



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Brian Hillman, Director Planning & Building Services

Date to Council: January 26, 2021

Report Number: PBS-2021-01

Subject: Town of Tecumseh Draft New Official Plan, September 2020
Results of Public Information Centres
OUR FILE: D08 TNOP

Recommendations

It is recommended:

That the Planning and Building Services Report PBS-2021-01 Town of Tecumseh Draft New Official Plan, September 2020, Results of Public Information Centres **be received;**

And that “Next Steps in the New Official Plan Process” as outlined in Report Number PBS-2021-01 **be authorized.**

Executive Summary

The existing Official Plans governing land use planning in Tecumseh are proposed to be replaced by a new Official Plan encompassing all lands in the Town. A public consultation process was undertaken with respect to the Draft New Official Plan, September 2020. The purpose of this Report is to highlight the comments received at the two Public Information Centres held on November 4 and 5, 2020 as well as comments received through written correspondence, along with Administrative responses and recommendations to those comments. This Report also recommends the next steps to be undertaken subsequent to the January 26, 2021 Statutory Public Meeting towards the preparation of a final draft of the Town of Tecumseh New Official Plan for Council’s future consideration for adoption.

Background

Draft New Official Plan Presentation, February 25, 2020

A Power Point Presentation was made to Council on February 25, 2020 at a Special Council Meeting which summarized the key policy directions of the draft new Official Plan at that time. The preparation of the draft new Official Plan was guided by the recommendations contained in 11 discussion papers as well as consultations with various government agencies and public stakeholders. It was intended that public consultation on the draft document would occur subsequent to that presentation, however the onset of the COVID-19 pandemic delayed the consultation process.

Also, early in the pandemic, the Province issued an updated Provincial Policy Statement (PPS 2020). Accordingly, the draft new Official Plan was modified to incorporate the policy direction of PPS 2020. Further consultation took place with the County of Essex, the Essex Region Conservation Authority and Ministry of Municipal Affairs and Housing to ensure the draft new Official Plan was revised in a manner consistent with PPS 2020.

Draft New Official Plan to Council, September 29, 2020

A revised version of the draft new Official Plan was provided to Council at the September 29, 2020 Special Council Meeting (see Attachment 1). The draft new Official Plan intended to articulate a clear, cohesive vision for the Town of Tecumseh and to reflect new policy objectives of PPS 2020 and alignment with the County of Essex Official Plan 2014. The draft new Official Plan was based on principles that recognize that the long-term prosperity and social well-being of the Town depends on maintaining a strong, sustainable and resilient community, a clean and healthy environment and a strong economy. The document was subsequently made available for public review and comment in accordance with the following Council-authorized public and agency engagement process as outlined below.

1. The holding of a Public Information Centre using the Zoom platform:
 - On November 4th and 5th, 2020, Public Information Centres (PICs) were held throughout both days by Town Administration to provide the public an opportunity to review and comment on the Town's Draft New Official Plan. Six individuals, a consultant representing a construction material industry group and one community group registered for the PICs;
 - Nine email correspondences were received from those who attended the PICs and from others who chose not to register for the PICs (see Attachment 2);
 - All of the PICs were attended by the Director Planning & Building Services, the Manager Planning Services and the Junior Planner, with all but one session also being attended by either the Director Public Works & Environmental Services or the Manager Engineering Services, Public Works & Environmental Services. One of the sessions was also attended by the Chief Administrative Officer; and

- The key comments received by way of the PICs and email correspondence, in addition to preliminary Administrative responses and recommendations, are noted in the chart located in the “Comments” section of the report.
2. The use of PlaceSpeak community consultation platform available through the Town’s website:
 - Thirteen people registered on the platform, however, no comments were formally submitted through this consultation method. The data also shows that there were 67 hits to the site.
 3. Consultations with First Nations and Metis Community by providing the draft new Official Plan and seeking input and holding of Zoom meetings if desired:
 - Contact requests were made with the respective First Nations and Metis Community and links to the document have been provided. We will be doing further outreach over the upcoming weeks to ensure that any comments they may have are provided and addressed.
 4. Discussions with the County of Essex (Approval Authority) and ERCA to address public comments, if necessary:
 - Multiple ZOOM meetings were held with representatives from the County of Essex and ERCA regarding potential revisions to policies in consideration of the public comments received.
 5. The holding of a Statutory Public Meeting by Council on the Zoom platform in accordance with the provisions of the Planning Act:
 - The Statutory Public Meeting on the Zoom platform is scheduled for 5:00 p.m. on Tuesday, January 26, 2021.

