

Applicant: Town Initiated
File No.: DEV 362
Amendment No.: N/A – New Official Plan

Date of Adoption: July 9, 2018
Date of Notice of Adoption: July 17, 2018
Location: Town Wide

DECISION:

TAKE NOTICE that the Council of the Corporation of the Town of New Tecumseth adopted the Town of New Tecumseth’s New Official Plan by By-law 2018-121 on the 9th day of July 2018 in accordance with the provisions under Sections 17 and 26 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended; and,

TAKE NOTICE THAT the Official Plan will be submitted for approval to the County of Simcoe. Any person or public body will be entitled to receive notice of the decision of the County of Simcoe if a written request to be notified of the decision, including the person’s or public body’s address, fax number or email address, is submitted to:

County Clerk
County of Simcoe Administration Centre
1110 Highway 26
Midhurst, ON L0L 1X0
Re: Town of New Tecumseth Official Plan

WHEN AND HOW TO FILE A NOTICE OF APPEAL:

Appeals are to be filed with the County of Simcoe, as the approval authority, once a decision has been made by the County.

OTHER APPLICATIONS UNDER THE PLANNING ACT:

N/A

ADDITIONAL INFORMATION:

Additional information about the application is available for public inspection during regular office hours at the Town of New Tecumseth Administration Centre:

10 Wellington Street East
Alliston, ON
L9R 1A1

Information is also available online at:
www.newtecumseth.ca/opr

PURPOSE AND EFFECT:

The purpose and effect of the proposed Official Plan is to replace the Town’s existing Official Plan and update the policies therein to conform to/be consistent with County and Provincial plans and policy, notably the County of Simcoe Official Plan (2016), the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017) (except those matters that are required to be addressed by the County of Simcoe during a municipal comprehensive review).

EFFECT OF CONSULTATION ON DECISION:

See attached table of written and oral comments.

DATED this 17th day of July 2018

Tim Schilling, MCIP, RPP
Manager of Policy Planning
10 Wellington Street East
Alliston, Ontario L9R 1A1

New Tecumseth Official Plan Review Comment Matrix

| Date Received | Respondent/ Consultant | Address | Key Issues/Concerns | Format | Response |
|-----------------|---|---|---|--------|--|
| 2016 | Joan and Janet Thomson | Lot 8, Concession 4, Tottenham | Want to be allowed to have residential development outside settlement area. | Letter | Cannot address until completion of the County MCR. |
| March 17, 2016 | Michael Domovitch | | Wants to be included in the settlement area for residential development. | Email | Cannot address until completion of the County MCR. |
| 2016 | Fred and Janet Brayford | | Want land in settlement area. | Letter | Cannot address until completion of the County MCR. |
| April 4, 2016 | 1596630 Ontario Limited/ Lezlie Phillips, Liberty Development | 5789 14 th Line | Include lands in settlement area expansion. | Letter | Cannot address until completion of the County MCR. |
| May 31, 2016 | Chris & Cliff Tucker | 2840 – 10th Sideroad, Beeton | Want land in settlement area. | Email | Cannot address until completion of the County MCR. |
| October 5, 2017 | Ricky, Roberta and Lorence Parliament | 5089, 5091 & 5095 Boyne Street | Want land in settlement area. | Letter | Cannot address until completion of the County MCR. |
| April 11, 2017 | Lou and Dino Biffis/ Templeton Planning Ltd. | | Allow for development to occur within the scattered parcels that were excluded from the Belterra/Briar Hill developments, but which form part of that area (i.e. even out development lines). | Letter | Cannot address until completion of the County MCR. |
| May 24, 2017 | Brian and Marvin Demone | | Include lands in settlement boundary. | Email | Cannot address until completion of the County MCR. |
| May 25, 2017 | Janice and Paul Lynch | 5065, 5101, 5225, 5277 Sir Frederick Banting Road | Want land in settlement area. | Letter | Cannot address until completion of the County MCR. |
| May 31, 2017 | Fletcher Meadows Inc. & Beeton Meadows Inc./ Kris Menzies, MHBC | 271 Patterson Street North & 6491 8 th Line (Beeton) | Want lands included in settlement boundary, both entities have active applications on lands already included. | Letter | Cannot address until completion of the County MCR. |

