



August 23, 2021

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

**VIA EMAIL ONLY**

Dear Ms. Moy,

**Re:** Official Plan Amendment No. 1  
12433 Dillon Drive (Former Victoria Public School)  
Town of Tecumseh  
File No. 37-OP-2021-005

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Please find attached a Notice of Decision regarding the above noted application.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

**REBECCA BELANGER, MCIP, RPP**  
Manager, Planning Services

Enclosure

CC MMAH Brian Hillman

File No.: 37-OP-2021-005  
Municipality: Town of Tecumseh  
Subject Lands: 12433 Dillon Drive  
(Former Victoria Public School)

Date of Decision: August 23, 2021  
Date of Notice: August 23, 2021  
Last Date of Appeal: September 13, 2021

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## NOTICE OF DECISION

### With respect to an Official Plan Amendment Subsection 17(35) and 21 of the Planning Act

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A decision was made on the date noted above to approve Amendment No. 1 to the Official Plan for the Town of Tecumseh, as adopted by By-law 2021-45.

#### Purpose and Effect of the Official Plan Amendment

The purpose of Official Plan Amendment No. 1 is to re-designate the property at 12433 Dillon Drive, formerly Victoria Public School, from "Community Facility" to "Residential" and "Recreational". The re-designation to Residential will facilitate the development of the lands for a 55-unit residential development consisting of six, two-storey townhouse dwellings totaling 23 units and two, two-storey stacked townhouse dwellings containing 16 units each, on the subject land. The Recreational designation pertains to the land that is to be conveyed to the Town of Tecumseh for a municipal park. A copy of the decision is attached.

#### Effect of Written Submissions on Decision

The decision is consistent with policy statements issued under the *Planning Act* and conforms with the County Plan. Public Input in the form of oral and written submissions were received from the public and agencies. The effect of any comments has been detailed in the associated Tecumseh staff reports. The County is satisfied that these comments were considered prior to the approval of Official Plan Amendment No. 1.

#### Associated File(s):

The lands are also subject to an application under the *Planning Act* for a Zoning By-law Amendment (File No. D19-BRIDAY, By-law No. 2021-46)

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#### When and How to File An Appeal

Notice to appeal the decision to the Ontario Land Tribunal (OLT) formerly LPAT, must be filed with the County of Essex no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of the Manager, Planning Services at the address shown below and it must,

(1) include the reasons for the appeal, and a completed **Appeal Form (A1) Planning Act** available from the OLT website: <https://olt.gov.on.ca/appeals-process/forms/>

(2) be accompanied by the prescribed filing fee payable by certified cheque or money order to the Minister of Finance.

The reasons for the appeal must include an explanation of how the proposed official plan amendment:

- Is inconsistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*;
- Fails to conform with or conflicts with a provincial plan; or,
- Fails to conform with the Essex County Official Plan.

#### Who Can File An Appeal

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

#### When the Decision is Final

The decision of the County of Essex is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

#### Getting Additional Information

Additional information about the amendment, including a complete version of the amendment, is available for public inspection during regular office hours at the County of Essex at the address noted below or from the Town of Tecumseh, or by contacting the County of Essex Planning Department at the phone number or email noted below.

#### Mailing Address for Filing a Notice of Appeal:

County of Essex  
Attention: Rebecca Belanger, Manager – Planning Services  
360 Fairview Avenue West  
Essex, ON N8M 1Y6  
Email: [rbelanger@countyofessex.ca](mailto:rbelanger@countyofessex.ca)  
Tel: (519) 776-6441, Ext. 1325  
Fax: (519) 776-4455

**TOWN OF TECUMSEH**

**AMENDMENT NO. 1**

**TOWN OF TECUMSEH OFFICIAL PLAN**

(Planning File: D19 BRIDAY - Briday Victoria Development Corporation  
12433 Dillon Drive - Former Victoria Public School and  
former McColl Street Right-of-Way)

**June, 2021**

Prepared by  
Town of Tecumseh Planning and Building Services Department  
(519) 735-2184

**TOWN OF TECUMSEH**  
**AMENDMENT NO. 1 TO THE TOWN OF TECUMSEH OFFICIAL PLAN**

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## TOWN OF TECUMSEH

### AMENDMENT NO. 1 TO THE TOWN OF TECUMSEH OFFICIAL PLAN

I, Laura Moy, Clerk of the Town of Tecumseh, certify that this is a/the original/duplicate original/certified copy of Amendment No. 1 to the Town of Tecumseh Official.



Laura Moy, Clerk

# DECISION

**With respect to Official Plan Amendment No. 1  
Official Plan of the Town of Tecumseh  
Subsection 17(34) of the Planning Act**

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I hereby approve Amendment No. 1 to the Official Plan for the Town of Tecumseh, as adopted by By-Law 2021-45.

