

ALLISTON SECONDARY PLAN

AMENDMENT NO. 21 TO THE OFFICIAL PLAN OF THE TOWN OF NEW TECUMSETH

The following text and schedules to the Official Plan of the Town of New Tecumseth constitute Amendment No. 21

October 1999

(As modified and approved by the County of Simcoe (Text only) on December 15, 1999, and as modified and approved by the Ontario Municipal Board (Text only) by Order dated October 30, 2000) and as modified and approved by the Ontario Municipal Board (Text only) by Order dated May 2, 2002 and as modified by OPA 25 approved by the County of Simcoe on June 14, 2002 (Text only)

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PART B - THE AMENDMENT

1.0 INTRODUCTION

Part B - The Amendment, consisting of the following text and Schedules 1 and 2 constitute Amendment No. 21 to the Official Plan of the Town of New Tecumseth.

2.0 DETAILS OF THE AMENDMENT

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

- 1) The Table of Contents is hereby amended by adding “9.0 Secondary Plans” following “Section 8.0 Implementation”
- 2) Schedule “B1” Land Use for the Community of Alliston, of the Official Plan of the Town of New Tecumseth, is hereby amended by redesignating the subject lands from “Rural Agricultural” to those land uses shown on Schedule “2”. Schedule “2” Land Use for the Community of Alliston of the Official Plan of the Town of New Tecumseth is further amended in accordance with the Schedule “1” attached and by labeling them as the “Alliston Secondary Plan Area - see Section 9.3”.
- 3) Section 9.0 “Secondary Plans” is hereby amended by adding the following:

“9.3 ALLISTON SECONDARY PLAN

The following policies apply to the lands included in the Alliston Secondary Plan Area. These policies are intended to be in addition, and complimentary, to all applicable policies of the Official Plan for the Town of New Tecumseth (October 1995). In the event of conflict between provisions of this Secondary Plan and provisions of the Town’s Official Plan, the Secondary Plan policy shall prevail.

9.3.1 URBAN RESIDENTIAL

9.3.1.1 Introduction

The Official Plan for the Town of New Tecumseth provides housing policy which has been utilized in the preparation of the Alliston Secondary Plan. The Official Plan encourages a diverse range of housing sizes, densities, designs, tenures and prices. The facilitation of timely development of residential land, ensuring a sufficient supply of land is available, and ensuring the provision of opportunities for at least 25% of all new residential units to be affordable are also promoted. Consideration should also be given to an appropriate amount of housing oriented towards the “move-up market”.

Three residential densities (Low, Medium and High) are designated on Schedule 2 to the Alliston Secondary Plan. Low density residential uses permitted may include detached and semi-detached residential dwelling units. The density of all low density residential development shall not exceed 24 units per site hectare. Medium density residential uses permitted include triplexes, fourplexes, townhouses and low rise apartments not exceeding 3 storeys in height. The density of all medium density residential development shall not exceed 40 units per site hectare. High density residential

uses permitted shall consist of apartments not exceeding 75 units per site hectare. The maximum height of apartments in the high density residential category shall not exceed 6 storeys.

Notwithstanding Section 9.3.1.1 “Urban Residential – Introduction”, lands within the “Low/Medium Residential” designation as identified on Schedule 2 to the Secondary Plan may be permitted to develop to a maximum average density of 30 units per site hectare. All forms of low and medium density uses are permitted within this designation and shall include an appropriate housing mix consisting of detached housing units with varying lot sizes and frontages, semi-detached and townhouses, at a maximum density of 40 units per site hectare, in accordance with the policies of this Plan. While the Medium Density is intended primarily for triplexes, fourplexes, townhouses and low rise apartments, the Municipality will give consideration to permitting low density single detached residential development at a maximum density of not more than 24 units per site hectare, without an Official Plan Amendment, within the Medium Density Residential designation, on the land within the Alliston Secondary Plan area west of Boyne Street, north of the CPT rail line east of Church Street and south of Gray Avenue.

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For the purposes of calculating density, a site hectare shall only include the residential lot or block, and exclude any public lands such as roads, schools and parks. While the High Density Residential designation is intended primarily for apartments, the Municipality will give consideration to permitting low and/or medium density residential uses, without an Official Plan Amendment, within the High Density Residential designation, if it can be demonstrated there is insufficient market support available for apartment development.

Other uses which support the functioning of a residential area are permitted in one or more of the residential density categories. Such uses include home occupations, accessory uses, daycare facilities, institutional uses, public and private open space. All uses are subject to the provisions of the Zoning By-law.