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| June 19, 2017 | Justin Piersanti, Value Centres Inc. | 55 Queen Street, Tottenham Mall | Need to protect the existing commercial areas in Tottenham and not permit large amounts of retail (including a grocery store) as part of new developments; add Tottenham Mall to BIA and Downtown Core, recognize Tottenham Mall as a node and allow a full range of uses and densities, including a Montessori School. | | A full range of uses is permitted on the subject property. This OPR process did not consider substantive changes in designation, apart from updating the natural heritage system mapping and the harmonization of designations from secondary plans. Site specific redesignations are more appropriately considered through a site-specific OPA. |
| June 19, 2017 | Justin Piersanti, Value Centres Inc. | 689 Victoria St E, south-west corner of Hwy 89 and CR10 (Alliston) | Would like this property recognized as a node for eastern Alliston, allow a full range of uses and densities, and remove development restrictions. | | A full range of uses is permitted on the subject property and property is now included on the OP schedules through the integration of secondary plans. |
| July 27, 2017 | B.G Properties Inc./ Matthew Cory, Malone Given Parsons Ltd. | Part of Lot 7, Concession 3 (RP 51R24374 – Parts 1 to 3) (Tottenham) | Consider lands as part of settlement area expansion, as well as lands proposed to be serviced by roads built by BG Properties, but with different ownership (logical extension, easily serviced). | Letter | Cannot address until completion of the County MCR. |
| July 30, 2017 | Robert Schickedanz | 6114 14th Line (Alliston) | Why are the eastern urban lands, approved for development, not in settlement area? Would their property included – will follow regular/straight boundary lines, services available, potential deficit of greenfield lands. | Email | Inclusion of lands east of the Alliston in the Urban Settlement Area is the subject of an ongoing appeal. Cannot address until completion of the County MCR. |

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| Original September 2015, resent August 1, 2017 | North West Alliston Land Owners Group (Copperglen Estates Inc. & Rayville Developments Inc.)/ Paul Lowes, SGL | Two areas north, west of Alliston Settlement Area | County Land Budget identifies a need for a settlement area expansion to accommodate projected growth – this area is a logical area to be expanded into due to natural extension of community and the ease of servicing. | Report | Cannot address until completion of the County MCR. |
| August 4, 2017 | Robert Schickedanz/ Nick McDonald, Meridian Planning | 6114 14th Line (Alliston) | Expand Alliston settlement area boundary to include lands since they are directly adjacent to proposed Briar Hill/Belterra settlement area – rounding out, have access to services, near recent development, potential identified deficit of greenfield land. | Letter | Cannot address until completion of the County MCR. |
| August 9, 2017 | Ajay Sharma | 4564 Sideroad 10 | Asking about how to develop property for residential uses and how OPR will impact land (Town responded – outside of the settlement area boundary). | Email | Cannot address until completion of the County MCR. |
| September 22, 2017 | Walton Alliston Development LP/ Craig Dickie, Walton Development and Management LP | South of Industrial Parkway | Request to redesignate subject employment lands to urban mixed use. | Letter | Cannot address until completion of the County MCR. |
| October 6, 2017 | Ajay Sharma | | Inquiry regarding applying to have land included within the settlement area boundary (Town responded saying that they should retain a consultant since Provincial policies state that this process must be led by the County). | Email | Cannot address until completion of the County MCR. |

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| October 11, 2017 | Jess Armstrong | 4824 20th Side Road, Cookstown | Interested in diversifying uses on agricultural land, renovating barns for events. | Email | A policy has been added to the Plan to permit "On-Farm Diversified Uses" subject to a Zoning By-law Amendment. Please note that any use would also have to conform to other regulations (i.e. Zoning By-law, Building Code, Fire Code etc.). |
| October 11, 2017 | Previn Court Homes/ Stephen Naylor, IPS | Adjacent to Beeton | Urging that the future road alignment through their lands between 9 th and 10 th Line be designated in the OP. | Email (with October 2017 letter) | This OPR did not identify future road alignments and this matter may be more appropriately addressed through the Town's upcoming Transportation Master Plan. An EA is also underway to study the 9 th Line #12034 CP Rail Bridge. |
| October 12, 2017 | Barbara Huson | | The Town should continue to advocate for the availability of high-speed internet (at a lower cost) for all rural areas of New Tecumseth. | Email | The importance of economic development and the appropriate provision of services was generally identified in the Official Plan. However, this level of detail is not included in the Official Plan. |
| October 15, 2017 | Justin Piersanti, Value Centres Inc. | 689 Victoria St E, south-west corner of Hwy 89 and CR10 (Alliston) | Considering no settlement area expansions are permitted, asserts that intensification and a full range and mix of uses should be permitted on the property, with the elimination of a wide range of setback and building standards. | letter | A full range of uses are permitted on the subject property. Detailed development standards will be addressed through the Zoning By-law and through the consideration of a site-specific development application. |

