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 in the County of Simcoe Official Plan. The Town is expected to grow to 80,590 residents and to accommodate 31,550 jobs to the year 2051.Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.

b) The urban structure of the Town includes a rural/agricultural context with three *Settlement Areas*, as follows:

i) Alliston;
ii) Beeton; and
iii) Tottenham.

c) Each *Settlement Area* will contribute to the accommodation of growth over time. Table 1 identifies how population growth will be allocated to the year 2051.

Table 1: Town of New Tecumseth Total Population by Community

COMMUNITY	2021	2051
ALLISTON	23,253	
TOTTENHAM	9,609	
BEETON	4,151	
RURAL/AGRICULTURAL	4,528	
NEW TECUMSETH	43,948	80,590

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

c) While this Official Plan identifies growth projections to the year 2051, 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.

i) The Town shall not consider any changes to the following until the completion of a comprehensive growth management review:

i) Adjustments to the intensification target, or Designated Growth Areas density target;
ii) Changes to the time horizon of 2051.

j) This Official Plan also incorporated a number of 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 IN AN URBAN STRUCTURE

a) To promote a balanced approach to managing growth, it is important that this Official Plan recognizes and builds upon the Town's unique urban structure that begins with historical development patterns, and evolves into a logical, efficient and cost effective development pattern.

3.2.1 SETTLEMENT AREAS AND INTENSIFICATION

a) Within the identified *Settlement Areas*, residential growth will be accommodated through *intensification*. A minimum of 40% of all new residential development units in the Town shall occur within the *Settlement Areas* through intensification. *Intensification* will include compatible *development* on vacant lots, *redevelopment*, infill *development*, the expansion or conversion of existing buildings, and the establishment of *additional residential units*.

3.2.2 STRATEGIC GROWTH AREAS

a) The Downtown Core Commercial, Downtown Core Transitional, Corridor Commercial and Major Commercial designations within the *Settlement Areas* of Alliston, Beeton and Tottenham shall be considered *Strategic Growth Areas* and are shown on Schedules XX – XX. To support the achievement of *complete communities*, a range and mix of housing options, intensification and more mixed-use development, *strategic growth areas* should be planned:

i) to accommodate significant population and employment growth through *intensification* and higher density mixed uses in a *compact built form*;

ii) as focal areas for education, commercial, recreational, and cultural uses;

iii) to accommodate and support the transit network;

iv) to support affordable, accessible, and equitable housing.

3.2.3 EMPLOYMENT AREAS

a) Job creation will be accommodated through the *development* of existing and new *Employment Areas* and commercial areas, through the *intensification* of existing employment uses, through *redevelopment* in the *Strategic Growth Areas* and through the promotion of home industries and home-based businesses.

b) The Town may consider the removal of Employment Lands Conversion where the policies of Section 5.4 are met.

3.2.4 DESIGNATED GROWTH AREAS

a) The *Designated Growth Areas* are expected to accommodate significant growth over the time horizon of this Plan, and to develop with new residential neighbourhoods contributing to *compact built form* and *complete communities* for people of all ages and abilities.

b) The *Designated Growth Areas* shall achieve an overall minimum density target of 55 residents and jobs per hectare of developable land area. Neighbourhoods within the *Designated Growth Area* may be planned to include higher density, mixed use centres and corridors to achieve the required associated density targets.

c) Development in the Designated Growth Areas shall consider the principles sets out in Section 3.3 of this Official Plan.

3.2.5 MINISTER ZONING ORDERS

j) Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the Official Plan. At the time of the Town's next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.

3.2.6 RURAL & AGRICULTURAL LANDS

e) Within the Rural/Agricultural Area, residential growth will be accommodated on existing lots of record, or through new lot creation, in accordance with the policies of this Official Plan.

f) The Rural/Agricultural Area will continue to contribute to job creation within the Town, accommodating traditional *agricultural uses*, as well as through home occupations, home industries, *agricultural-related uses* and *on-farm diversified uses*.

3.3 SECONDARY PLANNING FOR DESIGNATED GROWTH AREAS

3.3.1 VISION

a) As the Town grows, development within the Designated Greenfield Area needs to enhance the quality of life for both current and future residents, and foster 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, 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, 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 Designated Growth Areas is to create *complete communities* which create a sense of place and identity, and improve social equity and overall quality of life for current and future residents.