Comments

As noted above, the following chart provides a summary of the key comments provided by those that attended the PICs and those who submitted written correspondence along with Administrative responses and recommendations (which are bolded for ease of reference). As a general observation, each of the PIC sessions involved very productive, in-depth discussions that were undertaken by all attending in a professional and respectful manner. The following table represents a consolidation of the discussions and comments received in order to avoid unnecessary repetition. Those Administrative responses that are in bold are recommended changes to the Draft New Official Plan, September 2020.

Individual/ Group	Comments Received	Administrative Responses/Recommended Revisions to Draft New OP
James Sylvestre Enterprises		
JSE 1	Manning Road Secondary Plan Area (“MRSPA”) not mentioned in subsection 1.5.2 of Plan (Municipal Profile) and no breakdown of Tecumseh Hamlet area to identify MRSPA.	Subsection 1.5.2 be revised to include a reference to MRSPA.
JSE 2	Are new Official Plan (“OP”) policies within MRSPA different from current Sandwich South OP policies?	New OP policies are similar to current Sandwich South OP as it relates to MRSPA, but they also offer greater flexibility in terms of residential development type and density.
JSE 3	Can flexibility be provided in “Community Facility” designation to permit retirement homes?	Retirement homes be permitted within the Community Facility designation.
JSE 4	Can lands within existing settlement areas be removed from one area (i.e. Maidstone Hamlet) and added to other settlement areas (i.e. Tecumseh Hamlet) (“Horse-trade Concept”)?	This concept is contemplated in County OP, however, only when criteria such as population growth projections and land needs justify it. The County is further reviewing the “Horse-trade” concept through the County OP review process currently being initiated. Significant planning, servicing and financing studies have been undertaken/implemented for Maidstone Hamlet. Accordingly, the suggested “horse-trade” concept is not recommended.
JSE 5	Concerned with the “Restoration Opportunities Overlay” on Schedule C as it relates to the Baillargeon Drain as this drain is within a settlement area identified for urban development.	Remove the Overlay on municipal drains located within Settlement Areas.
JSE 7	Concerned with the Natural Heritage System policy 4.9.2 v) and Restoration Opportunities Overlay policy 4.9C.1 ii) regarding vegetated buffers along municipal drains.	Revise these policies to provide greater flexibility and adequately have regard to the Drainage Act.

JSE 8	Can new OP permit development on package sanitary sewage treatment plants	New OP does not allow package sanitary treatment plants which is consistent with the Town's Water-Wastewater Master Plan.
Naomi Levitz-Shobola		
NLS 1	Can new OP provide additional policy regarding inclusivity and diversity?	Introduce a planning principle regarding the promotion of inclusivity and diversity. These concepts are implied in other policies throughout the new OP (i.e. affordable housing).
NLS 2	Can new OP provide additional language recognizing First Nations?	Subsection 10.21 contains consultation policies that encourage seeking the opinions of First Nations, Metis, individuals and stakeholder groups when implementing, monitoring and reviewing the Plan. Enhance by adding additional policy language committing to collaborating on respectful inclusion and representation of Indigenous peoples culture.
FOOD Group c/o Judy Wellwood-Robson		
FOOD 1	New OP identifying the northern settlement area as "Tecumseh North Settlement Area" creates confusion. Consider using "Municipality of Tecumseh" in place of "Town of Tecumseh".	The consolidation of three OPs into one necessitated a single name for this contiguous settlement area. This is described in subsection 1.5.2 i) of the Draft New OP. Use of current Town name is appropriate.
FOOD 2	OP should reference the Ontario Municipal Board ("OMB") decision related to the "Del Duca" lands in the Oldcastle Hamlet Settlement Area.	Reference to OMB Decision is unnecessary. The new OP implements PPS, County of Essex OP and specific outcome of OMB decision (land use designation and policies).
FOOD 3	OP should reference maintaining a 10-year supply of residential land for the Oldcastle Hamlet Settlement Area.	Recommend maintaining a ten-year supply Town-wide.
FOOD 4	OP should include policy specifically advocating for complete/whole	New OP recognizes existing development circumstances while providing greater community structure (e.g. more clearly