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| October 17, 2017 | Philip Coates/ Dan Stone, Thorstone Consulting Services | Part of Lot 7, Concession 2 6467 3rd Line - Tottenham | Wants to convert existing building on an agricultural property to a mechanical garage (Home Industry / On-Farm Diversified Use), currently designated "Rural" and "ORM Protected Countryside". | Letter | Policies have been added to the Plan to permit on-farm diversified uses in the Agricultural and Rural designations. Policies have also been added to permit small-scale commercial and industrial uses in the Rural designation. |
| October 23, 2017 | Christine Cote, Smart Centres | Shopping centre at the southeast quadrant of Highway 89 and County Road 10 | Consider permitting a broader range of uses on the property, given its strategic location, including permitting intensified mixed-use development which includes a residential component. | Letter | A broad mix of uses is permitted. |
| October 25, 2017 | Bob MacKenzie (RJM Farms Inc.) | 262 acres of employment land, south of the SmartCentres Property, south side of Pioneer Mackenzie Road | Letter of support from Christine Cote (SmartCentres) for the redesignation of at least a portion of the subject employment lands to permit mid-density residential. | Letter | Cannot address until completion of the County MCR. |
| October 26, 2017 | 1955550 Ontario Inc./ Dan Stone, Thorstone Consulting Services | Alliston Mills Commercial Part of the East Half of Lot 1, Concession 7 | Would like a more flexible range of permitted uses and development standards to serve both regional and local commercial needs, permission for a broad range of uses without a specific list, permission for medium-high density residential uses without need for ZBA, continue to allow health service uses. | Letter | A broad mix of uses is permitted on the subject property. Requirements for a ZBA and any development standards will ensure that a proposed development is carefully considered in relation to its specific context and to ensure that any potential negative impacts are mitigated. |
| October 31, 2017 | Bob MacKenzie (RJM Farms Inc.)/ Lorelei Spencer, Jones Consulting Group | 6398 14 th Concession | Would like at least a portion of the subject employment lands to be redesignated for residential purposes. | Letter | Cannot address until completion of the County MCR. |

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| October 31, 2017 | Ajay Sharma | 4564 Sideroad 10 | Would like the property to be included in the settlement area boundary so that multiple dwellings can be built. | Email | Cannot address until completion of the County MCR. |
| November 9, 2017 | Justin Piersanti, Value Centres | South-west corner of Highway 89 and County Road 10, Alliston | Would like a full range of permitted uses and asserts that the subject site embodies the “Downtown” as outlined in the Discussion Paper, and the potential identified uses. | Letter | A full range of uses is permitted on the subject property and the property is now included on the OP schedules through the integration of the secondary plans. |
| November 9, 2017 | Justin Piersanti, Value Centres | Tottenham Mall | Would like a full range of permitted uses and asserts that the subject site embodies the “Downtown” as outlined in the Discussion Paper, and the potential identified uses. | Letter | A full range of uses is permitted on the subject property. This OPR process did not consider substantive changes in designation, apart from updating the natural heritage system mapping and the harmonization of designations from secondary plans. Site specific redesignations are more appropriately considered through a site-specific OPA. |
| November 9, 2017 | Justin Piersanti, Value Centres | Foodland/Home Hardware plaza in north Tottenham | Would like a full range of permitted uses and asserts that the subject site embodies the “Downtown” as outlined in the Discussion Paper, and the potential identified uses. | Letter | A full range of uses is permitted on the subject property. |
| November 9, 2017 | Angelo Santorelli, Trisan Construction/ Dan Stone, Thorstone Consulting | Several properties at the north-east corner of highway 9 and County Road 27 | Recognize existing uses as provided for in current zoning permissions on portions of the Trisan lands and also allow for additional rural highway commercial and rural industrial uses on the balance of the Trisan lands not currently zoned for such uses. | Letter with attached report | An Official Plan Amendment would be a more appropriate method to address the future development of the broader holding. It is noted that policies to permit small-scale commercial and industrial uses have been added to the Rural designation. |

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| November 20, 2017 | Brian and Marvin Demone | Brymar Developments | Request to be included within settlement areas boundary. | Email | Cannot address until completion of the County MCR. |
| December 22, 2017 | Charles Gardner, Medical Officer of Health at the Simcoe Muskoka District Health Unit | | Review of discussion papers and provisions of a range of comments and suggestions with respect to the link between the OP and health. | Letter | All comments and suggestions were reviewed. The OP now includes policies that promote health, including the promotion of active transportation and a robust natural heritage system and considering the impacts of climate change. Some of the other comments are important considerations but are not appropriate in an Official Plan. They should be considered through other planning policy documents, such as secondary plans. The Town is also embarking on a Transportation Master Plan which will address considerations related to multi-modal and active transportation. |
| January 2018 | 2038148 Ontario Ltd./ Gary Templeton, Templeton Planning Ltd. | 5 parcels to the south of Belterra/Treetops | Wants to allow development on the 5 remnant parcels to complete Belterra. | Letter | Cannot address until completion of the County MCR. |
| February 6, 2018 | R J M Farms Inc./ Lorelie Spencer, Jones Consulting Group | 6398 14th Concession | Request to County regarding redesignating some of the land from employment to residential. | Letter to County | Cannot address until completion of the County MCR. |
| February 12, 2018 | Brian Demone | | Confirming Brymar Development lands are not included in the Proposed Growth Plan Natural Heritage System. | Email | Town provided link to the Provincial Natural Heritage System mapping. |
| February 8, 2018 | Maria Jawaid, CLC Committee Member | | Themed comments based on the Draft Direction and Recommendations. | Email | Broad themes of focusing intensification in appropriate locations, ensuring downtowns are walkable and demonstrate high |

