

## **Special Council Meeting Agenda**

Tuesday, February 25, 2020, 5:30 pm  
Tecumseh Arena - Horwood Room, 1st Floor  
12021 McNorton Street  
Tecumseh, ON N8N 3C7

### **Pages**

- A. Roll Call**
- B. Call to Order**
- C. Disclosure of Pecuniary Interest**
- D. Delegations**
  - 1. Director Planning & Bulding Services, Brian Hillman and Manager Planning Services, Chad Jeffery 2 - 35
  - Re: Town of Tecumseh Official Plan - Draft 1
- E. Communications**
- F. Reports**
- G. Adjournment**



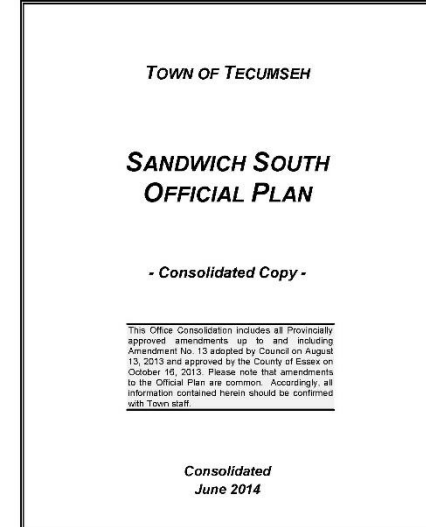
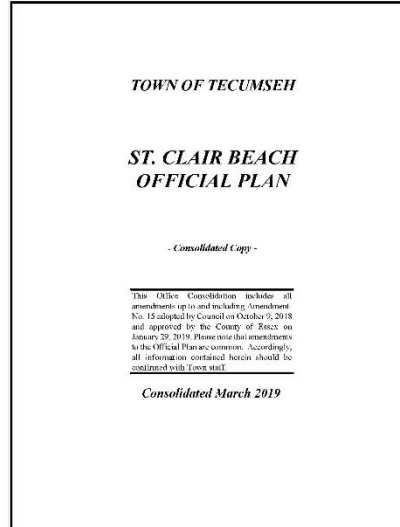
# Town of Tecumseh New Official Plan Draft 1

Summary Presentation to Town Council  
February 25, 2020

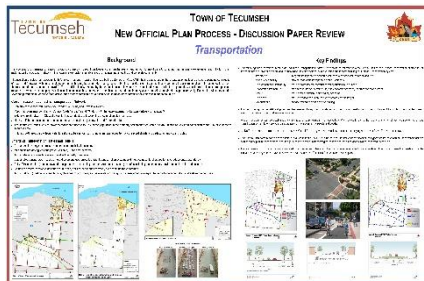
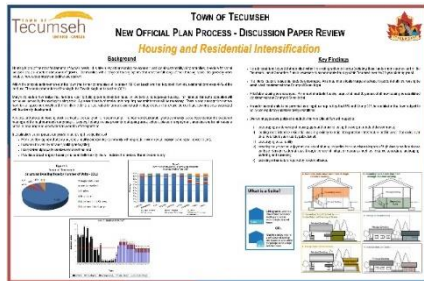
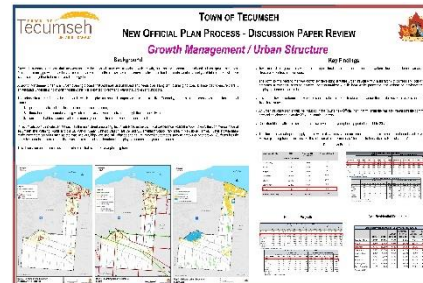
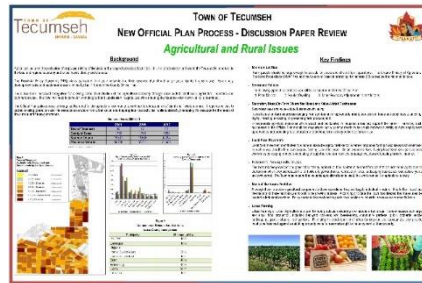
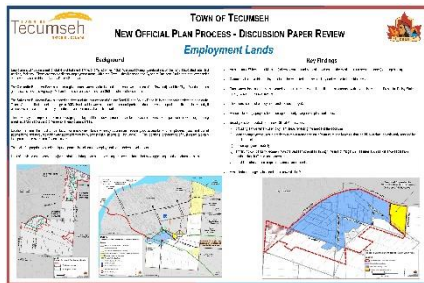