	communities in the Oldcastle Hamlet Settlement Area.	directing commercial uses to main transportation corridors) with an understanding that additional clarity on this issue will flow from the Oldcastle Hamlet Special Planning Study for Future Development Lands required by subsection 4.10.
FOOD 5	OP should include policy that provides for a clearer commitment to new housing development in the Municipal profile and to include community amenities in Oldcastle such as parks, churches, convenient stores and multiuse pathways. In addition, promote Oldcastle as a desirable place for people and their families to live, encouraging new housing developments in Oldcastle	New OP includes a range of land use designations that accommodate a mix of land uses along with policies that promote active transportation. Additional policies will flow from the Oldcastle Hamlet Special Planning Study for Future Development Lands required by subsection 4.10.
FOOD 6	Town should submit to the County of Essex an amended profile of Oldcastle as well as having it reflect the OMB decision of 2018 and the population forecast of the possible migration of people toward the proposed new mega hospital and choosing Oldcastle as a preferred settlement to live.	A full analysis of these issues should be considered through the County Official Plan review process, which is scheduled to begin this year.
FOOD 7	OP should include the percentage breakdown of the housing needed that will be met in Oldcastle.	It is sufficient for the new OP to identify housing needs Town-wide.
FOOD 8	OP should disclose percentage of the Town's industrial sector that is in Oldcastle and therefore what percentage of the Town's Tax base is coming from Oldcastle.	This is not an appropriate OP policy.
FOOD 9	OP should reflect how new mega-hospital will affect the Town's Community Structure and Growth Management.	The Community Structure Plan currently identifies significant employment and commercial nodes within both Tecumseh and adjacent municipalities. A symbol is to be added to Schedule "A" Community Structure Plan identifying the proposed mega-hospital location. The Town's growth forecasts include consideration of all types of growth and development

		<p>anticipated throughout the region including Windsor. A policy is to be added under subsection 10.19 Official Plan Review and Monitoring clearly establishing the need to monitor potential impacts from the proposed mega-hospital.</p>
FOOD 10	<p>The Tecumseh North Settlement area does not provide a balanced/complete community because there are no additional employment lands contemplated for areas within the Tecumseh Hamlet Secondary Plan area. Additional employment lands should be added to the Tecumseh North Settlement area in order to alleviate the pressure on employment lands in the Oldcastle Settlement area.</p>	<p>There is a significant amount of employment land, both developed and vacant, in the Sylvestre Business Park as well as significant employment areas to the immediate west in the City of Windsor and to the east in the Town of Lakeshore that serve the population of the North Settlement Area.</p> <p>The Oldcastle Business Park is regionally significant given its size and composition of businesses. Its many locational attributes make it a strategic site for investment. The rationale supporting its continued growth has been well documented and approved.</p>
FOOD 11	<p>OP should establish a minimum separation distance for cannabis facilities. Policy should be added restricting any future cannabis greenhouse operations to agricultural areas at a specified distance from urban settlement areas.</p>	<p>There is not a strong consensus on minimum separation distance between cannabis facilities and sensitive land uses. Under subsection 4.1.2 v), the new OP permits cannabis greenhouse operations on land designated Agricultural subject to a ZBA and site plan control while having to satisfy a number of criteria including the introduction of appropriate design details mitigating potential adverse impacts from odour and night light.</p>
FOOD 12	<p>Sections 3.2 Site Suitability and 3.14 Energy Conservation, Climate Change and Air Quality should be amended to include language on nuisance related to odour and lighting.</p>	<p>Section 3.2 is intended to provide general criteria regarding site suitability with more specific policies provided throughout the Plan.</p> <p>Section 3.14 addresses light pollution and air quality impacts.</p> <p>Both odour and light are more specifically addressed in Section 3.18 Land Use Compatibility.</p>