3.3.2 PRINCIPLES

a) Deliver a compatible 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 variety of housing types and affordable housing options to promote a diverse, inclusive and vibrant community.

c) Promote active transportation, including walking, cycling and transit, through compact development with a continuous network of sidewalks, cycling facilities and trails which are accessible to all ages and abilities.

d) Design neighbourhoods and the public realm, including streets, parks, trails, and public destinations, to ensure access to community life for all ages, abilities, and incomes.

e) Strengthen employment areas, attract jobs in targeted new sectors, diversify the employment offer and support access to education and training for all residents.

f) Plan for climate change mitigation and adaptation, and reduce greenhouse gas emissions.

g) Protect ecological systems and the natural environment, reduce waste, improve air, land and water quality, and encourage the use of green infrastructure.

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

i) Provide infrastructure and services in a co-ordinated, efficient and cost-effective manner to meet projected population and employment needs;

j) Incorporate design measures to reduce negative impacts on agricultural operations such edge planning, Minimum Separation Distance setbacks, buffers and barriers;

k) Strengthen ties to the Town's agricultural community through community gardens and agri-hoods; and

l) Phase development to plan for a co-ordinated approach to growth.

3.3.3 SECONDARY PLANNING POLICIES

a) Prior to commencing the preparation of a secondary plan, the Town shall prepare terms of reference which shall set out the need for the secondary plan, the intended scope, the process of plan preparation and the opportunities for public participation and involvement. Any privately initiated secondary plans shall require terms of reference that are approved in writing by *Council* prior to initiating work on any required studies, undertaking public consultations or initiating any other work related to the preparation of a secondary plan.

b) For Designated Growth Areas as identified on Schedules B1-B3, an application for plan of subdivision, zoning by-law amendment or consent to sever shall not be approved until a secondary plan is in effect.

c) The Town shall undertake detailed secondary planning for all Designated Growth Areas.

d) Notwithstanding Policy 3.3.3 c), should a privately initiated secondary plan process commence prior to the Town undertaking detailed secondary planning for lands within an Designated Growth Area(s), Policies e) to f) shall apply to the privately initiated Secondary Plan. Where a secondary plan process is privately initiated, the Town shall identify the studies required to be submitted as part of a complete application for an Official Plan Amendment in writing following consultation with the Town.

e) The terms of reference for any Town initiated or privately initiated secondary plan for an Urban Expansion Area shall establish the expected role of any existing landowner group that represents multiple landowners within an Urban Expansion Area, and outline the management, structure and operational details of the landowner group and if applicable, procedures for sharing costs.

f) Separate secondary plans shall be prepared for each of the Designated Growth Areas identified on Schedules B1-B3. Any secondary plan for a Designated Growth Area shall cover the entirety of the lands located within that Designated Growth Area.

g) Secondary plans for Designated Growth Areas shall include the following:

   i) a rationale for the preparation of the secondary plan and rationale for varying or supplementing Official Plan policies and designations;

ii) a description of the secondary plan area, including a reference map, the role and relationship of the to the Town as a whole;

iii) a statement of the desired land use of the area along with relevant and related environmental, social and economic goals;

iv) the 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;

v) new designations and policies for the secondary plan area; and,

vi) a public consultation strategy that recognizes the critical role of engagement with the public, stakeholders and indigenous communities at each phase of the secondary planning process;

vii) a Housing Strategy which outlines how the objectives of the County of Simcoe's Affordable and Attainable Housing Strategy including the requirement of 10% of all new housing units to be affordable housing, as well as the proposed mix of housing types and tenures will be delivered;

viii) Servicing Master Plan which coordinates the provision of infrastructure and public service facilities with other Designated Growth Areas and adjacent areas within the urban boundary.

ix) a Servicing Strategy shall be completed concurrently with the preparation of any secondary plan for an Urban Expansion Area. Where possible, the Servicing Strategy should plan servicing to the local street level.

x) secondary planning for new neighbourhoods within the Designated Growth Areas shall emphasize the importance of public ownership over roads, parks, public service facilities and other infrastructure. Development relying on privately owned condominium roads and infrastructure shall be discouraged.

xi) to ensure effective coordination of development and infrastructure, phasing of development will be required in all Designated Growth Areas.

xii) in addition to the requirements provided above, the following studies, amongst others, may be required to support the preparation of secondary plans for Designated Growth Areas:

- Agricultural Impact Assessment;
- Planning Justification Report;
- Commercial Needs and Market Impact Assessment;
- Cultural Heritage Evaluation and Protection Strategy;
- Recreation Needs Assessment;
- Land Use Compatibility Studies;
- Energy and Environmental Assessment Report;
- Financial Impact Analysis and Financial Strategy;

- Sub-watershed Plan;
- Urban Design Guidelines; and,
- Transportation Management Plan / Study.

h) a completed secondary plan shall not proceed until a landowners group consisting of landowners within the Designated Growth Area has been established. The members of the landowners group shall enter into a cost sharing agreement amongst themselves and coordinate the phasing and staging of development within the secondary plan area. The Town shall not be party to the cost sharing agreement. The cost sharing agreement shall equitably allocate development costs associated with community and infrastructure facilities within the secondary plan area, including but not limited to parks, public spaces, roads, streetscape improvements, storm water management facilities, utilities and schools. Individual applications for draft plan of subdivision, zoning by-law amendment, and site plan approval within a Designated Growth Area shall require confirmation that the applicant has become a party to the cost sharing agreement prior to the application being deemed complete.

5.4 URBAN EMPLOYMENT

5.4.1 GENERAL POLICIES

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 positioned to accommodate new and expanded business activities that provide jobs to local residents;

iii) Streamline the approval process for the *development* and expansion of employment uses;

iv) Improve the look, feel and vibrancy associated with the built form and public realm;

v) Encourage and promote *development* that combines a mix of employment uses and supporting uses to facilitate the more efficient use of urban land and the establishment of a human-scale pedestrian environment;

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

vii) Establish a comprehensive set of design policies that foster the establishment of an urban environment that is safe, functional and attractive and that facilitates the *development* of an active transportation network; and,

viii) Ensure that all new *development* is *compatible* with adjacent properties and supports the better integration of *employment areas* with adjacent areas, where appropriate.

Location

b) Urban employment is divided into the following designations as shown on Schedules B1, B2 and B3:

i) Employment Area One
ii) Employment Area Two
iii) Institutional.

Urban Design

c) It is the intent of this Plan to improve the vibrancy, aesthetics and connectivity of all *Employment Areas* in the Town. On this basis, the approval of any *development* proposal pursuant to the *Planning Act* will be dependent on *Council* being satisfied that:

i) Improvements to the aesthetics and function of the public realm (roads, parks, and sidewalks) will occur as a condition of *development*, or will be made possible as a result of the *development*, as appropriate;

ii) The siting, scale and massing of buildings contributes to a safe and attractive pedestrian environment and streetscape;

iii) Parking facilities are designed to not dominate the streetscape; and,

iv) Landscaping is used to buffer adjacent uses and improve the overall aesthetics of the *development*.

d) All new *development* requiring a *Planning Act* approval shall conform to the Urban Design policies of this Plan as appropriate. In addition, the Implementing Zoning By-law shall contain provisions relating to building siting, location and massing to implement these urban design policies.

Employment Land Conversion

e) *Employment Area* conversions may be considered by the Town to remove lands from Employment Area Two designation provided that the following criteria be demonstrated:

i) There is an identified need for the conversion and the land is not required for *employment area* uses over the long term;

ii) The Town has sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;

iii) 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;

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

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

vi) The long-term viability of the employment area is protected through avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts and compatibility issues with the existing or planned employment area;

vii) Access to major goods movement facilities and corridors is maintained;

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

ix) The conversion will not provide the basis for further E*mployment Area* conversions in the future; and,

x) The proposed use serves a greater long term public interest than employment uses.

f) Notwithstanding the above, the redesignation of *Employment Areas* to the EP1 designation or the EP2 Overlay designation is not considered to be an employment land conversion.

5.4.2 EMPLOYMENT AREA ONE DESIGNATION

Vision

a) It is the intent of this Official Plan that the lands within the Employment Area One designation develop as a regional concentration of high profile major employment uses that require exposure along major roads. In addition, lands within this designation are intended to be the focus of higher density employment uses that assist in ensuring that a wide range of job opportunities are available in the Town.

Objectives

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

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

ii) *Enhance* the role of the Town as a net provider of jobs in the Region.

Location

c) The Employment Area One designation is shown on Schedule B1.