# Background

- Town is currently governed by three separate Official Plans pertaining to the three former municipalities (Tecumseh, St. Clair Beach and Sandwich South)
- New OP consolidates these Official Plans and introduces new policies reflecting current planning issues, upper-tier plan policies (PPS and County OP) and agency/public comments provided to date



# 11 Discussion Papers





# Public Consultation

- Issues identified included:
  - Providing a greater mix and range of housing
  - Creating complete communities
  - Improving traffic conditions
  - Providing more trails and bike paths
  - Establishing a farmers' market
  - Maintaining low taxes/small town character
  - Providing public community facilities



# Ministry/County/Agency Pre-Consultation

- In accordance with the *Planning Act*, consultation has taken place with MMAH, ERCA and the County of Essex (Approval Authority)
  
- Issues identified include:
  - Expansion of Employment Lands - Oldcastle
  - Intensification
  - Natural Heritage
  - Affordable Housing



# Ministry/County/Agency Pre-Consultation

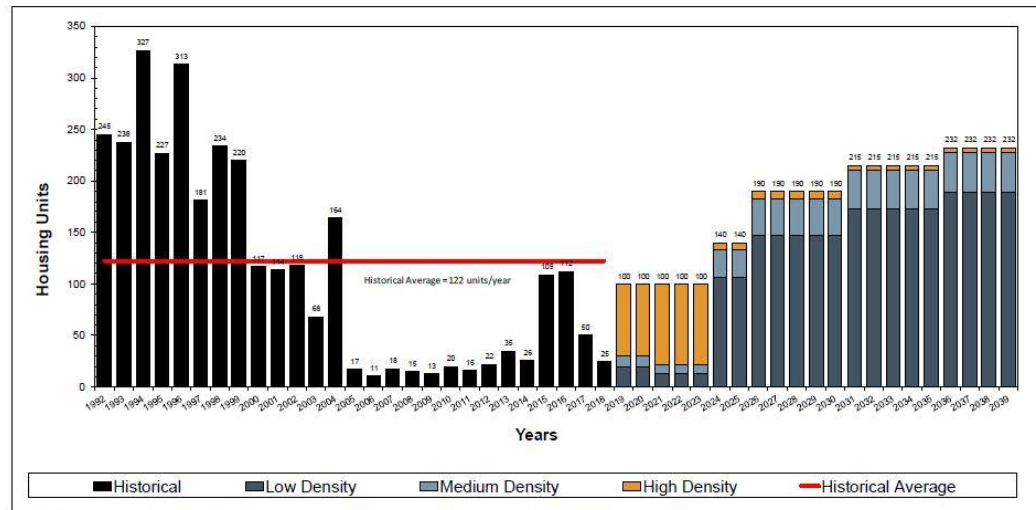
- Secondary Agricultural Uses
- Minimum Farm Lot Size
- Hazard Lands
- Two-Tier Planning Approvals
- First Nations Consultation
- Official Plan Monitoring



# New Official Plan Highlights

## Section 1 – Purpose and Basis of the Plan

- Establishes purpose of the Official Plan
- References the 11 Discussion Papers as basis
- Updates the municipal profile and existing development pattern of the Town
- Updates the forecasted population growth and demand for housing, commercial, industrial uses



Source: Historical housing activity derived from Statistics Canada building permit data for the Town of Tecumseh, 2007-2019.  
1. Growth forecast represents calendar year.

