

- 1) That the Tecumseh Official Plan reflect the OMB 2018 decision by demonstrating a clear understanding by council and administration that the PPS denotes a precise distinction between the meaning of “Community and Municipality” and that the OMB did not agree with Tecumseh’s interpretation that planning should be for the township as a whole but rather when planning for the future Growth and Development of the primary settlement of Oldcastle, the policies of supporting a livable and resilient community be applied.
- 2) **That the Tecumseh Official Plan distinctly promotes and encourages residential development,** particularly on the lands designated for “Hamlet Development” and consider applying for an Oldcastle boundary extension of the N1/2 of lot 302 for residential purpose in order to maintain a ten year supply in Oldcastle in preparation for the new hospital.
- 3) That the municipal owned lands, lot 303 situated between #3 Hwy North and McCord Drive, designated institutional, inherited from Sandwich South Township as a result of Amalgamation, be retained for future community use as a way of protecting and promoting a town focal point and creating a Community Hub for future use. As the residential component of Oldcastle increases and the need for community facilities rises, it would be sensible from a business point of view, to retain this property rather than purchase a new in the long term. It should also be noted that this lot has a history as being a centre for Oldcastle, once the site of St. Stephen’s Anglican Church as well as abutting the Sandwich South Town Hall located across from the McCarthy Hotel.
- 4) That in the profiling of Oldcastle in the different sections , it would give a more balanced description of our Hamlet by including community amenities such as Weston and Oldcastle Heritage Parks, our churches (Emmanuel Baptist and Living Waters Assembly), the corner convenient stores and kilometres of multiple use paths (The Chrysler Greenway and Centennial Hub Trail). This would indicate the Oldcastle Settlement as a balanced and desirable place for people and their families to live, encouraging new housing development in Oldcastle.
- 5) That a new profile falling in line with the OMB 2018 decision be submitted in the form of an amendment to the County Official Plan.
- 6) That the Official Plan notes the Oldcastle expansion of 57 hectare meets the employment needs of the Municipality over the 25 year planning. It should also note with the OMB finding, Oldcastle has already provided more than it has’ share of employment lands. Therefore the Tecumseh’s plan should designate more employment land uses in the North Settlement Area of the Municipality rather than relying on Oldcastle as the main supplier of land for this purpose.
- 7) That under General Development stronger measures, through bylaws, are put into force to alleviate or prevent adverse effects that a proposed use may have on the community such as preventing the building of a Cannabis facility for cultivating cannabis within settlement boundaries..
- 8) That the now existing Greenhouse facility for the growing of cannabis like other nonconforming developments be prohibited from further expansion to their operation as was initially presented and that the business of growing and cultivating of cannabis is regulated through bylaws and site specific plans in agriculture zones outside of settlement boundaries.
- 9) That the Official Plan be more precise as to the “Oldcastle Hamlet Special Planning Study for Future Development Lands” completion date. The study has been delayed, for uncontrollable reasons but since

the resolution was made an intensive employment agriculture use on these lands has been permitted. The use of these lands for employment purposes defeat the objective of creating a balanced Oldcastle with a larger residential component and without supportive bylaws to the official plan such developments could repeat itself using up the little available land in Oldcastle.

- 10) That the Town's Transportation Master Plan consider advocating for the highest possible safe pedestrian crossing at Highway 3 and the Oldcastle Road. Noting that the proposed crossing at the intersection of Highway 3 and Walker Rd. is unsafe considering the number of accidents and high fatalities and large volume of vehicles.
- 11) That the new comprehensive Zoning By-law be implemented within or before the three years to conform to the new official plan.
- 12) That the new Tecumseh Official Plan does not clearly and precisely distinguish when it is addressing policy for the Municipality of Tecumseh as a whole or addressing the Community of Tecumseh making it confusing for the reader. The PPS clearly makes a distinction between Municipality and Community. It is problematic for a Municipality and a Community, with boundaries and separate identity, to be referred to by identical names. The Town of Tecumseh (a historical community) should retain its' name but the amalgamated name should be changed to the Municipality of Tecumseh for clarity and accuracy.