Medium and High Density Residential shall be approved under site plan control and design innovation is encouraged. The location of Medium and High Density residential uses on Schedule 2 reflect a consideration of the locational criteria contained in the New Tecumseth Official Plan. These criteria include areas where surrounding land uses would not be compatible with the proposed development and in particular where low density residential uses would not be adversely affected, areas where there are greater amenities of services (eg. in proximity to commercial core designations, open space designations and arterial or collector roads), areas where traffic problems will not result and where adequate municipal services are available.

9.3.1.2 Policies

- a) The designation of Low, Medium and High Density Residential on Schedule 2 reflects the objective of providing a choice of location for Medium and High Density Residential opportunities in all four sectors of the Secondary Plan and within a range of phases.
- b) The sizes of these Medium and High Density Residential blocks reflect a projected housing distribution within the Secondary Plan Area based on the following guideline:

Low Density	66%	2,111 units
Medium Density	17%	544 units
High Density	17%	543 units
Total	100%	3,198 units

- c)
 - i) The development of new residential neighbourhoods should ensure that the location of land uses and the design of neighbourhoods promote compatibility and creates safe, healthy living environments. Where appropriate, land uses should be arranged to separate sources of noise and other potential nuisances from potential receivers to the greatest extent possible.
 - ii) Where land uses are proposed abutting, or in close proximity, such that noise and other potential nuisances may occur, mitigation techniques to reduce or eliminate the potential nuisance(s) shall be incorporated in the design of the subdivision to promote compatibility between the uses. Such mitigation techniques shall consider intervening land uses; location and orientation of streets; built form; architectural controls; distance separations and setbacks; and noise and visual mitigation measures including berms, walls and landscaping.
 - iii) The development of new residential neighbourhoods shall have regard to all pertinent guidelines and policies of the Ministry of Environment and the Town of New Tecumseth with regard to noise, particulate, light, odour or other potential nuisances.
 - iv) In no case shall sensitive uses be permitted adjacent or in close proximity to existing industrial uses if such approval would result in the existing industrial use, including any expansion for similar uses, on such adjacent property ceasing to comply with all pertinent guidelines and policies of the Ministry of Environment or the Town of New Tecumseth.
 - v) In locations where residential development is to be situated abutting, or in close proximity to, industrially designated lands, railways or arterial roads, the developer shall be required to undertake and complete appropriate studies to quantify any potential impact of nuisances arising from these uses, such as noise, light, odour, dust and particulates, and visual impacts. The mitigation measures listed in Sub-section (ii) above shall be considered during the preparation of such studies. The studies shall be carried out in accordance with the applicable guidelines and policies of the Ministry of Environment and Town of new Tecumseth, and be prepared prior to, and incorporated into, the approval of any Draft Plan of Subdivision or Zoning By-law. The mitigation measures recommended by these studies shall be implemented at the expense of the developer.
 - vi) The recommended mitigation measures shall be secured through Draft Plan Approval and Zoning By-law Amendment, as required. The Town may require, where appropriate, the developer to advise purchasers or tenants through warning clauses registered on-title that noise may occasionally interfere with some activities of the dwelling occupants.
- d) A Special Residential Policy (SRP#1) is designated on Schedule 2 in the southwest sector immediately to the south of the "General Commercial" designation. This special policy area is designated for "High Density Residential" purposes and the "Residential" policies of this plan apply to these lands. In the event that special space intensive commercial uses such as cinemas or banquet halls are required, then this special policy area may be considered for such purposes. The use of these lands for such purposes would be subject to a Zoning By-law Amendment and Site Plan control. Integration of access and parking with the general commercial development to the north is encouraged.

