Official Plan Amendment No. #5

To the Official Plan of the Town of New Tecumseth

May 2025
Redline version

Approved by the County of Simcoe on MMDDYY.

Amendment No. #5 to the Official Plan for the Town of New Tecumseth

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The Constitutional Statement

The following Amendment to the Official Plan for the Town of New Tecumseth consists of three parts:

Part A – The Preamble – consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment; and,

Part B – The Amendment – which sets out the actual Amendment and consists of the text and Schedules constitutes Amendment No. #5 to the Official Plan for the Town of New Tecumseth; and,

Part C – The Appendix – consists of information pertinent to this Amendment in the form of a record of New Tecumseth Council's actions and does not constitute a part of the actual Amendment.

Part A – The Preamble

Official Plan Amendment No. #5 to the Official Plan of the Town of New Tecumseth

1.0 Purpose

The purpose of Official Plan Amendment No. 5 is to implement the Town's objectives and strategy for growth management, and bring ensuringe those aspectparts of the Official Plan into conformity are consistent with the *Provincial Planning Statement* (2024).

2.0 Location

The policies contained within this Amendment apply generally across the Town. The updated mapping Schedules reflect lands thatwhich are proposed to be added to the Town's three settlement areas.

3.0 Basis

The Town has undertaken a Growth Management Study to identify how the forecasts for population and employment growth from the County of Simcoe's County's Municipal Comprehensive Review will be accommodated. This has resulted in a proposed Settlement Area Boundary Expansion for each of the Town's three settlement areas. This Official Plan Amendment introduces a revised policy framework for managing growth. The Amendment also includes updates to the Official Plan Schedules.

In October 2024, a new *Provincial Planning Statement* (2024) came into effect. T and this Official Plan Amendment proposes amendments to bring ensure portions of the Official Plan into conformityare consistent with the Provincial policy framework in so far as they relate to growth management.

This Official Plan Amendment includes:

- Replacing current Section 3 of the Official Plan with a new framework for growth management to guide manage future population and employment growth. This section includes introducing a Secondary Planning policy framework, including aidentifying two Special Study Area overlays, policies to guide Planning Act applications for individual Settlement Area Boundary Expansions, and phasing policies to ensure that development within new growth areas aligns with the provision of infrastructure and public service facilities.
- Replacing the Urban Employment section to align with changes made through the *Provincial Planning Statement* (2024), including the changes to the definition of *Employment Area* and policies to manage Employment Land Conversions.
- Minor text updates to reflect changes made through the amendments to the revised sections.
- Updates to definitions to reflect changes made through the *Provincial Planning Statement* (2024).
- Updates to Official Plan Schedules to implement the Settlement Area Boundary Expansions recommended through the Growth Management Study, including Special Study Areas 1 and 2 Overlays and a new Special Policy Area.

Amendments also reflect changes to Urban Employment designations as a result of changes made to align with the *Provincial Planning Statement* (2024).

Part B – The Amendment – Details of the Amendment

~~3.0~~4.0 Introductory Statement

"Part B – The Amendment" consisting of the following text constitutes Amendment No. #5 to the Official Plan of the Town of New Tecumseth.

~~4.0~~5.0 Details of the Amendment

The Official Plan of the Town of New Tecumseth is amended as follows:

Item 1 - 1.3 Organization

1.1 Amend **Section 1.3 Organization** to update the planning horizon to 2051, add a new Schedule D3 – Active Transportation, and delete reference to Appendix F – Provincially Significant Employment Zone as follows:

Section 1.3 a) This Official Plan is organized as follows:

i) Section 1.0 **INTRODUCTION** provides information to the reader with respect to the Background, Purpose and Organization of this Official Plan.

ii) Section 2.0 **VISION, GOALS AND OBJECTIVES** clarifies the goals and objectives of the Town in managing new *development* within New Tecumseth to the year ~~2031~~2051.

iii) Section 3.0 **GROWTH MANAGEMENT** articulates the policy framework through which population and employment growth will be managed within the Town to the year ~~2031~~2051, in conformity with County and Provincial policy frameworks.

Section 1.3 b) This Plan incudes the following schedules:

viii) D3 - Active Transportation

d) The Plan includes the following Appendices:

~~xviii) Appendix F – Provincially Significant Employment Zone for Consultation, Alliston – Zone #12~~

Item 2 – 2.0 Vision, Goals and Objectives

2.1 Amend **Section 2.0 Vision, Goals and Objectives** to reflect the updated planning horizon as follows:

Section 2.0 b) The goals and objectives contained in this Official Plan are intended to guide the decisions of public authorities and private interests until ~~2031~~2051. All new public works and the passage of any implementing zoning by-law must conform to this Official Plan. This Official Plan applies to all lands within the Town of New Tecumseth.

2.2 Amend **Section 2.1 Growth and Settlement** to reflect the updated planning horizon and objectives as follows:

Section 2.1 a) It is the goal of this Official Plan to direct the majority of *development* to the identified Settlement Areas of Alliston, ~~Tottenham and~~ Beeton, and Tottenham, where full wastewater and water services are available and to support the efficient use of land and municipal investment in *infrastructure*. ~~As a Primary Settlement Area, it is expected that Alliston will accommodate a significant portion of the Town's growth.~~

Section 2.1 b) The objectives for growth and settlement are to:

i) Reinforce the role of Alliston as ~~a Primary Settlement Area~~ the primary location for growth within New Tecumseth;

ii) Reinforce the role of Alliston as the primary commercial and industrial centre for the Town;

iii) Reinforce the role of the *Settlement Areas* of Beeton and Tottenham as residential communities, and as secondary commercial and industrial centres in the Town;

iv) Reinforce the function of the three downtown areas as cultural, administrative, entertainment, retail and social focal points of the community;

v) Encourage the further *intensification* and use of the lands within the Downtown Areas and *Strategic Growth Areas*, as appropriate;

vi) Encourage the establishment of an optimum balance between residential and non-residential assessment in the Town;

vii) Require comprehensive Secondary Plans to be completed for Special Study Area~~s~~ 1 lands as identified on Schedules B1, B2 and B3;

viii) Ensure that all urban *development* is appropriately phased in conjunction with required *infrastructure* improvements;

ix~~viii~~) Achieve *complete communities* by encouraging *compact built form*, efficient use of land, walkable neighbourhoods and an appropriate mix of land use and *housing options* within distinctive neighbourhoods;

~~i~~x) Improve accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and

xi) Improve social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Item 3 – 3.0 Growth Management

