1. CALL TO ORDER

2. ROLL CALL

3. DISCLOSURE OF PECUNIARY INTEREST

4. INTRODUCTION AND PURPOSE OF MEETING

The purpose of the meeting is to consider proposed Official Plan and Zoning By-law amendments pursuant to the provisions of the Planning Act, R.S.O. 1990. An application has been filed with the Town of Tecumseh requesting that the Sandwich South Official Plan be amended by changing the land use designation which currently applies to a 21.6 hectare (53.4 acre) parcel of land situated at the north-east corner of the 8th Concession/North Talbot Road intersection from “Hamlet Development” to “Business Park”. The proposed redesignation will facilitate the development of the lands for an industrial subdivision/business park. A corresponding application has been filed with the Town of Tecumseh requesting that Sandwich South Zoning By-law 85-18 be amended by rezoning the subject property from “Agricultural Zone (A)” to “Industrial Zone (M1)” to permit the range of uses currently permitted in the M1 zone.

5. DELEGATIONS
   a. Mr. Tiziano Zaghi, MCIP, OPPI, Planning Consultant
      Re: Del Duca Industrial Park OPA/ZBA Application PowerPoint Presentation

6. COMMUNICATIONS
      Re: Del Duca Industrial Park OPA/ZBA Application
   b. Essex Region Conservation Authority, August 3, 2016
      Re: Application for OPA & ZBA 5240 8th Concession Rd.
   c. Director, Planning & Building Services, July 6, 2016, Report No. 18/16
      Re: Official Plan and Zoning By-Law Amendments Del Duca Industrial Park Ltd. North-East Corner of 8th Concession/North Talbot Road Intersection

7. SUPPLEMENTARY
   a. Linda & Mark Shafer, Residents, August 6, 2016
   b. Sherri Lucier, Resident, August 7, 2016
   c. Carl White & Eileen Levenick, Residents, August 7, 2016
   d. Judy Robson, Resident, August 7, 2016
   e. Judy Wellwood-Robson, Resident August 8, 2016
   f. Steven Lucier, Resident, August 8, 2016
   g. Joan & Bill Young, Residents, August 8, 2016
   h. Stacey Weston, Resident, August 8, 2016
   i. Jack & Luanne Weston, Residents, August 9, 2016
8. ADJOURNMENT
PRESENTER: TIZIANO ZAGHI MCIP, OPPI
Planning Consultant

TOPICS:
- PURPOSE OF APPLICATIONS
- TECHNICAL STUDIES
- SITE AND SURROUNDING LAND USES
- PLANNING DOCUMENTS
- TOWN/SANDWICH SOUTH OFFICIAL PLAN
- CONCLUSION

DEL DUCA EMPLOYMENT CENTRE

PUBLIC MEETING – AUGUST 9, 2016
PURPOSE OF APPLICATIONS

• OFFICIAL PLAN AMENDMENT to re-designate lands from “HAMLET DEVELOPMENT” TO “BUSINESS PARK”

• ZONING BY-LAW AMENDMENT to re-zone lands from “AGRICULTURAL ZONE (A)” to “INDUSTRIAL ZONE (M1)”
TECHNICAL STUDIES

- **STORMWATER MANAGEMENT PLAN** : R.C. Spencer Associates Inc.
- **CONCEPTUAL SERVICING DESIGN** : R.C. Spencer Associates Inc.
- **TRAFFIC IMPACT STUDY** : R.C. Spencer Associates Inc.
- **ISSUES SCOPING REPORT** : BioLogic Incorporated
- **STAGE 1: INFORMATION REQUEST** : BioLogic Incorporated
- **CRITERIA FOR EVALUATING ARCHAEOLOGICAL POTENTIAL** : Tiziano Zaghi MCIP, OPPI
  Planning Consultant
- **PLANNING JUSTIFICATION REPORT** : Tiziano Zaghi MCIP, OPPI
  Planning Consultant
PROPERTY FEATURES
SURROUNDING LAND USES
PLANNING DOCUMENTS

• PROVINCIAL POLICY STATEMENT (PPS) : Consistent with

• COUNTY OF ESSEX OFFICIAL PLAN : In Conformance with

• TOWN OF TECUMSEH – SANDWICH SOUTH OFFICIAL PLAN : In Conformance with

• TOWNSHIP OF SANDWICH SOUTH ZONING BY-LAW 85-18 : In Conformance with
TOWN/SANDWICH SOUTH OFFICIAL PLAN

• POLICY 6.17 AMENDMENT PROCEDURES

• All proposed amendments to this Official Plan or the implementing Zoning By-law shall be given due regard to the following matters:

  i. the physical suitability of the land to be used for the proposed use;

  ii. the adequacy of all required services;

  iii. the adequacy of the road system to accommodate the projected traffic volume increases;

  iv. the compatibility of the proposed use with existing and potential future uses in the surrounding area; and

  v. the need for the additional land to accommodate the proposed use/facilities.
FIGURE 8 - CONCEPT PLAN
POTENTIAL SEPARATION DISTANCES
NEED FOR ADDITIONAL INDUSTRIAL LAND

Sandwich South Official Plan Section 1.5.4 states:

• “To meet the anticipated needs to the year 2016, the township should ensure that 400 hectares of vacant land is designated, zoned and fully serviced for light industrial uses.”

• “Employment Lands Discussion Paper, 2013” prepared as part of the Town’s new Official Plan review recognizes the Del Duca land as “Potential Future Industrial Land” and supports that the lands be re-designated for employment (industrial) use.

• Currently, strong demand for light industrial lots in Oldcastle Hamlet — corner lot “Agreement for Sale and Purchase”
CONCLUSION

Proposed development is appropriate and represents “good planning”.

Official Plan and Zoning By-law Amendment applications warrant favourable consideration for the following reasons:

- Consistent with Provincial Policy Statement and conforms with County and Town Official Plans;
- Conforms to the general intent and purpose of the Town Zoning By-law;
- There is a recognized need for additional light industrial lots in Oldcastle Hamlet;
- Site is suitable for development;
- Traffic generated by proposed development can be accommodated by existing road network in an efficient and safe manner;
- Proposal will be on full municipal services;
- Proposed light industrial use is compatible with existing and proposed surrounding land uses;
- Natural heritage features including Species at Risk will be protected.
TOWN OF TECUMSEH
NOTICE OF PUBLIC MEETING
PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Town of Tecumseh will hold a public meeting Tuesday, August 9th, 2016 at 5:00 p.m. in the Town Municipal Office Council Chambers at 917 Lesperance Road to consider proposed Official Plan and Zoning By-law amendments pursuant to the provisions of the Planning Act, R.S.O. 1990.

An application has been filed with the Town of Tecumseh requesting that the Sandwich South Official Plan be amended by changing the land use designation which currently applies to a 21.6 hectare (53.4 acre) parcel of land situated at the north-east corner of the 8th Concession/North Talbot Road intersection (see Key Map below) from “Hamlet Development” to “Business Park”. The proposed redesignation will facilitate the development of the lands for an industrial subdivision/business park.

