

Oldcastle Hamlet
Special Planning Study

Welcome to
Public Open House # 2

June 18, 2024

At this Open House, you will have a chance to:

Examine the Preliminary Land Use Concepts

Ask questions of the Study's project team

Leave feedback with sticky notes or on a comment form!



What is 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.

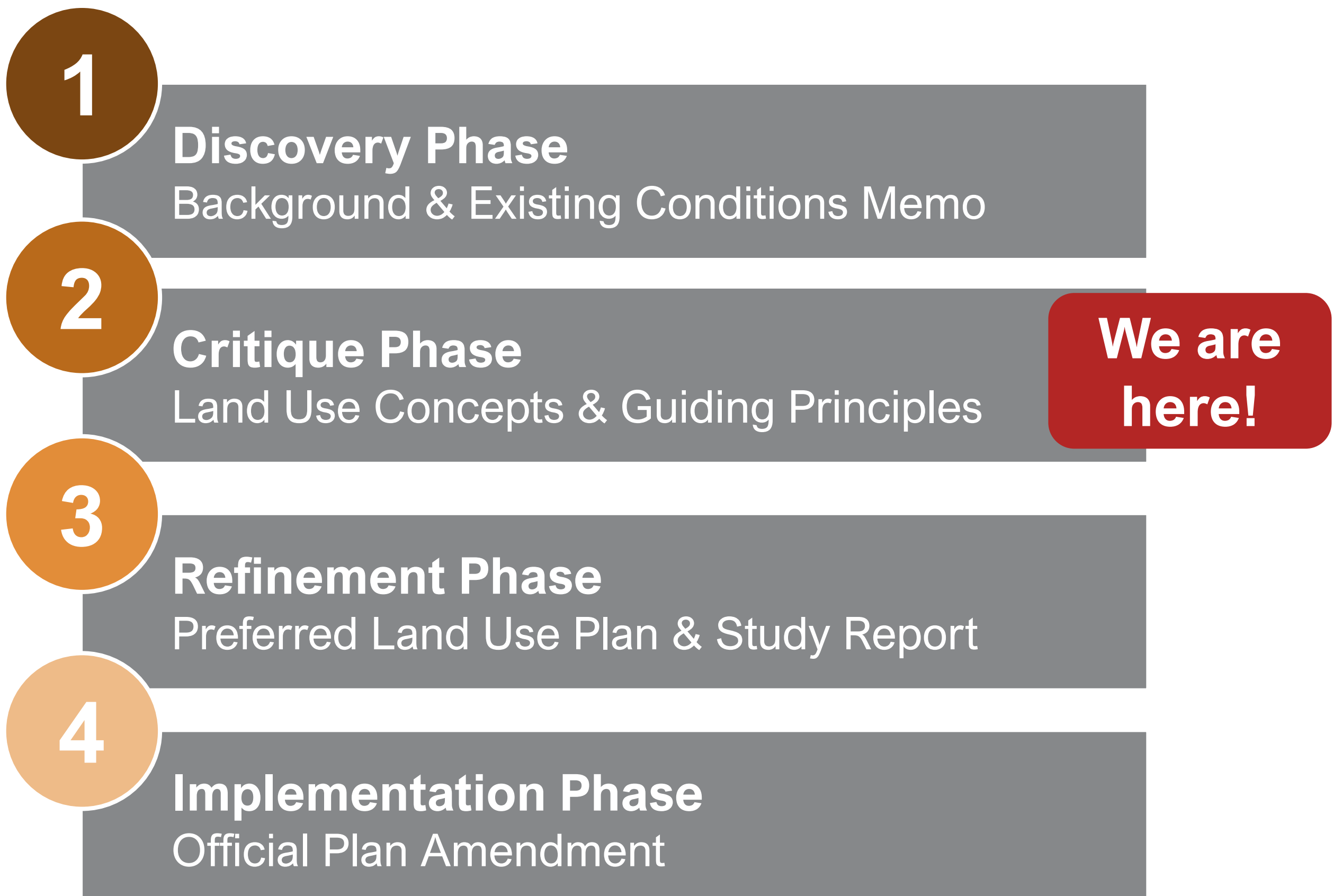
Get involved and help plan for the future of the Oldcastle Hamlet!

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.