Permitted Uses

d) Permitted uses within the Employment Area One designation may include:

i) Offices in free standing buildings;

ii) Computer, electronics and data processing facilities;

iii) Research and *development* facilities;

iv) Printing and associated service establishments;

v) Small light assembly operations;

vi) Service industries;

vii) Storage facilities;

viii) Trade and convention centres;

ix) Hotels;

vii) Uses which are ancillary to the main permitted *industrial uses*, to a maximum of 20% of the GFA, such as *service commercial uses*, take out or full service restaurants, financial institutions, convenience stores, *child and adult day care facilities*, and recreation facilities, provided they are integrated with or included within office buildings, hotels or trade and convention centres;

xii) Parks and open spaces; and,

xiii) Public and private utilities.

e) Notwithstanding this 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 planned built form characteristics for this designation encourage the *development* of a wide variety of building forms, generally mid-rise in height, but with higher buildings depending on location. All buildings are intended to have a strong street presence. On this basis, below are the design and built form criteria that shall be applied:

i) Buildings should be located on or close to the street line and massed at intersections to establish a strong street edge.
ii) Where parking areas are provided, they shall be designed and located in a manner to minimize the visual impact on major roads.

g) A Secondary Plan shall be prepared either by the Town, or to the satisfaction of the Town for each Employment Area One area. The Secondary Plan shall include:

i) A detailed overall land use plan, identifying the location of all of the proposed uses;

ii) A detailed phasing plan that describes the sequencing of *development* and the timing of any *infrastructure* improvements;
iii) A plan showing the location of any future public lands that may be dedicated to the Town as part of the approval process;
iv) The proposed built-form of the *development* including type, height, and architectural treatments;
v) The location of appropriate access points onto the abutting road network;
vi) The location of pedestrian, vehicular and service circulation and access and parking areas in the context of the overall parking management strategy; and,
vii) Urban Design Guidelines, proposed streetscape components and the location of proposed landscaping.

5.4.3 EMPLOYMENT AREA TWO DESIGNATION

Vision

a) It is the intent of this Plan that the lands within the Employment Area Two designation be the site of a range of employment uses in the form of *industrial uses*, warehouse uses and transportation terminals that may involve *open storage*.

Objectives

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

i) Ensure that existing businesses are retained;

ii) Encourage and facilitate the expansion and *redevelopment* of existing employment uses;

iii) Provide for the *development* and expansion of large scale warehouse and transportation terminal type uses;

iv) Provide for the *development* and expansion of *industrial uses* that include an *open storage* component; and,

v) *Enhance* the role of the Town as a net provider of jobs in the Area.

Location

c) The Employment Area Two designation as shown on Schedules B1, B2 and B3 generally applies to lands away from major roadways where large scale uses sometimes involving an *open storage* component are permitted, or where such uses have long been established in the Town.

Permitted Uses

d) Permitted uses within the Employment Area Two designation may include:

i) Computer, electronics and data processing facilities;

ii) Research and *development* facilities;

iv) *Industrial uses*, such as manufacturing, processing and assembling;

v) Warehouses and transportation terminals;

x) Uses which are ancillary to the main permitted *industrial uses*, to a maximum of 20% of the GFA, such as *service commercial uses*, a take-out or full-service restaurants, financial institutions, convenience stores, and commercial fitness centres, provided they are integrated with or included within a permitted use listed above;

xiii) Parks and open spaces; and,

xiv) Public and private utilities.

e) *Open storage* may be permitted in the Employment Area Two designation, subject to the following:

i) *Open storage* is only permitted as an *accessory use* to a permitted *industrial use* located on the same property;

iv) *Open 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.

f) Notwithstanding this 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.

Other sections to be updated:

1.3 ORGANIZATION

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 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 2051, in conformity with County and Provincial policy frameworks.

2.0 Vision, Goals and Objectives

a) The following Vision was developed through a public process, to articulate the future aspirations for the Town of New Tecumseth and to help guide its future growth and change:

The Town of New Tecumseth is a beautiful and dynamic municipality, which will continue to attract new residents with its small town character, complete communities and affordable housing options. While retaining the three physically distinct settlements of Alliston, Beeton and Tottenham, New Tecumseth will grow as a unified community where residents have a proud sense of collective identity, rooted in the balance between evolving and diversifying urban areas and the protection and celebration of its agricultural and rural heritage.