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| | | | | | quality-built form/architecture, prioritizing transportation links, promoting protection of the natural heritage system and flood mitigation are included. |
| February 15, 2018 | Christian R. Piersanti | | Asserts that the Directions and Recommendations Report did not address client's concerns. | Email | Report was intended to address high level policy direction and more detailed policy is included in draft OP. |
| March 26, 2018 | 1596630 Ontario Ltd. (Liberty Development Corporation)/ Dan Stone, Thorstone Consulting Services | 5789 14th Sideroad | In preparation for the outcome of the County's MCR, would like property to be redesignated from Agriculture to Future Urban Area. | Letter | Cannot address until completion of the County MCR. Designating lands for Future Urban Area would be prejudicing the outcomes of the County MCR and is therefore inappropriate. |
| March 29, 2018 | Gordon McInnes | 203-202 Nelson Street West Alliston | Urges that the new Official Plan go beyond "status quo" approaches to the provision of affordable housing, considering the current needs (County Affordable Housing Strategy) and growing need in the future (seniors, precarious employment). Suggests DC refund program, land banking, taking advantage of County (and other levels of government) financing programs etc. | Letter (via meeting with Town Staff) | Additional policy regarding the provision of affordable and accessible housing and potential municipal tools has been included. |
| April 17, 2018 | Stephanie MacLellan | | A park on Schedule B2 (Beeton) is incorrectly marked (i.e. out of date) and should be corrected. | Email | The park has been eliminated from Schedule B2. |
| April 19, 2018 | Leah Emms, CLC Committee member | | Include best management practices with respect to excess soil (i.e. keeping high quality top soil separate) – provided Caledon report outlining potential OP policies. | Email with attached Caledon OPA Report | A policy has been added directing the use of best management practices with respect to excess soil, in accordance with the Town's Site Alteration and Fill By-law (10.21). |

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| April 23, 2018 | 1955550 Ontario Ltd/ Dan Stone, Thorstone Consulting Services | Alliston Mills Commercial Part of Lot 1, Concession 7 Highway #89 / North side | Reattaching previous submission - looking for more flexible land uses i.e. based on principles rather than a list of uses, and not requiring a ZBA for residential. | Letter | A broad mix of uses is permitted within the Major Commercial designation. Requirements for a ZBA and any development standards will ensure that a proposed development is carefully considered in relation to its specific context and to ensure that any potential negative impacts are mitigated. |
| April 23, 2018 | Phillip Coates/ Dan Stone, Thorstone Consulting Services | 6467 3rd Line Tottenham | Request that the proposed policy for On-Farm Diversified Uses be revised to more closely reflect the PPS definition and the associated Policy Guideline document (Publication 851) issued by the Ministry of Agriculture, Food & Rural Affairs. | Letter | OMAFRA Publication 851 is a guideline. The proposed Official Plan policies with respect to on-farm diversified uses and home industries are considered to be consistent with the PPS and beneficial toward achieving the objectives of the Official Plan as it relates to the Agricultural designation. |
| April 23, 2018 | Angelo Santorelli/ Dan Stone, Thorstone Consulting Services | Northeast corner of Highway 9 and County Road 27 | Reattaching the previous submission (coordinated with Bradford West Gwillimbury) regarding recognizing rural industrial/commercial uses. | Letter | An Official Plan Amendment would be a more appropriate method to address the future development of the broader holding. It is noted that policies to permit small-scale commercial and industrial uses have been added to the Rural designation. |
| April 23, 2018 | Justin Piersanti, Value Centres Inc. | 55 Queen Street S, Tottenham (Tottenham Mall) | Would like the property's commercial prominence to be recognized through designation as Downtown Core Commercial, as well as looser permissions for a wide range of uses and intensification. Objects to requirement for ZBA for | Letter | A full range of uses is permitted on the subject property. This OPR process did not consider substantive changes in designation, apart from updating the natural heritage system mapping and the harmonization of designations from secondary plans. Site specific redesignations are more |