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

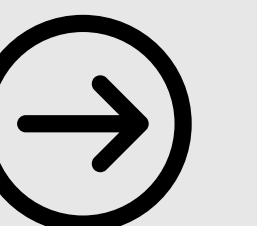
Town of Tecumseh Official Plan

- 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

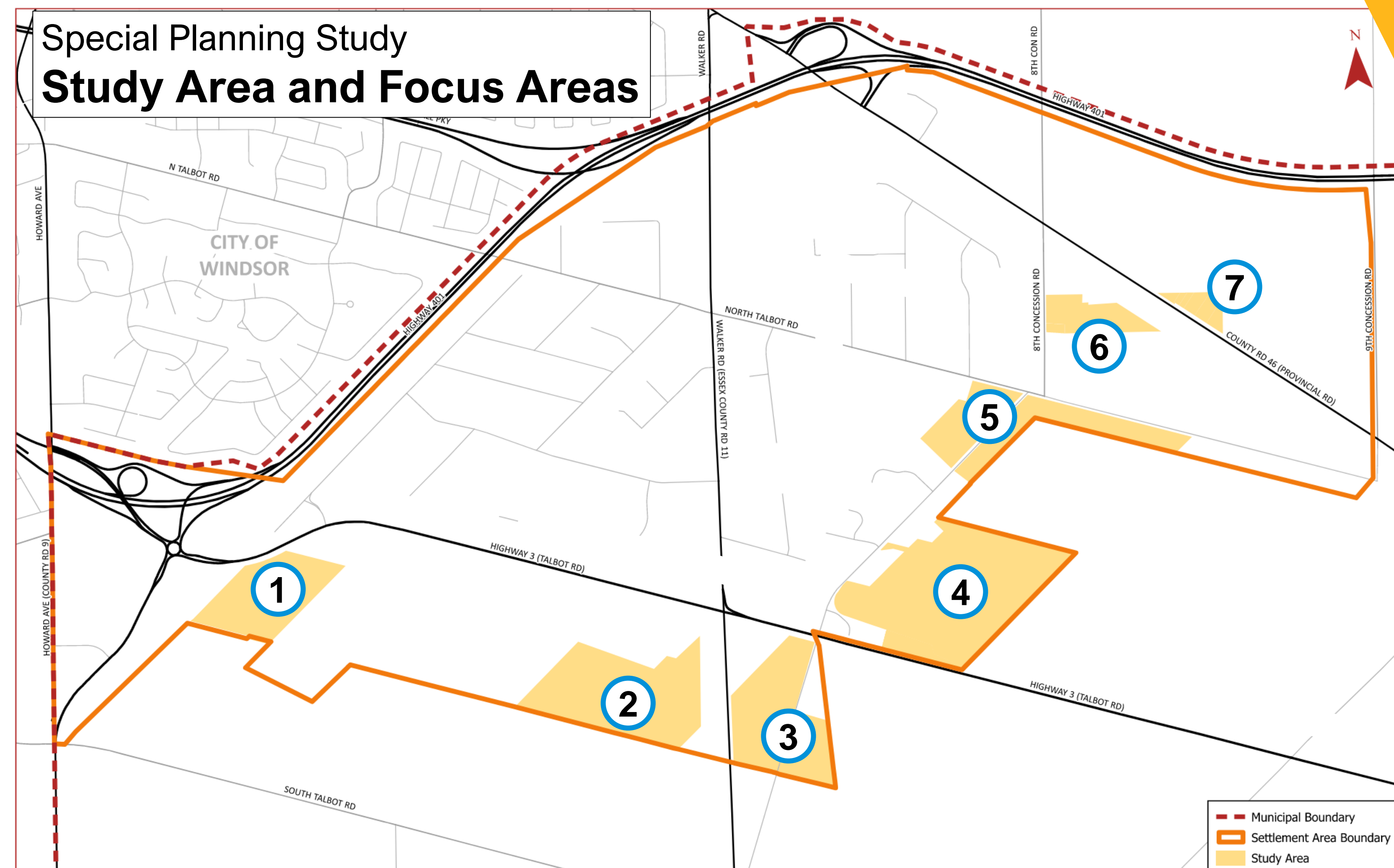
The findings of these documents informed the identification of Existing and Planned Conditions.



The Study Area and Preliminary Land Use Concepts

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



Based on the Phase 1 background review and consultation and the Guiding Principles, WSP and the Town have developed two **preliminary land use concepts**.

These concepts envision the different land uses (Residential, Commercial, Employment/Business Park, Institutional) for which the Study Area could be **re-designated in the Town's Official Plan**, as well as conceptual road connections.

The concepts are not set in stone and are just used to illustrate the potential new land uses. Based on feedback from the community and stakeholders (including this Open House!), the different land uses envisioned may be recombined for the **preferred land use plan** in Phase 3 of the Study.

