

The Town of New Tecumseth initiated its Official Plan Review process with a Visioning Workshop on June 19, 2017. The workshop feedback, the input from the Staff Steering Committee and the Community Liaison Committee and the one-on-one interview responses from members of Council assisted with developing a new Vision and Guiding Principles for the Official Plan. Following the workshop, a Visioning Report was created to summarize what was heard through the Community Visioning Workshop and to provide a discussion on the issues presented.

The Visioning Report further identified the topics for five themed Discussion Papers. The Discussion Papers are intended to outline Provincial and County policies and requirements, the existing New Tecumseth Official Plan policies, any completed or ongoing municipal reports/studies and the public input received to date. This information contributes to the development of a range of 'opportunities for discussion', which will guide the development of the Directions and Recommendations Report. The Directions and Recommendations report will in turn feed into the drafting of new Official Plan policies.

The 5 Discussion Papers address the following topics:

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| 1. Growth Management | 4. Living Areas |
| 2. Economic Development & the Downtowns | 5. General Policies |
| 3. Agriculture, Rural Lands & Natural Heritage | |

The following is a summary of the draft Discussion Paper findings:

1. Growth Management

- » New Tecumseth is projected to grow to a population of 56,000, with 26,500 jobs.
- » A Growth Management section within the updated Official Plan should address the planned urban structure, the efficient use of land and services, opportunities for intensification and ensuring that sufficient land is set aside to accommodate projected growth.
- » Based on existing Registered or Draft Approved Plans of Subdivision and an intensification potential exercise, it was anticipated that approximately 60% of new units to 2031 could be accommodated on greenfield lands and 40% through intensification.
- » There is a surplus of employment lands for accommodating the projected growth in jobs.
- » Recently, the County has indicated that no changes to current density or intensification targets will be considered, nor will any Settlement Boundary expansions be considered until they have completed their conformity exercise for the 2017 Growth Plan.

2. Economic Development & the Downtowns

Economic Development

- » The Official Plan should clearly identify the role and appropriate land uses of the downtowns and large-scale commercial areas.
- » Alliston should continue to develop as the focal point for the Town's commerce, tourism and employment.
- » It is important to ensure that there is appropriate and affordable housing to support employment opportunities.
- » Economic development opportunities include leveraging the presence of Honda, more flexible land use permissions in commercial/employment areas, and encouraging the diversification of employment opportunities.

The Downtowns

- » It is important to encourage higher density residential development in proximity to the downtowns to increase support for local businesses.
- » Consider a revised Community Improvement Plan to better address a range of downtown improvements.
- » Policies should enhance the downtowns, such as by protecting their historic character and better addressing the Boyne River.
- » Consider enhanced active transportation infrastructure in the downtowns, to key destinations and between the three settlement areas.

3. Agriculture, Rural Lands & Natural Heritage

Agriculture and Rural Lands

- » Explore approaches for expanding the range of permitted uses to include agricultural related uses, such as industrial or commercial uses that support farms.
- » Clarify and expand on policies addressing lot creation in agricultural areas.
- » Consider expanding the range of permitted uses on rural lands to include small scale industrial or commercial uses.
- » Explore the effectiveness of the current rural infill policy for lot creation and consider alternative approaches to define where lot creation is appropriate.

Natural Heritage

- » Updated Natural Heritage System mapping should be considered to better reflect natural features.
- » The highest environmental policy standards should be considered for the Town, considering the existing forest and wetland habitat cover deficit.
- » Official Plan policies will have to be updated to reflect the new Provincial Policy Statement (2014) natural heritage policies and Endangered Species Act.

What's next?

Come join us for the Community Planning Forum on October 11, 2017 at 4:30 pm or 6:30 pm at the Tottenham Community & Fitness Centre. Following the Community Planning Forum, we will finalize the Discussion Papers and prepare the Directions and Recommendations report.

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Visit the Town of New Tecumseth Official Plan Review website to learn more about the project and share your thoughts. Get on our mailing list by sending us your email!

Project website: newtecumseth.ca/opr

4. Living Areas

Housing

- » Consider policies to facilitate affordable and special needs housing; review permissions for second units.
- » Encourage the provision of universally accessible and seniors housing, located near the downtowns for better access to services.
- » Encourage and support higher density residential development and require that new developments provide a wide range of housing options.

Neighbourhood Design

- » Consider community design policies to encourage a range of neighbourhood design improvements.
- » Facilitate the coordination of community facilities throughout the 3 settlement areas and prioritize centres and hubs, which can be accessed through a range of transportation modes, for new facilities.
- » The Town should consider enhanced policies related to urban design guidelines, a high quality public realm, compatible development, the tree canopy and built form guidelines.

5. General Policies

Servicing

- » Consider policies to promote best practices in stormwater management, including green infrastructure and low impact development.
- » Promote building designs that contribute to energy reduction.
- » Add policies to support the efficient use of infrastructure through higher density development and capacity expansions in the downtowns to support this form of development, as necessary.

Transportation

- » Strengthen policies for the provision of active transportation infrastructure, including sidewalks, street furniture and amenities, and bicycle parking.
- » Promote multi-modal routes between the 3 settlement areas and consider a complete streets policy to be implemented during all road works.
- » Consider illustrating active transportation facilities and truck routes on an Official Plan Schedule.

Cultural Heritage

- » Update policies to ensure conformity with the Ontario Heritage Act, including consideration of an archaeological management plan and cultural plan.
- » Outline the interest and involvement of Indigenous groups in cultural heritage and archaeological matters.