New Tecumseth's downtowns will continue to play an important role in the Town, supporting an expanding economic base, embracing new residential options and acting as cultural centres. The Town will prioritize stronger multimodal connections between the downtowns and to surrounding municipalities, providing residents with more options for getting around. To remain successful, New Tecumseth will push itself to improve and innovate while balancing its priorities of fiscal responsibility, environmental stewardship and growth management, continuing to provide a high quality of life for all residents.

b) The goals and objectives contained in this Official Plan are intended to guide the decisions of public authorities and private interests until 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.

2.1 GROWTH AND SETTLEMENT

GOAL

a) It is the goal of this Official Plan to direct the majority of *development* to the identified Settlement Areas of Alliston, Beeton, and Tottenham, where full wastewater and water services are available and to support the efficient use of land and municipal investment in *infrastructure*.

OBJECTIVES

b) The objectives for growth and settlement are to:

i) Reinforce the role of Alliston as the primary location for growth within New Tecumseth;

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

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

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

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

v) Require comprehensive Secondary Plans to be completed for *Designated Growth Areas*;

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

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;

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

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

10.8 SETTLEMENT AREA BOUNDARY EXPANSIONS

General Objectives

a) The overall intent of the Town is to work towards the creation of a *complete community* within each *Settlement Area* as defined by the Provincial Planning Statement.

b) The Town's long term prosperity, environmental health and social well being depends on wisely managing change and promoting efficient land use and *development* patterns. On this basis, Settlement Area expansions may be considered is consistent with the Town's objective of creating a *complete community*. Factors to consider in this regard include:

i) The extent to which a full range of services are and will become available to residents of the community so that the need to travel to other urban areas for these services or amenities is minimized and maximizing the use of *infrastructure* and the ability of expansions areas to be services as cost effectively as possible;

ii) The extent to which the urban expansion will provide opportunities for a wide range of job opportunities and multiple options with respect to housing types and provides a range of economic, health and social benefits through the promotion of community hubs and accessible greens spaces;

iii) The extent to which the long term financial impact on the Town resulting from the urban expansion is minimized, when taking into account the cost of the required *infrastructure* upgrades and the *enhance*d service delivery that results;

iv) The priority of directing a significant portion of population and employment growth forecasted to Alliston as the primary location for growth;

v) The extent to which the Settlement Area expansion 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*; and,

vi) The *development* of a strategy by the Town to achieve the *intensification* targets identified in the *Strategic Growth Areas*.

c) In addition to the above, the timing of the expansion and the phasing of *development* within the expansion area shall occur in a manner that does not adversely affect the achievement of the *intensification* and density targets in this Official Plan.

Locational Objectives

d) In addition, the expansion of any *Settlement Area* boundary may be considered provided the following objectives are met:

i) The expansion area is a logical extension to the existing built-up area and the expansion area should not be separated from existing *development* by undevelopable lands, unless such lands are within a *significant natural heritage feature*. Factors to consider in this regard include, but are not limited to the following:

- The distance the expansion area is located from the current limits of existing and approved *development*;
- The extent to which *significant natural heritage features* or natural hazard areas affect the potential integration of the expansion area with existing *development*; and,
- The extent to which the expansion area rationalizes the shape of the urban area to maximize *infrastructure* efficiencies.

ii) The expansion area has to be easily integrated with the fabric of the existing built-up area from a neighbourhood, transportation and open space perspective and of sufficient scale to promote the *development* of a *complete community*. Factors to consider in this regard include, but are not limited to the following:

- The nature, location and number of minor and major road and pedestrian connections between the expansion area and the existing built-up area; and,
- The ability of the existing open space network in the built-up area to be integrated with such lands in the expansion area in a manner that provides for the seamless integration of the open space network.

iii) The expansion area should only include lands within the Agricultural designation if no reasonable alternative exists and provided the impact of new *development* on *agricultural uses* outside of the expansion area is minimized. Factors to consider in this regard include, but are not limited to the following:

- The actual amount of *prime agricultural land* that will be lost if the expansion is approved;
- The extent to which the expansion area includes non-prime agricultural lands;
- The impact of new *development* in the expansion area on the viability of existing agricultural operations adjacent to the expansion area;
- The impact of new *development* on the ability of existing operations in the area to expand and/or otherwise meet the needs of the market in the future;
- The impacts of the new *development* on the agricultural *infrastructure* in the area such as municipal drains and sources of water supply;