FOOD 13	Section 3.18, Land Use Compatibility should be amended to specifically prohibit the expansion of the recently approved cannabis facility of Highway #3 and Zoning By-law should deem it non-conforming.	Section 3.18 provides the policy framework within which development that has the potential for adverse impacts can be assessed and establishes the planning tools that can be used to enact mitigation measures. This section applies to any development that has the potential for adverse impact throughout the Town.
FOOD 14	OP should require through an impartial report the air quality impact on the settlement of Oldcastle by new first time industries such as the new cannabis greenhouse development.	At the time of considering approvals, regard is to be given to air quality via Sections 3.2 and 3.18. Once use is established, air quality is regulated by MECP requirements.
FOOD 15	The Business Park policies should include stronger wording on cannabis facilities to prohibit cultivation and to solely permit manufacturing.	Revise Business Park policies to prohibit growing and harvesting of cannabis but to permit processing, packaging and shipping of cannabis products.
FOOD 16	Zoning By-laws should be amended immediately to implement the OP's new policy on cannabis facilities.	Preparation of new comprehensive Zoning By-law will follow the final approval of the new OP in due course.
FOOD 17	Section 10 should include language requiring site plan control for cannabis facilities.	Revise subsection 10.4.3 Application of Site Plan Control to include cannabis facilities.
FOOD 18	Amend the Development Charges By-law to require development charges for "cannabis production facilities."	An OP is not the legislative document used to determine which lands are subject to development charges.
FOOD 19	Are commercial uses contemplated in the Business Park designation for the Oldcastle Hamlet Settlement Area?	Subsection 4.5.2 iii) establishes that commercial uses are permitted on properties adjacent to Walker Road, County Rd 46 and North Talbot Road.
FOOD 20	North half of lot 302 north of Talbot Road be added to the Oldcastle Hamlet Settlement Area for residential uses either through a land swap or boundary expansion.	<p>These lands are outside of the settlement area as determined by the County OP. Given that the Town has an excess of land identified for urban growth, a settlement area expansion onto agricultural lands, as proposed, could not be justified.</p> <p>With respect to a land swap, this concept is contemplated in County OP, however only when criteria such as population growth projections and land needs justify it. The</p>

		County is further reviewing the “Horse-trade” concept through the County OP review process currently being initiated.
FOOD 21	Recommendation for a strip of land within the Oldcastle expansion along County Rd. 46 be designated Commercial.	Subsection 4.5.2 iii) establishes that commercial uses are permitted on properties adjacent to Walker Road, County Rd 46 and North Talbot Road.
FOOD 22	Town lands located at Highway #3/Walker Road should remain designated “Community Facility” rather than “General Commercial” in order to preserve the lands for a community facility hub for the residents of Oldcastle (i.e. library, walking track, Municipal satellite office).	To date, these Town-owned lands have not been identified for community use however there have been a number of inquiries from private interests seeking to purchase and develop it for commercial uses. Council direction is required with respect to preferred long-term ownership and land use.
FOOD 23	Previous Special Commercial designations such as agriculture commercial should remain.	There were no previous Special Commercial designations.
FOOD 24	What is the timeline for the Oldcastle Special Planning Study?	The Oldcastle Special Planning Study is currently anticipated to begin in late 2021, subject to scheduling adjustments resulting from COVID-19.
FOOD 25	Recommend that Town enter into discussions with the MTO for a safe pedestrian and multi use crossing at Highway #3 and Oldcastle Side Road.	Discussions have been ongoing with the County, MTO and ERCA (owner of the Greenway) regarding an appropriate trail crossing in the vicinity of this intersection.
FOOD 26	The number of gas stations in Oldcastle should be regulated. Three already exist on Walker Rd and one on Cty Rd 46.	Official Plans contain policies to guide development and create appropriate flexibility for private/public investment. OPs typically do not regulate the number of a given type of commercial use.
FOOD 27	Oldcastle has very little lands reserved for General Commercial making it difficult to establish a Main Street. Oldcastle’s main streets are Walker Rd., Hwy. #3 (Restricted) and North Talbot Rd. Walker Rd., if considered the Main Street, does have Mixed Use. Much attention is given to the renewal of the Tecumseh Road Main Street area while little to none is given to	A main street, in planning terms, means a walkable destination comprising fine grain of commercial uses and other services and includes a residential component either within commercial buildings or the blocks surrounding the main street. The transportation corridors identified are not conducive to supporting a typical main street condition.