3.1 Delete **Section 3.0 Growth Management** in its entirety, and replace it with the following:

3.0 GROWTH MANAGEMENT

3.1 POPULATION AND EMPLOYMENT FORECASTS

a) The Town is planning for population and employment growth to the year 2051, as identified by the County of Simcoe. Based on a land needs analysis as part of the County's M~~m~~unicipal C~~c~~omprehensive R~~r~~eview, the Town must plan to accommodate ~~at least~~ a population of at least 80,590 residents and 31,550 jobs by the year 2051. Planning for *infrastructure*, *public service facilities*, *strategic growth areas* and *employment areas* may extend beyond this time horizon.

b) The geographic area of the Town includes a significant rural/agricultural context together with the three *Settlement Areas* of Alliston, Beeton and Tottenham.

c) Each *Settlement Area* will contribute to the accommodation of growth over the horizon of this Plan. It is recognized that each *S~~s~~ettlement A~~a~~rea* offers a different combination of existing elements of a *complete community,* and each will grow at different rates and to different levels over time.

d) Given existing *infrastructure* constraints, the timing of approvals of new growth and *development* will be informed by the results of a Town-initiated Master Servicing Plan. Secondary Plans will be required for most of the lands that have been added to the *S~~s~~ettlement A~~a~~reas* as part of the Town's growth management study concluded in 2025, as identified on Schedules B1 - B3. The phasing policies of this Plan and the further analysis undertaken through the ~~m~~Master ~~s~~Servicing ~~p~~Plan and S~~s~~econdary P~~p~~lans, as described in policies of this Plan, will determine the ultimate progression

of growth and *development* in any one or all three of the *Ssettlement Aareas* over time.

e) Table 1 below identifies illustrates how population growth of 36,642 will is planned to be accommodated to the year 2051. This i, includesing growth within the lands added to the *Ssettlement Aareas* through the Town's Ggrowth Mmanagement Sstudy (approved in 2025), and through infill and *intensification* of the already developed areas and within approved developments on existing urban lands with draft plan approvals or registered plans of subdivision within each of the three *Ssettlement Aareas*. Intensification is reflected as a separate amount, as it has not been determined how much infill and intensification will be accommodated in each of the *Ssettlement Aareas*. There is also an estimated small amount of population growth of 100 persons within the rural and agricultural areas of the municipality, given the focus of growth is to be towards the settlement areas. The amount of population growth on the new lands added to the *Ssettlement Aareas* assumes that 70% of the net developable land will accommodate housing and the other 30% is a factor used for roads, parks and other *infrastructure,* as well as population employment-related uses.

COMMUNITY	2021	2051
ALLISTON	23,253	37,463
TOTTENHAM	9,609	16,194
BEETON	4,151	8,480
Population Growth through Intensification within Settlement Areas		13,825
RURAL/AGRICULTURAL	4,528	4,628
NEW TECUMSETH	43,948	80,590

Source: 2021 Census of Population; Statistics Canada; 2021 & FINAL SABE RECOMMENDATION

Table 1
Town of New Tecumseth Forecasted Population by Community

COMMUNITY	Census 2021 Population	Population Growth in Approved Developments	Settlement Area Boundary Expansion Growth	Forecast Population by 2051 (Minimum)
Alliston	23,253	5,210	9,955	38,418
Beeton	4,151	4,530 (including MZO lands)	3,025	11,706
Tottenham	9,609	330	4,620	14,559
Intensification				8,872
Rural/Agricultural Areas	6,935			7,035
New Tecumseth TOTAL	43,948			80,590

Note: The 2021 total population is derived from Statistics Canada. The Census provides a total population of the Town of New Tecumseth, as well as individual populations for each of the three *Settlement Areas*. The residual is estimated as the population in the rural and agricultural areas, although not specifically reported in the Census.

f) While this Official Plan identifies growth projections to the year 2051, it is understood that the Town is expected to continue to attract growth well beyond that time horizon. As such, this Plan does not represent an "end state", but rather a tool to manage its ongoing evolution.

g) This Official Plan also incorporates several Official Plan Amendments and Secondary Plans that continue to have status and should be read in conjunction with this Plan to ensure that all relevant planning policies are considered.

3.2 PLANNING FOR GROWTH

a) To promote a balanced approach to managing growth, this Official Plan recognizes and builds upon the Town's unique urban structure of the three existing *Settlement Areas*, each with historical development patterns, that will continue to evolve with new growth and *development* occurring in a phased, compact, and cost-effective development pattern.

b) The Town's Ggrowth Mmanagement Sstudy, approved in 2025, added ~~additional~~ lands to each of the three *Ssettlement Aareas* for the purposes of accommodating ~~both~~ population and employment growth. Lands that have been added have been pre-designated based on their intended long-term use and identified as Special Study Area~~s~~ 1 or Special Study Area 2, as reflected on the land use Schedules B1, B2, and B3. These areas shall achieve an overall minimum density target of 55 residents and jobs per hectare of developable land area. ~~–~~Neighbourhoods within the Special Study Areas may be planned to include higher densitiesy~~y~~, mixed-use centres, and corridors to achieve the required associated density targets.

c) *Development* on lands within the Special Study Area~~s~~ 1 and Special Study Area 2 are subject to a Master Servicing Plan. *Development* on lands within Special Study Area 1~~–, and those areas that~~ are identified as requiring Ssecondary Pplans ~~on Schedules B1, B2 and B3,~~and shall follow the principles and policies set out in Section 3.3 of this Official Plan. *Development* on lands within Special Study Area 2 may proceed without requiring a Ssecondary Planning process.

d) Residential and employment growth and *development* will largely be directed to lands within *Ssettlement Aareas* and in accordance with the policies of underlying designations as described in Section 5, and all other applicable policies of this Plan.

e) Within the identified *Settlement Areas*, a portion of residential growth will be accommodated through *intensification*. The Town has established an initial target of 40% *intensification*, meaning that 40% of all new residential units in the Town would occur on already developed or underdeveloped lands within the *Settlement Areas* through *intensification*. *Intensification* is intended to include compatible *development* on vacant lots, *redevelopment*, infill *development*, the expansion or conversion of existing buildings, and the establishment of *additional residential units*.

f) In order to further validate the *intensification* target and the Town's ability to accommodate growth and *development* through *intensification*, the Town will undertake an *Iintensification* Sstudy and introduce additional policy directions through a future Official Plan Amendment.

g) Through the *Iintensification* Sstudy and Ssecondary Pplanning of the Special Study Area~~s~~ 1 lands identified on Schedules B1, B2, and B3, the