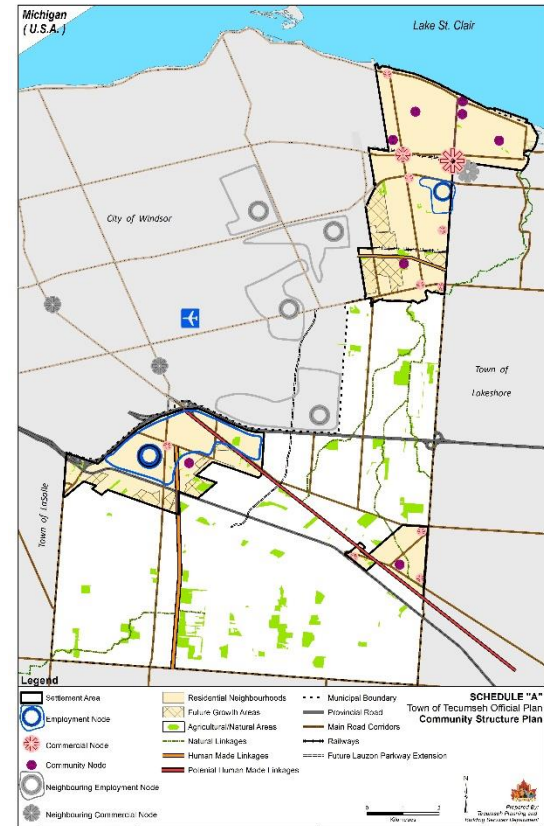




# New Official Plan Highlights

## Section 2 – Community Structure and Growth Management

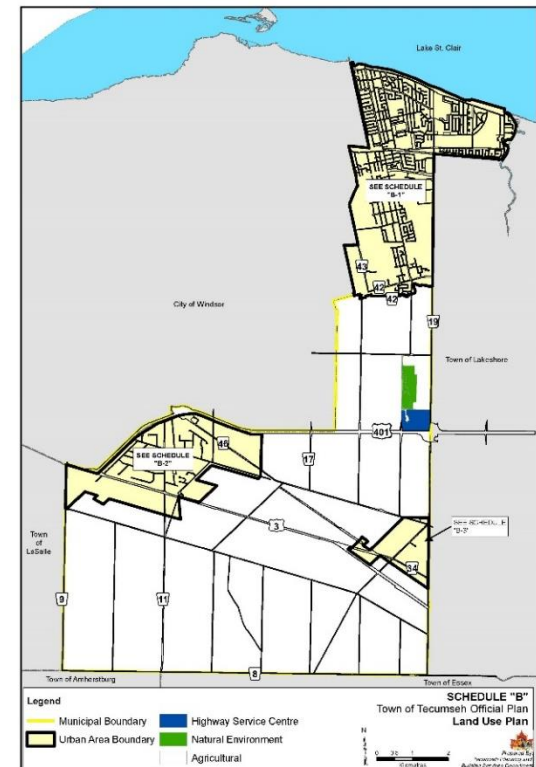
- Establishes community structure which provides physical context for future development
- Comprises three fundamental elements:
  - Points (commercial areas, business parks, community nodes)
  - Lines (roads, railways, creeks)
  - Surfaces (neighbourhoods, growth areas, agricultural and natural areas)



# New Official Plan Highlights

## Section 2 – Community Structure and Growth Management

- Establishes growth management strategy which includes:
  - Urban areas as focus of growth on full municipal services
  - Strives to maintain 10-year residential supply
  - Identifies growth opportunities (MRSPA, Hamlets, High Density Residential along Tecumseh Rd, Oldcastle expansion, Intensification)
- Staging of development



# New Official Plan Highlights

## Section 2 – Community Structure and Growth Management

- Establishes planning principles including:
  - Direct urban development to settlement areas
  - Create mixed-use, compact, pedestrian-oriented development
  - Provide broad range of housing
  - Protect prime agricultural and natural heritage areas
  - Develop sustainable multi-modal transportation system
  - Direct development away from hazard areas
  - Identify climate change mitigation and adaptation strategies



# New Official Plan Highlights

## Section 3 – General Development Policies

- Introduces the following new/revised policies:
  - Cultural heritage and archeological resources
  - Bed and breakfast establishments
  - Development along railways and provincial highways
  - Urban farming
  - Land use compatibility



# New Official Plan Highlights

## Section 3 – General Development Policies

- Climate change and air quality
  - Promoting compact and mixed use development to encourage AT and transit
  - Maintaining, restoring and enhancing the Natural Heritage System and Urban Forests (i.e. street trees)
  - Encouraging energy generation from renewable sources
  - Encouraging sustainable, energy efficient low carbon buildings
  - Development of Community Energy Plan with other local municipalities, County and ERCA
  - Increase proportion of permeable surfaces to reduce flood risk
  - Promote artificial shade (i.e. canopies) and landscaping that shields buildings from wind/sun