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| | | | some uses and that not all uses might be permitted in zoning. | | appropriately considered through a site-specific OPA. Further, requirements for a ZBA or refined list of permitted uses will ensure that future development on the property is appropriate for its unique context. |
| April 23, 2018 | Justin Piersanti, Value Centres Inc. | South-west corner of Highway 89 and County Road 10 | Concerned that OPA 29 hasn't been incorporated yet, suggests that the property be designated as Corridor Commercial, Downtown Core Commercial or Major Commercial. Strenuously objects to the need for a market impact assessment. Objects to requirement for ZBA for some uses and that all uses might be permitted in zoning. | Letter | OPA 29 has now been incorporated, with the subject property designated Major Commercial. The Market Analysis requirement was revised to focus only on ensuring no adverse impacts on the Downtowns. Requirements for a ZBA and the potential for zoning to not permit all uses on all properties will ensure that a proposed development is carefully considered in relation to its specific context and recognizes that due to the high-level nature of an OP, different subsets of uses may be appropriate on different properties. |
| April 23, 2018 | Justin Piersanti, Value Centres Inc. | 260 Queen Street North, Tottenham (Foodland Plaza) | Objects to requirement for ZBA for some uses and that all uses might not be permitted in zoning. Generally, wants to be permitted a full range of uses without restriction. | Letter | Requirements for a ZBA and the potential for zoning to not permit all uses on all properties will ensure that a proposed development is carefully considered in relation to its specific context and recognizes that due to the high-level nature of an OP, different subsets of uses may be appropriate on different properties. |
| April 23, 2018 | Tate Kelly, Infrastructure Ontario/ Jaime Posen, | | A number of requested terminology, definition and policy changes, as well | Letter | Where feasible, additional policy language and terminology changes have been made as requested. |

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| | Fotenn Planning and Design | | as several new policies, for conformity to the PPS. | | |
| April 23/24, 2018 | Terry Frank | 32 Westmount Drive, Alliston | Concerns specific to Briar Hill, including with respect to need for 2 road accesses, the conversion of golf course lands to residential without replacing green space, provision of private water system with insufficient pressure, lack of sidewalks – would like Town to force the developer to address these issues. | Email | This OPR does not specifically address the Briar Hill and Briar Hill West secondary plans due to ongoing issues with identifying the Alliston Settlement Area Boundary, and Provincial direction with respect to New Tecumseth’s Agricultural/Rural lands. Many of the identified concerns are very location specific and may be better discussed with Town staff. |
| April 25, 2018 | Janine Harris-Wheatley | 15 Wilson Street, Tottenham | Provides a list of revisions to strengthen and provide more detail to the cultural heritage policies. | Letter | All proposed revisions have been reviewed. Where feasible, additional language has been added to the cultural heritage policies, including with respect to the role of the Heritage Advisory Committee and the protection of pioneer heritage cemeteries. However, some revisions were not feasible to make as they would put too great an onus on the Town. |
| April 26, 2018 | Leah Emms | CLC member | Long list of proposed revisions and comments, largely from the perspective of agricultural operations. | Hand-written notes | All comments have been reviewed and appropriate revisions have been made, such as consideration of slow-moving farm related equipment, diversified agricultural opportunities for young farmers, agricultural best management practices for environmental protection and stronger consideration of MDS in the |

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| | | | | | design of the Rural/Agricultural Area. However, due to the need to balance a range of objectives and goals, not all proposed revisions are appropriate. |
| April 26, 2018 | Justin Piersanti, Value Centres Inc. | South-west corner of Highway 89 and County Road 10 | Would like servicing access to return to Pioneer East (rather than the change in 2008). | Letter | This level of detail was not addressed in the OPR, however, the OPA 29 appendices which address the proposed servicing networks have been appended to the draft OP. |
| April 26, 2018 | Comment sheet from Open House | Beeton should not grow at the same rate as Alliston. Projected density rates are unreasonable and should be kept at 50 people per hectare. The current over development in Beeton has caused flooding and undue hardship to existing residents. All development should stop and not be allowed to continue until a current Master Drainage Plan is in place. Ageing infrastructure needs to be addressed. | | | The current density target for greenfield density is 50 persons and jobs per hectare – whether a higher density target should be included in the future will be determined through the County MCR. The EP2 Overlay designation requires that flooding hazards be mitigated and the Exception Area 4 policy includes the Council Resolution regarding drainage management. |
| April 26, 2018 | Comment sheet from Open House | There should be no further development without an official Stormwater Management Plan and infrastructure in place. Current maps are incorrect [with respect to flood hazard]. | | | The Exception Area 4 policy includes the Council Resolution regarding drainage management. The EP2 Overlay designation mapping was based on data provided from the Conservation Authorities. |
| May 2, 2018 | John and Carolynn Westlake | two parcels of land in New Tecumseth on Side Road 15 | Would like the EP1 and EP2 Overlay designation removed from the properties and that the Rural designation be restored. Do not | Email | Please see separate NHS response (attached). |