Town may identify *Ss~~s~~trategic Gg~~g~~rowth Aa~~a~~reas* in newly developing parts of one or more *Ss~~s~~ettlement Aa~~a~~rea.*

h) *Strategic Growth Areas* are intended to support the achievement of *complete communities*~~,~~ by offering opportunities within *Ss~~s~~ettlement Aa~~a~~reas* for a range and mix of *housing options*, encouraging *intensification* and ~~more~~ mixed-use *development*, ~~and~~ creating a more walkable and~~,~~ transit~~-~~supportive built form.

i) The Town will accommodate industrial job growth on *Employment Area* lands and population supporting jobs on other lands, as further described in the land use designations in Section 5. *Employment Area* lands, as identified on Schedules B1, B2, and B3, will be comprehensively planned and protected for current and future *Ee~~e~~mployment Aa~~a~~rea* uses that are to be separated from *sensitive land uses*.

j) The Town will promote economic development and competitiveness and encourage job creation through the *development* of existing and new *Employment Areas*, as well as on other lands in accordance with the provisions of the land use designations.~~,~~ This will encourage the creation of~~for~~ jobs that support the residents of the Town and surrounding areas, including for uses such as retail and commercial, schools and other institutional uses, and other light industrial and office uses.

k) The Town has carefully planned for the separation of *major facilities* and *sensitive land uses* and will protect *major facilities* from encroachment of *sensitive land uses*~~,~~ through the land use designations reflected on Schedules B1, B2, and B3. The separation of uses in this manner~~ way~~ is intended~~meant~~ to avoid or minimize as much as possible, and allow for mitigation, if necessary, of potential *adverse effects* from odour, noise and other contaminants. Additionally, this is intended ~~, and~~ to minimize the risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards, and procedures.

3.3 SECONDARY PLANNING FOR SPECIAL STUDY AREAS

3.3.1 VISION

a) As the Town grows, *development* within the Special Study Area~~s~~ 1 and Special Study Area 2, identified on Schedules B1, B2, and B3, needs to enhance the quality of life for both current and future residents, ~~and~~ foster~~ing~~ a vibrant, active community for people of all ages, abilities, and

incomes. A mix of *housing options*, including single and semi-detached, townhouses, ~~and~~ apartment buildings, and *additional needs housing*, will promote diversity, increase access to *affordable* and attainable housing, and provide additional density to support community hubs, local commercial uses, and compact communities.

b) High quality urban design principles will promote strong connectivity, walkability, and permeability through new and existing neighbourhoods. Safe and accessible active transportation options will provide safe and~~,~~ direct access to neighbourhood amenities, including parks and schools, for all users.

c) A mix of open spaces and amenities, located within close walking distance of all residents, will provide convenient and exciting places to gather and socialize, while supporting and promoting community events and Town activities.

d) Ultimately, the objective of Secondary Plans for the Special Study Area 1 lands is to create *complete communities*, which create a sense of place and identity, ~~and~~ improve social equity, and enhance overall quality of life for current and future residents.

3.3.2 PRINCIPLES

The following principles must be followed through the creation of Ss~~s~~econdary Pp~~p~~lans for lands identified on Schedules B1, B2, and B3 as Special Study Area~~s~~ 1 that are subject to the preparation of Ss~~s~~econdary Pp~~p~~lans prior to any other planning approvals.

a) Deliver a mix of land uses in neighbourhoods that provide opportunities to live, work, learn, shop, and play, promoting a healthy, safe, and *complete community*.

b) Provide a range and mix of *housing options* and densities to meet projected needs of current and future residents and demonstrate the inclusion of *affordable housing options* to promote a diverse, inclusive, and vibrant community.

c) Promote an active transportation network, including walking and cycling *infrastructure* and transit-supportive *development*, through compact neighbourhood designs. This aims to ~~which~~ efficiently use~~s~~ land, resources, and *infrastructure*, with connections to adjacent neighbourhoods through a continuous network of sidewalks, cycling facilities, and trails that~~which~~ are accessible to all ages and abilities.

d) Strengthen economic development and competitiveness through the provision of lands to accommodate population supporting employment,

institutional uses, and compatible mixed-use *development* to attract jobs, ~~and~~ diversify the local economy, and support access to education and training for all residents.

e) Within the designs for *infrastructure* and overall community design, S~~s~~econdary P~~p~~lans must plan for the impacts of a changing climate through mitigation and adaptation, and the overall reduction of greenhouse gas emissions.

f) Within the context of urban *development*, protect ecological systems and the natural environment, reduce waste, improve air, land, and water quality, and encourage the use of green infrastructure.

g) Protect *cultural heritage resources*, and support arts and culture as an important part of community identity.

h) Demonstrate the provision of *infrastructure* and the inclusion of *public service facilities* beginning in the first phase, in a ~~co-ordinated,~~ phased, efficient, and cost-effective manner to meet projected population and employment needs. P~~, and p~~lan for *public service facilities* to be co-located with one another, along with parks and open space where appropriate.~~;~~

i) Incorporate design measures to reduce *negative impacts* on agricultural operations, such as ~~through~~ edge planning, Minimum Distance Separation setbacks, buffers, and barriers.~~; and~~

j) Phase *development* in accordance with the phasing policies of this Plan, to plan for and ensure a co-ordinated approach to growth; and~~.~~

k) Direct *development* to areas outside of *hazardous lands* adjacent to river and stream systems that~~which~~ are impacted by *flooding hazards* and/or *erosion hazards*, and *hazardous sites.*

3.3.3 SECONDARY PLANNING POLICIES

a) It is a policy of this Official Plan that S~~s~~econdary P~~p~~lans for the lands within the Special Study Area~~s~~ 1 lands identified on Schedules B1, B2, and B3 will be led by the Town or may be privately-initiated and will involve all private landowners in the S~~s~~econdary P~~p~~lan study area. Other agencies and stakeholders will be identified and involved in the planning process as appropriate. ~~Requests to pursue privately initiated secondary planning initiatives shall require the prior approval of Town Council.~~

b) Prior to commencing the preparation of a S~~s~~econdary P~~p~~lan, the Town shall prepare a Terms of Reference which shall set out the need for the S~~s~~econdary P~~p~~lan, the intended scope, the process of plan preparation including required studies, and the opportunities for public participation and involvement.~~ Any privately initiated secondary plans, if approval to proceed is granted by Council, shall also require a Terms of Reference that are approved in writing by Town *Council* Pprior to initiating work on any required studies, undertaking public consultations or initiating any other work related~~

