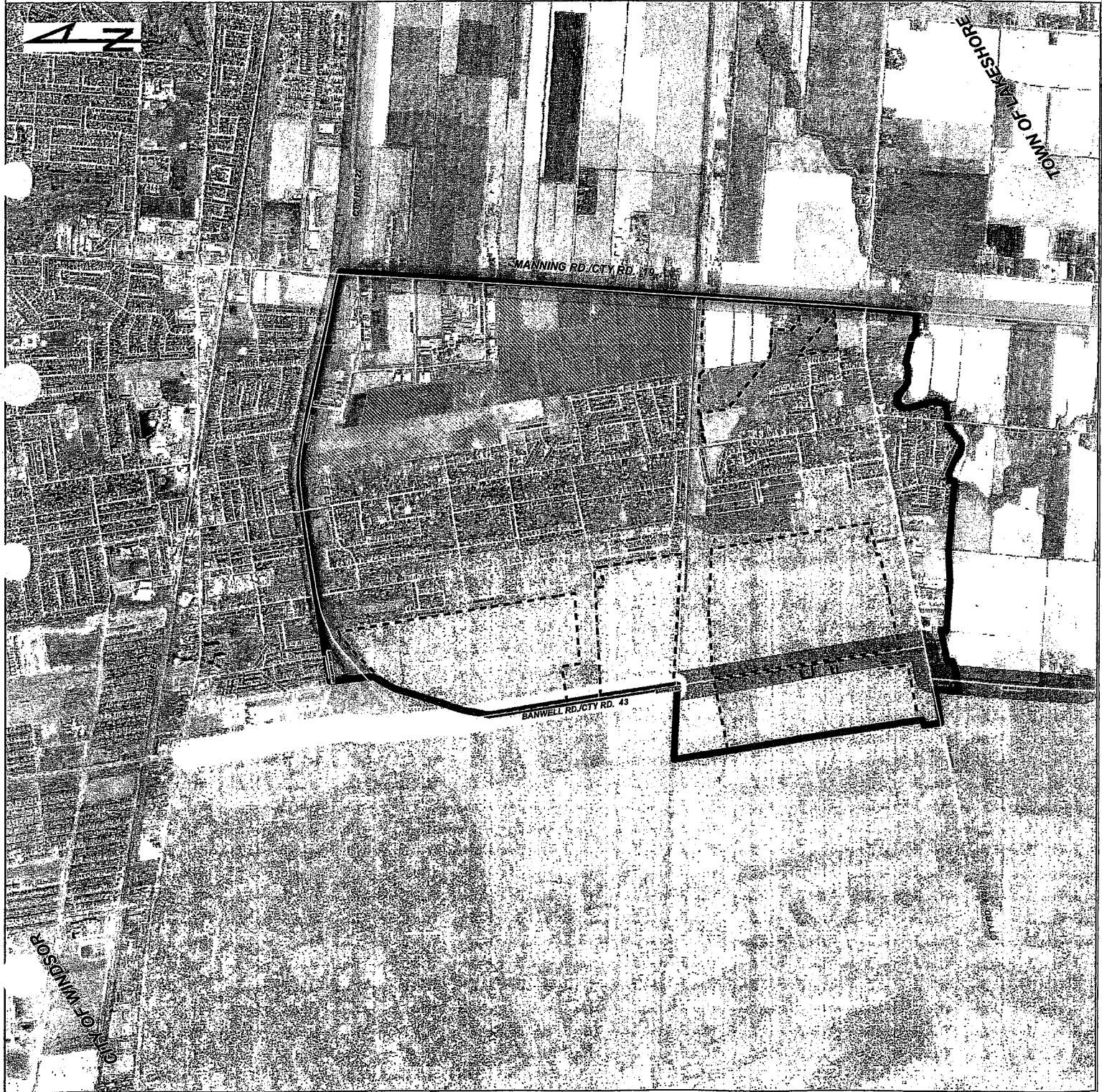
1. Upper Little River Watershed/SWM Study:
 - this study is being undertaken with the City of Windsor and the Essex Region Conservation Authority.
 - the goal of the study is to develop a plan for protection, enhancement and restoration of the drainage system in the watershed.
 - the study will be the creation of a drainage and stormwater management plan for regional facilities and other linkages.
2. Manning Road Secondary Plan Development Area:
 - a stormwater management study and traffic impact study is being completed for this identified development area.
 - future planning applications (contingent on subdivision) are still required prior to development occurring on said lands.
 - the study area will grow from 800-1000 dwelling units, pending final zoning regulations being approved.
3. Tecumseh Hamlet Traffic Impact Study
4. Water and Wastewater Master Plan:
 - a study to address the long range water and wastewater infrastructure needs of the Town.

Legend

- UNIVERSITY MICROFILMS
- STUDY AREA
- JRC COUNTY RD. 19/TECUMSEH RD. 22 EA
- WINDSOR HAMLET, ON, CA
- COUNTY OF ESSEX/WINDSOR DISTRICTS EA
- UPPER LITTLE RIVER WATERSHED/ESSEX REGIONAL CA
- WINDSOR HAMLET SECONDARY PLAN DEVELOPMENT AREA



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AUGUST 2007**



THANK YOU

TOWN OF TECUMSEH
TECUMSEH HAMLET SECONDARY PLAN
OPEN HOUSE
AUGUST 2007

PLEASE FILL OUT A
COMMENTS SHEET!

YOUR IDEAS ARE IMPORTANT TO US!

LET US KNOW WHAT YOU THINK!

LET US KNOW WHAT YOUR

GOALS AND DESIRES FOR THE




TECUMSEH HAMLET ARE!

NEXT STEPS IN THE PROCESS:

1. Completion of Secondary Plan Process and Other Studies
2. Creation of Conceptual Design for Area
3. Amendment to the Official Plan

ADDITIONAL PUBLIC MEETINGS WILL
BE HELD IN THE FUTURE.

Legend

	URBAN AREA BOUNDARY
	STUDY AREA
	Municipal Boundary



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AUGUST 2007

0 0.5 1
Kilometers