- e) A Special Residential Policy (SRP #2) has been identified in the Southwest corner of the Secondary Plan area. This area, along Sideroad 30, contains natural heritage features, such as wetlands and woodlands, and natural environmental protection area including steep slopes. Residential development in SRP #2 will not be permitted unless it can be demonstrated that there will be no negative impacts on the area's natural heritage features nor the ecological and hydrological functions which are necessary to maintain those features. It must also be demonstrated that the potential hazard associated with the steep slope area can be overcome. The evaluation on the area's natural heritage features, including the associated ecological and hydrological functions, and natural environmental protection area shall occur through an Environmental Impact Study (EIS), prepared to the satisfaction of the Nottawasaga Valley Conservation Authority. The "Mitigative Measures" component of the EIS will include a compensation plan that will establish a restoration/replacement principle of 2:1 (area restored vs. Area lost). In addition, residential development of these lands shall require the approval of a Zoning By-law Amendment, and shall proceed only by Draft Plan of Subdivision to ensure all environmental matters are reviewed and addressed on a comprehensive basis.
- f) A Special Residential Policy (SRP #3) has been identified in association with the Wilson Drain along the north boundary of the community. The purpose of the special policy area is to recognize the constraints to development that currently exist due to the floodlines surrounding the Wilson Drain. Residential development will be permitted in this area subject to the provisions of Policy 9.3.4.2(g) of the Secondary Plan, where it has been demonstrated how existing floodlines in this area can be reduced in a manner acceptable to the Nottawasaga Valley Conservation Authority and the Town. In general, the flood plain of the Wilson Drain should be confined to lands within the stream corridor, which measures a distance of approximately 40 metres wide.

9.3.2 INSTITUTIONAL

9.3.2.1 Introduction

Institutional uses are permitted within all areas designated "Residential" by the Secondary Plan subject to the provisions of the Zoning By-law and Site Plan Approval. Institutional uses are intended to provide for the educational, health and welfare of the existing and future residents of the community, and include such uses as schools, day care facilities and places of worship.

Schedule 2 of the Alliston Secondary Plan designates three elementary school sites. The sites are intended to accommodate two public elementary schools and one separate elementary school.

The location of these three elementary school sites have been determined in consultation with the School Boards and are based upon the following criteria;

- Projected pupil demand;
- Existing school facilities and capacity;
- Anticipated changes to pupil catchment areas;
- An estimated land need of approximately 5 acres per elementary school site;
- Relative centrality to maximize accessibility and minimize walking distances from existing and future neighborhoods;
- Location adjacent to neighborhood or community parks to create a neighborhood "focus".

In the event that one or more of the school sites are proposed to be relocated within the Secondary Plan Area, otherwise than what is indicated on Schedule 2 the above criteria shall be considered in reviewing the appropriateness of the proposed new site, and may proceed without Amendment to this Plan.

9.3.2.2 Policies

In the event that written confirmation is received from the School Board(s) that one or more of the school sites denoted on Schedule 2 to this Amendment is not necessary, then such lands may be developed for Low or Low/Medium Density Residential purposes consistent with the adjacent land use designation, without amendment to this Plan, subject to the provisions of the Zoning By-law.

9.3.3 URBAN OPEN SPACE

9.3.3.1 Introduction

The Plan Area will contain elements of both passive and active recreational parkland and will include walkway trail systems providing access to and from the residential areas to the greatest extent possible.

The location of schools abutting and connected to the parks is contemplated to enable joint use of facilities between the School Boards and the Town.

9.3.3.2 Policies

- a) Lands designated "Urban Open Space" on Schedule 2 shall be used for parkland purposes and shall provide for public recreational uses, as determined by the Town, to serve the residents of the subject lands and the Community.
- b) The parkland shown on Schedule 2 is organized under the following classifications;
 - i) A Community Park is proposed for the northwest sector. The Community Park is intended to serve, in addition to a Neighborhood Park function, the recreation needs of the larger Community. As such, it is anticipated the Community Park could accommodate a number of large playing fields as well as other community uses such as an arena/community centre.
 - ii) Schedule 2 also identifies three new Neighborhood Parks as well as the expansion of an existing Neighborhood Park. The Neighborhood Parks range from 1.2 to 1.6 hectares (3.0 to 4.0 acres) \pm in area, are relatively central to the neighborhoods they serve, and provide for both active and passive activities for residents living in the immediate neighborhood.
 - iii) Two Parkettes are designated on Schedule 2 of the Secondary Plan. The two Parkettes are located in areas which are somewhat isolated by road pattern and other features from the larger neighborhoods or sectors. The Parkettes are smaller parks which provide for some playground and/or passive recreation opportunities for residents in the immediate vicinity.