~~to the preparation of a secondary plan, privately initiated secondary plans shall require a Terms of Reference to be agreed in writing to the satisfaction of the Town. .~~

c) For lands within Special Study Area 1,~~s~~ as identified on Schedules B1, B2, and B3, an application for plan of subdivision or condominium, zoning by-law amendment, or consent to sever shall not be approved until a S~~s~~econdary P~~p~~lan is in effect. For existing lots of record, as of the date of the adoption of the Official Plan Amendment related to growth management in 2025, Minor Variance applications will be permitted to be processed without the need for a S~~s~~econdary P~~p~~lan.

d) The Terms of Reference for any ~~Town initiated or privately initiated~~ S~~s~~econdary P~~p~~lan shall establish the expected role of any landowner group that represents multiple landowners within a Special Study Area 1, and outline the management, structure, and operational details of the landowner group and if applicable, procedures for sharing costs.

e) Separate S~~s~~econdary P~~p~~lans shall be prepared for each of the Special Study Area 1~~s~~ areas identified on Schedules B1, B2, and B3. The S~~s~~econdary P~~p~~lan shall cover the entirety of the lands located within that Special Study Area 1.

f) In advance of the S~~s~~econdary Planning process beginning in any Special Study Area 1, a Master Servicing Plan shall be undertaken by the Town that coordinates the provision of *infrastructure* and *public service facilities* with other Special Study Area 1 lands and adjacent areas within the urban boundary.

~~f~~g) The Town shall determine the overall sequence and geographic area of S~~s~~econdary P~~p~~lans ~~which~~ and will rely upon and be informed by the findings of the Master Servicing ~~Master~~ Plan. The Town does not anticipate that S~~s~~econdary P~~p~~lans for all Special Study Area~~s~~ 1 areas will ~~not~~ be commenced at the same time. Given the likelihood of major infrastructure investments to allow growth within the Special Study Area 1 in Tottenham to occur, the Town will not commence S~~s~~econdary P~~p~~lanning for Tottenham until the preferred servicing solution has been ~~developed~~identified.

~~g~~h) Secondary P~~p~~lans for Special Study Area~~s~~ 1 lands shall include the following:

i) A~~a~~ description of the S~~s~~econdary P~~p~~lan area, including a reference map, the role and relationship of the S~~s~~econdary P~~p~~lan area to the Town as a whole;

ii) A~~a~~ statement of the desired land uses of the area along with relevant and related environmental, social, and economic goals;

iii) T~~t~~he objectives for the area, including a statement demonstrating how they are in keeping with the principles set out in Section 3.3.2 and

strategic goals of this Plan and provincial legislation, policies, and appropriate guidelines;

iv) Aa description of the housing strategy incorporated into the Ssecondary Pplan area that outlines how the objectives of the County of Simcoe's Affordable and Attainable Housing Strategy, including the ~~requirement~~ target of 10% of all new housing units to be ***affordable*** housing, will be achieved, as well as a description of the proposed mix of housing types, tenures, and densities;

v) Aa description of any new designations and policies for the Ssecondary Pplan area together with rationale for varying from or supplementing Official Plan policies and designations thatwhich differ from the pre-designations;

~~v)~~vi) Aa description of and appropriate mapping to show how the Ssecondary Pplan area aligns with the Town's Multi-Modal Active Transportation Master Plan;

vii) Aa clear phasing plan and appropriate triggers for the release of subsequent phases of ***development***; ~~and,~~

~~vi)~~viii) Aa Servicing Strategy, informed by the Master Servicing Plan. Where possible, the Servicing Strategy should plan servicing to the local street level; and,

ix~~viii~~) Aa public consultation strategy that recognizes the critical role of engagement with the public, stakeholders, and Indigenous communities at each phase of the Ssecondary Pplanning process.

~~h) In advance of the secondary planning process beginning in any Special Study Area 1, a Master Servicing Plan shall be undertaken by the Town that coordinates the provision of *infrastructure* and *public service facilities* with other Special Study Areas 1 lands and adjacent areas within the urban boundary will be required.~~

~~i) The secondary plan will incorporate a Servicing Strategy, informed by the Master Servicing Plan. Where possible, the Servicing Strategy should plan servicing to the local street level.~~

3.2 Delete Section 10.9 and replace it with the following new Section 3.4 as follows:

3.4 PHASING OF DEVELOPMENT

a) It is the intent of this Plan to ensure the timely provision of *infrastructure* and *public service facilities* as urban *development* occurs. On this basis, the identification of *infrastructure* upgrades and service delivery requirements will be incorporated into the Master Servicing Plan. ~~and be carried out in advance of~~The Master Servicing Plan will also inform the

Ssecondary Pplanning process for lands within a Special Study Areas 1. This long-range planning should consider the full build out of any lands within an urban expansion area and attempt to rationalize how long it will take for the area to be developed. External factors should also be considered, most notably the capacity of arterial roads located within, adjacent to, and in the vicinity of a *Ssettlement Aarea* expansion area. In addition, population and employment forecasts will be considered given that *infrastructure* requirements are based on population.

b) It is not the intent of this policy to require the establishment of a rigid set of criteria to be included within the a Secondary Plan. The intent of the policy is to provide a general understanding of how and when *infrastructure* is to be upgraded and when service delivery is to be *enhanced* as new growth and *development* occurs. Given that it is difficult at times difficult to anticipate the timing of private *development*, flexibility is required to respond to changing circumstances in a manner that does not affect the basic intent of the overall phasing plan for lands within a *settlement area* expansion and the financial plans and studies that support the phasing plan.

c) Within the Town's three *Ssettlement Aareas*, *development* within the *Ssettlement Aarea* expansion lands shown as Special Study Areas 1 and Special Study Area 2 on Schedules B1, B2, and B3, shall occur contiguous to or abutting the existing built-up area and progress from there, except where it is demonstrated that physical barriers, *hazardous lands*, *hazardous sites*, *or significant natural heritage features and areas* and their *ecological functions* intervene, thus pushing urban *development* beyond those constraint areas.