A corresponding application has been filed with the Town of Tecumseh requesting that Sandwich South Zoning By-law 85-18 be amended by rezoning the subject property from “Agricultural Zone (A)” to “Industrial Zone (M1)” to permit the range of uses currently permitted in the M1 zone.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan amendment and/or Zoning By-law amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the County of Essex (the Approval Authority) to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Tecumseh to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of Tecumseh before the Official Plan amendment is adopted or the Zoning By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of the Corporation of Tecumseh on the proposed Zoning By-law amendment or on the adoption of the proposed Official Plan amendment, or of the refusal of a request to amend the Official Plan, you must make a written request to the Corporation of the Town of Tecumseh, c/o Laura Moy, Clerk, at the mailing address noted below.

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 13TH DAY OF JULY, 2016.

LAURA MOY, CLERK
TOWN OF TECUMSEH
917 LESPERANCE ROAD
TECUMSEH, ONTARIO
N8N 1W9
August 03, 2016

Ms. Laura Moy, Clerk
Town of Tecumseh
917 Lesperance Road
Tecumseh, ON N8N 1W9

Dear Ms. Moy:

RE: Application for Official Plan Amendment, & Zoning By-Law Amendment
5240 8TH CONCESSION RD
ARN 374454000000900; PIN: 752360265
Town of Tecumseh

The following is provided for your information and consideration as a result of our review of the Notice of Public Meeting to consider Application for Official Plan Amendment (OPA), and Zoning By-Law Amendment (ZBA).

The purpose of the application is to amend the Sandwich South Official Plan by changing the land use designation from "Hamlet Development" to "Business Park" to facilitate the development of an industrial subdivision/business park. The corresponding application (ZBA) requests that the Sandwich South Zoning By-law 85-18 be amended by rezoning the subject property from "agricultural zone (A), to industrial zone (M1).

SECTION 28 CONSERVATION AUTHORITIES ACT

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the Conservation Authorities Act, (Ontario Regulation No. 158/06). The subject parcel falls within the regulated area of the following watercourses/waterbodies: Washbrooke Drain and Hurley Drain. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by the regulations.

WATER RESOURCES MANAGEMENT

We are concerned with the potential impact of the quality and quantity of runoff in the downstream watercourse due to future development on this site. We also note that this property is located within the area identified in the Upper Little River Master Plan Environmental Assessment - Environmental Study Report which is currently being finalized. All development proposed within the Upper Little River study area would need to be in compliance with the findings of the study. We would therefore request inclusion of the following conditions in the Development Agreement as this proposal further proceeds through the development process:
1. That the developer undertakes an engineering analysis to identify stormwater quality and quantity measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
2. That the developer installs stormwater management measures identified above, as part of the development of the site, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
3. That the developer obtains the necessary permit or clearance from the Essex Region Conservation Authority prior to undertaking site alterations and/or construction activities.

We would advise the owners to submit an Application for Permit to this office along with the associated base cost fee of $1750.00 (for the first hectare of the development), plus the additional $400.00 per hectare for the remainder of the development. Submission of the application should be directed to the attention of Ms. Lisa Pavan, Administrative Associate: Watershed Management Services (lpavan@erca.org) or by telephone at 519-776-5209 ext. 346. An Application for Permit and our current fee schedule is available on our website www.erca.org.

**NATURAL HERITAGE POLICIES OF THE PPS 2014**

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance under the Provincial Policy Statement (PPS 2014). Based on our review, we have no objection to the application with respect to natural heritage policies.

**FINAL RECOMMENDATION**

We have no objection to this request for Official Plan Amendment and Zoning By-law Amendment.

If you should have any questions or require any additional information, please do not hesitate to contact the ERCA Watershed Planner, Michael Nelson by phone at (519) 776-5209 ext. 347 or by e-mail at mnelson@erca.org.

Thank you.

Sincerely,

Michael Nelson, Watershed Planner
/cor
RECOMMENDATIONS:

It is recommended that:

1. The scheduling of a public meeting, to be held on Tuesday, August 9, 2016 at 5:00 p.m., in accordance with The Planning Act for the applications submitted by Del Duca Industrial Park Ltd. for a 21.6 hectare (53.4 acre) parcel of land situated at the north-east corner of the 8th Concession/North Talbot Road intersection, which propose to amend the Sandwich South Official Plan and Sandwich South Zoning By-law 85-18 by:

   i. Redesignating the property from “Hamlet Development” to “Business Park”; and

   ii. Rezoning the property from “Agricultural Zone (A)” to “Industrial Zone (M1)”

   to facilitate the development of the lands for an industrial subdivision/business park, be authorized.

BACKGROUND:

Property Location and Surrounding Land Uses

Del Duca Industrial Park Ltd. (“the Owner”) owns a 21.6 hectare (53.4 acre) irregular-shaped parcel of land situated at the north-east corner of the 8th Concession/North Talbot Road intersection, within the Oldcastle Business Park (see Attachment 1).

The subject property is bordered by 8th Concession Road to the west, beyond which are industrial lots that front directly onto 8th Concession Road. A residential dwelling and vacant agricultural land (owned by Union Gas) abut to the north with the former Canada Southern Railway (currently abandoned) abutting to the north-east, beyond which are industrial lots that front onto County Road 46. Weston Park abuts to the east and a residential dwelling abuts to the southeast. North Talbot Road borders the property to the south, beyond which are agricultural lands (see Attachment 2).
Proposed Use and Proposed Amendments

Over the past few years, Town Administration has participated in various meetings with the Owner and its agents regarding potential development of the property as an industrial subdivision/business park, the Town’s development review process, the associated requirements of the Planning Act (i.e. public meeting, notice requirements, etc.) and studies/documentation that would be needed in order to properly evaluate any potential development of the site. These were preceded over the past 15 years by intermittent expressions of interest by the Owner to pursue this project but, for various reasons, did not formally file complete applications until now.

The Owner has advised that it has been approached by a major manufacturer to construct a new industrial facility on a 2.2 hectare (5.5 acre) portion of the subject property (see Attachment 3). This 2.2 hectare portion of the subject property is located adjacent to the 8th Concession/North Talbot Road intersection and is proposed to be created by way of land severance (via the Committee of Adjustment) once the land is properly designated and zoned in the Town’s Official Plan and Zoning By-law. The balance of the 21.6 hectare property would then be further subdivided into individual industrial lots and/or blocks by way of Plan of Subdivision approval.

The Owner has provided a conceptual plan which identifies the aforementioned proposed 2.2 hectare property, along with preliminary road design and lotting pattern for the balance of the subject property. A total of 29 industrial lots are proposed, some of which will have direct access to the 8th Concession Road and North Talbot Road while the balance will front a proposed internal road that would connect to both of these roads. In addition, a stormwater management pond is proposed at the south-eastern corner of the property, abutting Weston Park and the residential dwelling lot along North Talbot Road (see Attachment 3).