- c) Elementary school sites within the Secondary Plan area have been located adjacent to either Community or Neighborhood Parks to provide for a neighborhood focus where joint use of recreation, parking, and other facilities can be optimized.
- d) Walkway connections are an important component of future recreational facilities, as well as a means of providing access for residents and students throughout the residential areas. The road pattern shall be designed in such a manner that sidewalks along streets provide good accessibility throughout the neighborhood and to community facilities such as schools and parks. Sidewalks along streets shall be supplemented by walkways at appropriate locations to maximize pedestrian accessibility.
- e) Walkways shall also connect, where possible, to the existing built form of the Alliston Community.
- f) Subdivision design shall incorporate lands for pedestrian and cycling linkages along the top of bank of the Boyne River valley. The location of these linkages shall be carefully considered relative to its placement and the creation of opportunities for access to the river valley, to new residential neighborhoods, and to park and school facilities. Future connection of these linkages to the existing open space system along the Boyne River should also be considered.
- g) Walkways and bicycle paths shall also be incorporated along Spring Creek to provide pedestrian and cycling linkages between the southwest neighborhood and the elementary schools and neighborhood park.
- h) The amount of parkland designated on Schedule 2 reflects the overall recreation needs within the Alliston Secondary Plan Area, as well as the maximum park dedication possible from the subject area. While the Plan attempts to distribute recreation facilities throughout the Secondary Plan Area, the future need for a Community Park in the northwest sector has necessitated the location of a larger park facility on the lands of an individual property owner. In the interest of overall equity within the Secondary Plan Area, the landowner subject to the Community Park designation shall be compensated by the development property owners for the additional parkland required in addition to that property owner=s required park dedication. The Town encourages the development property owners within the Alliston Secondary Plan Area to work towards a cost sharing agreement which provides for an appropriate mechanism and timing for such compensation. The Town (shall incorporate) appropriate conditions in the approval of plans of subdivision to address such cost sharing matters.
- i) All land to be conveyed to the Municipality for park purposes shall be in a physical condition satisfactory to the Town, in accordance with existing Town policies and shall not include lands which are hazardous or are intended to be used for purposes of stormwater management nor environmental protection.

9.3.4 ENVIRONMENTAL PROTECTION ONE

9.3.4.1 Introduction

Schedule 2 to the Alliston Secondary Plan designates “Environmental Protection One” along the Boyne River Valley, the Wilson Drain, and Spring Creek. Land so defined includes land having inherent natural constraints such as poor drainage, organic soils, flood susceptibility, significant erosion susceptibility, steep slopes or any other physical condition which, if developed, may

represent a hazard to persons or property. In addition, “Environmental Protection One” includes natural heritage features such as significant valley lands, woodlands, watercourses, and fish habitat.

9.3.4.2 Policies

- a) Environmental protection areas shall generally be protected and maintained in their natural state such that no buildings or structures are permitted to be located on these lands unless permission is granted by the Nottawasaga Valley Conservation Authority.
- b) Any placement or removal of fill material, or any changes to existing grades, including site alteration, shall require the approval of the Conservation Authority.
- c) Subject to the approval of the Town and the appropriate approval authorities, the storm water management facilities as shown on Schedule 2 of the Alliston Secondary Plan, may be altered in extent and shape without amendment to this Plan. In the event such facilities diminish in size, such additional lands may be used for residential purposes in keeping with the abutting residential designations, without further amendment to this Plan.
- d) The “Environmental Protection One” designation associated with the Boyne River Valley shall include a 6 metre buffer above the top-of-bank. The purpose of this buffer, where required, is to help maintain the integrity of the valley slope, provide a buffer to the natural heritage features of the Boyne River Valley, provide a maintenance access for slope stability, and where coincident with the aforementioned, provide for passive recreational opportunities. The specific limits of the “Environmental Protection One” designation and required building setbacks shall be determined based on a detailed Slope Stability Assessment and Environmental Impact Study to be prepared by the development proponents prior to the final approval of the development. Notwithstanding the above, the lateral buffer may be permitted to be less than 6 metres in width in the event that these studies determine that such lesser width is appropriate, and access to the Valley can be maintained.
- e) Spring Creek is currently designated as a municipal drain and regulated under a Two-Zone Floodplain Management area. The Boyne River and Wilson Drain tributaries in the Northwest Sector will be regulated under a One-Zone Floodplain Management policy. Flood hazard development policies of the Province shall apply for the affected watercourse reaches through the Secondary Plan Area. In the case of the South Sector along Spring Creek, this includes the location of storm water management facilities between the 100 year and Regional Storm floodlines and floodproofing/protection requirements for buildings - in accordance with recommendations from the Functional Servicing Plan report.
- f) Development plans shall be designed to maximize infiltration to emulate pre-development conditions. Storm water management facilities will be required to control run-off (quantity and quality) during and after significant storm events. These facilities may discharge intermittently into the Boyne River, Spring Creek, and the tributaries in the northwest sector.
- g) The Boyne River provides coldwater aquatic habitat and the lower reaches of Spring Creek are described as coldwater habitat. The two Wilson Drain tributaries drain into Elmgrove Creek, which provides cool water habitat throughout reaches close to the Nottawasaga