Existing and Planned Conditions

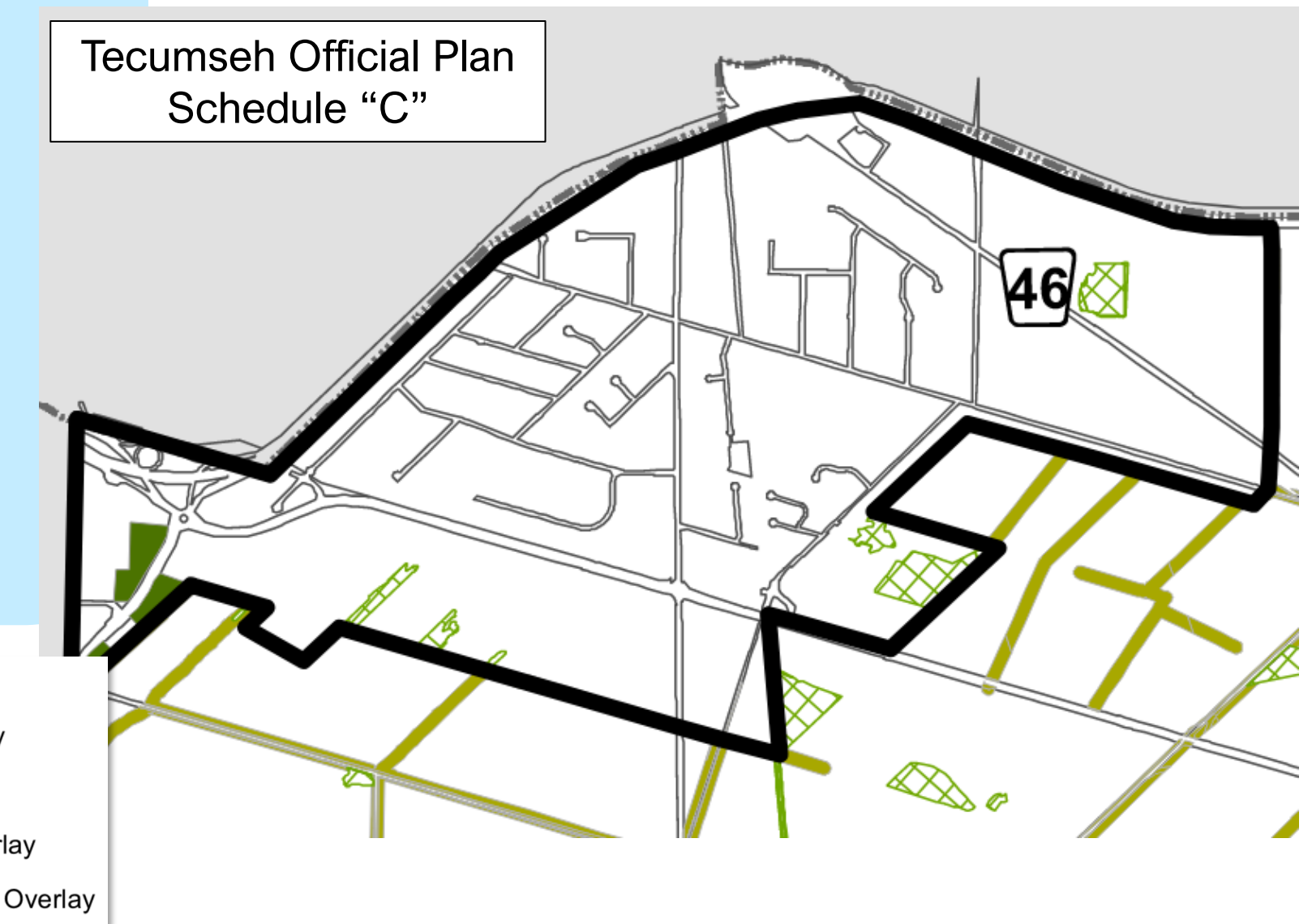
Existing Uses

- 