Based on the foregoing, the Owner has now filed applications with the Town to amend the Sandwich South Official Plan and the Sandwich South Zoning By-law 85-15 in order to facilitate, initially, the severance of the aforementioned 2.2 hectare portion of the subject property and, ultimately, the development of the balance of the lands for an industrial subdivision/business park. The property is currently designated “Hamlet Development” in the Sandwich South Official Plan and “Agricultural Zone (A)” in the Sandwich South Zoning By-law 85-18. Both documents must be amended in order to permit the proposed use of the property.

The subject applications are summarized as follows:

1. Proposed Official Plan Amendment

   The purpose of the application is to redesignate the subject property from “Hamlet Development” to “Business Park” in order to facilitate development of the lands for an industrial subdivision/business park.

2. Proposed Zoning By-law Amendment

   The purpose of the application is to rezone the subject property from “Agricultural Zone (A)” to “Industrial Zone (M1)”. Any future development would need to conform to the list of permitted uses and comply with the associated zoning requirements established in the M1 zone.
Supporting Documents

The following documents have been submitted to the Town in support of the applications:


This report provides a review of the proposed development and assesses it against provincial, county and local planning policies, along with reviewing the proposal as it relates to land use compatibility, servicing and natural heritage issues. In addition, it provides planning rationale in support of the requested Official Plan and Zoning By-law Amendments and the proposed uses. Town Administration has reviewed the report and generally concurs with the planning analysis and the conclusion that the subject property would be suitable for industrial uses and that, based on the foregoing, amendments to the Town’s Official Plan and Zoning By-law could be considered. The report’s planning rationale is based on sound planning principles.

It should be noted however, that while sufficient merit in considering the requested amendments exists, Town Administration recognizes that in order to make a proper recommendation on the applications, public and agency comments still need to be considered. The requisite public meeting will assist with the identification of potential issues that will need to be addressed as part of the full assessment of the proposed uses on the subject property.


During early discussions regarding potential development of the subject property, Town Administration identified a concern regarding the potential impacts of additional traffic on adjacent roads. Accordingly, the Owner retained the services of a consultant to conduct a traffic impact study.

The study provided a summary of the results of the analysis for three signalized intersections and two unsignalized intersections in the immediate vicinity of the subject lands. Based on the foregoing analysis, the study recommended the following roadway improvements:

"The proposed industrial development studied in this analysis will generate approximately 425 to 450 trips in AM and PM peak hours and will be accommodated by the internal road proposed with two points of access, at North Talbot Road and at Concession 8.

The following improvements are required to North Talbot Road adjacent to the site:

- A two way left turn lane on North Talbot Road between the existing intersections at Oldcastle Road and 8th Concession Road.
- An eastbound left turn lane on North Talbot Road between 8th Concession Road and the new subdivision road to allow through traffic to avoid left turning traffic into the direct frontage lots and into the new subdivision road."
On 8th Concession Road, a southbound left turn lane is required at the approach to the internal access road into the new development.

Externally, at the signalized intersection of Walker Road and North Talbot, this intersection has adequate capacity to accommodate the development and no improvements are required. As background traffic continues to grow, the Road Authority may consider future improvements to convert the existing eastbound right turn land into a shared through and right turn lane, and widening eastbound North Talbot Road east of Walker Road to two lanes from Walker to Brendan Lane to avoid future deterioration of the intersection operations which may occur because of growth of background traffic.

The existing signalized intersections of County Road 46 at 8th and 9th Concession Roads are underutilized at the present time and maintain very acceptable operating conditions under all scenarios analyzed.”

Town Administration has reviewed this study and concludes that its analysis and recommendations are sufficient to support consideration of the proposed redesignation and rezoning of the subject property from a transportation perspective. Notwithstanding the foregoing, a formal peer review of the study will be undertaken by the Town’s traffic engineering consultant at the time the Owner files formal application for the plan of subdivision and a more detailed review of the development is undertaken. Findings at that time will be provided to the developer and Council as part of the plan of subdivision review process. In the interim, it is our opinion that sufficient analysis has been undertaken to support the Official Plan and Zoning By-law amendment applications.


Similar to the traffic study above, Town Administration identified the need to address stormwater management (quantity and quality) for the subject property. Accordingly, the Owner retained the services of an engineering consultant to prepare a stormwater management plan for the proposed development.

Town Administration has reviewed this study. Although some of the assumptions and design criteria used in the study will require further discussion and analysis, sufficient information is provided to demonstrate that stormwater management can be introduced on the subject property in a manner that gives sufficient information to support the proposed Official Plan and Zoning By-law amendments. Further discussion and analysis will be sought from the Owner’s engineering consultant, which could be provided in the short term or at the time the Owner files formal application for the plan of subdivision and a more detailed review of the development is undertaken. Findings at that time will be provided to Council as part of the plan of subdivision review process, which findings could have some effect on the proposed lotting layout and size of stormwater management pond. In the interim, it is our opinion that sufficient analysis has been undertaken to support the Official Plan and Zoning By-law amendment applications.
v) **Issues Scoping Report, Del Duca Industrial, 5240 8th Concession Road, Tecumseh, Ontario – BioLogic Incorporated, November 2015.**

The Owner retained the services of BioLogic Incorporated, an Aquatic and Terrestrial Ecosystem Planning firm, to undertake an Issues Scoping Report (ISR) for the proposed development. The ISR involved an assessment of natural heritage features and functions on or near the subject property and provided the necessary framework to establish a Terms of Reference for an Environmental Impact Assessment (EIA) which will guide the protection of natural heritage features and functions.

This report was forwarded to ERCA which, in turn, indicated that the EIA requirements would be met once it addressed the Habitat of Endangered Species and Threatened Species to the satisfaction of Ministry of Natural Resources and Forestry (MNRF).

Biologic subsequently submitted a Stage 1 Information Request to MNRF for approval. MNRF indicated that the activities proposed for the subject property, along with the recommended mitigation measures, will not contravene the Endangered Species Act, 2007.

The recommended mitigation measures included the following:

- an 18 metre conservation easement and permanent fencing be provided along the northern property boundary (this overlaps with the existing Union Gas easement);
- a 5 metre conservation easement and permanent fencing be provided along the eastern boundary; and
- a 20 metre setback from the Kentucky Coffee Trees located on the adjoining property to the east.

A copy of the email from MNRF indicating its approval has been forwarded to ERCA. It is the Town’s understanding that the EIA requirements for the proposed development of the lands have been fulfilled, subject to being advised otherwise by ERCA.

**COMMENTS:**

**Provincial Policy Statement**

*The Planning Act* establishes that Council, when making decisions that affect a planning matter, "shall be consistent with" the 2014 Provincial Policy Statement ("PPS") issued under *The Planning Act.*
The following are the relevant excerpts from the PPS:

"1.1 MANAGING AND DIRECTING LAND USE TO ACHIEVE EFFICIENT AND RESILIENT DEVELOPMENT AND LAND USE PATTERNS

1.1.3 Settlement Areas

1.1.3.1.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

1.1.3.1.2 Land use patterns within settlement areas shall be based on:
   a) Densities and a mix of land uses which:
      1. Efficiently use land and resources;
      2. Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
   b) A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.2.6 Land Use Compatibility

1.2.6.1 Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

1.3 Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by:
   a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
   b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
   c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
   d) ensuring the necessary infrastructure is provided to support current and projected needs.