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| | | between the 6th and 7th lines | understand how trees that were planted by the property owners are not considered 'significant'. | | |
| May 3, 2018 | Stephen Naylor, IPS | Concerned with: east of King and west of Church on the south side of Tupper Street | Seeking clarification regarding the impact of the EP2 overlay on future residential development, what the uncommitted reserve capacity for servicing currently is (since this is needed for new development) and confirming that there are no density restrictions for infill sites. | Email | Staff provided a response indicating that the underlying designation for lands with the EP2 Overlay would apply subject to an approved EIS and any other policies of the Plan, that information regarding the uncommitted reserve capacity would have to be determined by the Engineering Department and that density figures are not included and that the OP policy framework instead controls the height of buildings. |
| May 4, 2018 | John and Carolynn Westlake/ Paul Gastaldi, solicitor | 2518 & 2464 Sideroad 15 | Object to the change in designation from Rural to EP1 and EP2 and states that one of the properties is to be developed for residential uses in the near future. All trees on the property were planted by themselves/parents so don't understand how they are significant. | Letter | Please see separate NHS response (attached). |
| May 4, 2018 | Karen Johanssen | | Happy to see more of a focus on pedestrian-oriented downtown streetscapes. Suggests a dedicated multi-use path. Supports a mix of uses, unique and high-quality architecture, preservation of | Letter | All comments have been reviewed. In some cases, the comments address issues which are important considerations, but at a level that is too detailed for this Official Plan and which are better to be addressed |

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| | | | heritage farm buildings on land that is being developed, end to rear-lotting on streets, more protection for dark skies and reducing sign clutter in rural areas. Generally supportive of the direction of the new OP. | | within other documents, such as a Secondary Plan or applicable by-laws. |
| May 7, 2018 | Ron Harris | 123 Ridge Way, Alliston | Wants a stronger emphasis to be placed on ensuring that new development contributes to Town parkland and/or trail connections, with cash-in-lieu being a last resort. Would like the 3 Settlement Areas to be connected by trails. | Letter | The cash-in-lieu policy was revised to state that parkland dedication is preferred. A multi-modal connection between the three Urban Settlement Areas is identified as an objective of the Mobility and Active Transportation section. |
| May 14, 2018 | Joseph Cimer, SmartCentres | 30 Dunham Drive, Alliston | Would like residential or mixed-use permissions on the subject property, including a Major Commercial designation. Should update schedule E1 to indicate Dunham Drive and Mackenzie Pioneer Road. Notes that there are no longer any natural heritage features on the lands as they have been cleared for development. | Letter | Lands are designated Major Commercial and updated Schedule E1 indicates new road alignments. Please see separate NHS response (attached). |
| May 18, 2018 | Dan Amadio, MHBC | 3122 Tottenham Road | Question regarding whether policy 9.14 (d) is intended to address situations where there are long-standing non-agricultural uses on agricultural properties. | Email | Section 9.14 (d) (now renumbered as 10.14 (d)) is a general policy addressing the issue of legal non-conforming uses. Existing uses which do not conform to the policies of the existing or proposed OP or the existing ZB should be reviewed to determine if they are lawful uses. |

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| May 23, 2018 | Paul Mancini/ Dan Stone, Thorstone Consulting Services | 6209 14th Sideroad – Part of Lot 9, Concession 13 | Would like to ensure proposed development receives first consideration for settlement boundary expansion by being designated Future Urban Area and to prioritize affordable housing projects and housing for seniors in boundary expansions. | Letter | Cannot address until completion of the County MCR. Designating lands for Future Urban Area would be prejudicing the outcomes of the County MCR and is therefore inappropriate. |
| May 20, 2018 | Stephen Naylor, IPS Consulting | | Questions regarding requirement for sidewalks, servicing allocation and default designation for a walkway. | Email | Town responded with clarification on the policies in question. |
| May 24, 2018 | Janine Harris-Wheatley | | Would like to know if there is any policy which protects trees on land designated Agriculture – New Tecumseth has inadequate tree cover. | Email | There is currently no specific requirement to preserve trees on agricultural land, however have introduced a 30% tree canopy target and a policy encouraging the Town to establish a Tree Cutting By-law. |
| June 4, 2018 | Robert Schickedanz, in Trust/ Nick McDonald, Meridian Planning | 6114-14th Line (Alliston) | Understands the Settlement Boundary cannot be expanded at this time but wishes to reiterate that the subject lands are appropriate for the future expansion. States that there appears to be an unsupported portion of EP2 overlay on the subject property (not included in NVCA mapping) which they would like corrected. | Letter | Please see separate NHS response (attached). |
| June 4, 2018 | Holly Spacek, Simcoe County District School Board | | Would like schools permitted in Agriculture/Rural designation and provide further suggestions with respect to active transportation/sidewalks, off-site/shared parking, locate parks | Letter | It should be noted that, more generally, there is a policy directing public service facilities to be co-located, which would include schools and parks. Permitting schools outside of settlement areas will require a |