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

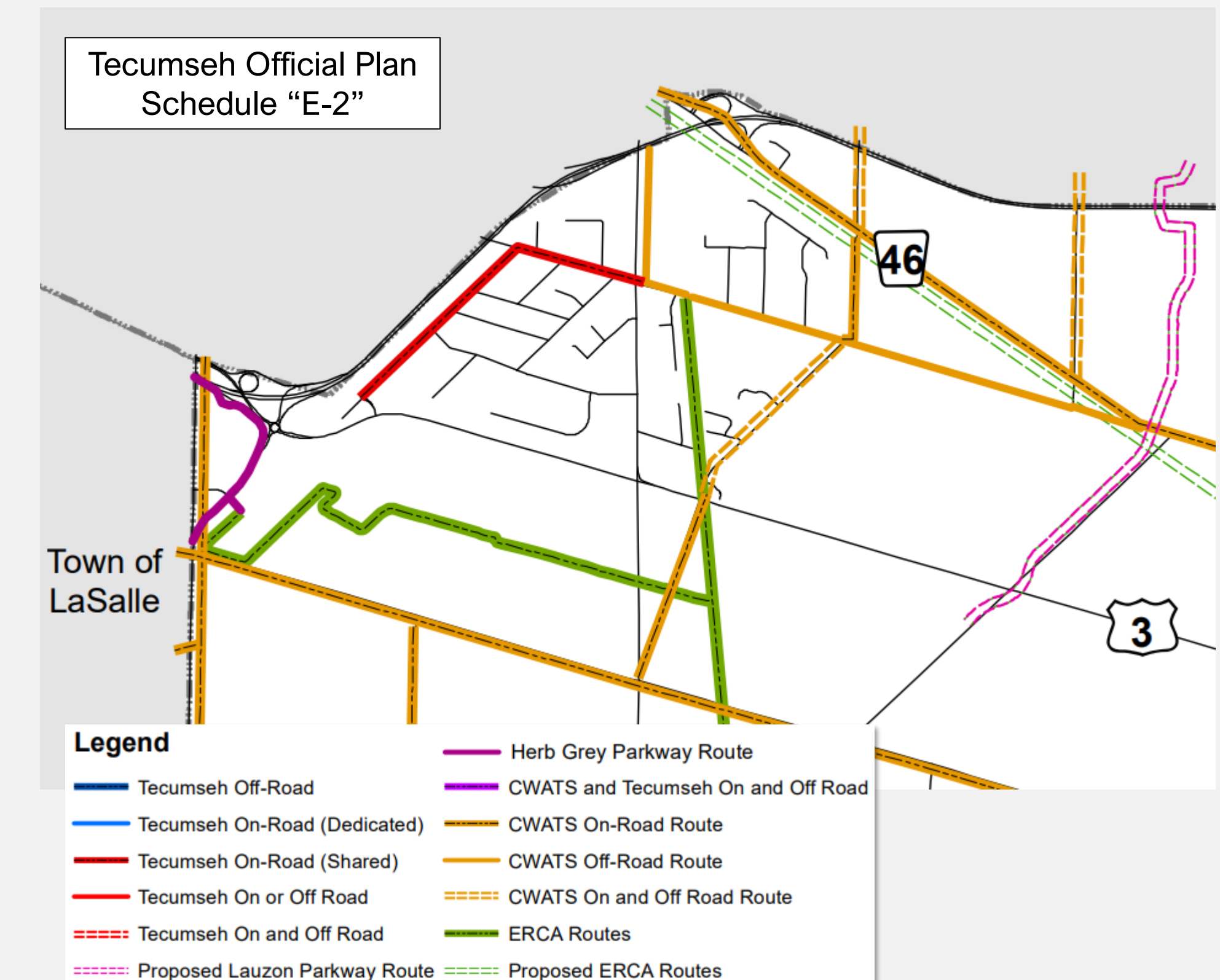
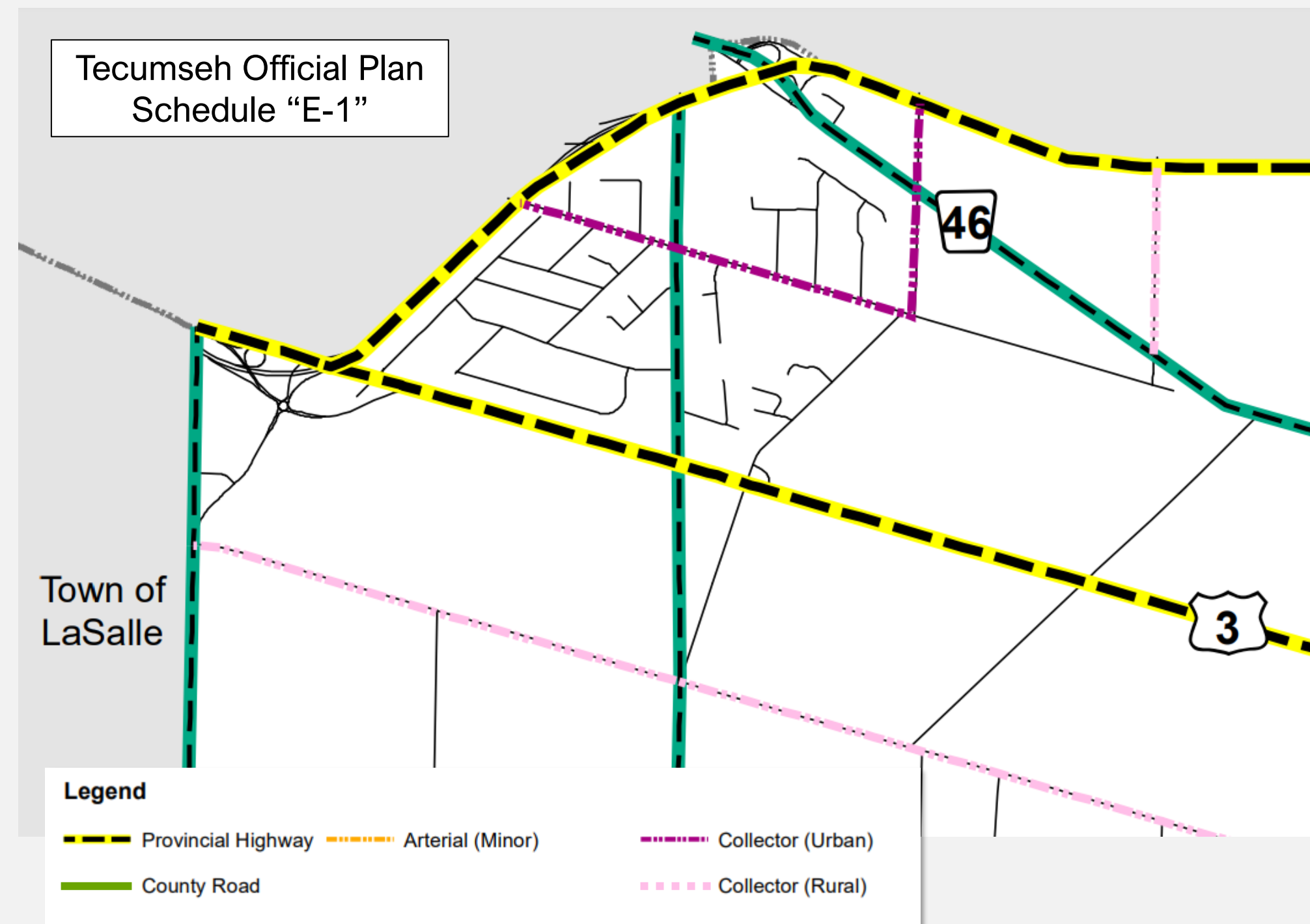


