



## **RE: Official Plan**

Please find three more points our group wanted to make regarding the new official plan.

- 1.) The new official plan mentions the upcoming review of the Essex County Official Plan. We would like to request an amendment to 3.2.4 Primary Settlement Areas i) Oldcastle Hamlet (Town of Tecumseh)
- 2.)

### **Recommendations:**

- a) *To more accurately define its historical beginnings, growth and development as has been done in the Tecumseh Official Plan. It should reflect our historical character as originally being an agriculture hub that has evolved into an important manufacturing centre due to its location on major transportation routes.*
- b) **i) “Oldcastle Hamlet shall be primarily developed with employment uses ...”** *should be amended to reflect more accurately the 2018 OMB decision.*

## **3.) 10.5 The Municipal Act, The Development Charges Act, The Community Benefits Charge**

### **Recommendation:**

*To require development charges for a set minimum size greenhouses, to be based on industrial use rather than agricultural use*

## **9.2 Complete Streets**

viii) Improving the quality, safety and convenience of active transportation options within all communities ...

### **Recommendation:**

*... And giving priority to those streets without sidewalks and multiple use lanes such as the Oldcastle Rd.*

## **4.) 9.3 Road Classification System**

**ii) a) ...Focus in the development of the multi-modal street network will be on crossing these corridors safely and efficiently;**

### **Recommendation**

*...priority will be given to a safe crossing of Highway 3 in Oldcastle.*

**Comment:** The preferred crossing would be at the Oldcastle Rd.

- a) long term residential growth will be along the Oldcastle Road
- b) this is the preferred crossing of cyclists travelling the greenway
- c) The Walker Rd. and Highway 3 intersection is one of if not the busiest multi vehicle crossings in the county with a high accident and fatality rate.