# New Official Plan Highlights

## Section 4 – Land Use Policies

- **Agricultural:**
  - Long-term protection of Provincially significant agricultural lands
  - Agriculture-related uses and on-farm diversified uses
  - Policies regarding cannabis farms



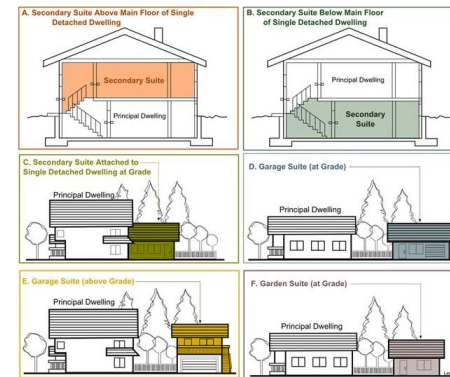


# New Official Plan Highlights

## Section 4 – Land Use Policies

### ■ Residential:

- Residential intensification – minimum of 15 percent of all new housing
- Second dwelling units – within single, semi, townhouse dwelling or stand-alone unit
- Affordable housing initiatives – 20 percent of all new housing
- Low-density (max 20 un/ha, 3 storeys), Med-density (21-50 un/ha, 4 storeys) and High-density (> 50 un/ha, max 6 storeys)



# New Official Plan Highlights

## Section 4 – Land Use Policies

### ■ General Commercial

- Permits wide range of commercial uses
- Specific policies pertaining to automotive-related commercial uses



# New Official Plan Highlights

## Section 4 – Land Use Policies

- **Main Street Commercial**
  - Promotes mixed-use, pedestrian-oriented main street
  - Commercial on ground floor, residential in upper storeys
  - Limited exclusive high density residential west of the core commercial area
  - New automotive-related, drive-through and large format commercial uses prohibited
  - Tecumseh Road Main Street CIP is a major guiding document

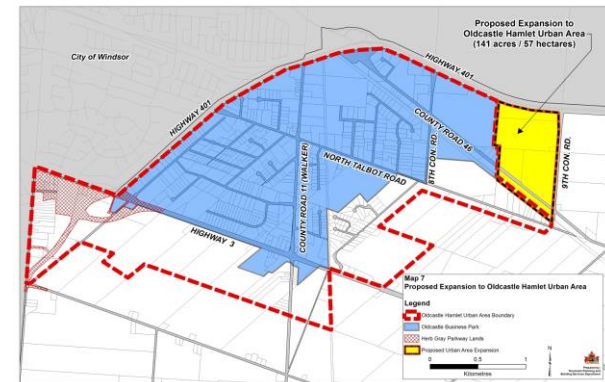


# New Official Plan Highlights

## Section 4 – Land Use Policies

### Business Park

- Permits range of industrial uses
- Other permitted uses: private sports facilities, auto sales and service, small-scale medical marihuana facilities, transportation depots, transport truck support services
- Complementary uses intended to serve industrial and broader community: offices, restaurants, convenience retail, gas bars, financial institutions (directed to Walker Road and Cty Rd 46 to serve travelling public as well)
- Prohibited uses include: waste processing/disposal/storage, recycling centres, hot asphalt, cement batching



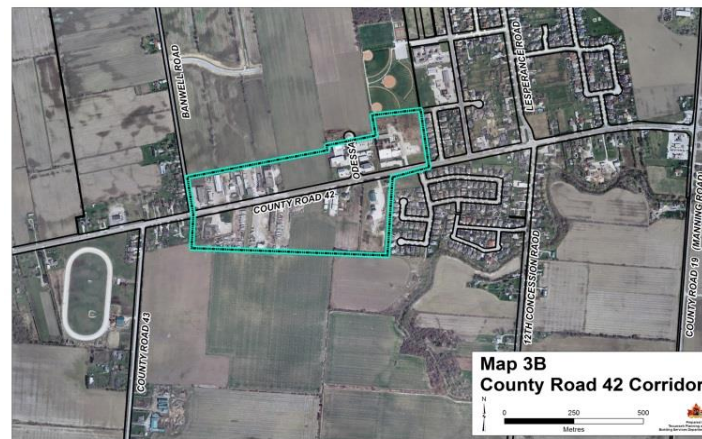
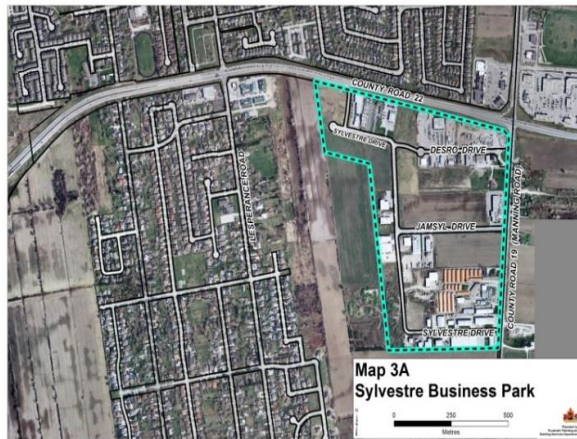