Road Access

- 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



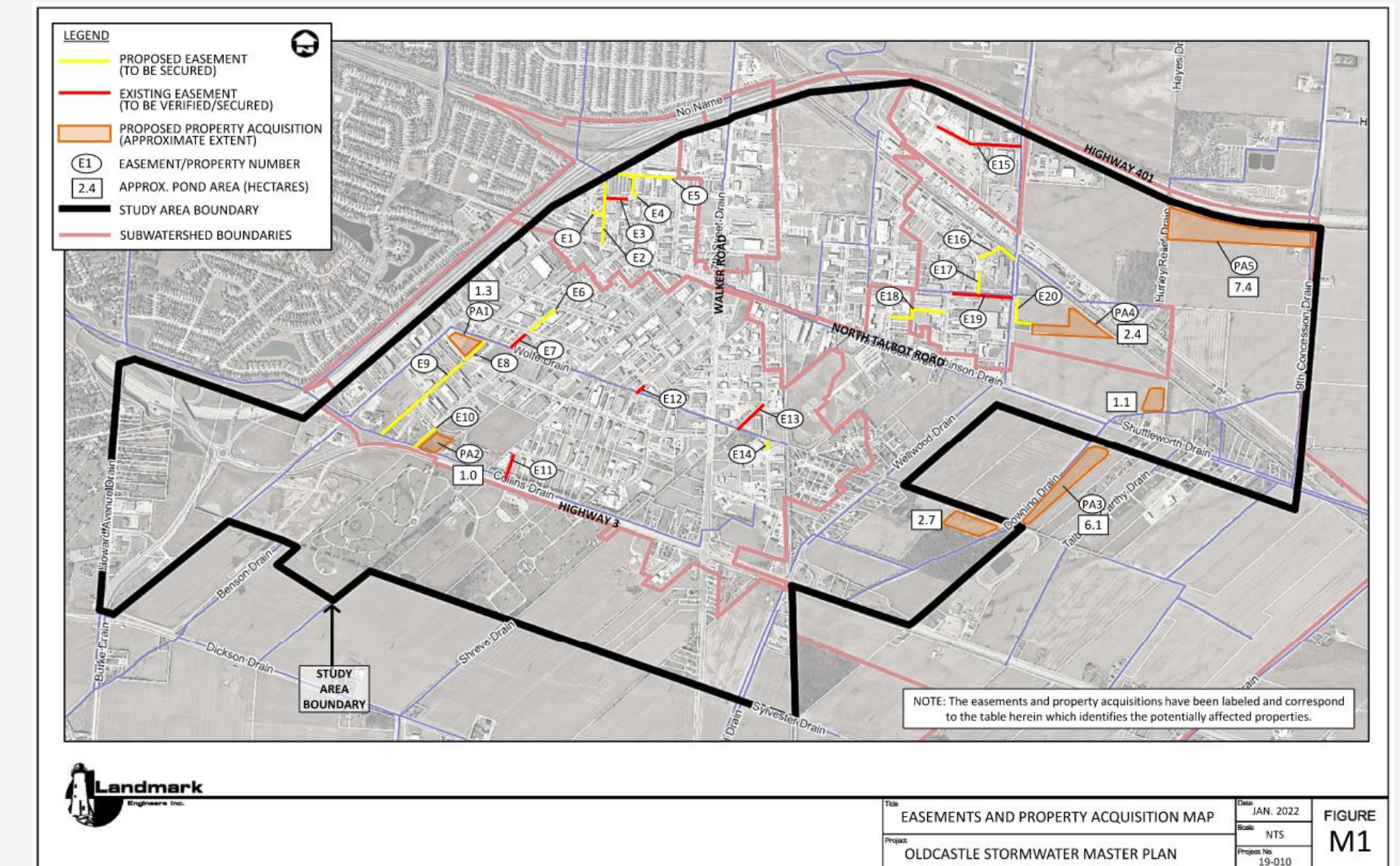
Existing and Planned Conditions

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

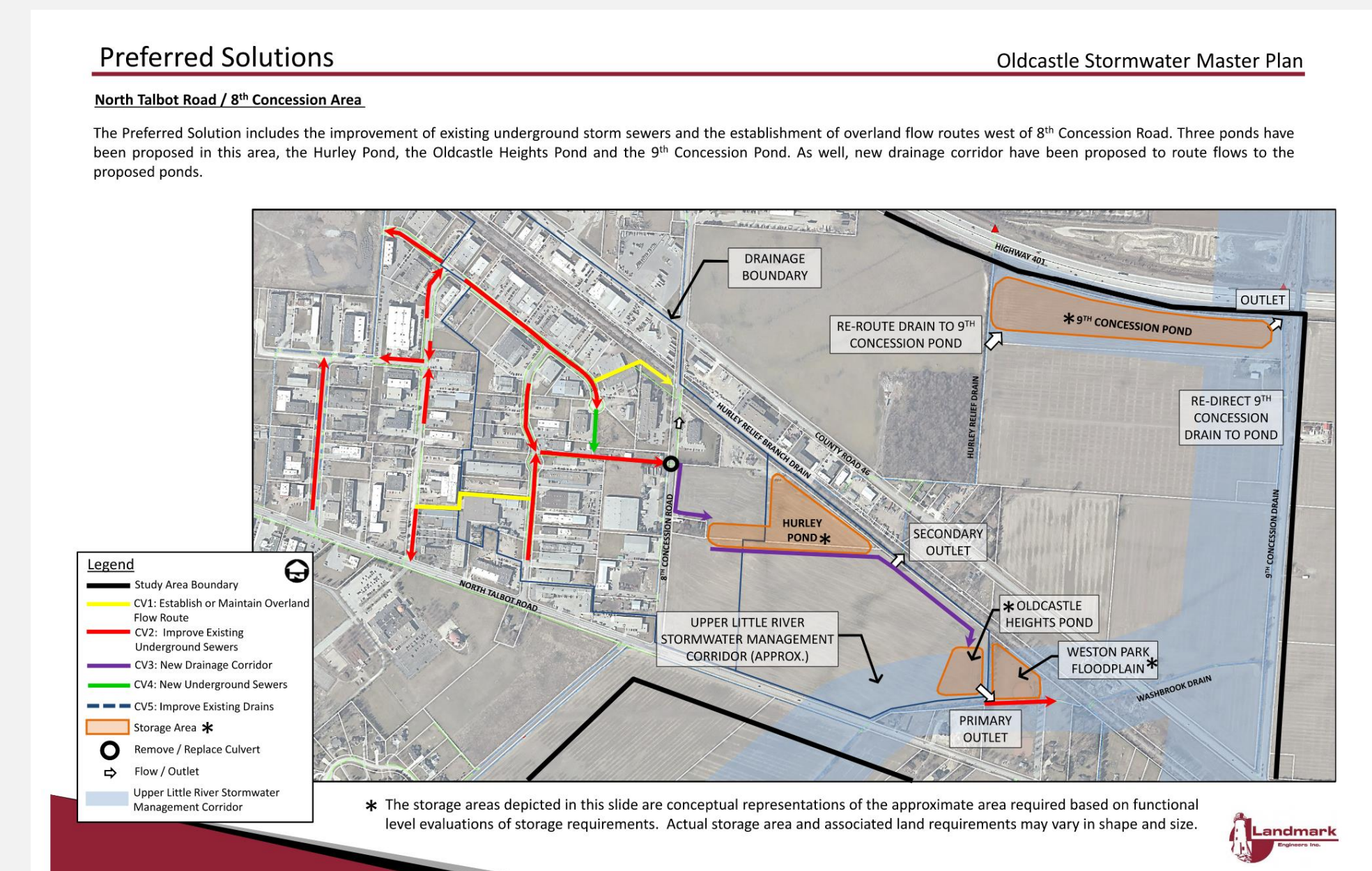
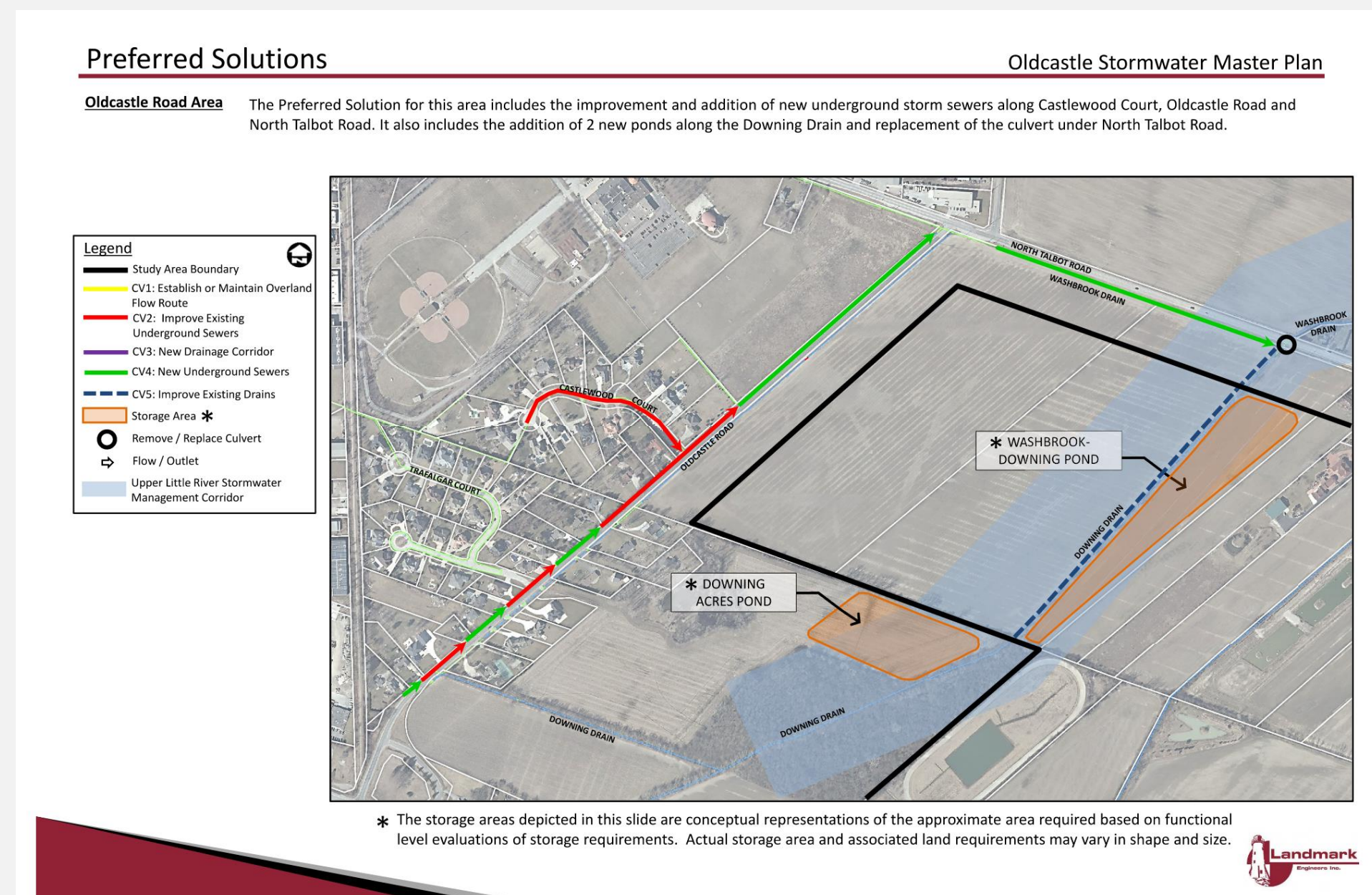
Encumbrances

- 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)

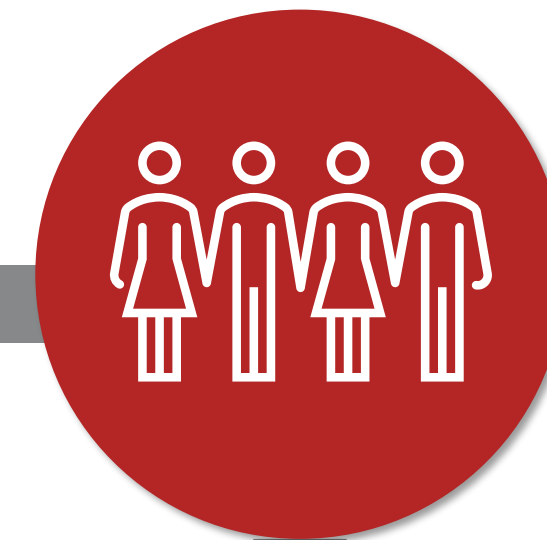
- SWM facilities are planned to serve Focus Areas 4, 5, and 6
- Focus Areas 1, 2, 3, and 7 will require individual on-site SWM plans prior to development