- The impact of the additional traffic resulting from *development* on the use of rural roads in the area for farm equipment;
- The extent to which the location of the expansion area will support a future logical expansion and a further potential impact on agriculture in the future;
- The extent to which the approval of the expansion area can contribute to the viability of surrounding agricultural operations from an *infrastructure* perspective;
- The extent to which existing agricultural operations within the expansion area can continue to operate until the lands are required;
- How *development* in the expansion area can be phased to minimize impacts on adjacent *agricultural uses*;
- The extent to which the expansion area may separate agricultural areas from agricultural support services; and,
- The findings of an *Agricultural Impact Assessment*.

iv) *Development* in the expansion area shall not have a *negative impact* on the *Natural Heritage System* and key hydrologic areas. Factors to consider in this regard include, but are not limited to the following:

- The nature and extent of the *significant natural heritage feature*;
- The significance of the *natural heritage feature* in relation to other *significant natural heritage features* in the area;
- The impact of *development* on the diversity and *connectivity* of natural features in the area;
- The means by which the long term *ecological function* and biodiversity of the *natural heritage system* will be maintained, restored or where possible improved;
- The extent to which linkages and related functions among *surface water features*, ground water features, hydrologic functions and *natural heritage features* and areas is maintained and where possible improved;
- The extent to which potential *negative impact*s can be mitigated;
- The opportunities that may exist to integrate the *natural heritage feature* into the Town's open space network;
- The potential for acquisition of the affected *natural heritage feature* by a public authority or other public agency or non-profit group dedicated to conserving and protected environmentally sensitive lands; and,
- Where applicable, the proposed expansion will meet the requirements of the Oak Ridges Moraine Conservation Plan.

v) The expansion area can be appropriately serviced from a technical viability perspective and the required *infrastructure* and *public service facilities* would be

financially viable over the full life cycle of these assets. Factors to consider in this regard include, but are not limited to the following:

- The ability of the sewage treatment plant to accommodate the effluent from the new *development*;
- The extent to which water and wastewater services can be extended to under-serviced areas as a result of the expansion;
- The extent to which the expansion of the servicing *infrastructure* will have social and environmental impacts, and the alignment of the expansion with water and waste water master plans, or equivalent;
- The cost of the required upgrades to the Town in relation to the net benefit to the Town accruing from the additional assessment; and,
- The cost of providing sewage and water services to the expansion area on a per capita basis after it has been developed.

vi) The expansion area has to be easily accessed by existing arterial roads and will not contribute to traffic congestion within the existing community. Factors to consider in this regard include, but are not limited to the following:

- The nature of the improvements required to the arterial road system;
- The benefits to existing residents resulting from improvements to the existing arterial road system;
- The impact the improvements may have on the rural *character* of adjacent lands and other cultural heritage features;
- The extent to which the improvements will provide more options for existing residents to travel through and to their community;
- The impact of the amount of traffic to be generated on existing arterial roads within and outside of the established community and outside; and,
- The measures that will be undertaken to mitigate traffic impacts on the existing community and adjacent lands.

vii) The expansion has to be located so that it can benefit from existing public service facilities or alternatively, be serviced by new public service facilities that are developed in a timely manner. Factors to consider in this regard include, but are not limited to the following:

- The location of existing public service facilities and their capacity for use;
- The means by which residents in the expansion area can potentially access existing public service facilities that have the capacity to accommodate additional users;
- The extent to which the expansion area will necessitate the establishment of new public service facilities;
- The timing of the *development* of required new facilities in relation to the timing of *development*; and,

- The means by which the cost of developing new public service facilities will be funded and the impact of any municipal component on the finances of the Town.

viii) The expansion has to easily accessible to *employment areas* or alternatively, includes an adequate supply of appropriately sized and located employment lands to foster living and working within the existing community. Factors to consider in this regard include, but are not limited to the following:

- The proximity of the expansion area to existing *employment areas*;
- The potential for integrating the residential areas within the expansion area with new or existing e*mployment areas*;
- The extent to which the expansion area will promote living and working in the Town;
- The extent to which live/work opportunities are proposed within the expansion area itself; and,
- The location of the expansion area in relation to arterial roads that would transport residents to jobs in the community and beyond.

ix) The expansion area has to support the introduction of public transit in the future. Factors to consider in this regard include, but are not limited to the following:-

The extent to which the density of *development* in the expansion area will support public transit;

- The location of the expansion area in relation to the major arterial roads that are most likely to be the site of public transit;
- The extent to which the design of *development* within the expansion area supports the use of efficient public transit; and,
- The potential for including lands for public transit facilities and other *infrastructure* to support public transit within the expansion area.