2.1 Natural Heritage

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements."
In general, the PPS contemplates the types of uses being proposed within identified urban areas, subject to establishing the suitability of the proposed uses for the area and satisfactorily addressing compatibility issues.

**County of Essex Official Plan**

The subject lands are within an identified Primary Settlement Area of the County Official Plan. The goals and policies of the County of Essex Official Plan are very similar in nature to those found in the PPS insofar as they encourage a range of urban development within identified settlement areas, such as the Oldcastle Hamlet within the Town of Tecumseh.

The County Official Plan specifically acknowledges the uniqueness of Oldcastle Hamlet as compared to other Primary Settlement Areas due to its role in the region as a significant regional employment district. The County Official Plan notes that the Oldcastle Hamlet has historically been the focus of manufacturing and establishes that it "shall be primarily developed with employment uses". The County Official Plan further establishes that "the local Official Plan shall contain policies to ensure orderly and appropriate development".

Similar to the PPS, there are a range of issues to consider in evaluating the subject applications in accordance with the County Official Plan. These issues, however, should be reviewed in the context of the subject lands being located in a settlement area (with an employment focus) as designated in the County Official Plan.

**Sandwich South Official Plan**

The subject property is designated "Hamlet Development" on Schedule "A-2" of the Sandwich South Official Plan (see Attachment 4). The goal of this designation is to identify lands that could be suitable for additional urban land uses that would be developed on full municipal services. The policies for the "Hamlet Development" designation provide specific requirements that need to be addressed prior to any amendments (that would have the effect of placing the lands into a specific land use designation) being contemplated.

It is important to understand the genesis of the "Hamlet Development" designation. It was a new land use designation that was incorporated into the Sandwich South Official Plan at the time of its adoption. Its purpose was to identify new lands that could support future urban growth (i.e. conversion from agricultural use to urban use) in the three settlement areas of former Sandwich South (specifically in the Tecumseh Hamlet, the Maidstone Hamlet and the Oldcastle Hamlet). However, at the time of the adoption and approval of that Official Plan, there was significant uncertainty with respect to servicing issues (e.g. no municipal sanitary sewage treatment capacity was available nor foreseeable at that time) and it was believed that these projected "growth lands" should simply be placed in a "Hamlet Development" designation pending the resolution of significant servicing constraints and further evaluation of the preferred form of urban use. Accordingly, prior to development proceeding on lands with this designation, further servicing and planning analysis is required in order to support changing the designation to a specific land use designation (e.g. from "Hamlet Development" to a "Business Park" designation).

In light of the foregoing, subsection 3.8.2 of the Official Plan establishes the following relevant requirements for lands designated "Hamlet Development":

21
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 development. It is the intent of this Plan that a broad range of urban land uses be permitted within this designation, including new residential 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, within the means of the township to provide all the required infrastructure and services, Council will only permit new development within this 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 piped 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 being proposed, be accompanied by a detailed development plan for the lands affected and the abutting lands to ensure that transportation, land use, servicing, and other relevant issues are properly addressed;

iv) it is the intent of Council to utilize appropriate setback, buffering and mitigation techniques to maximize compatibility between new light industrial uses and nearby sensitive land uses such as existing and future residential areas. The Ministry of Environment's July 1995 guideline entitled "Compatibility Between Industrial Facilities and Sensitive Land Uses" or its successor, will be used as a guide.

The proponents have undertaken studies and provided information necessary to demonstrate an ability to meet the foregoing policies. The proposed development will be on full municipal services and will require the submission of detailed plans and ultimately the execution of a subdivision agreement to ensure compliance with Town and public agency development standards prior to any development taking place.

The proposed Official Plan amendment redesignates the lands to a “Business Park” designation. Subsection 3.7.2 of the Official Plan establishes the policies for lands in the Business Park designation, and in particular the following with respect to the types of uses permitted:
3.7.2 Policies

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

i. Lands designated “Business Park” shall be used for a range of light industrial uses including manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling. All permitted light industrial uses shall meet the requirements of and, where necessary, obtain the approval of the Ministry of Environment and Energy with respect to any and all emissions to the environment (including waste water, odours, noise, dust, vibrations, etc.);

Accordingly, any future uses proposed for the subject property will have to conform to the foregoing policy for lands designated Business Park in the Official Plan.

Sandwich South Zoning By-law 85-18

The subject property is currently zoned “Agricultural Zone (A)” on Schedule “A”, Map 7 of Sandwich South Zoning By-law 85-18 (see Attachment 5). The current zoning represents the land use that was in existence at the time the subject property was designated “Hamlet Development” in the Sandwich South Official Plan. The current zoning does not permit the proposed uses and accordingly an amendment to the Zoning By-law is required as requested.

Site Plan Control

The subject property is currently not subject to site plan control. If the Official Plan and Zoning By-law amendment applications are approved and adopted, respectively, it would be appropriate to pass a by-law under the Planning Act making the lands subject to site plan control. This will enable the Town to use the site plan control process to adequately address all servicing and site design issues (for each future individual lot/development) prior to any development occurring on the individual sites. In addition, measures can be implemented to ensure adequate compatibility with adjacent sensitive land uses.

Amendment Procedures in the Official Plan

Section 6.17, Amendment Procedures, of the Sandwich South Official Plan establishes that due regard shall be given to the following matters when contemplating an Official Plan and/or a Zoning By-law Amendment:

i) the physical suitability of the land to be used for the proposed use;

The 21.6 hectare subject property is relatively flat and there are no identifiable physical barriers to development. From a “physical suitability” perspective the lands can accommodate the proposed uses.
ii) the adequacy of all required services;

The subject property can be serviced by municipal water and municipal storm sewers/drains subject to the implementation of approved stormwater management works to ensure there are no adverse impacts on adjacent lands or upon the receiving municipal drainage system.

With respect to sanitary sewers, the subject property is within the 8th Concession Sewer Sanitary Sewer Service Area, as established in the Town’s Water and Wastewater Master Plan. The sanitary sewer currently extends southerly into the Town in the 8th Concession Road right-of-way from Highway 401 to County Road 46. The southerly extension of the 8th Concession Road Trunk Sanitary Sewer (which would bring it to the subject land) is currently in the design stage and it is anticipated that construction could take place in 2017 (subject to Council Approval).

