

**TOWN OF TECUMSEH**  
**NOTICE OF OPEN HOUSE**  
**Del Duca Property Post-OMB Decision**  
**North-East Corner of 8th Concession/North Talbot Road Intersection**  
**Proposed Alternative Land Use Plan**

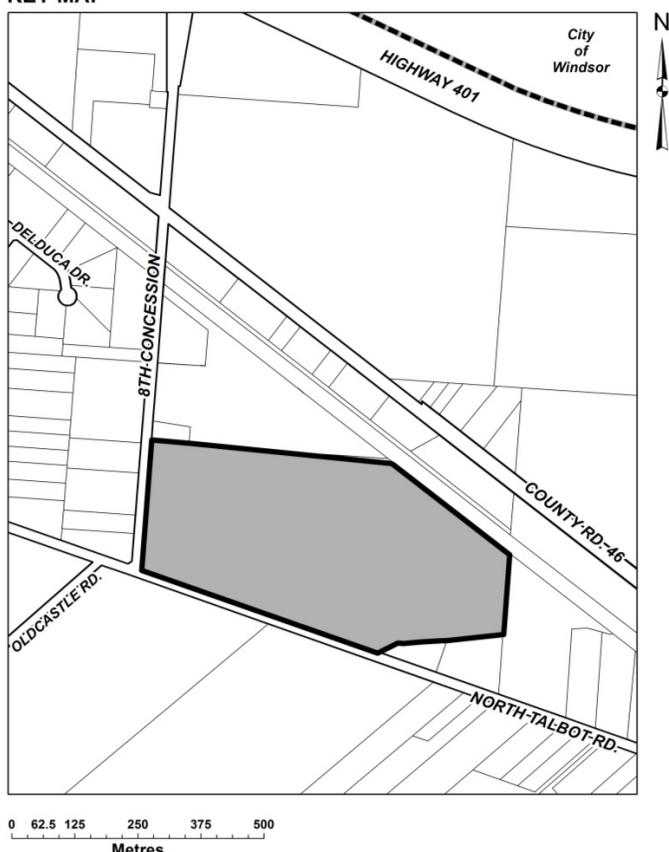
**TAKE NOTICE** that the Corporation of the Town of Tecumseh will hold an **OPEN HOUSE** on **Monday, April 29th, 2019 from 3:00 p.m. to 5:00 p.m. and from 6:00 p.m. to 8:00 p.m.** at the Ciociaro Club – Salon D, located at 3745 North Talbot Road, Tecumseh, ON, to offer an opportunity to review the alternative land use plan that has been proposed for the 21.6 hectare (53.3 acre) property, known as the Del Duca lands, located at the north-east corner of the 8<sup>th</sup> Concession/North Talbot Road intersection, following the Ontario Municipal Board (OMB) decision in January of 2018.

In 2016, the property owner applied for Official Plan and Zoning By-law Amendments to amend the Sandwich South Official Plan and Zoning By-law to facilitate the development of an industrial subdivision/business park on the subject property (see Key Map). On September 13, 2016, Town Council adopted Official Plan Amendment No. 14 and passed Zoning By-law Amendment 2016-67 to facilitate the development. This was subsequently appealed to the Ontario Municipal Board (OMB) by residents who were also supported by the unincorporated group known as the Friends of Oldcastle Development (FOOD Group).

An OMB Hearing was held in November of 2017 to hear the aforementioned appeals. On January 17, 2018, the OMB issued a decision that upheld the appeal and denied the amendments. However, the OMB withheld its Order to allow the parties (Town, Del Duca, FOOD Group) to explore an alternative development scenario in accordance with the OMB's decision. In its decision, the OMB indicated that it envisaged the potential for an alternative form of development from that which had been contemplated by the amendments. The alternative form of development was envisaged by the OMB to be a type of mixed commercial-residential development that could act as a better transition between the existing industrial area and the existing residential clusters and Weston Park. The OMB has withheld issuing its Order to allow the parties to explore such an alternative development proposal. Accordingly, the Town, the owner and FOOD Group have attended multiple meetings and arrived at a proposed alternative land use plan for the property comprising:

- Approximately 20.5 hectares (50.6 acres) of land identified for residential uses offering a range of housing types, including single unit dwellings, semi-detached and multi-unit dwellings and retirement homes;
- An approximate 0.75 hectare (1.85 acre) commercial area situated at the northeast corner of the 8<sup>th</sup> Concession Road and North Talbot Road intersection that would permit uses such as retail stores, eating establishments, financial institutions, day nurseries and general and professional offices;
- A 30-metre (98 foot) wide strip of land along the western boundary of the property adjacent to the 8<sup>th</sup> Concession Road and extending fully from the commercial block to the northern limit of the subject property. This is intended to provide adequate separation from the industrial uses to the west and the proposed residential uses. The 30-metre (98-foot) strip will comprise a berm with tree plantings on the top, a 3-metre (10-foot) multi use pathway and a drainage feature/swale for the conveyance of stormwater;
- Other stormwater drainage corridors along the northerly perimeter subject to being deemed acceptable in relation to the broader stormwater management plan; and
- Multi-use pathways linking to existing and potential destinations.

**KEY MAP**



The purpose of the Open House is to provide an opportunity for public and agency review and input on the proposed alternative land use plan. Subsequent to the Open House, a further notice will be provided for the holding of a public meeting by Town Council.

**ANY PERSON** may attend the Open House and/or make written or verbal representation either in support of or in opposition to the alternative land use plan.

**ADDITIONAL INFORMATION** relating to this matter is available for review during regular office hours at the Town Municipal Office on Lesperance Road.

DATED AT THE TOWN OF TECUMSEH  
THIS 12<sup>TH</sup> DAY OF APRIL, 2019.

LAURA MOY, CLERK  
TOWN OF TECUMSEH  
917 LESPERANCE ROAD  
TECUMSEH, ONTARIO  
N8N 1W9

 **Subject Property**