Dated at Essex, Ontario this 23rd day of August, 2021

**ORIGINAL SIGNED**

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Rebecca Belanger, MCIP, RPP  
Manager, Planning Services  
County of Essex

TOWN OF TECUMSEH  
BY-LAW NUMBER 2021-45

NOW THEREFORE the Council of the Corporation of the Town of Tecumseh in accordance with the provisions of Section 21 of the *Planning Act, R.S.O. 1990* hereby enacts as follows:

1. Amendment No. 1 to the Town of Tecumseh Official Plan, consisting of the attached explanatory text and map schedule, is hereby adopted;
2. That the Clerk is hereby authorized and directed to make application to the County of Essex for approval of Amendment No. 1 to the Town of Tecumseh Official Plan;
3. This By-law shall come into force and take effect on the day of the final passing thereof.

**Enacted and passed this 22<sup>nd</sup> day of June, 2021.**

Signed   
CLERK

Signed   
MAYOR

CORPORATE SEAL  
OF MUNICIPALITY

Certified that the above is a true copy of By-law No. 2021-45 passed by the Council of the Town of Tecumseh on the 22<sup>nd</sup> day of June, 2021.

Signed   
CLERK

## THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following explanatory text and map schedule, constitutes Amendment No. 1 to the Town of Tecumseh Official Plan.

Also attached is PART C - THE APPENDICES which does not constitute part of this amendment. These appendices contain the planning analysis and public involvement associated with this amendment.



## OFFICIAL PLAN AMENDMENT NO. 1

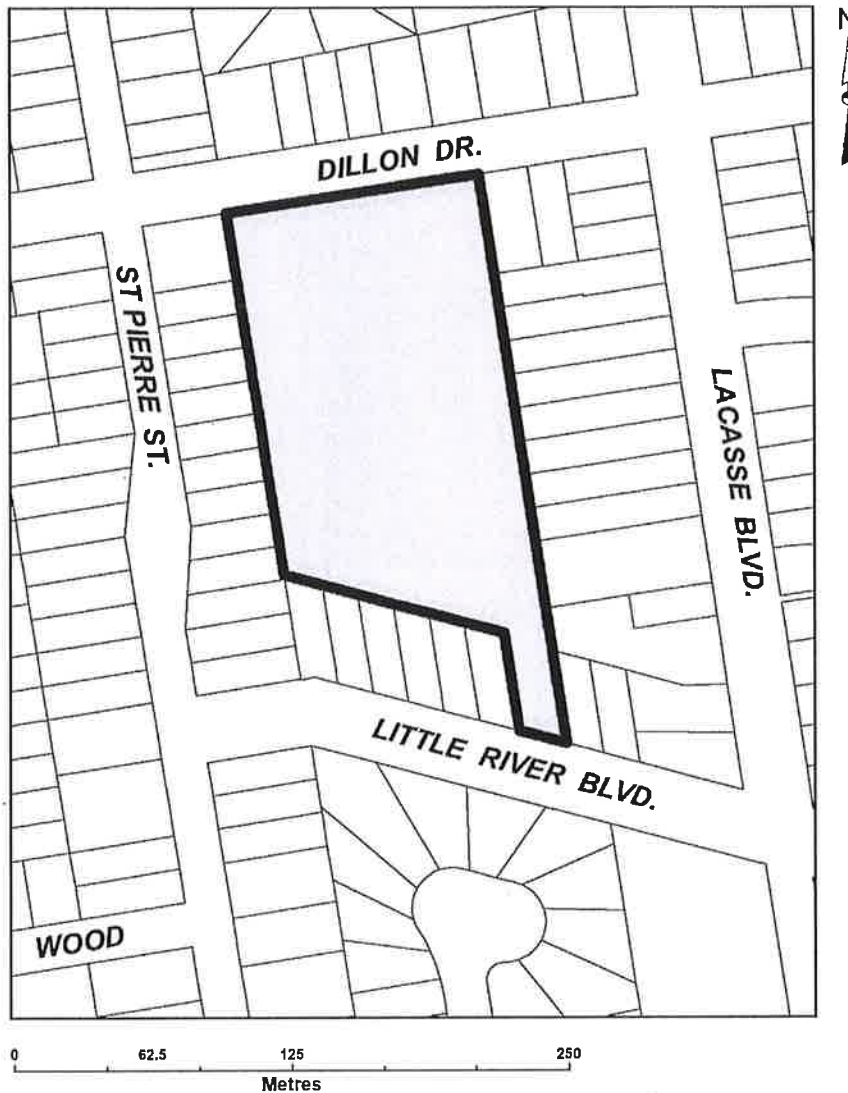
### PART A - THE PREAMBLE

#### Purpose and Basis of the Amendment

The purpose of the proposed Official Plan amendment is to redesignate a 2.29 hectare (5.66 acre) area of land situated on the south side of Dillon Drive, approximately 40 metres east of its intersection with St. Pierre Street (see Map One for location) from "Community Facility" to "Residential" and "Recreational". The redesignation will facilitate the development of the lands for a 55-unit residential development consisting of six, two-storey townhouse dwellings totalling 23 units and two, two-storey stacked townhouse dwellings containing 16 units each, for the subject land. The recreational designation pertains to the land that will be conveyed to the Town of Tecumseh for a municipal park.