	Oldcastle. Walker Rd. north of Highway #3 could take on more of the characteristics of a Main Street considering there are existing churches, commercial establishments, a fire hall as well as a community hub off of McCord Dr.	
FOOD 28	OP should recommend a community improvement plan be initiated on Walker Rd north of Highway 3.	Section 10.8 Community Improvement establishes that the settlement areas in their entirety are community improvement areas and may in whole or in part be designated by Council as community improvement project areas for which community improvement plans can be developed subject to conforming to the criteria outlined in this section.
FOOD 29	Since the northern end of Town is receiving an addition to their arena, consideration should be given to the fact that southern end of the Town has no indoor facility serving the community and a plan to remedy this should be made.	This type of facility-specific issue is most appropriately addressed during the development of a Parks and Recreation Master Plan and not through an Official Plan process.
FOOD 30	Acquire the railway from Oldcastle to Maidstone Hamlet and connect the two parks. The abandoned railway, north of Weston Park, is centrally located and easily connected to other multi use trails.	This former railway is identified Schedule "E-2" as a Proposed ERCA Route in accordance with the CWATS Plan. Its importance as a regional corridor has been identified in the CWATS Plan and acquisition considerations by a number of agencies are ongoing.
FOOD 31	OP should specifically promote Urban Design Principles in Oldcastle.	The Urban Design principles contained in Section 7 apply Town-wide.
FOOD 32	The OP should state that Highway #3 in Oldcastle is an important gateway with cemeteries having park-like setting, creating a pleasing vista and is in an ideal location for an impressive gateway to Oldcastle, Tecumseh and the County.	Subsection 7.3.7 identifies Highway #3 as a gateway location.
FOOD 33	Oldcastle-specific policies related to Transportation and Complete Streets should be included.	The policies of subsection 9.2 Complete Streets, subsection 9.4 Active

		Transportation and subsection 9.5 Transit apply Town-wide.
FOOD 34	Road Classification of the eastern portion of North Talbot Road should be changed from local to Commercial Main Street as should the classification on North Talbot west of the 8th Concession.	The Commercial Main Street Road classification is unique to the portion of Tecumseh Road that is subject to the Tecumseh Road Main Street CIP. North Talbot Road does not meet the criteria to be considered a Commercial Main Street Road as established in the Town's Transportation Master Plan.
FOOD 35	Road classification of Oldcastle Road should be changed from Local Road to a Collector Road.	Oldcastle Road does not meet the criteria to be considered a Collector Road as established in the Town's Transportation Master Plan.
FOOD 36	The new comprehensive Zoning By-law should be implemented within or before the three years to conform to the new Official Plan	New comprehensive Zoning By-law is to be implemented in accordance with the Planning Act.
FOOD 37	Council should establish a Planning Committee in accordance with provisions of the Planning Act to make decisions on specific planning reports, studies, secondary plans and new development applications.	To date, planning decisions, with the exception of delegated responsibilities to the Committee of Adjustment have been the direct responsibility of Council. Changes to Council/Committee structures are made outside of the framework of the OP.
Cheryl Hardcastle		
CH 1	OP should include language that addresses diversity and inclusion of all ages, demographics, etc.	Introduce a planning principle regarding the promotion of inclusivity and diversity. These concepts are implied in other policies throughout the new OP (i.e. affordable housing).
CH 2	OP should include language regarding affordable housing that will assist Town in future in obtaining grants from upper levels of government.	Subsection 4.2 of the Plan establishes that a minimum of 20 percent of all new housing shall be affordable. This target conforms to the County of Essex OP.
CH 3	OP should advocate for community gardens and rainwater collection.	Community gardens are encouraged as part of the Urban Farming policies contained in subsection 3.17 of the draft OP. Innovative stormwater practices are encouraged by

