

The third phase of New Tecumseth's Official Plan Review concluded with the preparation of a Directions and Recommendations Report, finalized in January 2018. The Report builds on the background work of the Discussion Papers and is organized around the 10 issue topics identified through that process. The Report discusses the trends, issues and implications of those topics and provided directions and recommendations for the drafting of new Official Plan policies.

## The Directions and Recommendations Report addressed the following topics:

- |                                |                         |
|--------------------------------|-------------------------|
| 1. Growth Management           | 6. Housing              |
| 2. Economic Development        | 7. Neighbourhood Design |
| 3. The Downtowns               | 8. Servicing            |
| 4. Agriculture and Rural Lands | 9. Transportation       |
| 5. Natural Heritage System     | 10. Cultural Heritage   |

The following summarizes the key recommendations of this Report:

## 1 Growth Management

### It is recommended that:

- » A Greenfield Density Target of 50 persons and jobs combined per hectare be established, alongside an Urban Structure and updated land use designations.
- » An Intensification Target of 40 percent be established, and intensification be directed to intensification areas, supported by a strong policy framework and development incentives.

## 3 The Downtowns

### It is recommended that:

- » The downtowns be supported by a policy framework encouraging intensification and new development, including more intense forms of residential development and affordable housing.
- » New development be required to contribute to a high quality public realm with active transportation facilities and to create a higher density built form that is compatible with the surrounding neighbourhood.

## 2 Economic Development

### It is recommended that:

- » Employment and commercial areas focus on intensification, enhanced design, and alternative transportation mode connections, and that commercial areas support new mixed use development.
- » The new Official Plan promote economic development and competitiveness by supporting the 'new economy', considering incentives/promotions and protecting employment lands.

## 4 Agricultural and Rural Lands

### It is recommended that:

- » The agricultural designation permit agricultural-related uses and that limited small-scale commercial and industrial uses be permitted on rural lands.
- » Land division policies for agricultural lands be revised to provide more flexibility and that land division policies for rural be clarified through illustrations and a policy criteria.

## 5 Natural Heritage System

### It is recommended that:

- » Policies pertaining to the natural environment be updated to conform to Provincial and County policies and that the Natural Heritage System be refined on the Town's Official Plan Schedules.

## 6 Housing

### It is recommended that:

- » Affordable housing, special needs housing, and a wider range of housing types be supported and facilitated, and that special needs and seniors housing be directed to areas with a range of services and amenities.
- » Higher density residential development be directed to the downtowns and along commercial corridors to make efficient use of existing infrastructure and facilities.

## 7 Neighbourhood Design

### It is recommended that:

- » Policies pertaining to community infrastructure and public service facilities be added, and that general development policies be updated to clarify how development should relate to the public realm and community planning.
- » Additional policy guidance be provided to ensure that development is compatible with its surroundings, including with respect to built form, scale, transition and design.

## 8 Servicing

### It is recommended that:

- » Policies pertaining to engineering, stormwater management, green infrastructure, climate change mitigation and the urban forest be revised and/or added.
- » The Official Plan require development patterns to make efficient use of infrastructure and that infrastructure investment be prioritized in intensification areas.

## 9 Transportation

### It is recommended that:

- » A complete streets approach be developed and that the Official Plan include policies pertaining to future public transit service.
- » The provision of active transportation facilities and amenities be prioritized, including a multi-modal connection between the three settlement areas.

## 10 Cultural Heritage

### It is recommended that:

- » Cultural Heritage policies be updated to conform with Provincial and County policies and to outline the interest and involvement of Indigenous communities.

## STAY CONNECTED

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

Project website: [newtecumseth.ca/opr](http://newtecumseth.ca/opr)

## What's Next?

The project team will take the recommendations from the Directions and Recommendations Report and initiate the drafting of the new Official Plan policies. Following this, the project team will host a Statutory Public Open House to gather feedback.

Stay Tuned!