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|---------------|---------------------------------|---------|---|--------|---|
| | | | adjacent to schools to share facilities, exemption of schools from parkland dedication, policies regarding the designation of a school site, permitting infrastructure anywhere to support a rural school etc. | | County OPA and Town OPA – School Board decisions must be in conformity with the Town’s Official Plan. The Town’s upcoming TMP will consider active transportation consideration in more detail and these comments will be forwarded to the project team. Details regarding parkland dedication will be addressed through the Town’s parkland dedication by-law. |
| June 5, 2018 | Leah Emms | | Lists a number of definitions which are not consistent with the current PPS definitions, does not support “encourage maintenance of farm buildings” and several other comments regarding the OP objectives. | Email | Several definitions have been updated to ensure consistency with PPS 2014. |
| June 8, 2018 | Justin Piersanti, Value Centres | | Suggested correction for intro to Major Commercial designation “located at the eastern gateway to Alliston at the southeast AND SOUTHWEST corner of Highway 89 and County Road 10”. | Email | Correction has been made. |
| June 8, 2018 | John andCarolynn Westlake | | Objection to change in designation, especially with respect to potential restrictions on any changes to their existing buildings etc. which would be legal non-conforming and concerned with further impact of minimum protection zones around natural heritage features. | Email | Please see separate NHS response (attached). |

New Tecumseth Official Plan Review Comment Matrix

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| June 12, 2018 | Fletcher Meadows Inc., Beeton Meadows Inc., and Flato Beeton East Developments Inc. (Flato land holdings)/ Dan Amadio, MHBC | Lands in Beeton (see attached map) | Remove Exception 4 (Council resolution regarding flooding); Exception 6 (potential railway tourism use) no longer relevant since lands now owned by client, correct reference and mapping of Exception 7 and remove clients lands, remove some EP1 designation/other environmental mapping to reflect 2016 EIS findings, permit stormwater management facilities anywhere including outside of settlement areas. | Letter | Exception 6 has been eliminated and Exception 7 has been revised (both mapping and text). The EIS has not yet been approved, however an OPA will not be necessary to reflect the approved EIS findings. The Town does not permit stormwater management facilities serving urban areas outside of settlement areas as this would cause the conversion agricultural land. Please see separate NHS response (attached). |
| June 12, 2018 | Leah Emms | | List of proposed revisions largely related to promoting agriculture. | Email | All proposed revisions have been reviewed and where appropriate, revisions have been made. The farm help accommodation policy is an existing policy which was considered appropriate through the OP review and update. The establishment of a reference date for dwellings to be severed as a surplus farm dwelling was to prevent strategic house construction on vacant farmlands to enable lot creation. The policy guiding on-farm diversified uses is reflective of OMAFRA Publication 851. Upon further consideration the floor area cap of 370 m ² was removed and such uses will now require a zoning amendment to allow for Council consideration of a proposal on |

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| | | | | | its own merits. Reference to the Growth Plan's Agricultural System will not be incorporated at this time until the County completes a MCR to address the Growth Plan requirement to prepare land use mapping of the Ag. System. A new policy (Section 10.21) has been added addressing excess soil. |
| June 13, 2018 | Joseph Cimer, SmartCentres | Dunham Drive and Mackenzie Pioneer Road, Alliston | Proposes that Exception Area 9 is no longer relevant. | Letter | Exception Area 9 has been eliminated. |
| June 13, 2018 | Gary Gregoris, Mattamy Homes and Ontario Potato Distributing Inc. | | Variety of comments regarding strengthening wording of importance of Alliston, references to County MCR and its potential findings and policies guiding form of new development/objectives of future settlement area expansions. | Letter | All suggested revisions have been reviewed and, where appropriate, changes to the draft OP have been made. |
| June 13, 2018 | Justin Piersanti, Smart Centres | 689 Victoria St E, Alliston | Correct description of Major Commercial designation to include southwest corner of Hwy. 89 and CR 10, keep restrictions on type of retail for lands formerly designated Urban Service Commercial in OPA#29, would like to permit smaller retail floor areas in Major Commercial. | Letter | Description of the location of the Major Commercial designation has been corrected. It was decided to not bring forward the restrictions on retail type and to maintain the minimum floor areas for retail uses in the Major Commercial. |
| June 13, 2018 | All-Borough Properties Limited/ Ryan Guetter, Weston Consulting | 5842 8 th Line, Beeton | Expect that the EP designation boundaries are intended to be applied with flexibility and on a site-by-site basis based on detailed | Letter | The delineation of the EP designations may be refined through an approved EIS. |