d) The progression of *development* within a *Ssettlement Aarea* will be based on a sustainable and logical progression of *development* and *infrastructure*, and in accordance with Provincial and County policies and the policies of this Plan. Consideration will be given to the following matters when determining the phasing of *development* within Special Study Area 1 and Special Study Area 2;as part of the a secondary planning exercise as well as within large development blocks within a secondary planning area, and other large development areas that do require a secondary plan:

   i) Tthe required *infrastructure* and *public service facilities* are approved and implementable in a timely and cost-effective manner;

   ii) Tthe *development* promotes sustainability and energy efficient design and contributes to the achievement of a *complete community*;

   iii) Ppriority will be given to proposals that utilize existing *infrastructure* and *public service facilities*;

iv) Aabsorption rates of new construction in previous phases and the need for additional phases of development; and

v) ~~on lands within secondary plan areas, T~~the Town may place lands into a Holding Zone or have subdivision agreements that specify phasing and/or staging of *development*, or traditional front-ending agreements and credit agreements with extended payback periods, to ensure that the timing of release of subsequent phases is justified and satisfies other policies of this Plan and related Sservicing Mmaster Pplans.

e) No final approvals, such as registration of plans of subdivision, will be given until the Environmental Assessment process is finalized for the Master Servicing Plan which deals with the provision of water and sewage treatment services. No final approvals will be given until ~~and~~ there is confirmation that capacity exists within the approved Environmental Compliance Approvals or agreements are in place for the expansion of such facilities to service the lands to ensure *infrastructure* is available to support the proposed *development*.

f) All landowners within ~~each~~ a Ssecondary Pplanning area, as identified as Special Study Area 1 on Schedules B1, B2, and B3 are required to enter into an agreement(s) with the Town, including *development* agreements, for the provision of funds or services or both in accordance with the policies of this Plan, recognizing that:

i) Iin order to reflect the particular circumstances that may apply to an individual phase or phases of *development*, the Town may require a separate agreement(s) with the landowner(s) within each phase(s);

ii) Llandowners who have elected not to enter into the specified agreement(s) above~~,~~ shall enter into agreements that assume all of the rights and obligations of the original agreement(s) as applicable, as if they had been original signatories of that agreement; and

iii) Nnotwithstanding the provisions of this section above, such agreements shall not be required to be entered into prior to the approval of draft plans of subdivision and rezoning, provided that a condition of approval has been imposed requiring such agreements to be entered into prior to final approval.

~~g) The Town will plan the provision of municipal services in a coordinated manner with land use approvals including plans of subdivision, plans of condominium and site plans, as well as in accordance with the Town's long-range financial plan and *infrastructure* master plans, to ensure services are available prior to occupancy. Final *development* approvals shall:~~

~~i) only be issued in accordance with the requirements of this Plan; and~~

~~ii) be in accordance with the requirements for the provision of services established in any required functional servicing plans.~~

~~h~~g) Draft approval of a plan of subdivision does not in itself constitute a commitment by the Town or any applicable provincial ministry~~,~~ to provide access to the Town's wastewater treatment facilities, or water treatment facilities. Draft plans may only proceed to registration provided there is demonstrated reserve capacity to serve the *development* and all other policies of this Plan, as applicable, are satisfied.

~~i~~h) Notwithstanding the above, in no case will one landowner or group of landowners be allowed to unreasonably delay the normal progression of growth, including the incremental extension of *infrastructure*. Where unreasonable delay is encountered, as determined at the Town's sole discretion, the phasing may be re-evaluated to the satisfaction of the Town. In such circumstances, the Town may, at its sole discretion, revise the phasing that was established through ~~the~~ a S~~s~~econdary P~~p~~lanning process, provided the Town has determined that there will be no unacceptable impacts to the Town.

~~j~~i) As part of the long-range integrated planning for growth and *development*, the Town will plan the provision of municipal services, including transportation and piped services, along with land use approvals, in a comprehensive manner that involves the coordination of plans of subdivision, plans of condominium, site plans, the Town's long-range financial plan, and other master plans. Final *development* approvals shall only be issued in accordance with:

i) ~~—~~T~~t~~he requirements of this Plan;

ii) ~~—~~T~~t~~he requirements for the provision of services established in any required functional servicing plans; and

iii)~~—~~T~~t~~he provision of roads *infrastructure* as established through any required traffic impact/transportation impact studies.

~~k~~j) *Development* approvals in the S~~s~~*ettlement A~~a~~rea* boundary expansion areas, identified as Special Study Area 1 and Special Study Area 2 on Schedules B1, B2, and B3, will require that the following criteria are satisfied~~, as will be determined through the secondary planning exercises~~:

i) S~~s~~tormwater facilities shall be constructed and dedicated to the Town as a condition of draft plan approval or site plan approval. The Town may approve the use of temporary stormwater management facilities where it is not possible or financially feasible to construct the permanent stormwater facilities, where the landowner(s) enter into an agreement with the Town and make payment of financial securities or other safeguards to the Town, to ensure the construction of the permanent facilities to the satisfaction of the Town;

ii) L~~l~~ands required for large utility structures shall be shown as block(s) on a draft plan of subdivision and the location shall be confirmed as

a condition of draft plan approval or site plan approval, to the satisfaction of the utility provider and the Town;

iii) Aany required public parks are prepared to an acceptable base condition, as determined through the Town's Parks, Recreation and Open Space Master Plan, and conveyed to the Town prior to occupancy of development serviced by such parks; and

iv) Rrequired roads infrastructure is constructed or is secured to be constructed, to the satisfaction of the Town.

~~l~~k) Subdivisions that are draft approved at the date of adoption of the Town's comprehensive growth management official plan amendment (2025) will be deemed to conform to this Plan and any associated or implementing applications.

3.3 ~~–~~Delete Section 10.8 in its entirety, and replace with the following new Section 3.5 as follows:

3.5 ~~–~~SETTLEMENT AREA BOUNDARY EXPANSIONS OR NEW SETTLEMENT AREA

a) The Town recognizes the three existing *Ssettlement Aarea*s of Alliston, Beeton and Tottenham as being the focus of growth and *development* within the horizon of this Plan.

b) The Town has comprehensively studied the need for additional lands to accommodate population and employment growth to the year 2051, which resulted in *Ssettlement Aarea* boundary expansions as shown on Schedules B1, B2, and B3 as Special Study Areas 1 and 2.

c) As measures to manage growth and *development* over the planning horizon, the Town has established a density target for the designated growth areas of 55 persons and jobs per developable hectare. The Town has also identified an *intensification* target of 40%, which will be further evaluated through an *~~l~~intensification* Sstudy. The Town has also established phasing policies to ensure that *development* within the Special Study Areas 1 and 2 is orderly and aligns with the timely provision of the *infrastructure* and *public service facilities* required for those growth areas.

d) The preferred approach to growth management is for the Town to initiate any future *Ssettlement Aarea* boundary expansions when identified as necessary through a future comprehensive planning process following provincial policies and legislation., ~~–~~ Hhowever, it is understood that provincial legislation and plans permit privately initiated *Ssettlement Aarea* boundary expansion or new *Ssettlement Aarea* applications at any time.