# New Official Plan Highlights

## Section 4 – Land Use Policies

### Business Park (cont)

- Special policy for commercial uses in Sylvestre Business Park/County Road 42
- All lands subject to site plan control



# New Official Plan Highlights

## Section 4 – Land Use Policies

### ■ Community Facility

- Permits schools, places of worship, cemeteries, places of assembly, private clubs, government facilities
- Encourage joint use agreements with Town and other public agencies
- Locate schools adjacent parks and centrally within neighbourhoods to encourage shared use and walking/cycling





# New Official Plan Highlights

## Section 4 – Land Use Policies

### ■ Recreational

- Indoor and outdoor, public and private recreational uses/facilities
- Parkland standards (from Parks and Recreation MP):
  - Neighbourhood: 1.0 ha/1,000 pop
  - Community parks: 2.0 ha/1,000 pop
  - Specialized parks: 3.5 ha/1,000 pop
- Locational criteria: walking distance, visible, flank streets, part of greenway system
- Locate schools adjacent parks and centrally within neighbourhoods to encourage shared use and walking/cycling
- Parkland dedication: 5% of land or 1 ha/300 units
- Encourage to combine with swm facilities



# New Official Plan Highlights

## Section 4 – Land Use Policies

### ■ Natural Environment

- Natural Heritage System consisting of:
  - Natural Environment - Provincially Significant Wetlands, Significant Habitat of Endangered and Threatened Species, High Priority Natural Heritage Features
  - Natural Environment Overlay – Significant Woodlands, Areas of Scientific Interest (ANSI), Significant Wildlife Habitat, Significant Valleylands, Secondary Priority Natural Heritage Features
  - Restoration Opportunity Overlay – potential areas to enhance the current fragmented system
- Environmental Impact Assessments - Demonstrate that development will not negatively impact natural features or their ecological functions

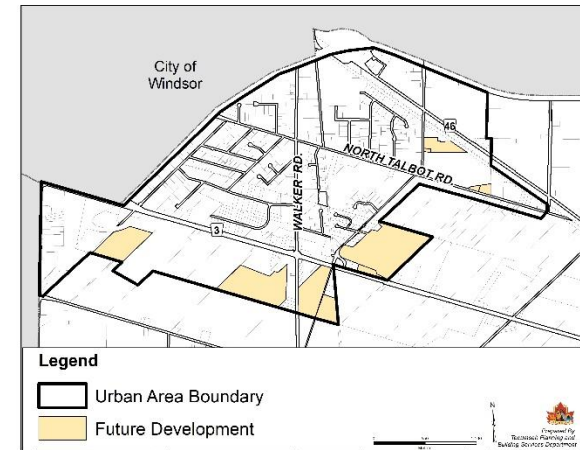
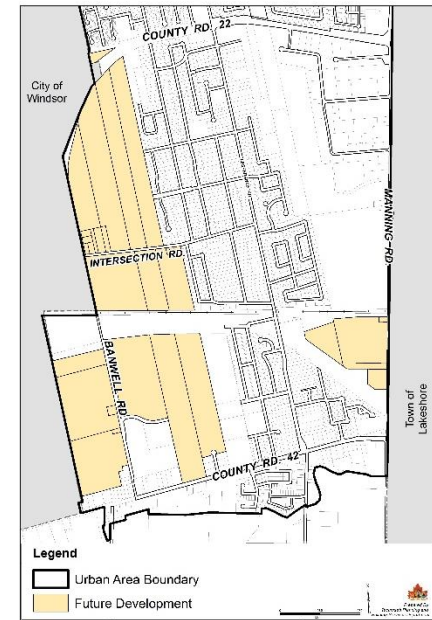