River. In order to maintain or enhance these aquatic habitats, storm water management systems should be designated as Level 1 facilities throughout the Secondary Plan Area and also designed to ensure cool water effluent discharge that will augment stream baseflow. These facilities will also incorporate water quantity controls, including extended detention (erosion control) and peak flow (flood control) storage volumes, as specified in the Functional Servicing Plan report for each development sector.

- h) The stormwater management strategy for the Northwest Sector shall incorporate either the mitigative works specified in the Functional Servicing Plan report or be developed from a watershed-based Master Drainage Plan study process for the entire Wilson Drain system. This process would include the Provincial Drainage Act design and consultation requirements and should consider culvert/channel enlargement measures outside of the Secondary Plan Area in order to reduce the current extent of flooding through the Northwest Sector. This study process would also incorporate the proposed stormwater management facilities, as specified in the Functional Servicing Plan report. Also, the Wilson Drain tributaries through the Northwest Sector would be realigned to create a more natural design. Riparian planting will be required to stabilize the banks and provide overhead cover and a naturalized buffer. The realignment of these tributaries will only be permitted if it has been demonstrated that their overall ecological value will be improved. Approval will be required, under the Federal Fisheries Act and the provincial Conservation Authorities Act, for any works proposed within these watercourses.
- i) Hedgerows shall be carefully evaluated and trees exhibiting good overall health, vigor, and structural integrity may be saved or transplanted.
- j) It is the policy of the Town to support the continued evaluation of the impacts of development on the natural environment, within the Plan Area, by establishing an Environmental Monitoring Program (EMP). The EMP will be designed to monitor the changes to the aquatic communities in the Boyne River, Spring Creek, and the Wilson Drain systems. This Monitoring Program will be established and undertaken by the Nottawasaga Valley Conservation Authority through the subdivision approval process, at the cost of the developer group. The subdivision agreements will outline the developer's responsibilities for maintaining the Environmental Monitoring Program, and outline the responsibilities for gathering, implementing and reporting on the results of the EMP.

9.3.5 URBAN COMMERCIAL

9.3.5.1 Introduction

In conjunction with the preparation of the Alliston Secondary Plan a Retail Market Needs Study was undertaken. The results of that Study demonstrated that the Town had sufficient lands designated commercial to accommodate the projected population growth. As such no new areas are required to be designated for food store, department store or general retail uses.

The Plan includes a special policy area in the southwest sector which would accommodate less common commercial uses such as a movie theater or banquet hall. The Plan also includes two small sites which are intended to be developed for convenience commercial uses which satisfy the day-to-day needs of residents as well as a highway commercial site to accommodate a service station and accessory uses.

9.3.5.2 Policies

- a) No additional General Commercial lands are proposed for designation in the Secondary Plan. The Plan includes a previously designated “General Commercial” site in the southwest quadrant due to its proximity to other Secondary Plan lands. The commercial development of these lands shall be guided by the policies of the Town’s Official Plan.
- b) Two Convenience Commercial sites are designated on Schedule 2. These sites, each approximately one acre in area, are intended to provide for the day to day convenience commercial needs of the immediate surrounding residential neighborhoods. This designation shall be implemented through the Convenience Commercial zone which permits convenience retail establishments and personal service establishments. The site plan design for the Convenience Commercial sites shall encourage pedestrian connections with the abutting residential neighborhoods and shall be designed to provide for their physical and architectural integration with the neighborhood.
- c) A “Highway Commercial” site has been designated in the south quadrant for the purpose of accommodating a service station and accessory uses. The location of this site has been selected due to its proximity to major roadways and its ability to accommodate highway commercial uses in a safe and efficient manner.

9.3.6 URBAN LIGHT INDUSTRIAL

9.3.6.1 Introduction

It is recognized that impacts resulting from the placement of residential uses immediately abutting existing industrial uses cannot, in all cases, be successfully mitigated through the use of distance separations, noise and/or odour mitigation features, or similar measures. Where this is the case, appropriate intervening land uses shall be considered that would have the desired result of reducing or eliminating potential adverse impacts resulting from the location of the proposed residential uses in proximity to industrial uses.

