

**REVISED PART B - OFFICIAL PLAN AMENDMENT NO. 14 TO THE TECUMSEH
OFFICIAL PLAN, FOR THOSE LANDS WITHIN THE FORMER TOWNSHIP OF
SANDWICH SOUTH (SANDWICH SOUTH OFFICIAL PLAN)**

FOR CONSIDERATION AND APPROVAL BY THE ONTARIO MUNICIPAL BOARD

Details of the Amendment

The Sandwich South Official Plan, as amended, is hereby further amended as follows:

1. Schedule "A-2", Township of Sandwich South Official Plan, Oldcastle Hamlet & Baseline Road Hamlet Urban Area Land Use Plan, is hereby amended by changing the land use designation for those lands as depicted on Schedule "A" attached hereto from "Hamlet Development" to "Low Density Residential" and "General Commercial".
2. Section 3.2, Low Density Residential, Land Use Plan, as amended, is hereby further amended by the addition of a new subsection 3.2.2 x) to immediately follow subsection 3.2.2 ix) and to read as follows:

"3.2.2 x) Notwithstanding any other policy of the Plan to the contrary and having regard to OMB Decision dated January 17, 2018 (Case No.: PL160967), the 21.6 hectare property situated at the north-east corner of the 8th Concession/North Talbot Road intersection (Del Duca lands) designated "Low Density Residential" on Schedule "A-2" of this Plan shall be subject to the following additional policies:

- a) a mixture of single-unit detached dwellings and semi-detached dwellings at a maximum of 18 units per gross hectare and townhouse dwellings to a maximum of 30 units per gross hectares shall be permitted;
- b) a retirement home with a maximum density of 60 units per gross hectare and a maximum height of four stories shall also be permitted;

- c) a 30-metre (98-foot) wide buffer strip along the western boundary of the property adjacent to the 8th Concession Road and extending from the commercial block to the northern limit of the subject property shall be required. The buffer strip shall comprise:
- i) a berm with tree plantings;
 - ii) a multi-use pathway; and
 - iii) a drainage feature/swale for the conveyance of stormwater subject to the completion of a stormwater management study for the entire subject property to the satisfaction of the Town and the Essex Region Conservation Authority.