The planning and land use analysis for the changes being made as part of OPA No. 1 are described in the documents referred to in the Planning Analysis section of the amendment.

MAP ONE - LOCATION OF SUBJECT PROPERTY  
OFFICIAL PLAN AMENDMENT NO. 1  
TOWN OF TECUMSEH OFFICIAL PLAN  
12433 DILLON DRIVE AND FORMER McCOLL STREET RIGHT-OF-WAY  
TOWN OF TECUMSEH



Area Subject to Proposed Amendment

## PART B THE AMENDMENT

### Details of the Amendment

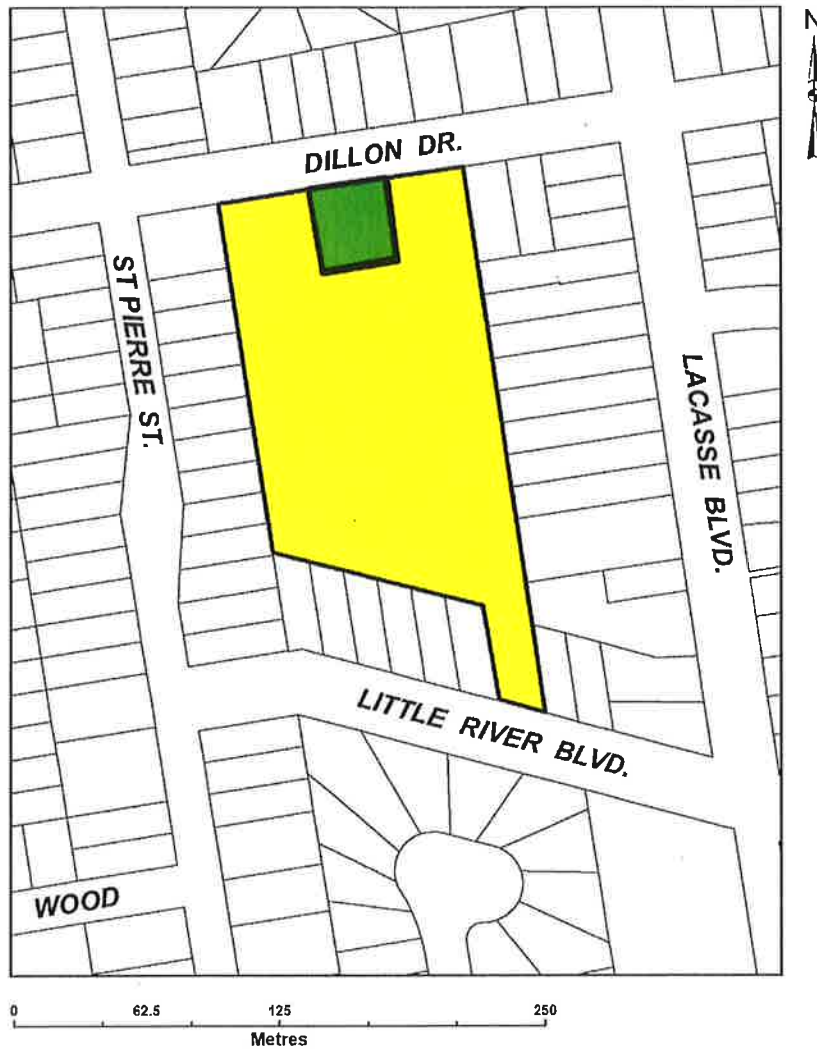
The Official Plan for the Town of Tecumseh, for those lands in the former Town of Tecumseh, as amended, is hereby further amended as follows:

1. Schedule "B-1", Town of Tecumseh Official Plan, Tecumseh North Settlement Area, Land Use Plan, is hereby amended by changing the land use designation for those lands as depicted on Schedule "A" attached hereto from "Community Facility" to "Residential" and "Recreational".

### Implementation of the Amendment

This official plan amendment will be implemented through a corresponding zoning by-law amendment which will place the lands in a site-specific "Holding Residential Zone 3 (H)R3-19" and a "Recreational Zone (RE)". The removal of the Holding (H) symbol will be contingent upon the execution and registration of a site plan control agreement.

SCHEDULE "A"  
OFFICIAL PLAN AMENDMENT NO. 1  
TOWN OF TECUMSEH OFFICIAL PLAN  
12433 DILLON DRIVE AND FORMER MCCOLL STREET RIGHT-OF-WAY  
TOWN OF TECUMSEH



Change from "Community Facility" to "Residential"



Change from "Community Facility" to "Recreational"

## PART C THE APPENDICES

### Appendix 1 - Planning and Land Use Analysis

The planning and land use analysis in support of this Official Plan Amendment is contained within the following attached documents:

- PBS-2019-25, dated August 13, 2019
- PBS-2021-12, dated March 30, 2021
- PBS-2021-28, dated June 8, 2021
- PBS-2021-29, dated June 8, 2021
- PBS-2021-32, dated June 22, 2021

### Appendix 2 - Public Participation

The minutes of the public meetings held on September 10, 2019 and March 30, 2021 are attached for information purposes.