9.3.6.2 Policies

- a) It is the intention that, where appropriate, all lands designated “Urban Light Industrial” form an intervening land use buffer between residential and industrial uses for the purpose of reducing or eliminating potential adverse impacts arising from the proximity of the two uses.
- b) Examples of uses permitted in areas designated “Urban Light Industrial” shall include, but not necessarily be limited to, printing establishments; small light assembly operations; service industries such as a catering/canteen service or dry cleaning establishment; storage facilities for personal belongings; research and development facilities; business offices; conference/banquet facilities; merchandise/personal service establishments; and recreation establishments.
- b) In addition, a place of worship may be permitted to locate in areas designated “Urban Light Industrial”, subject to the policies of this Section, including the submission and approval by the Town of an appropriate study or studies demonstrating that a place of worship will not have adverse impacts, and will be compatible with any surrounding uses, and subject to the approval of a Zoning By-law Amendment.
- c) It is intended that no uses which exhibit a tendency to create noise and/or odour emissions shall be permitted in the “Urban Light Industrial” designation. To this end, all proposed uses

shall be required, prior to the consideration of any Zoning By-law Amendment, to demonstrate that they can conform to all applicable standards of the regulatory agencies regarding emissions and noise, including, but not limited to, the Ministry of Environment's "Separation Distances Between Industrial Facilities and Sensitive Land Uses" Guideline, or its successor.

- d) Site Plan Control shall be required for all permitted uses within the "Urban Light Industrial" designation, which shall ensure, at a minimum, that the following design standards are met:
 - i) No outside storage shall be permitted;
 - ii) Parking and/or loading facilities shall be placed so as to be located the furthest distance possible away from abutting residential uses, utilizing the Urban Light Industrial buildings to maximize screening wherever possible;
 - iii) Use of appropriate buffering/fencing techniques as required to minimize the effects of the light industrial activity, including visual appearance; and
 - iv) Conform to the Town's "Commercial/Industrial Landscape Design Guidelines".
- f) The Municipality shall encourage a high quality of site and building design to be incorporated in all areas designated "Urban Light Industrial".

9.3.7 URBAN DESIGN GUIDELINES

9.3.7.1 Introduction

The guiding principles of the New Tecumseth Official Plan indicate an overriding policy of the Plan is to maintain a pleasant small town environment that allows for a mix of rural agricultural and urban interests to continue and to thrive. It is the intention of the Town to develop urban design guideline policies which will encourage, over time, the realization of this policy.

9.3.7.2 Policies

The following policies provide urban design guidelines for the area subject to the Alliston Secondary Plan;

- a) The Town shall encourage and promote subdivision design that extends existing street patterns, and provides a high level of connectivity and multiple route choices for pedestrians, cyclists and automobiles.
- b) The Town shall encourage street patterns that create view corridors and vistas.
- c) The Town shall promote a network of public open spaces, parks and schools, each designed and integrated within neighborhoods to act as visible and usable gathering places.
- d) The Town shall encourage a high quality of park and open space design, to strengthen their use as a central focal point to new or existing neighborhoods.
- e) The Town shall encourage a high quality of architecture and site design for institutional uses such as schools, and churches.

- f) The Town shall encourage well designed streetscapes including neighborhood entrance features, well designed community mailboxes, treescape and landscape details.
- g) The Town shall encourage the recessed placement of garages rather than projecting garages out towards the street. Additional options for garage placement (e.g. rear detached garages) which de-emphasize their appearance on the street are encouraged. A secondary unit may be permitted above detached garages, in accordance with other applicable zoning provisions relating to such units.
- h) The Town shall encourage a residential built form which provides a pleasing residential character and potentially incorporates a variety of features such as front porches, interesting roof lines and building massing, and pleasing residential design treatment. To assist with the encouragement of this built form the Town may give consideration to amending existing standards (i.e. road rights-of-way; zone standards).
- i) The northeast sector of the Secondary Plan shall incorporate a walking trail along the top of bank of the Boyne River Valley. It is the Town's intent to encourage the development of a scenic road parallel to the walking trail. Alternatively, other design methods may be considered by the municipality which are in keeping with the municipality's intent to emphasize the scenic character of the Boyne River as an important west to east feature connecting the entire Community.
- j) The Special Policy Area (in the southwest sector) and all Convenience Commercial sites shall be subject to the approved Landscape Design Guidelines of the Town of New Tecumseth.