The Owner has indicated that there is a more imminent development opportunity for the 2.2 hectare area of land at the corner of the North Talbot Road and 8th Concession Road intersection as compared to the timing of development for the balance of the subject property. Accordingly, Town Administration has been requested to consider permitting the temporary connection of this 2.2 hectare area into the North Talbot Road Trunk Sanitary Sewer (presently located just west of the 8th Concession Road) until such time as the 8th Concession Road Trunk Sanitary Sewer is extended. Subject to adequate consideration of terms and the execution of appropriate documents followed by the approval of Council, this is an approach which Town Administration believes would be reasonable under the circumstances. Depending on the timing of the development of the 2.2 hectare site and the timing of the extension of the 8th Concession Trunk Sanitary Sewer, it may or may not be necessary to temporarily connect to the North Talbot Road Trunk Sanitary Sewer.

In summary, it is concluded that adequate services exist in order to consider the proposed amending applications for the subject property.

iii) the adequacy of the road system to accommodate the projected traffic volume increases;

The “traffic study” recommends a number of required improvements will need to be undertaken by the Owners. As previously discussed under the “Supporting Documents” section, there are no concerns at this time subject to the recommended improvements being peer reviewed and constructed at the expense of the developer.

iv) the compatibility of the proposed use with existing and potential future uses in the surrounding area;

As noted earlier in this report, it is generally believed that industrial uses on the subject property would be appropriate and a logical extension of the Oldcastle Business Park.
However, careful regard needs to be given to the two residential uses that abut the subject property (one to the north and one to the south-east). The D-6 Guideline is the current standard for land use compatibility issues in the province of Ontario. The guideline provides assistance for planning decision makers when considering land use compatibility. In addition, the Sandwich South Official Plan requires any lands designated "Business Park" (as being proposed) to apply the D-6 Guideline in order to address any potential compatibility between new industrial uses and nearby sensitive land uses.

Any new industrial uses proposed for the subject property will be required to follow the D-6 Guideline and provide any mitigation requirements that are identified. Accordingly, specific design elements for the future industrial lots abutting these residences will need to be fully evaluated at the time of site plan approval.

In addition, it is noted that a cluster of homes front North Talbot Road farther to the east. However, it is believed that Weston Park provides an adequate separation and buffer. There is also a cluster of homes to the northwest, but again, the separation provided by the former railway line and County Road 46 appear to create an adequate buffer between the proposed light industrial uses and these residences.

Concerns with compatibility may be anticipated in these types of development proposals and therefore a more fulsome assessment of this issue can be undertaken once public and stakeholder input is provided on this proposal.

\[v)\] the need for the additional land to accommodate the proposed use/facilities.

A number of Discussion Papers have recently been prepared by the Town in support of a new Official Plan. One of these, entitled "Town of Tecumseh New Official Plan, Employment Lands Discussion Paper, May 2013" ("Employment Lands Discussion Paper"), was also prepared in order to inform the County of Essex Official Plan Review process as it related to industrial land needs in Tecumseh. More specifically, the Employment Lands Discussion Paper provided the rationale to support an expansion to the Oldcastle Hamlet settlement area in order for the Town to have an adequate 20 year supply of developable industrial land. As part of the analysis, there was consideration given to the current supply of vacant land available for future industrial development and it was assumed that the subject lands would be developed in an industrial manner (along with a number of other currently designated "Hamlet Development" lands in Oldcastle Hamlet). It was concluded that even with the supply of lands assumed appropriate and suitable for future industrial development, there was a need for an additional 57 hectares (141 acres) of employment land and that specific lands that have the effect of expanding the Oldcastle Hamlet be designated for this purpose in the Town's New Official Plan. The County of Essex accepted this analysis and the new County of Essex Official Plan provided for the associated expansion to the Oldcastle Hamlet settlement area.
In addition to the foregoing, and based on a range of considerations, the Employment Lands Discussion Paper also recommended the following specifically in relation to the subject property:

"The 27 hectares (67 acres) of land situated on the north side of North Talbot Road, east of the 8th Concession Road and designated Hamlet Development in the current Sandwich South Official Plan be placed in an employment land designation in the new Official Plan."

It continues to be the opinion of Town Administration that, consistent with the Employment Lands Discussion Paper, there is a need to designate the subject property Business Park.

Site Suitability in the Official Plan

In addition to the foregoing criteria set out in Section 6.17, Section 2.2, Site Suitability, of the Official Plan establishes that prior to the approval of any development or amendment to this Plan or the Zoning By-law, it shall be established to the satisfaction of Council and all other bodies having jurisdiction that:

"a) soil and drainage conditions are suitable to permit the proper siting of buildings;  
b) the services and utilities, whether they be municipal or private, can adequately accommodate the proposed development;  
c) the road system is adequate to accommodate projected increases in traffic;  
d) the land fronts on a public road which is of a reasonable standard of construction;  
e) adequate measures will be taken to alleviate or prevent any adverse effects that the proposed use may possibly have upon any existing or proposed adjacent use."

These criteria mirror the ones established in Section 6.17 and their ability to be met has been adequately addressed in the comments provided in that section of this Report.

Need for Public Consultation for the Official and Zoning By-law Amendments

Given the scale, scope and nature of the proposal, it is appropriate to schedule a public meeting to offer an opportunity for the Owner to formally present the proposal to Council and the public and to offer an opportunity for public input. As part of this public consultation process other stakeholders (e.g. County of Essex, ERCA) will be circulated and provided an opportunity to provide comments. This consultation will help to further identify key stakeholders and their respective issues for consideration in the processing of these applications.

In summary, it is the opinion of the writer, along with Town Administration, that sufficient analysis and information has been provided by the Owner and undertaken by the Town to warrant further consideration and to seek input from key stakeholders. In addition, having regard to the range, scale, location and nature of surrounding uses, the geographic location of the proposed development along with current Provincial, County and local policy initiatives, it is believed that there is sufficient merit in considering the requested changes and accordingly that a public meeting be scheduled in accordance with the provisions of the Planning Act as means to seek public input.
In accordance with the requirements of the Planning Act, it is recommended that a public meeting for the proposed Official Plan and Zoning By-law amendments be scheduled. It is appropriate to proceed to a public meeting at this time as this will assist with the identification of the full range of potential issues.

CONSULTATIONS:

The application was reviewed at recent Planning Staff Review meeting(s) by:

Public Works and Environmental Services
Fire Services

FINANCIAL IMPLICATIONS:

There are no financial implications.

LINK TO STRATEGIC PRIORITIES:

<table>
<thead>
<tr>
<th>No.</th>
<th>2015-16 Strategic Priorities</th>
<th>Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.</td>
<td>✓</td>
</tr>
<tr>
<td>2.</td>
<td>Ensure that the Town of Tecumseh’s current and future growth is built upon the principles of sustainability and strategic decision-making.</td>
<td>✓</td>
</tr>
<tr>
<td>3.</td>
<td>Integrate the principles of health and wellness into all of the Town of Tecumseh’s plans and priorities.</td>
<td></td>
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<tr>
<td>4.</td>
<td>Steward the Town’s “continuous improvement” approach to municipal service delivery to residents and businesses.</td>
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<tr>
<td>5.</td>
<td>Demonstrate the Town’s leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.</td>
<td></td>
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COMMUNICATIONS

Not applicable ☐

Website ☒ Social Media ☐ News Release ☐ Local Newspaper ☐
This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:

Brian Hillman, MA, MCIP, RPP
Director, Planning and Building Services

Reviewed by:

Dan Piescic, P. Eng.
Director, Public Works and Environmental Services

Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

Attachment(s):
1. Detailed View of Subject Lands
2. Subject Land and Surrounding Area Map
3. Proposed Conceptual Plan
4. Official Plan Map
5. Zoning Map
Description: My husband and I and our neighbours are concerned about the rezoning of this land from hamlet to industrial. It is right next to Weston Park and the proposed new greenway along the abandoned rail line. We we told along time ago that the industrial zone would stop a the eighth concession.