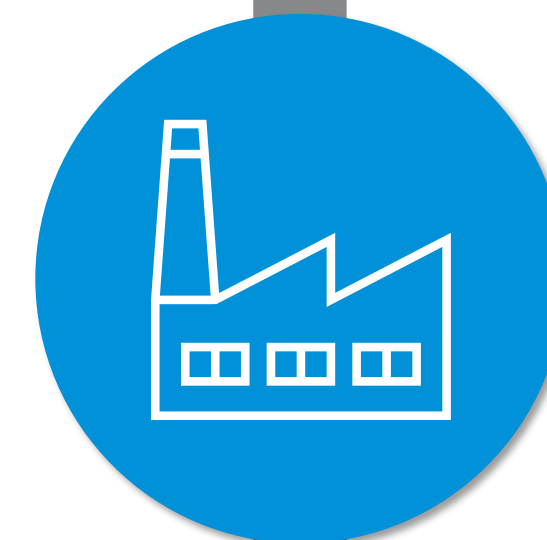
Guiding Principles

Based on the background review and consultation undertaken in the Discovery Phase of the project, the project team developed eight Guiding Principles to inform the creation of the preliminary land use concepts for the Study Area.

Support the **gradual evolution of a complete community** that includes a range of housing, employment and leisure opportunities.



Plan for and protect the Hamlet's existing **employment lands** and any future expansion of those lands.



Ensure that development in the Study Area does not preclude **the future expansion** of the Oldcastle Settlement Area and the ordered development of any Future Expansion lands.



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.

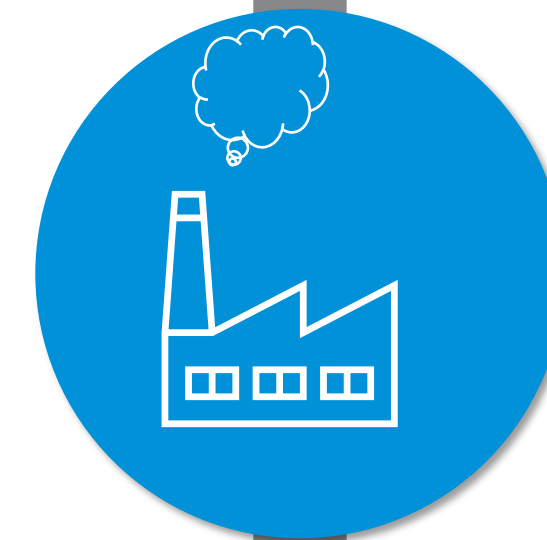


Guiding Principles

Based on the background review and consultation undertaken in the Discovery Phase of the project, the project team developed eight Guiding Principles to inform the creation of the preliminary land use concepts for the Study Area.

Provide for **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 private vehicles**.

Protect, and where possible enhance and/or restore the **Natural Heritage System** in the Hamlet, including woodlands and wetlands.