9.3.8 TRANSPORTATION

9.3.8.1 Introduction

As a component of the preparation of the Secondary Plan, traffic counts and analysis was completed to determine the impact of the projected growth of Alliston. As a result of the traffic modeling, careful consideration has been placed in the location of future collector roads.

The plan also ensures connectivity of existing neighbourhoods with future development for traffic, bicycle and pedestrian movement to ensure that the new development is an extension of the Community of Alliston.

9.3.8.2 Policies

- a) All public roads shall be designated and built to the satisfaction of the applicable road authority.
- b) The design and location of the local road network within the Secondary Plan area shall be determined at the Draft Plan Approval stage in accordance with the provisions of the Planning Act, as amended. Appendix 1 to this Plan shall be used as a guideline to assist the development proponent in this regard.
- c) The Town considers the maximization of external connections to/from the Secondary Plan area to be an important aspect of the design and location of roads. All proposed Draft Plans shall include appropriate external connections in order to provide for adequate integration of future neighbourhoods adjacent to the Secondary Plan lands.

- d) Schedule 2 designates a Collector Road structure which includes Industrial Parkway, southerly end of King Street, the extension of Church Street North, Boyne Street and Sir Frederick Banting Drive. In addition, Collector Roads are indicated within individual sectors to provide neighborhood connections from King Street through to Boyne Street as well as from Boyne Street through to Sir Frederick Banting Drive.
- e) King Street, north of Victoria Street, is under the jurisdiction of the County of Simcoe and is referred to as County Road 15. County Road 15 to the northern limits of the Secondary Plan Area is regarded by the County as a primary arterial road, having a right-of-way width of 26 metres to 30 metres. Additional width may be required at intersections or other appropriate locations. The improvements required to County Road 15 shall be determined through a Traffic Impact Study to be prepared by such owners of property within the Secondary Plan Area as the County Engineer determines will have impact on the County Road. The County of Simcoe may require these owners to enter into financial agreements with respect to the payment of costs for any required road improvements. This study shall be completed prior to draft approval of any related subdivisions.
- f) The northern collector road from King Street to Boyne Street, while providing for some lot access, shall be designed in such a way as to reduce the impact of individual driveways. This may be accomplished through such means as providing numerous local street intersections to maximize the corner lot flankage along the collector road, or by combining individual driveways.
- g) The Industrial Parkway shall not provide direct access to individual lots but rather shall be backlotted with appropriate consideration to noise attenuation. On all other roads the Town shall discourage back lotting wherever possible.
- h) Subdivision plans shall achieve a high degree of co-ordination of road pattern between individual properties and existing neighborhoods and shall maximize the connectivity of local roads where possible.
- i) Proposed residential development near the Canadian Pacific Railway Line shall be appropriately set back and screened from the rail line and shall be subject to the noise and vibration policies of the Town of New Tecumseth Official Plan.

9.3.9 PUBLIC WORKS

9.3.9.1 Introduction

A Servicing Master Plan study was prepared in conjunction with the Secondary Plan. The Master Plan reviewed sanitary sewage system, water supply and storage facilities, transportation, electrical and stormwater management. The Master Plan provides a variety of options for each of the above noted areas, with a preferred option chosen for each. Draft Plans of Subdivisions, shall implement the Master Servicing Plan.

9.3.9.2 Policies

- a) Development in the Alliston Secondary Plan area will only proceed on full municipal services.

- b) Development shall only be permitted at such time as water and sewage treatment capacities, sufficient to service the lands within the Secondary Plan Area being proposed for development are available or will be made available and have been allocated by the Town.
- c) It is recognized that sufficient servicing capacity is not available to adequately service all lands within the Secondary Plan Area. To prevent the premature development of lands the Town, and other Authorities, shall provide controls in the zoning By-law and through Draft Plan Conditions, in accordance with the Planning Act, as amended, to restrict development to the level of available servicing capacity.

9.3.10 PHASING

9.3.10.1 Policies

The Town of New Tecumseth Official Plan requires the availability of full services before development can proceed. Development within the Alliston Secondary Plan Area shall be subject to the following policies.