We noticed a very small sign and stopped to read it. I am sure that most people along North Talbot and Oldcastle side road are unaware of this rezoning and would also object. This area would be excellent for residential development with the park next door and the many people who work in the area could bike or walk to work. This would be an ideal situation for this land.

We are unable to attend this meeting but want to make you aware of our objection to this proposal. Hoping the right decision will be made.
Hi Tania,
My name is Sherri Lucier. I just received an email from my cousin Jack Weston about the proposal for the industrial park on North Talbot and the public meeting being held Tuesday night. I am in tears as I think about this issue and if passed, the result it will have for my family. The traffic on our road is already too much and too dangerous. The speed limit is rarely followed and we have no sidewalk. I feel it is unsafe now to walk down our street to go to weston park or visit family and my children are not allowed to ride their bikes because of the traffic. The increase in traffic will be unbearable, we have witnessed many dangerous drivers late to work or leaving work from the existing industrial park farther down the road, drivers who have passed my children's school bus while the lights are flashing and passing cars that are doing the speed limit right beside my family as we are walking down the road. Turning left onto north talbot from the 8th during "rush hours" is impossible now and the our road is often backed up at these times due to drivers waiting for the light on the 9th.

Why would they put an industrial park next to a real park? I do not want my children playing next to that? Not safe!

Please, as someone I elected and as someone I trust tell me what I can do to help stop this project. I will be at the meeting. Will I have an opportunity to speak? Do I need to write a letter, start a petition? I will do anything I can. Many of the Weston family live on this road and are on vacation so they will not be able to attend, but I know I speak for all of them when I say we will do anything.

We do not want to raise our children across from an industrial park. We won't. If passed I fear we will be forced to leave our beautiful home, the one we built and love, in an area we love, by people we love. Our property value will also go down, making us suffer another loss if we need to sell.

Please help us. Please let me know what I can do.

Thank you for listening and for any advice you can give.

Sincerely,
Sherri Lucier
-----Original Message-----
From: INFO info On Behalf Of
Sent: Sunday, August 07, 2016 3:56 PM
To: Brian Hillman
Subject: [Brian Hillman] app # D19 DELDUC

carl white sent a message using the contact form at http://www.tecumseh.ca/.

I would like to voice my strong opposition to a proposed re-zoning in the area I live. The application regarding file number D19 DELDUC, relating to proposal to change residential into Industrial/Business.

Since I noticed your almost un-noticeable sign related to a meeting this coming Tuesday Aug 9th pertaining to this quiet request, I feel driven to express my opposition. I am unable to make the meeting. Please let it be known that Oldcastle hamlet has lots of industrial land, much of it undeveloped or unused. This small residential neighborhood of upscale properties does not need more factories and the noise from their machinery and traffic patterns 24 hours a day. The daily commute through excessive local traffic and many slow semi trailers trucks is not meant for this small residential neighborhood. The town should keep this property for future residential development and the profitable development fees and property taxes that will follow these properties. Nearby is a park and a farm with large tractors competing with semis, trucks and cars to move around, causing dangerous situations. Further to this, is the very high number of active bicycle clubs with hundreds of riders, racers and recreationalist, using these roads constantly. With the improving economy and increase in real estate demand, the residential development of this property is certainly not far away. Lets aim to keep the last small tracts of land in this area for houses and families rather than noisy and dirty factories, traffic and commuters from other jurisdictions.

I vote NO to rezoning. Let your constituents who pay your wages guide this decision. Vote NO

I ask that this letter please be read publicly at the meeting before this decision is made.

Sincerely, Carl White and Eileen Levenick
Hi Tanya,

Hope you are having a good summer. I am happy to see that the Jobin Farm has risen from the ashes and you are in business again.

On one of my many bicycle rides, I noticed a sign in the field on the North side of North Talbot near Weston Park indicating a change from Hamlet development to Industrial. My research has led me to believe, that the town planning department supports this petition which I am against. I was wondering where you stand on the issue and do you have any information that might enlighten me?

Thanks for all you do on our behalf,

Judy
August 08, 2016

Ms. Laura Moy, Clerk
Town of Tecumseh
917 Lesperance Road
Tecumseh, ON N8N 1W9

Dear Ms. Moy:

RE: Application for Official Plan Amendment, & Zoning By-Law Amendment
5240 8TH CONCESSION RD
ARN 37445400000900; PIN: 752360265
Town of Tecumseh

I write in connection with the above application for Official Plan Amendment, & Zoning By-Law Amendment. The purpose of the application is to amend the Sandwich South Official Plan by changing the land use designation from "Hamlet Development" to "Business Park" to facilitate the development of an industrial subdivision/business park.

I have examined the plans and I know the site well. I wish to object strongly to the redesignating of the property from i) "Hamlet Development" to "Business Park" (ii) Rezoning the property from "Agriculture zone (A)" to "Industrial zone (M1)

1) Historically the land designated for Hamlet Development has been reserved for residential growth.

i. The cluster of single dwelling homes North and South of the North Talbot Road, East and across from Weston Park, “Hamlet Development and Zoned Agriculture.”

ii. Residential development on the West side of the Oldcastle Rd. (originally “Hamlet Development and Zoned Agriculture.”)

iii. East side of the Oldcastle Road a cluster of single dwelling homes also designated as lands for “Hamlet Development and Zoned Agriculture.”

The historical intent of the lands bordering the Oldcastle Rd. on the East and the North Talbot Road on the South has always been residential. The former Town of Sandwich South and the Town of Tecumseh have been willing partners with the current and past land owners in developing, a residential component in the core of the Oldcastle Hamlet. In the early 1970’s, a few single dwelling homes were built on large lots (to accommodate the septic systems) on both sides of the Oldcastle and North Talbot Roads (East of the 8th Concession). The Township of Sandwich South created a strip of land on the North and South half of lot 302 east of the Oldcastle Rd. and South of North Talbot for residential purposes. Later this strip of land, the South Half of Lot 302 North of the Talbot Rd and the land North of North Talbot Road Bordered by the 8th Concession and Canada Southern Railway line were designated for Hamlet Development in the Township of Sandwich South. The residence of the Oldcastle Hamlet (many who are 5th and 6th generation occupants) were led to believe that when the infrastructures and services were in place the land designated “Hamlet Development” would become residential.
In the last five years the Town of Tecumseh has allowed the construction of homes on these lands with the designation of “Hamlet Development.” Large new homes were constructed on the South East end of North Talbot and on the Oldcastle Rd. a small sewer line connecting to the small sewage plant on Walker Rd. was installed in order to construct three new homes on the Oldcastle Rd. This was done in cooperation with the Town of Tecumseh who had requested the homes not be built on a septic system though the lots were large enough.