# New Official Plan Highlights

## Section 4 – Land Use Policies

### ■ Future Development

- Replaces “Hamlet Development” designation
- Applies to Tecumseh Hamlet Secondary Plan Area and Oldcastle Future Development Lands Study Area
- Represents “greenfield” lands to accommodate future growth
- Requires detailed development plans to ensure transportation, land use, servicing and other relevant issues are adequately addressed
- Existing and agricultural uses, with exception of livestock intensive, mushroom operations and cannabis operations, shall be permitted in interim
- Study findings to be incorporated into new OP by way of future OPA

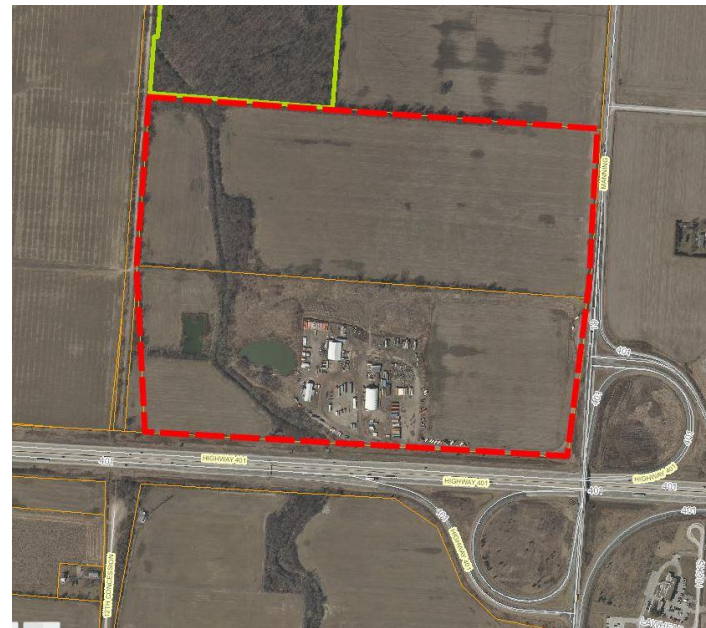


# New Official Plan Highlights

## Section 4 – Land Use Policies

### ■ Highway Service Centre

- Applies to individual, 46 ha site at Highway 401 and Manning Road
- Permits a highway transportation related service centre
- Requires detailed development and servicing plan
- Requires traffic impact study to satisfaction of MTO, County and Town