- a) Development within the Alliston Secondary Plan Area shall not receive final approval until such time as sewage treatment capacity, sanitary sewer outlets, storm water management, piped water supply, and utilities necessary to serve the parcel are available.
- b) The approval of specific development applications in the Alliston Secondary Plan Area shall be governed by the following principles:
 - i) Avoidance of scattered development;
 - ii) Sequential development of neighborhood areas;
 - iii) The provision of schools and parks;
 - iv) The timely construction of required collector roads and required road improvements;
 - v) The sequence of construction of sanitary sewer and watermain extensions and the electrical distribution system;
 - vi) The adequacy of storm drainage;
 - vii) Minimization of public front end costs.
- c) The municipality may commit water and sewage treatment capacity either prior to or at the time of Final Approval of the Draft Plan of Subdivisions. The intent is to commit capacity to those developments which conform to the phasing policies and which achieve the Town's objective to utilize existing infrastructure in an economical manner. The municipality shall also utilize its ability under the Planning Act to prescribe a lapsing date in the event that the plan does not proceed within a specified timeframe.

9.3.11 IMPLEMENTATION

The Alliston Secondary Plan Amendment will be implemented by the Council of New Tecumseth in accordance with The Planning Act, Municipal Act, and other enabling legislation, and will entail the following:

9.3.11.1 Draft Plans of Subdivision

Development permitted by this Amendment shall generally proceed by plans of subdivision or plans of condominium and related agreements permitted under the Planning Act in accordance with the

requirement of the Planning Act 1990, as amended, and shall conform with Schedule 2, the Land Use Plan, and Policies of this Amendment.

9.3.11.2 Servicing

Development shall only proceed when full municipal urban services, water, sanitary sewer, and storm drainage facilities are or will be made available to serve all or parts of the Secondary Plan area. If sufficient servicing capacity is not available for all or part of the Secondary Plan area, such deficiencies shall be identified during the draft plan of subdivision review process, and shall not delay the approval of the land use designations and accompanying policies outlined in this Amendment.

9.3.11.3 Funding of Growth-Related Capital Requirements

The Town shall require the applicant to prepare a Development Charges Study at their expense, outlining what the impact of the development of the Secondary Plan area will be on the Town's Development Charge By-law for all services considered in the Town's 1999 Development Charges Policy Study (or any comprehensive update report). The development shall be subject to the payment of development charges (uniform Town-wide, or uniform and area specific) in accordance with Town by-law(s) pursuant to the Development Charges Act (or successor legislation).

The Terms of Reference for the Study will be mutually agreed to prior to study commencement by the applicants and the Town. The Study will be completed prior to final registration of the initial draft plan(s) of subdivision. The requirement for a study may further extend to cover work required to put in place a development charge for any works found necessary on account of the impact by these developments on the roads that are now part of the County road system. This may result in an amendment to the existing Town Development Charges By-law, a new site specific Town Development Charges By-law, a site specific County Development Charges By-law or a site specific by-law in combination by the Town and the County.

9.3.11.4 Zoning By-Law

Development within the Secondary Plan area shall be subject to Town Council's approval of a restricted area zoning by-law or by-law amendment(s) pursuant to the Planning Act, 1990, as amended.

9.3.11.5 Site Plan Control

The Town shall require applicants to submit plans, drawings and necessary elevations, sections, and other technical aspects reasonably required for approval, and enter into a site plan agreement pursuant to the provisions of Section 41 of the Planning Act, 1990, as amended.

9.3.11.6 Urban Design

Development of residential and non-residential uses within the Secondary Plan area shall meet the General Urban Design principles set out in this Amendment.

9.3.11.7 Heritage Conservation and Preservation

A number of areas within the Secondary Plan Area are considered to have high archaeological potential due to the close proximity of significant provincially recognized, registered and documented archaeological sites, and due to favorable physiographic features. It is therefore required that prior to final approval, or as a condition of the approval of any type of development application, an archaeological assessment is required to be completed in accordance with the

requirements of the Ministry of Citizenship, Culture and Recreation. Significant resources identified will be preserved on site, or carefully removed and documented by licensed archaeologists. A copy of each assessment is to be provided to the Town and County of Simcoe.

9.3.12 INTERPRETATION

9.3.12.1 Land Use Designations

The land use designation depicted on Schedule 2 are approximate and indicate the general intent of the Secondary Plan rather than the precise boundaries and alignments. Minor revisions will not require a revision to this Amendment, provided the intent of the policies are maintained.

9.3.13.2 Transportation System

Location of roads depicted on Schedule 2 are approximate and adjustments or revisions to collector roads will not necessitate a revision to this amendment provided that the intent of the policies of this amendment area maintained.

9.3.13.3 Statistics

Statistics including population, land area, and density are approximate and should be regarded as flexible. Minor variations may be permitted provided the intent of the policies of this Amendment are maintained.”