e) Any privately initiated *Ssettlement Aarea* boundary expansion or new *Ssettlement Sarea* application shall demonstrate consistency with the

Town's objective of creating a *compact built form* and *complete community*. Factors that the Town Council will consider in this regard include:

i) There is a demonstrated need to designate and plan for additional land to accommodate residential growth based on a less than 15-year supply including an analysis of vacant land within the three *Ssettlement Aareas* and land which is *designated and available* for residential development, and an evaluation of the cumulative impact of any other urban boundary expansion or new *Ssettlement Aarea* proposals;

ii) The extent to which the *Ssettlement Aarea* boundary expansion or new *Ssettlement Aarea* will provide opportunities for a wide range of job opportunities and an appropriate range and mix of *housing options*, and demonstrates that there is sufficient capacity in existing or planned *infrastructure* and *public service facilities*;

iii) The extent to which the long-term financial impacts on the Town resulting from the urban expansion new *Ssettlement Aarea* is minimized, when taking into account the cost of the required *infrastructure* upgrades and the enhanced service delivery that results;

iv) An evaluation of alternative locations that avoid *prime agricultural areas*, and where avoidance is not possible, the consideration of reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;

v) A Minimum Distance Separation calculation to demonstrate how the proposed expansion area or new *Ssettlement Aarea* complies with the minimum distance separation formulae;

vi) An Agricultural Impact Assessment or equivalent has been provided to evaluate the impacts on the agricultural system;

vii) There is a phasing plan proposed in the lands to be added to the *Ssettlement Aarea* or new *Ssettlement Aarea*; and

viii) The extent to which the *Ssettlement Aarea* boundary expansion or new *Ssettlement Aarea* will assist in combating climate change by reducing dependence on automobiles and reducing commute times and travel distances between residential areas and *employment areas* through transit-supportive urban *development*.

Item 4 – Section 5.2.2 Special Residential Policies

4.1 Add a new sub-section bb) to **Section 5.2.2 Special Residential Policies** as follows:

bb) A Special Policy Area 3 (SPA #3) has been identified in the north Alliston urban boundary expansion area for the Banting Homestead property. A portion of

this property may be developed in the future for a secondary school and the balance of the property will remain as non-developable lands. The exact land use designation limits to reflect the school site portion will be confirmed at a later date following further analysis and approval. No Oofficial Pplan Aamendment will be required and the Special Policy Area 3 identification will be adjusted on Schedule B1 accordingly.

Item 5 – Section 5.4 Urban Employment

5.1 Delete **Section 5.4 Urban Employment** from 5.4.1 to 5.4.4 inclusively, and replaced as follows:

5.4 URBAN EMPLOYMENT

5.4.1 GENERAL POLICIES

With a change in legislation and a change to the definition of *Employment Area* in 2024, the Town has differentiated between lands to be designated and protected for *employment area* uses, to be known as Employment Area dDesignation, and lands to be designated for other employment uses that are no longer permitted on *employment area* lands, to be known as Employment Transition dDesignation. These designations are further described in the sections below.

Objectives

a) The objectives of this Official Plan for Urban Employment are to:

i) Ensure that there are sufficient lands available for the creation of diverse employment opportunities at strategic locations;

ii) Ensure that the Town is well positioned to accommodate new and expanded business activities that provide jobs to local residents;

iii) Clarify uses to help Sstreamline the approval process for the *development* and expansion of employment uses;

iv) Ensure that *major facilities* and *sensitive land uses* are planned and developed to avoid, or if avoidance is not possible, to minimize and mitigate any potential *adverse effects* to ensure the long-term viability of *major facilities*;

v) Ensure that *employment area* lands are protected for the long-term viability of existing or planned industrial, manufacturing, or other *major facilities* that are vulnerable to encroachment by *sensitive land uses*;

vi) Promote the efficient use of existing and planned *infrastructure* by encouraging various forms of *employment area intensification*, where appropriate; and

vii) Promote *development* that incorporates high quality designs and integration with the public realm.

Designations

The Urban Employment Aarea is divided into the following designations as shown on Schedules B1, B2, and B3:

i) Employment Area

ii) Employment Transition

iii) Institutional

5.4.2 EMPLOYMENT AREA DESIGNATION

Vision

a) It is the intent of this Official Plan that the lands designated Employment Area will develop as a regional concentration of *employment area* uses with high economic output, such as ~~*industrial uses,*~~*major facilities*, ~~and,~~ warehouse uses, and transportation terminals, that are in proximity to *major goods movement facilities and corridors* and require separation from sensitive land uses to ensure their long-term economic viability.

Objectives

a) The objectives of this Official Plan for the *Employment Area* designation are to:

i) Plan for, protect and preserve the lands for current and future *employment area* uses;

ii) Support the retention of existing businesses;

iii) Encourage and facilitate the expansion and redevelopment of existing employment uses to promote economic development and competitiveness;

iv) Ensure that the necessary *infrastructure* is provided to support the current and projected needs; and

v) Maintain land use compatibility between *employment areas* and *sensitive land uses*.

Location

b) The Employment Area designation is shown on Schedules B1, B2, and B3.

Permitted Uses

c) Permitted Uses within the Employment Area designation may include:

i) ~~Industrial uses, such as m~~Manufacturing, processing, and assembling facilities;

ii) Warehouses, distribution, and transportation terminals;

iii) Computer, electronics, and data processing facilities;

iv) Research and development facilities;

v) Automotive-related uses, not including automotive sales and service or repair;

vi) Associated retail and office uses which are ancillary to the main permitted uses, to a maximum of 20% of the Gross Floor Area, provided they are integrated into the ~~permitted industrial use~~primary building;

vii) Parks and open spaces; and

viii) Public and private utilities.

d) Outdoor storage may be permitted in the Employment Area designation subject to the following:

i) Outdoor storage shall be completely enclosed by screening by way of fencing, berms and/or vegetation;

ii) Outdoor storage shall only be permitted in a rear yard;

iii) Outdoor storage shall only be permitted as an accessory use to the permitted use located on the same property;

iv) Outdoor storage shall generally consist of no more than 15% of the lot area but may be greater where the storage represents finished goods awaiting distribution;

v) No outdoor storage shall be located closer than 20 metres to the public street; and

vi) No open storage shall exceed 3 metres in height.

e) Notwithstanding the list of permitted uses, the implementing Zoning By-law shall specify the actual list of permitted uses within any zone, or on any individual land parcel. Further, the Town may refine the list of permitted uses through the rezoning process.