		way of subsection 8.3 xi) of the Storm Drainage policies.
CH 4	Solar panels should not be allowed on undeveloped property. Instead, they should be encouraged on buildings and in parking lots to add amenities that pay for themselves (i.e. security lighting, pond pump, bus shelter, charging station).	OP policies encourage this type of measure through Subsection 3.14 Energy Conservation, Climate Change and Air Quality by encouraging energy generation from renewable sources and promoting environmentally responsible outdoor lighting and retrofits that reduce energy usage.
CH 5	Town should adopt a tree preservation plan/by-law and tree canopy policies in OP.	Subsection 3.14 Energy Conservation, Climate Change and Air Quality promotes the protection, enhancement and expansion of the urban forest.
CH 6	Natural Heritage areas should be considered for use as recreation areas/parkland.	In accordance with subsection 4.9 Natural Heritage System, natural heritage areas may be used for passive recreational purposes. The Recreational policies in subsection 4.8, however, set out that natural heritage areas shall not be used for fulfilling the parkland dedication requirements of a development proposal.
Sydney Smee		
SS 1	Can section 3.14.1, Energy Conservation, Climate Change and Air Quality be amended to include stronger language on tree preservation. Town should adopt a tree preservation plan/by-law and specify the protection of mature trees.	Subsection 3.14 Energy Conservation, Climate Change and Air Quality promotes the protection, enhancement and expansion of the urban forest by encouraging the planting of more trees. This section is to be revised to also emphasize the importance of preserving mature trees.
SS 2	Can new OP define what “affordable housing” is?	Affordable housing is defined in the Provincial Policy Statement and the County of Essex OP. Although the Town’s draft OP does not contain a definitions section, the document must be consistent with the PPS and conform to the County OP. Accordingly, it effectively adopts the definition of planning terms in those documents.
SS 3	OP should promote green roofs and driveways	Subsection 3.14 Energy Conservation, Climate Change and Air Quality promotes

		increasing the proportion of permeable surfaces and innovative green spaces such as green roofs in new and existing development.
SS 4	Can policies related to First Nations be strengthened to reflect the importance of First Nations consultation?	Subsection 10.21 contains consultation policies that encourage seeking the opinions of First Nations, Metis, individuals and stakeholder groups when implementing, monitoring and reviewing the Plan. Enhance by adding additional policy language committing to collaborating on respectful inclusion and representation of Indigenous peoples culture.
John Armstrong (Ontario Masonry Association)		
JA 1	Spoke about the organization's strategy over past several years related to assist municipalities in introducing policy related to the use of "quality" building materials in new development.	Not recommending any changes to the OP regarding the use of quality building materials.
JA 2	Encourages the use of Section 41 of the Planning Act to add requirements in OP related to architecture and building materials (i.e. brick).	Section 41 of the Planning Act permits municipalities to regulate matters of exterior design if an official plan and a by-law contain provisions relating to such matters. Section 10.4 Site Plan Control is to be revised to include provisions that would enable the Town to regulate exterior appearance of buildings in areas where there are architectural guidelines in effect (i.e. in Community Improvement Plans).
Tamra Teno		
TT 1	OP should include policies related to land banking similar to Sections 4.14 and 7.4.6 of the Town's 2010 Parks and Recreation Services Strategic Master Plan. Town must thoroughly	A policy related to the assessment and possible acquisition of surplus school land is to be added to the Recreational policies.

