

**Public Council Meeting  
Agenda**

**Date:** Tuesday, September 24, 2024, 5:30 pm  
**Location:** Tecumseh Town Hall - Council Chambers  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9

**Pages**

**A. Roll Call**

**B. Call to Order**

**C. Land Acknowledgement**

We acknowledge that we are on land and surrounded by water, originally inhabited by Indigenous Peoples who have travelled this area since time immemorial. This territory is within the lands honoured by the Wampum Treaties; agreements between the Anishinaabe, Haudenosaunee, Lenini Lenape and allied Nations to peacefully share and care for the resources around the Great Lakes. Specifically, we would like to acknowledge the presence of the Three Fires Confederacy Ojibwe, Odawa, Potawatomi and Huron/Wendat Peoples. We are dedicated to honouring Indigenous history and culture while remaining committed to moving forward respectfully with all First Nations, Inuit and Métis.

**D. Disclosure of Pecuniary Interest**

**E. Introduction and Purpose of Meeting**

The purpose of the meeting is to hear public comment on the proposed Official Plan amendment required to incorporate the Tecumseh Hamlet Secondary Plan (THSP) into the Tecumseh Official Plan.

**F. Delegations**

1. Tecumseh Hamlet Secondary Plan

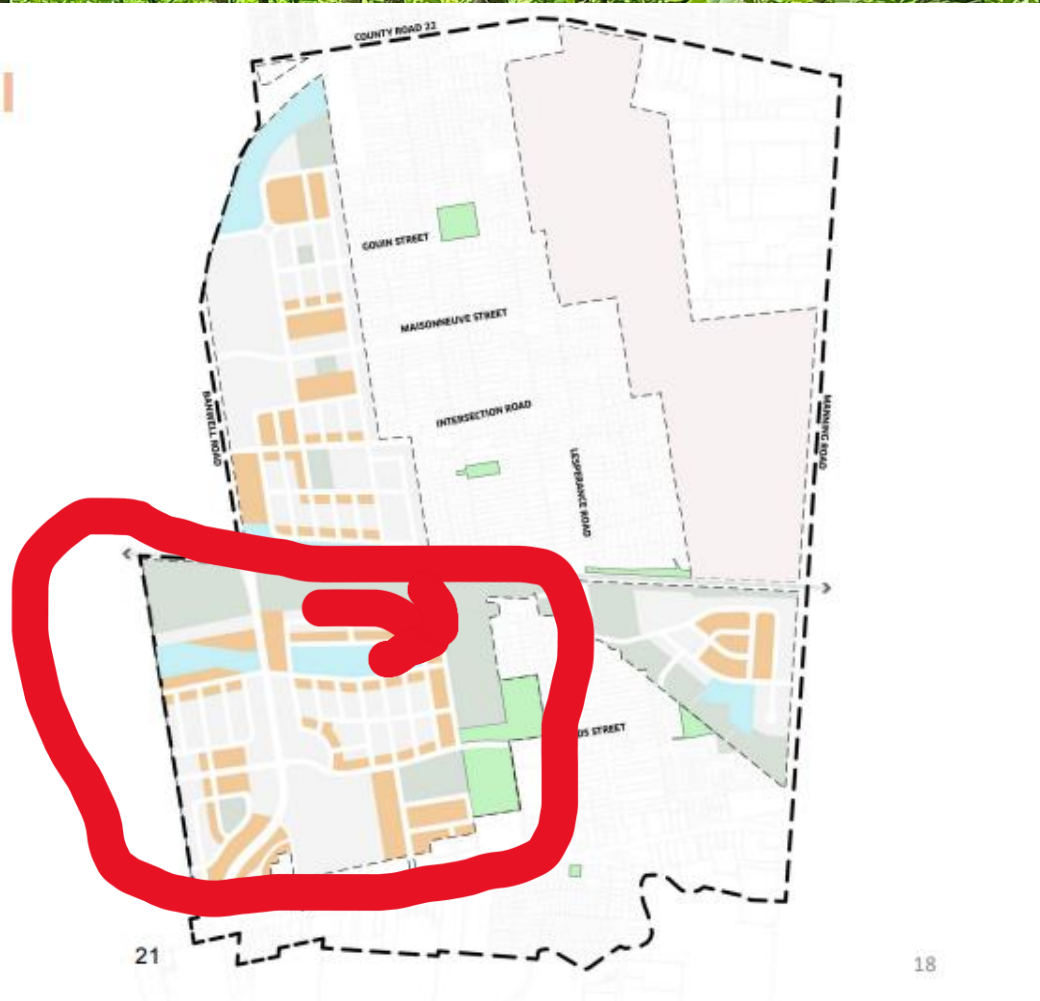
4 - 51

Re: Laura Herlehy and Brent Hooton, Associates, Dillon Consulting Limited; and Dorsa Jalalian, Associate, Senior Urban Designer, DIALOG