Development Policies

The following policies are intended to guide proposals for new *development* on lands within the Employment Area designation.

a) *Development* on lands within the Employment Area designation shall address the Town's Urban Design Guidelines as applicable.

b) *Development* on lands designated Employment Area may only occur in accordance with the permitted uses and consider land use compatibility with uses on adjacent lands.

c) A Master Servicing Plan shall be prepared by the Town, or to the satisfaction of the Town, for the Employment Area designated lands that were added to the Alliston *Ssettlement Aarea* through a boundary expansion and Ggrowth Mmanagement Sstudy by the Town and approved in 2025, as shown as a Special Study Area 2 on Schedule B1, prior to the consideration of a Planning Act application.

d) New *development* shall be required to provide active transportation components for safe pedestrian and vehicular access and circulation on the sites and provide connections to the active transportation network external to the site.

e) Large parking areas shall be designed and located in a manner that helps to minimize the visual impact on major roads.

5.4.3 EMPLOYMENT TRANSITION DESIGNATION

Vision

a) It is the intent of this Official Plan that the lands within the Employment Transition designation develop with a range of employment uses that benefit from close proximity to the Employment Area uses but that do not require separation from adjacent *sensitive land uses*, so as not to cause *adverse effects*.

Objectives

b) The objectives of this Official Plan for the Employment Transition designation are to:

i) Encourage the establishment of higher density employment uses in the Town;

ii) Provide opportunities for a diversified economic base by providing a range and choice of suitable sites for employment uses that do not require separation from *sensitive land uses*;

iii) Enhance the role of the Town as a net provider of jobs in the region; and

iv) Provide locations where office, commercial including retail, and some institutional uses can be developed.

Location

c) The Employment Transition designation is shown on Schedules B1, B2, and B3.

Permitted Uses

d) Permitted uses within the Employment Transition designation may include:

i) Offices in freestanding buildings;

ii) Multi-use buildings, containing one or more of the uses permitted in this designation;

iii) Computer, electronics, and data processing facilities;

iv) Research and development facilities;

v) Trade schools and training facilities;

vi) Printing and associated service establishments;

vii) Small light manufacturing or assembly operations such as maker spaces;

viii) Creative economy spaces for artists, start-up clean industries, etc.

ix) Service industries;

x) Storage facilities;

xi) Trade and convention centres;

xii) Hotels;

xiii) Places of worship;

xiv) *Public service facilities;*

xv) Limited service commercial uses, such as take out and full service restaurants, financial institutions, convenience stores, and commercial fitness centres;

xvi) Parks and open space; and

xvii) Public and private utilities.

e) Notwithstanding the list of permitted uses, the implementing Zoning By-law shall specify the actual list of permitted uses within any zone, or on any individual land parcel. Further, the Town may refine the list of permitted uses through the rezoning process.

Development Policies

f) The following policies are intended to guide proposals for new *development* on lands within the Employment Transition designation.

i) The planned built form characteristics for this designation encourage *development* of a wide variety of building forms, including low-rise and mid-rise in height, depending on location, and to follow the Town's Urban Design Guidelines.

ii) All buildings are intended to have a strong street presence with buildings located on or close to the street line and parking areas located on the property to minimize the visual impact on major roads.

iii) New *developments* shall be required to provide *active transportation* components on the property to ensure safe pedestrian and vehicular access and circulation and provide connections to the *active transportation* network external to the site.

iv) New uses such as hotels, places of worship, and *public service facilities* may be permitted only where they can demonstrate compliance with provincial regulations regarding setbacks from *major facilities* and *employment area* uses and may require a re-designation to Institutional designation depending on the scale of the proposed use.

5.4.4 EMPLOYMENT AREA LAND CONVERSION

It is the intent of this Official Plan to protect *Employment Area* lands for *employment area* uses over the long term. The Town has evaluated and updated the *Eemployment Aarea* lands during the Official Plan growth management process to ensure that the lands designated as *Employment Area* are appropriate to the planned function of *employment areas*. It is recognized that the provincial planning framework allows for privately initiated conversion requests. The following policies will guide the Town's consideration of such applications.

a) The Town may consider Employment Area land conversions to a non-*employment area* designation provided the following criteria are demonstrated:

i) There is an identified greater long-term public benefit and need for the conversion and the land is not required by the Town to accommodate *employment area* uses over the planning horizon of this Plan;

ii) The conversion will not adversely affect the overall viability of the *Employment Area*, by avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned *employment area* uses;

iii) The conversion will not adversely affect the overall ability to achieve *intensification* and density targets established in this Plan;

iv) The long-term viability of the remaining *employment area* is protected through avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts and compatibility issues with existing or planned *employment area* uses including maintaining access to *major goods movement facilities and corridors*;

v) There is existing or planned *infrastructure* and *public service facilities* to accommodate the proposed conversion;

vi) The subject lands are better suited, from a land use compatibility perspective, for alternative uses; and

vii) The conversion will not provide the basis for further Employment Area conversions in the future.

Item 6 - Amendments to various sections for implementation

6.1 Delete references to industrial uses and Employment Area One and Employment Area Two in the following policies:

2.4 ii) Protect and enhance lands designated Employment Area~~s~~ that provide a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Town and the wider area;

5.2.2 y) Where the Urban Residential designation is in proximity to ~~existing *industrial uses* in~~ the designated Employment Area ~~One or Employment Area Two designations~~, *sensitive land uses* may not be located if such approval would result in the existing ~~*industrial use*~~ employment use, including any expansion for similar uses, ceasing to comply with pertinent provincial guidelines and policies of the Province, County or Town.

5.3.1 i) Where an Urban Commercial designation is in proximity to ~~existing *industrial uses* in~~ the designated Employment Area ~~One or Employment Area Two designations~~, *sensitive land uses* may not be located if such approval would result in the existing ~~*industrial use*~~ employment use, including any expansion for similar uses, ceasing to comply with pertinent provincial guidelines and policies of the Province, County or Town.

8 g) ii) A District Park comprising an area of approximately 7 ha shall be located within the Exception Area. A preliminary location is identified just north of 14th Line and east of the land designated Urban Residential, on lands otherwise designated Employment Area ~~Two~~. The precise requirement for and location of the park will be determined concurrent with consideration of the Implementing Zoning By-law for Phase 1, as outlined below;

8 k) The lands indicated as Exception Area 11, designated Employment Area ~~Two~~ fronting onto the south side of Mackenzie Pioneer Rd. between Industrial Parkway and Leach Road, may alternately develop in accordance with the Major Commercial designation policies to a depth of approximately 100 metres south of Mackenzie Pioneer Rd.