	and seriously consider land banking as one of the most important ways of ensuring sufficient land for parks and other community purposes.	
TT 2	OP policy should be strengthened to emphasize the preservation and protection of existing neighbourhoods. OP should require new development abutting existing development not be a drastic change in built form. OP should establish a new residential designation called “Stable Residential Neighbourhoods” for various existing residential neighbourhoods. This new designation’s key objective would be that new development respects and reinforces the general physical patterns in stable residential areas.	<p>The vast majority of existing neighbourhoods in Tecumseh could be considered stable. It is believed that the objectives sought are met through the application of the policies in subsection 3.18 Land Use Compatibility.</p> <p>The introductory paragraph to this section states “further development and redevelopment in the Town will be guided by principles of land use compatibility that respect the quality and stability of existing areas and provide for suitable transition between areas of differing use, sensitivity, urban design treatment and intensity in order to avoid or mitigate adverse effects. Land use compatibility does not mean ‘the same as’ but to coexist harmoniously with one another.”</p> <p>This subsection contains a comprehensive list of compatibility matters to be addressed where there is potential for adverse impacts and identifies mitigation measures that may be used to achieve compatibility.</p>
TT 3	OP should promote that Town should carry out a more comprehensive and wide-ranging circulation of its plans, beyond the requirements of the Municipal Act, when it is proposing the sale of surplus municipal lands/roadways, in order to obtain greater public input.	Town policies and by-laws related to the disposition of municipal lands are in accordance with the requirements of the Municipal Act.
TT 4	Policies related to Site Suitability should be strengthened to require greater requirements from an applicant in the evaluation of a development proposal.	Subsection 3.2 Site Suitability is one of several policy sections that provide guidance during the evaluation of a development proposal. These policy sections should not be read independently of one another.

TT 5	Policies related to Land Use Compatibility should be strengthened to state that it is the Town's "affirmative duty" to ensure compatibility is achieved.	"Affirmative duty" is a legal term that implies a legal obligation to act in a certain way. It is not an appropriate term for an OP. It is believed that the policies of subsection 3.18 are very robust and comprehensive and their application will assist in evaluating compatibility.
TT 6	Additional factors such as height, setbacks, building materials and building separation should be added to land use compatibility criteria.	With the exception of building materials, these factors are addressed in subsection 3.18. As noted above, it is recommended that the Site Plan policies be revised to allow for the regulation of building materials but that the application of this measure be restricted to areas where architectural guidelines are in effect (i.e. in Community Improvement Plans).
TT 7	OP should establish policy that allows Council to defer making a decision on a development application until all land use and site compatibility issues are addressed to Town's satisfaction.	The draft new OP establishes the matters to be considered when making decisions on development applications including a comprehensive policy regarding compatibility issues. It should also be noted that the Planning Act establishes timelines within which Council must make decisions or the matter may be appealed to the LPAT for lack of decision.
TT 8	Policies related to density increases, transition, proximity, etc., are too vague. OP should establish specific standards.	The draft new OP policies include terminology that is commonly used and widely accepted in the planning profession. There is a qualitative aspect to evaluating planning matters that cannot always be captured in prescriptive and absolute terms.
TT 9	Medium density ratio of 20-50 units per hectare is too high and should be lowered to 20-35 units per hectare. High density ratio of above 50 units per hectare is too high and a maximum ratio should be established at 65 units per hectare.	The density thresholds were established having consideration of the clear direction of the PPS and County OP to create compact communities and provide for opportunities for intensification. The density thresholds are comparable to the other lower tier municipalities in the region. It should be noted that a number of municipalities have abandoned categorizing development in terms of a maximum density opting for restrictions on height and an assessment of impact of development proposals.