All signals and indicators from the former Sandwich South TWP., down to the present Town of Tecumseh planners have pointed toward “Hamlet Development” designated land in the Oldcastle Hamlet to be for the purpose of residential development. A pattern of housing development already is evident and now that a full range of municipal infrastructure is close to being implemented the infilling and rounding out of the existing development pattern should be what is implemented.

Goals / Policies

i) to allow the hamlets of Oldcastle, Tecumseh, and Maidstone 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 full municipal services including piped public sanitary sewerage collection and water distribution systems) are currently available, or alternatively where such services are intended to be provided during the life of this Plan;

3.2.1 Goals
The following goals are established for the Low Density Residential area:

iv) to encourage the infilling and rounding out of the existing development pattern in urban areas of the township where a full range of municipal infrastructure (including a piped sanitary sewer system), community facilities, and goods and services can be provided in a cost-effective and environmentally sound manner.

2) Designated land for Housing development needed in the Hamlet of Oldcastle.

i. The Howard Residential development in Oldcastle was lost to the Development of the new highway decreasing the available of housing in the hamlet.
ii. The Maidstone Hamlet Residential expansion, the estimated 900 units within the Maidstone Hamlet cannot be developed until significant servicing issues are resolved. This will require considerable investment from land owners/developers before development can proceed.

iii. The Oldcastle Business Park is the Town of Tecumseh largest employer and yet there is no land in Oldcastle, other than those designated for Hamlet Development set aside for a future housing development to accommodate our work force.

Goals / Policies

Continuing to encourage residential development on the lands designated for Hamlet Development is to create a sustainable community. A neighbourhood where people can walk to work and are in biking distance to shop, plenty of green space (Weston Park) and trails (The Chrysler Greenway), close to churches, Clubs (Ciociaro) entertainment (Silver City).

3) The greater portion of the Oldcastle Hamlet is the “Business Park” with ample sites yet to be filled in.

i. The downturn of the economy created vacant buildings and slowed the growth of the industrial park. There are many vacant lots still available within the business park to be filled during this recovery period. A large parcel of land bordered on the East by the 8th concession and North of County Rd. 42 is only one of the examples of industrial land still not developed.

ii. Expanding employment lands into land designated for Hamlet expansion when there is ample land still available in the Industrial Park would appear to be a contradiction to the goals and policies for Hamlet Development as laid out in the Official Plan.

Goals / Policies

ii) to continue to provide locations for additional residential, commercial, recreational and other urban land uses within areas of the township where full municipal services (including piped public sanitary sewerage collection and water distribution systems) are currently available, or alternatively where such services are intended to be provided during the life of this Plan;

4) A balanced and diversified plan of development creates a Sense of Community

i. The Oldcastle Hamlet is a settlement area within the Town of Tecumseh with roots that run deep into its agricultural origins. Many of the residence of this region are
descendants of the original settlers and are connected to one another through their past histories. These strong ties were evident by the large turnout at the opening of the New Heritage Park in Oldcastle. However there is a real fear, that the lack of suitable housing in the Hamlet for both the young and the old forcing them away from the settlement will cause the community of Oldcastle to join the ranks of the many vanishing settlements of Essex County. Planning for and encouraging only one component of development, “The Business Park”, where people come in and then leave at the end of their work period, will not foster a sense of civic pride.

ii. The Downtown Core of the City of Windsor is a recent example of how an area within the region will die a slow death when the residential component dwindles. Studies have shown that to rebuild the commercial and business district of Windsor new housing projects are needed to bring people back to live in the downtown core. As a lifetime resident of the Hamlet of Oldcastle and a great great granddaughter of one of Oldcastle’s first settlers, I hope we learn from the Windsor Experience.

Goals / Policies

c) To maintain and improve the quality of life for the residents of the Town of Tecumseh by preserving the existing "small town" atmosphere and encouraging the provision of various recreational, civic, cultural, religious, social and commercial amenities which collectively enhance and promote a sense of "community" for all residents of the municipality.

d) To broaden the range of housing options available to existing and future residents of the town, by encouraging the continued production of a diverse and affordable mix of housing that is capable of meeting the needs of all households - including low and moderate income households and households with special needs. The provision of a mixture of housing forms, sizes, tenures and affordable housing types, including both public and private sector sponsored housing are to be encouraged.

5) A housing development is just as logical as an industrial development on the proposed site amendment.

i. A housing development would be a better fit located on the West side of Weston Park since a residential development already exists on the East Side of the Park.

ii. The former railway would buffer the industrial developments on the South side of City. Road 46

iii. The 8th concession west of the property would divide the residential from the industrial area

iv. As a housing development it would be compatible to the future development of land owned by the Ciociaro club and any housing development that should occur along the Oldcastle and South of North Talbot Road.

Goals / Policies
i) to encourage the provision of an adequate supply of new residential building lots to meet the anticipated demand for additional housing units over the next 20 years. To accomplish this, the township will attempt to have a three year supply of residential lots in either draft or final approved plans of subdivision and a ten year supply of land designated for residential development available at all times;

In conclusion, lands that are designated for Hamlet Development must remain as such until the services and infrastructures that are close to being implemented are in place allowing for much needed housing development within the Oldcastle Hamlet.

Sincerely,

Judy Wellwood-Robson
On Aug 8, 2016, at 11:32 AM, Steven F Lucier wrote:

Hi Tania,

I hope all is well. I was forwarded the notification of the proposal for building an industrial park next to Weston Park across the road from our house. Thanks for passing this information on to Jack Weston who sent it to me yesterday. As you can imagine, Sherri and I, as well as others in the neighborhood are concerned with the proposal for various reasons. I was hoping to get your thoughts on how we can formally object to this. Unfortunately I am out-of-town this week and will be unable to attend the meeting, however Sherri may be able to attend to represent both of us.

In summary my concerns are as follows:

- I understand the area is labeled a community zone and an industrial zone in a community zone is counter intuitive to any good town planning.
- Concerns for our children (and neighborhood children) who frequently walk to the park and have to walk either on the shoulder of the road or on the road itself. The increase in traffic would put them in danger.
- North Talbot already has a great deal of traffic and this would significantly increase the traffic going by our residences, most of nearby residence have small children with no access to sidewalk or biking trails.
- The area already has a great deal of aggressive drivers already, especially when the industrial zone shift changes occur. This would further increase with the proposed development. Cars are frequently seen passing each other and speeding down the road, despite police frequently patrolling the area.
- Our home values would significantly decrease. I can’t imagine people wanting to leave next or across from an industrial park. We significantly invested in building a house 11 yrs ago and again last year with the finalization of our outdoor hardscapes.
- Our property taxes would increase due to the sewer lines. We built 11 yrs. ago and had to invest in a 15k septic system at the time with the understanding there were no plans for sewers.