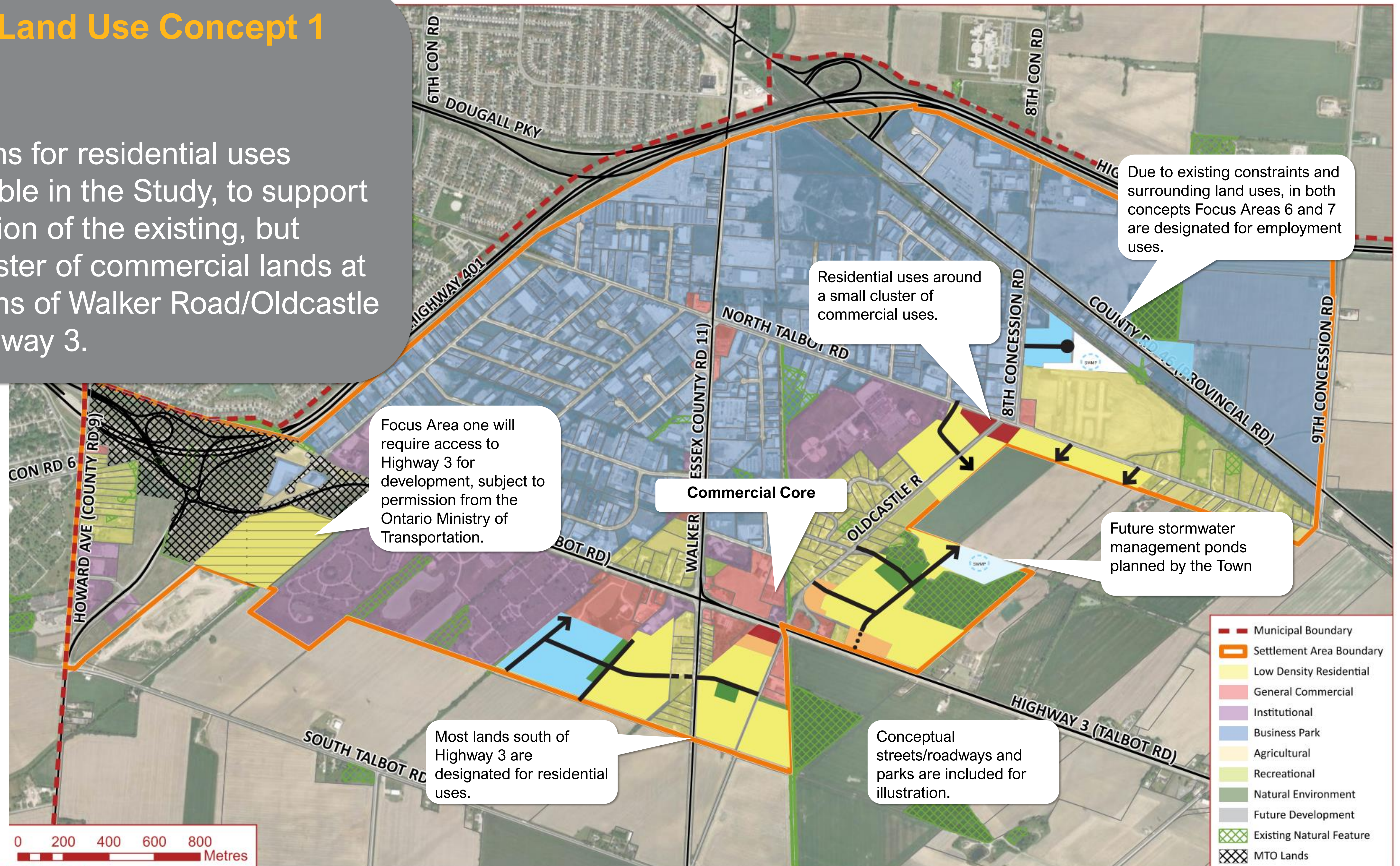


Ensure that through designation, subdivision design, site plan, or buffering, any new sensitive land uses in the Study Area are **compatible** with nearby employment land uses.

Practice community design that allows for future **stormwater management facilities**, particularly those incorporating low-impact development or other sustainable features..

Preliminary Land Use Concept 1 Residential

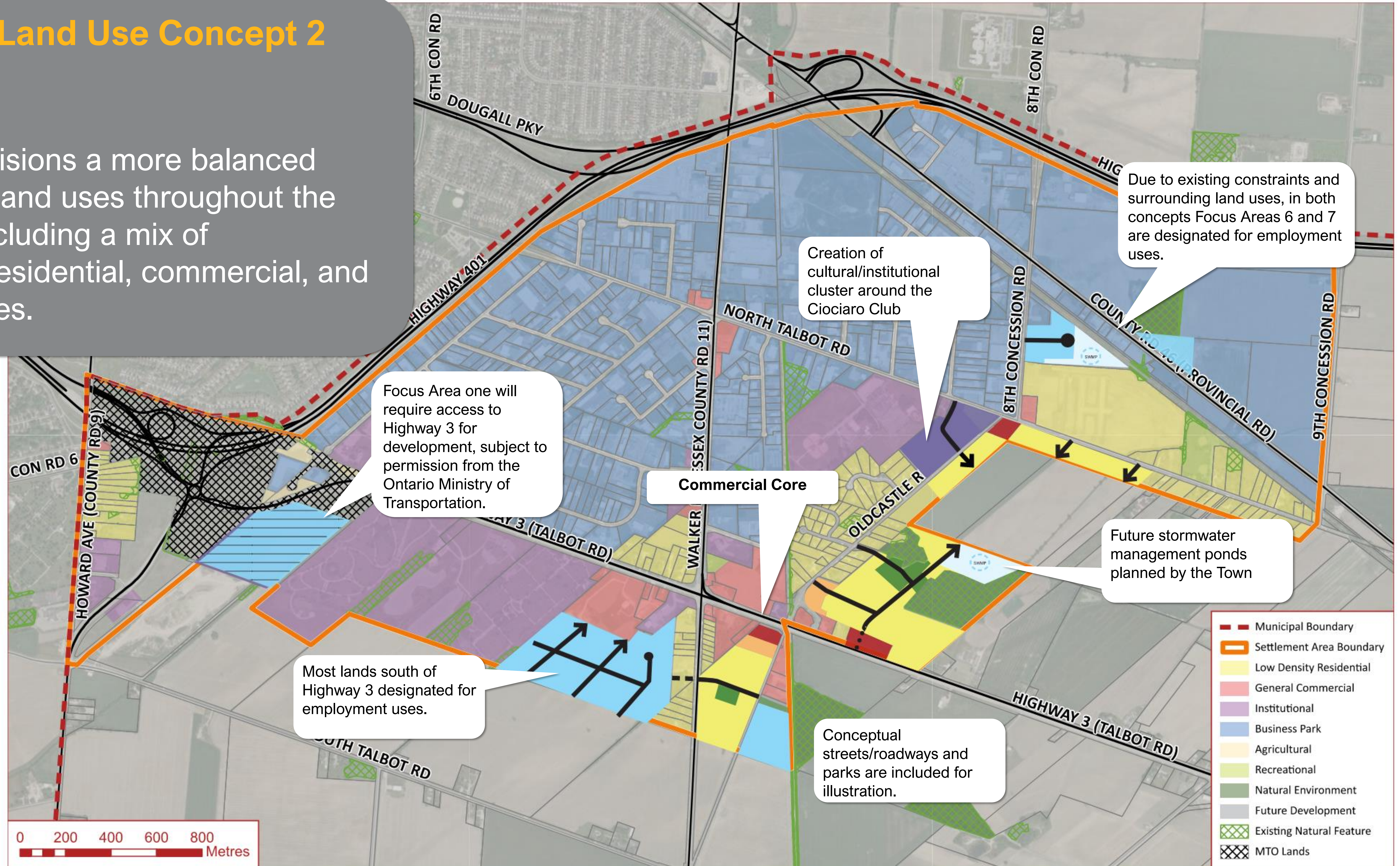
Concept 1 plans for residential uses wherever feasible in the Study, to support the intensification of the existing, but underused cluster of commercial lands at the intersections of Walker Road/Oldcastle Road and Highway 3.



OLDCASTLE - Future Development Areas Concept - Land Use Plan - Concept 1
May 2024

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.



OLDCASTLE - Future Development Areas Concept - Land Use Plan - Concept 2
May 2024



Share your thoughts & ideas!

Add your thoughts below each question on a sticky note!

What do you think **works** in the concept?

Where would you **improve** the concept?

**Concept 1
(Residential)**

**Concept 2
(Balanced)**