<p>TT 10</p>	<p>OP should require all medium density development to front onto collector roads only. OP should require all high density development to front onto arterial roads only and prohibit them from abutting low density areas.</p>	<p>The draft OP establishes that high density development shall be on or within close proximity to an Arterial Road or Commercial Main Street (Tecumseh Road). Both medium and high density residential developments are required to go through a Zoning By-law amendment and must address the Land use Compatibility policies in subsection 3.18 and the Urban Design Policies contained in Section 7 of the draft Plan. As part of any ZBA process related to a high or medium density residential proposal, a traffic impact study can be required to ensure that there is no adverse impact on the surrounding road network.</p>
<p>TT 11</p>	<p>OP should prohibit cannabis facilities in all areas, including Business Park lands.</p>	<p>Cannabis greenhouse operations including growing and harvesting are permitted only in the Agricultural subject to a ZBA, site plan control and satisfying a range of criteria.</p> <p>Business Park policies are to be revised to prohibit growing and harvesting of cannabis but to permit processing, packaging and shipping of cannabis products without the need for a ZBA.</p>
<p>Joe Iwaniw</p>		
<p>Jl 1</p>	<p>Concerned with proposed “Main Street Mixed Use” designation for his property at 1106 Laramie (former Vilo building) as the building has historically been used for light-industrial uses and is designed as such. Would like OP to recognize this fact and also permit light-industrial uses for the property.</p>	<p>This property is unique given its historical industrial use and its location off the main thoroughfare, adjacent to the railway and across First Street from the rear yards of a tier of residential lots. For these reasons, it is difficult to assign a suitable land use designation to it. It is therefore recommended that a site specific Main Street Mixed Use policy be developed for this property allowing for a suitable range of light industrial and commercial uses that can be compatible with the surrounding area while enabling the building to continue to be utilized, improved and maintained.</p>

Linda Rochon		
LR 1	Supports the Bed & Breakfast establishment policy.	No comment
LR 2	Requests that Town consider the related Zoning By-law amendment as a minor amendment in order to reduce application fees for the person proposing the new use.	Agree but this is not an issue for the OP to address. This can be incorporated into the Planning Fee Schedule.
Windsor-Essex County Health Unit		
WECHU1	OP is comprehensive and covers all elements of health-in-all-policies. No additional recommendations or suggestions for the overall plan.	No comment

In addition to the preceding, two additional comments were received by Councillor Dowie, as follows:

- 1) Schedule “E-1” Road Classifications no longer illustrates Little River Boulevard “connecting” as a Collector (Urban) from Lesperance Road to St. Pierre Street. The existing Official Plan illustrates that this connection is to be made.

The illustration in the draft New Official Plan is consistent with the Tecumseh Transportation Master Plan. However, this discrepancy is under review. Administration will make a recommendation for Council’s consideration of a preferred approach prior to adoption of the draft New Official Plan;

- 2) Schedule “E-1” Road Classifications currently illustrates the entirety of Lanoue Street as a Connector “Urban” from Lesperance Road to Manning Road.

Administration recommended that this be revised so that Lemire Street becomes the east-west Connector “Urban” between the other two east-west segments of Lanoue Street, such that the most southerly or U-shaped segment of Lanoue Street becomes a Local Road.

Next Steps in the New Official Plan Process

Comments received at the January 26, 2021 statutory Public Meeting will be further considered along with those received through the public consultation process undertaken to date, as summarized in this Report. With Council's support of the recommendations made throughout this Report and a further summary of issues raised at the Statutory Public Meeting, it is proposed that a final draft New Official Plan document be prepared for Council's consideration at a forthcoming Regular Council Meeting. As Council is aware, subsequent to its adoption of the new Official Plan, the document will be forwarded to the County of Essex Planner, who has been delegated Approval Authority in accordance with the Planning Act. Further Provincial Ministry review and comments may result which could necessitate further considerations by Council and possible modifications.

Consultations

Public Works & Environmental Services
Essex Region Conservation Authority
County of Essex Planning

Financial Implications

None

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input checked="" type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input checked="" type="checkbox"/>	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.

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 Chief Administrative Officer.

Prepared by:

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Reviewed by:

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Director Public Works & Environmental Services

Reviewed by:

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

Recommended by:

Paul Anthony, RRFA
Director Parks & Recreation Services and Acting
Chief Administrative Officer

Attachment Number	Attachment Name
1	Town of Tecumseh New Official Plan – Draft September 2020
2	Written Correspondence Received