Perhaps just an obvious thought, why would you build an industrial park next to a residential area and adjacent to a community park? I can understand a light commercial or retail buffer from the already existing light industrial down the road. Ideally, we would all like it to remain agricultural.

Also, this plot of land keeps popping up with new ideas for development. How does the whole community stay better informed of the proposals before it is too late. Seems like the townships needs to do a better job of communicating with the residence. If it wasn’t for your email to Jack, we wouldn’t haven’t even heard about it.

Thanks for all your help! It is great to have you being an advocate for our community.

Best regards,

Steve
Dear Tania

Thank you for providing our area with this information. My husband, William (Bill) Young, & I, (Joan Young), are both against such a request for rezoning of said property. When we bought our property over 17 years ago we were a part of Sandwich South & liked the services the township provided. We were led to believe our quiet neighbourhood would continue as such. Instead little by little more annoyances & less good services keep creeping in as a result of Tecumseh taking over. Our taxes were greatly increased, garbage & red/box services were lessened, more traffic uses/abuses of Oldcastle Road, one street light at each end of that road to mark it, which are often not even working, while the town of Tecumseh is dressed up in many pricey ways ie. Streetlights, fancy & regular placed every few feet apart. Really!!! As you once stated to me they provide all the lipstick for the main part of town.

We see rezoning this land to industrial incurring more traffic, possible odours, which our area has just fought through with Windsor Industrial, possible air particulates, noise factors. Little by little the Mayor & Council are reshaping our community for the tax dollar. We pay high taxes & receive minimal considerations. Help us with Hydro One's high costs compared to the main town's, give us better lighting, fix our roads. The roads are already under stress from heavy usage of traffic & large trucks using Oldcastle road for whatever is their purpose. We do not need more invasion of industrial traffic, abuse. Already the number of vehicles in play can be hazardous to a family neighbourhood without incurring more.

We appreciate you bringing forth our concerns, as we are unable to attend this meeting due to a previous commitment.

I would appreciate being kept abreast of this development.

Thank you for being present & offering your support at our meeting with Windsor Industrial.

Sincerely, Joan Young & Bill Young
Council members and Tania Jobin,

I just wanted to message you about the proposed change to the piece of land at the corner of the 8th and North talbot so it could be included in the meeting as we are unable to attend......but very concerned and unhappy at the prospect.

As it is, with the amount of traffic on our street, the safety of our children is a concern. We are already unable to even walk on the street’s edge to walk to the park or ride bikes as a family due to the amount traffic bogging down the street with road raged impatient drivers. There is no sidewalk....not even a shoulder to get away from inattentive drivers...and have had to jump into the ditch with a baby stroller to avoid being hit. Traffic is constantly racing the bus and passing at inopportune times to try to get to, or away from work....and is already very dangerous. With an industrial park added to that area......the safety of our street would be considerably worse. Not only that, completely undesirable for us who enjoy a "country" lifestyle away from business and chaos.

Another concern is for the value of our properties. We have all worked very hard building our own homes and joining family communities......and this would ruin our area that we have all worked so hard to join and enjoy.

It is our whole family's deepest hopes that this does not happen. In the reverse.......work towards making the street more safe with a sidewalk to be able to enjoy connection to the park and the greenway would be so very much appreciated.
From: Luanne Weston
Date: August 9, 2016 at 7:38:08 AM EDT
Subject: Proposed industrial park on north talbot road

We are writing this email in response to the proposed industrial park at the corner of north talbot and the 8th concession. We are unable to attend the meeting, but feel very strongly against this proposition.

We live in a community safety zone. One that is supposed to decrease the speed of traffic and increase the safety of the people in the area. Already, our road is highly patrolled by police, as it is a known fact that the speed and volumes of traffic travelling on north talbot is excessive. With a new industrial park, and multiple businesses added, the amount of people flocking to the area getting to, and from work, traffic would be greatly increased. We have 9 children that catch the bus at our house, and the amount of times that we have watched cars fly out around the bus in a road raged hurry to get to and from work is awful. It is a shock that no one has been seriously injured.

We are already unable to walk or bike on our street as there is no shoulder or sidewalk to get out of the way. Family members who have tried to use the road way for a walk have had to jump into the ditch to avoid getting hit. Adding more cars to that seems that it would only increase the danger.

Property value is determined partly by your surroundings. This would surely not help the values of our homes. We have worked very hard to make a "family" village here, and preserve property that has been passed down for generations, and this is certainly not what we had in mind as a new neighbour. If we were unable to avoid it, I would definitely hope that our taxes would be decreased to reflect our decrease of value, and give us some compensation for the extra noise, pollution, increase in traffic and disruption to the little country village that we love.

It is our hope that this modification in zoning would not be approved. We enjoy a country life and hope that it will stay like that in all the years to come, with only the addition of more hamlet style housing if development needed to happen.

Thank you for considering our input.

Jack and Luanne Weston
Hi Tania
It's Jim Weston
Thanks for letting us know about the meeting and what is going on. In my personal opinion I would rather factories than houses but my only concern is TRAFFIC. This road is already insane with traffic. My ideal situation would be to dead end our little group of houses and make the factories all have roads in from the other side. It may also cut down on some of the crime on this road because we all watch who is around. That is my only concern. The development is inevitable but the amount of cars on this road in this little neighborhood is unbelievable. With a lot of small children and a park.
That's all, hope you are having a great day and say hi to Paul for me.
Thanks Jim
From: Mario Conciatori  
Date: August 9, 2016 at 1:36:39 PM EDT  
Subject: Zoning By-Law endment Del Duca industrial park Ltd.

Greetings Tania.

First I would like to say that I'm against this proposal.

Being a resident of North Talbot the last 33 years I have seen the increase in traffic to a point that it is unsafe for all of us living in this area to go for a walk. There are app. 20 kids that live in this area that CAN NOT walk safely to the park to enjoy the equipment and activities. We have been promised a separate walk trail for a long time, but there is always more important matters to address.

Turning the 50 plus acres to industrial park would generate a lot more traffic speeding down the road, according to the report it is estimated the only 425/450 trips in peak hours, in my opinion this is a gross under estimate, we will be faced with the traffic of the employees, customers, suppliers, logistic operators, visitors etc. and I believe that it will become a short cut for the big rigs which I am already seeing.

They want to fully open North Talbot to the traffic generated by providing a road that can exist all of the traffic to North Talbot. 
The report states that a major manufacturer has approached him for 2.2 hectares of the property I believe this is the owner himself wanting to move his business from Windsor to Tecumseh from his last attempt to change the zoning.

Re zoning this property to Industrial will only open the other lands around the area to do the same, and the residents of our area will have their quality of life affected.

If the owner wants t develop this land and be a good neighbour I believe that a better fit for this land is to rezone it for residential use.

Mario & Amelia Conciatori