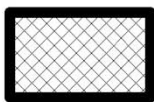
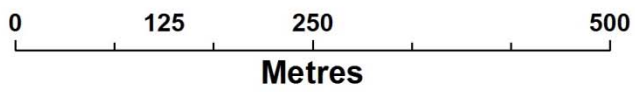
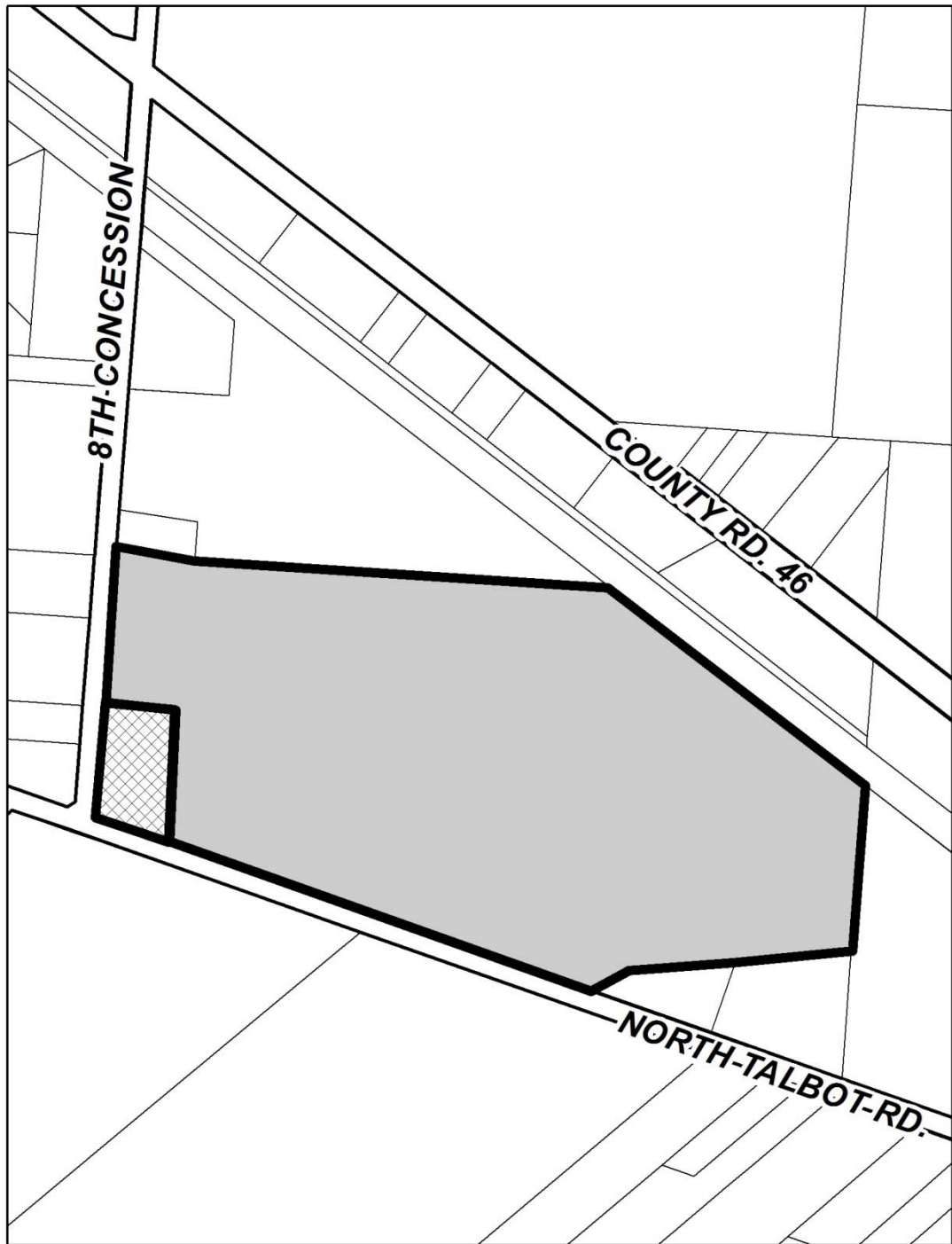
Lands associated with the multi-use pathway included as part of the buffer strip shall be included in the calculation of any required parkland dedication or cash-in-lieu, in accordance with the Planning Act;

- d) a stormwater drainage corridor along the northern extent of the property and along the northeastern portion of the property where it abuts the former railway lands may be a feature considered as part of the stormwater management study. This stormwater drainage corridor, if deemed appropriate by the stormwater management study as approved by the Town and the Essex Region Conservation Authority, shall also provide for a multi-use pathway that will provide a linkage between the residential areas, commercial areas and adjacent parkland; and
- e) it is anticipated that a stormwater management facility addressing quality and quantity control for the subject property will be located at the easterly extent of the property. The final location and design of the stormwater management facility will be subject to the completion of a stormwater management study to the satisfaction of the Town and the Essex Region Conservation Authority and will be designed so as provide a visual amenity and passive recreational opportunities and be an integral component of the development.”

Implementation of the Amendment

This official plan amendment will be implemented through a corresponding zoning by-law amendment, being completed concurrently, which will place the lands in a site-specific “Holding -Residential Zone 2 (H)R2-4”, “Holding - General Commercial Zone (H)C1-9” and “Holding - Parks and Open Space Zone (H)P-5” in order to permit the proposed uses upon removal of the Holding (H) symbol, along with the future execution of a development agreement and site plan control agreement. The Holding (H) symbol will be removed in accordance with the *Planning Act* and associated policies in the Official Plan.

SCHEDULE "A"
OFFICIAL PLAN AMENDMENT NO. 14
CON 8, W PT LOT 11
PLAN 12R-4966, PARTS 1 & 3
TOWN OF TECUMSEH



Change from "Hamlet Development" to "General Commercial"



Change from "Hamlet Development" to "Low Density Residential"