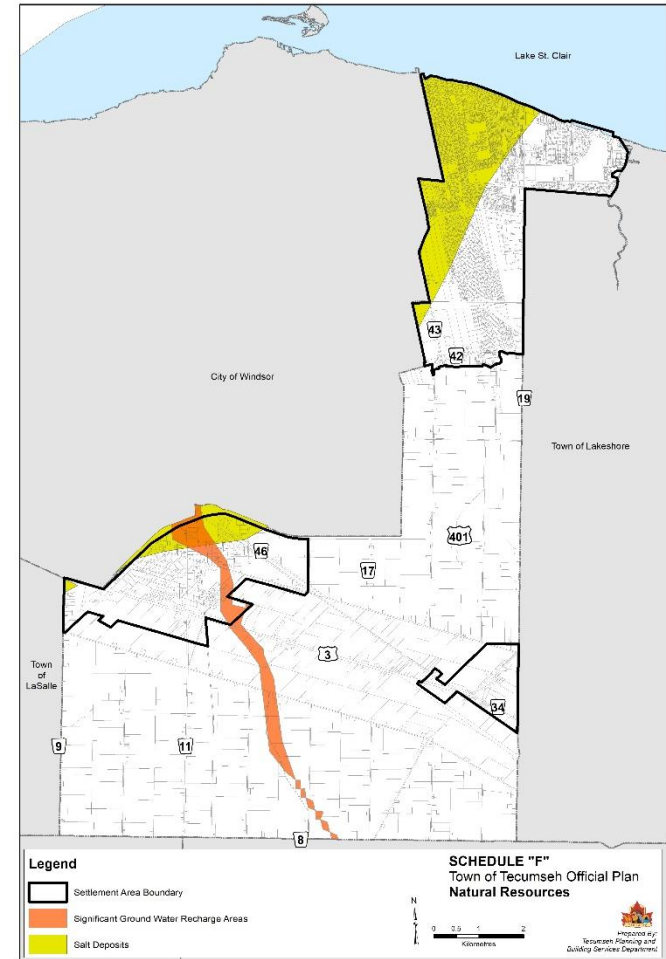


# New Official Plan Highlights

## Section 5 – Natural Resources and Natural Hazards

### Natural Resources:

- Mineral, Petroleum, Mineral Aggregate
- Water Resources
  - Source Water Protection: Intake Protection Zones and Groundwater Protection
  - Watercourses



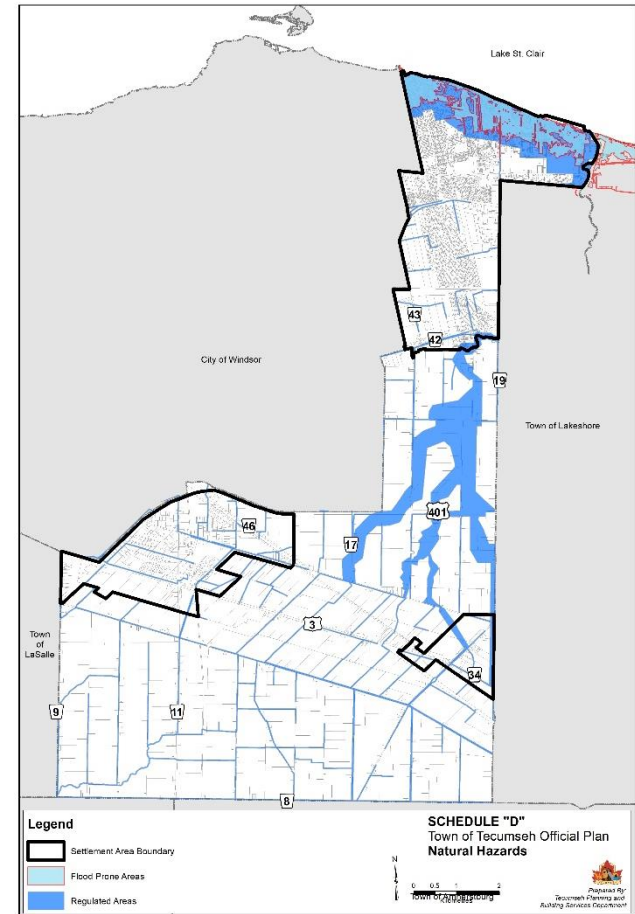


# New Official Plan Highlights

## Section 5 – Natural Resources and Natural Hazards

### Natural Hazards:

- Limit of the Regulated Area (LORA)
- Inland Floodplain Development Control Area (FDCA)
- Lake St. Clair Shoreline Floodprone Area
- Other Hazards
  - Unstable slopes and steep slopes



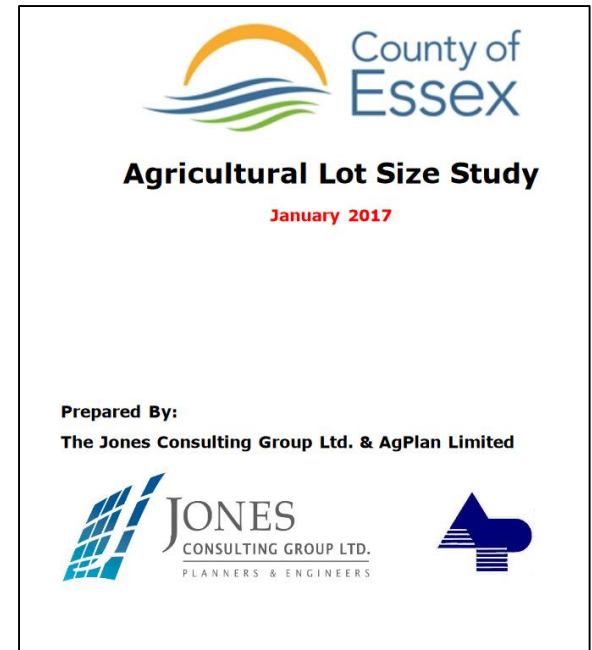


# New Official Plan Highlights

## Section 6 – Land Division Policies

Primary policy changes include:

- Establishing that the Town may request various studies (traffic studies, servicing studies, etc.) in support of land division applications
- Establishing the process for condominium conversions
- Establishing a minimum farm lot area of 40 ha (100 ac) for farm lot divisions in accordance with County study
- Revising the agricultural severance policies to be consistent with the Provincial Policy Statement



# New Official Plan Highlights

## Section 7 – Urban Design Policies

- Involves the relationship of buildings, landscape elements and the spaces between them as well as streetscape features;
- Introduces polices related to:
  - Undertaking urban design guidelines;
  - Community guiding principles;
  - Barrier-free access and safety (CPTED principles);
  - Streetscape design;
  - Signage;
  - Protection of significant viewsapes
  - Community gateway design



# New Official Plan Highlights

## Section 8 – Municipal Services

Primary policy changes include:

- All development to be serviced in accordance with Town's Water and Waste Water Master Plan
- Describes scenarios under which partial services will be permitted (i.e. existing zoned land in Oldcastle Business Park)
- Establishes that the Windsor/Essex Region Stormwater Management Manual is the guiding document
- New subdivisions will incorporate regional swm facilities in accordance with Municipal Class EAs
- SWM facilities to be incorporated into subdivision design as community amenities
- Encourages the use of Low Impact Design (LID) in new development where applicable

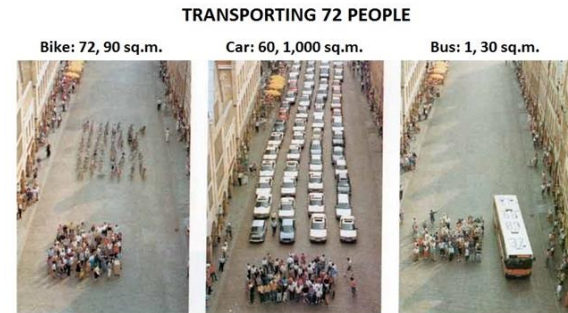


# New Official Plan Highlights

## Section 9 – Transportation

Primary policy changes include:

- Promotes transportation system that integrates a range of travel modes to move people and goods in a safe, seamless and barrier-free manner
- Road classification based on Town's Transportation Master Plan
- New policies related to complete streets, road system hierarchy, active transportation and public transit



# New Official Plan Highlights

## Section 10 – Implementation/Interpretation Policies

- Holding Zones and Site Plan Control
- Delegated Authority and Advisory Committees (Heritage Committee, Tecumseh Accessibility Advisory Committee, Property Standards Committee, Cultural and Arts Committee)
- Community Improvement Plan Areas
- Public Works and Capital Works Programs
- Maintenance and Occupancy By-laws
- Amendment Procedures
- Consultation and Application Requirements





# New Official Plan Highlights

## Section 11 – Secondary Plan Policies

- Relocates the special policies related to the Maidstone Hamlet Secondary Plan to an independent section of the Official Plan
- Any future Secondary Plans will be located within this section





# New Official Plan Highlights

## Official Plan Mapping Schedules

- Schedule “A”: Community Structure
  
- Schedule “B”: Land Use Plan
- Schedule “B-1”: Tecumseh Urban Area Land Use Plan
- Schedule “B-2” Oldcastle Urban Area Land Use Plan
- Schedule “B-3” Maidstone Hamlet Urban Area Land Use Plan
  
- Schedule “C” Natural Environment System
- Schedule “D” Natural Hazards
  
- Schedule “E-1” Road Classification
- Schedule “E-2” Active Transportation
- Schedule “E-3” Maidstone Hamlet Roads Plan
  
- Schedule “F” Natural Resources
  
- Schedule “G” Intake Protection Zones



# New Official Plan Next Steps

- Minor adjustments flowing from this presentation
- Distribute draft document to Council – review March 10/20 RCM
- Open House (north and south) – early April
- Consultations with First Nations and Metis Community
- Formal Public Meeting – early May
- Revised document to Council for review – early June
- Discuss proposed revisions with Approval Authority
- Final Official Plan document for adoption – early July
- Submit to County of Essex for approval



# New Official Plan

Questions/Discussion