## Medium Density Residential

### Permissions:

- Up to 4 storeys
- Towns, Stacked Towns, Row House, Walk Ups or Small-Scale Apartments
- Permitted density of 20-50 units/ha



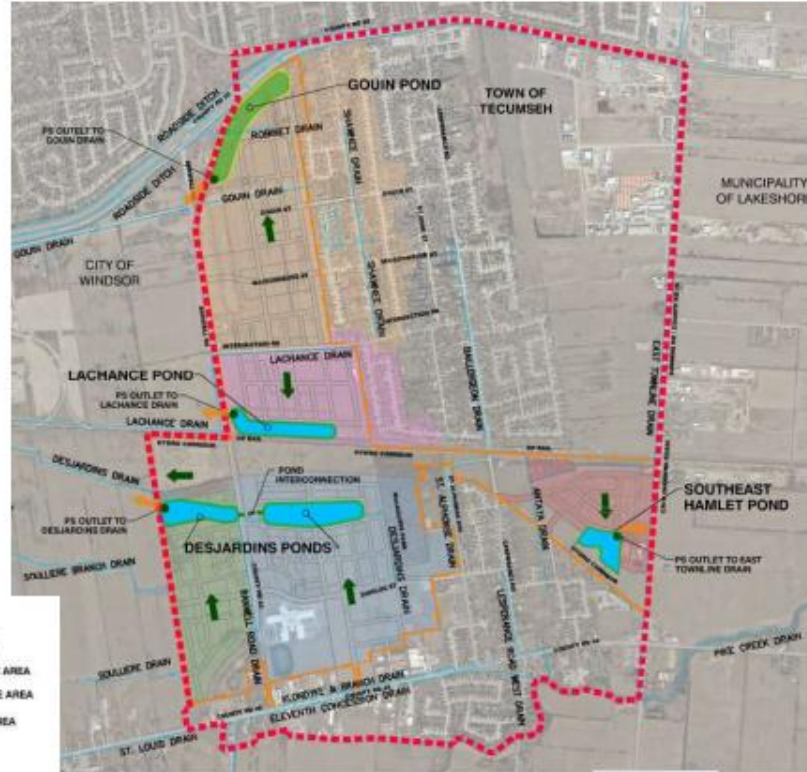
# TECUMSEH HAMLET INFRASTRUCTURE IMPROVEMENTS

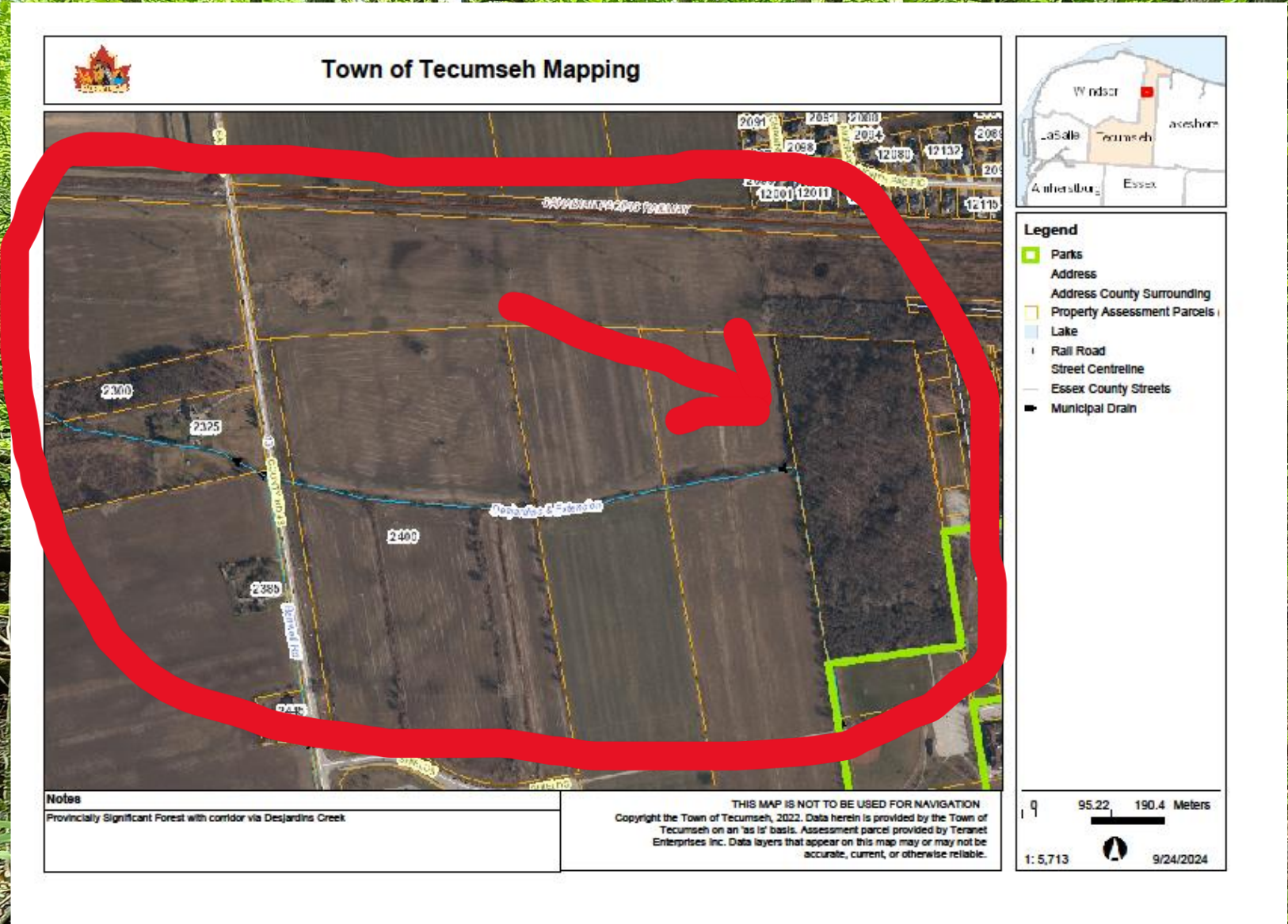
## MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT & FUNCTIONAL DESIGN



### Stormwater Management

- ✓ Provide quality and quantity control of runoff to protect the upper reaches of the Little River drain and East Townline drain.
- ✓ Require four (4) controlled outlets to existing drains to mitigate downstream impacts.
- ✓ Incorporate flexibility to accommodate Climate Change.
- ✓ Accommodate capacity to improve storm sewer systems upstream along existing residential streets (i.e. Shawnee, Hebert).







# Town of Tecumseh Mapping



### Legend

- Lake
- Rail Road
- Street Centreline
- Essex County Streets

### Notes

Broader Area - Town of Tecumseh Draft Secondary Expansion Plan

THIS MAP IS NOT TO BE USED FOR NAVIGATION  
Copyright the Town of Tecumseh, 2022. Data herein is provided by the Town of Tecumseh on an 'as is' basis. Assessment parcel provided by Teranet Enterprises Inc. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1:47,322 788.80 1,577.6 Meters  
 9/24/2024

1.1.3.8 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:

- a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
- b) the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- c) in *prime agricultural areas*:
  - 1. the lands do not comprise *specialty crop areas*;
  - 2. alternative locations have been evaluated, and

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Provincial Policy Statement, 2020

- i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
- ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
- d) the new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and
- e) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible.

In undertaking a *comprehensive review*, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.

Arable land (% of land area) in Canada was reported at **4.3532 % in 2021**, according to the World Bank collection of development indicators, compiled from officially recognized sources.



Trading Economics

<https://tradingeconomics.com/canada/arable-land-perc...>

[Arable Land \(% Of Land Area\) - Canada - Trading Economics](#)




[Membership](#)

[Issues](#)

Although Ontario is a large province, only about five percent of our land is suitable for growing crops or raising livestock.

Much of northern Ontario can't be farmed because of the cool climate and the rocky Canadian Shield, and towns and cities dot much of the southern Ontario landscape.



Tecumseh Town Council,  
please say no to this proposed  
plan.





Let's not needlessly destroy the resources that sustain us

# Let's not destroy the resources that sustain us