x) The expansion area, by virtue of its location, will not detract from the planned function of the Downtown Core Commercial designation. Factors to consider in this regard include, but are not limited to the following:

- The distance between the expansion area and the Downtown Core Commercial designation;
- The nature of the commercial uses proposed in conjunction with the expansion area and the potential impact of the new commercial uses on the planned function of the Downtown Core Commercial designation; and,
- The extent to which the location of the expansion area has an impact on traffic patterns in the potential impact that change will have on the number of residents who use and/or rely on businesses and services in the Downtown Core Commercial designation.

xi) The expansion area should avoid areas of *mineral aggregate resources*.

Infrastructure and Financial Considerations

e) New *development* in Designated Growth Areas is required to coincide with and support required *infrastructure development*, including the building of roads, schools, parks and the introduction of transit services and facilities, an increase in public servicing levels such as fire and police services and the timely *development* of water and waste water servicing *infrastructure*. On this basis a key component of any decision on where urban expansion should occur is the ability for *development* in the expansion area to be appropriately phased to encourage the *development* of public facilities in appropriate locations at key points in the *development* process to meet the needs of present and future residents. In this regard, *development* in new Designated Growth Areas shall only proceed when:

i) Appropriate *infrastructure* staging plans have been prepared;
ii) A secondary plan that contains policies that articulate what *infrastructure* upgrades and service delivery *enhance*ments may be required at various stages in the *development* process is in effect;
iii) A financial plan for the urban expansion area has been approved with relevant aspects of the financial plan incorporated within the secondary plan;
iv) The Town has in full force and affect a *Development* Charges By-law enacted under the *Development Charges Act, 1997* or any successor legislation identifying and imposing charges applicable to the lands in the urban expansion area;
v) Landowners within the urban expansion area have entered into an agreement or agreements amongst themselves to address the distribution of all costs of *development* including those which may not be recoverable by the Town under the *Development Charges Act, 1997* or any successor legislation particularly the provision of community and *infrastructure* facilities such as parks, roads, road improvements, external services, stormwater management facilities, public/private utilities and schools; and,
vi) Landowners within the urban expansion area have entered into an agreement or agreements or have made other satisfactory arrangements with the Town for the provision of funds or the provision of services or both.

10.9 PHASING OF DEVELOPMENT

a) It is the intent of this Plan to encourage the timely provision of *infrastructure* as urban *development* occurs. On this basis, the identification of *infrastructure* upgrades and service delivery requirements should be carried out as early as possible in the planning process for potential Designated Growth Areas. This long range planning should take the full build out of any potential urban expansion area into account 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 potential urban expansion area. In addition, population and employment forecasts should also be considered.

b) It is not the intent of this policy to require the establishment of a rigid set of criteria to be included within the Secondary Plan. Rather, 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 *enhance*d. Given that it is 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 any potential urban expansion area and the financial plans and studies that support the phasing plan.

Section 11 - Definitions

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

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.

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: a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or b) works subject to the Drainage Act; or c) for the purposes of policy 4.1.4.a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 4.1.5.a).

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 or identified in provincial standards; or,

ii) Works subject to the Drainage Act; or

for the purposes of policy 4.1.4.a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where

advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 4.1.5.a).

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 Two designation are considered to be the Town's Employment Area.

Intensification

Means the development of a property, site or area at a higher density than currently exists through:

i) Redevelopment, including the reuse of brownfield sites;

ii) The development of vacant and/or underutilized lots within previously developed areas;

iii) Infill development; and,

iv) The expansion or conversion of existing buildings.

Open Storage

Means the storage of goods which are open to the air. Open storage is accessory to a permitted use.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

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 mail box, 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 official plan for development over the long term.

Strategic Growth Areas: means within Settlement Areas, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher density mixed uses in a more compact built form. Strategic growth areas

include major transit station areas, 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, redevelopment, (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.

Changes to Schedules

Schedule / Appendix	Proposed changes
Schedule A	Amend Settlement Area boundaries
Schedule B1	Remove approved built boundary
Schedule B2	Amend Settlement Area boundaries Add Designated Growth Areas
Schedule B3	Amend Settlement Area boundaries Add Designated Growth Areas
	New Schedules for Strategic Growth Areas
Appendix F	Delete