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| | | | studies. Monitoring the OPR process. | | |
| June 13, 2018 | Beeton 3 Limited Partnership/ Ryan Guetter, Weston Consulting | Valley View Subdivision | Would like clarification of potential impact of 8.0(d)(ii) on the future development of the subject lands. Considering the draft-approved plan of subdivision, would like clarification EP boundaries will be applied in a flexible manner, subject to site-specific studies. | Letter | We will review the draft plan conditions and clearances related thereto. The delineation of the EP designations may be refined through an approved EIS. |
| June 13, 2018 | Chris Hibberd, NVCA | | Comments related to the provincial NHS, a 30m buffer, further studies prior to building a single detached dwelling, hazardous sites/access, promoting multiparty, preconsultation meetings, showing Alliston Two-Zone on schedule B1. | Email | All suggested revisions have been reviewed and, where appropriate, changes to the draft OP have been made. |
| June 13, 2018 | Flato Developments Inc./ Katarzyna Sliwa, Dentons Canada LLP | | Some concern with respect to extended coverage of the EP2 overlay, but supports that the boundaries may be refined through studies and without need for an OPA. | Letter | Please see separate NHS response (attached). The delineation of the EP designations may be refined through an approved EIS. |
| June 13, 2018 | John andCarolynn Westlake | | Objection to change in designation to EP1 and EP2 Overlay, considering trees on property were planted by the property owners. | Spoke at Statutory Public Meeting | Please see separate NHS response (attached). |
| June 13, 2018 | Landowners in Beeton/ Weston Consulting | | Supportive EIS studies have been submitted to Town for future development. Some lands have prior approval in the south of Beeton and support the Urban Residential designation which permits a wider | Spoke at Statutory Public Meeting | The boundaries of the EP designations may be refined through an approved EIS. Should a landowner with existing approvals wish to build different housing types than included in those approvals (i.e. as outlined in current |

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| | | | range of housing types. Confirms that EP delineations can be refined through an EIS. | | zoning), they would have to go through the public Zoning By-law Amendment process. |
| June 13, 2018 | Trisan Construction & Liberty Developments/Huntington Woods/ Dan Stone, Thorstone Consulting Services | | Would like the on-farm diversified use policy framework to refer to provincial guidelines rather than articulating a maximum GFA. Would like Liberty/Huntington lands to be designated Future Urban Area to be prioritized for future settlement area expansions. | Spoke at Statutory Public Meeting | On-farm diversified use policy framework has been revised to eliminate the GFA restriction, but to require a Zoning By-law Amendment. Designating lands for Future Urban Area would be prejudicing the outcomes of the County MCR and is therefore inappropriate. |
| June 15, 2018 | Copperglen Estates Inc., and Rayville Developments Inc. – known as North West Alliston Land Owners Group/ Paul Lowes, SGL | Lands north of the Alliston Urban Settlement Area boundary | Would like the EP2 mapping to be revised to match the approved Regional Floodplain limits and revise wording regarding revisions to EP boundaries. Would like the population allocations to be revised to better reflect recent growth patterns and Growth Plan policy (i.e. more growth directed to Alliston). | Letter | Please see separate NHS response (attached). The delineation of the EP designations may be refined through an approved EIS. For this OPR, it was decided to maintain the percentage population allocations of each settlement area. A different approach may be considered following the County MCR. |
| June 25, 2018 | Dan Stone, Thorstone Consulting Services | various | 1. For On-Farm Diversified Uses, Section 6.2.1.m) should be modified to remove the term “accessory” as the policy as drafted is more restrictive than the PPS; 2. For future settlement area expansions, Section 10.8 of the OP should reference affordable seniors housing projects as priority projects for future settlement area expansions; | Email | The term ‘accessory has been removed from policy 6.2.1.m). Identifying specific priority projects for potential future urban settlement area expansions as this would prejudice the outcome of the County MCR and is therefore inappropriate. An Official Plan Amendment would be a more appropriate method to address the future development of the broader holding. It is noted that policies to permit small-scale |

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| | | | 3. Continue to request the Special Policy Area as proposed for the Trisan lands to ensure and promote comprehensive planning and transportation design for the rural industrial and commercial area in consultation with the adjacent municipalities. | | commercial and industrial uses have been added to the Rural designation. |
| June 25, 2018 | GB (Alliston) Inc./ Keith MacKinnon, KLM Planning Partners Inc. | 144 King Street North (west side of King Street North, abutting the Alliston settlement boundary) | Would like the subject lands to be included within the settlement boundary. | Letter | Cannot address until completion of the County MCR. |
| June 26, 2018 | Ryan Geuter, Weston Consulting | | Seeking clarification on several items, including the flexibility of the Environmental Protection boundaries subject to an EIS, the role of the EP 2 Overlay designation and the role of the appendices. | Email | Staff responded to provide clarification as requested. |