8 l) For the lands indicated as Exception Area 12, the Employment Area ~~2~~ on lands fronting onto the 14th Line, between Tottenham Road and Industrial Parkway or fronting on the south side of 14th Line between Industrial Parkway and Leach Road, and outside of Exception Area 13, institutional

uses including places of worship may be permitted subject to a compatible interface with adjacent ~~industrial~~ *employment area* uses being achieved.

8 m) For the lands indicated as Exception Area 13, south of 14th Line and east of Tottenham Road and otherwise designated Employment Area ~~2~~, the following applies:

8 o) The lands indicated as Exception Area 15, designated Corridor Commercial and which front onto Leach Road, may alternately develop in accordance with the Employment Area ~~2~~ policies of this Official Plan.

6.2 Modify policy 9.4.3 a) as follows to reflect the addition of a new Schedule D3:

9.4.3 a) The road network, for purposes of right-of- way protection, is shown on Schedules D2 and D3. The road network is intended to provide for the efficient and safe passage of pedestrians and cyclists, and provide for the balanced usage of motor vehicles.

Item 7 – Section 11 Definitions

7.1 Amend **Section 11.0 DEFINITIONS** as follows:

7.2 Add the following definitions:

Affordable: means
a) in the case of ownership housing, the least expensive of:
1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;

b) in the case of rental housing, the least expensive of:
1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

Compact Built Form: means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit, and reduced need for infrastructure. *Compact built form* can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

Complete Communities: means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores, and services. *Complete communities* are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Designated Growth Areas: means lands within *settlement areas* designated for growth or lands added to *settlement areas* that have not yet been fully developed. Designated growth areas include lands which are *designated and available* for residential growth in accordance with policy 2.1.4.a), as well as lands required for employment and other uses.

Hazardous Sites: means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Low and moderate income households: means

a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or

b) In the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation *infrastructure* and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors: means transportation facilities, corridors, and networks associated with the inter-and intraprovincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods, and those identified in provincial transportation plans. Approaches that are freight-supportive may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.

7.3 Delete the following Definitions:

Delineated Built Boundary

Delineated Built-Up Area

Designated Greenfield Area

Municipal Comprehensive Review

7.4 —Replace the following definitions as follows for consistency with the Provincial Planning Statement, (2024):

Employment Area: means those areas designated in an Official Plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An *employment area* also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above. For the purposes of this Plan, lands within the Employment Area designation are considered to be the Town's *employment area*.

Service Commercial Uses: means a non-retail commercial use providing services such as those related to personal grooming (e.g. a barber or salon), repair of personal articles, repair of small appliances or electronics, small equipment rentals (e.g. bike rentals) or services related to the maintenance of a residence or business (e.g. private mailbox, photocopying, custodial services) and excludes medically related functions and services.

Settlement Areas: means urban areas and rural *settlement areas* within municipalities (such as cities, towns, villages, and hamlets). Ontario's *settlement areas* vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of *infrastructure* available. *Settlement areas* are: a) built-up areas where development is concentrated and which have a mix of land uses; and b) lands which have been designated in an Oofficial Pplan for development over the long term.

Strategic Growth Areas: means within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating *intensification* and higher density mixed uses in a more *compact built form*. *Strategic growth areas* include existing and emerging downtowns, lands in close proximity to publicly-assisted post-secondary institutions, and other areas where growth or development will be focused, that may include infill, re*development*, (e.g., underutilized shopping malls and plazas), brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as *strategic growth areas*.

7.5 –Amend the following definitions to align with the Provincial Planning Statement (2024):

Development: Means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

i. Activities that create or maintain infrastructure authorized under an environmental assessment process; and,or
ii. Works subject to the Drainage Act.

Sensitive Land Use: means buildings or structures or parts thereof, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major* ~~nearby~~ *facility*. Sensitive land uses may be part of the natural or built environment. Examples may include, but are not limited to, residences, day ~~nurseries~~ care centres, and educational and health facilities.

Item 8 – Schedules

8.1 Modify the following **Schedules**:

Schedule A – to amend the settlement area boundaries.

Schedule B1 – to amend the settlement area boundary; remove the Approved Built Boundary, add the Special Study Areas 1 and 2, and designate lands within the Special Study Areas and redesignate 256 Victoria St from 'Employment Area 2' and 'Environmental Protection 1' to 'Major Commercial' and 'Environmental Protection 1' in order to accommodate mixed-use intensification.

Schedule B2 - to amend the settlement area boundary; remove the Approved Built Boundary, add the Special Study Area~~s~~ 1, and designate lands within the Special Study Area 1.

Schedule B3 – to amend the settlement area boundary; remove the Approved Built Boundary, add the Special Study Area~~s~~ 1, and designate lands within the Special Study Area 1.

Schedule C – to amend the settlement area boundaries and remove some Exceptions that have been resolved through an Ontario Land Tribunal decision.

Schedules D1 and D2 – updated to reflect the approved Multi-modal Transportation Plan.

Add a new Schedule D3 – Active Transportation – added to reflect the approved Multi-modal Transportation Plan.

6.0 Implementation

This Amendment to the Official Plan for the Town of New Tecumseth shall be implemented by the relevant provisions in **Section 10 Implementation and Interpretation**, in the Official Plan.

7.0 Interpretation

The provisions set forth in the Official Plan of the Town of New Tecumseth, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment, and as may more specifically be set out or implied within the policies contained herein.

Part C – The Appendix

Record of New Tecumseth Council Action

On April 1, 2025, a statutory Open House was conducted jointly with the County of Simcoe to provide an opportunity for the public to gain insight and ask questions regarding the Amendment. The Open House was attended by approximately 50 people.

On April 9, 2025, a statutory Public Meeting was conducted jointly with the County of Simcoe to provide an opportunity for Committee members, Staff, and the public to gain insight and ask questions regarding the Amendment.

As of April 28, 36 comments have been received and 12 attendees provided deputations at the Public Meeting.

On May 12, 2025, staff report #PD-2025-10 was brought forward to the Committee of the Whole meeting outlining the following recommendations:

- That Report #PD-2025-10 be received;
- And further that the by-law to adopt an Official Plan Amendment, substantially in the form included as Attachment 1 to Report #PD-2025-10, be enacted;
- And further that the Official Plan Amendment, substantially in the form included as Attachment 2 to Report #PD-2025-10, be adopted.

On [DATE], Town of New Tecumseth Council adopted OPA No. 5.