

# TOTTENHAM SECONDARY PLAN

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## **AMENDMENT NO. 11 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. 11*

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## **PART B - THE AMENDMENT**

### **1.0 INTRODUCTION**

All of this part of the Amendment entitled “Part B - The Amendment” consisting of the following text and attached Schedules 1 and 2 constitute Amendment No. 11 to the Official Plan of the Town of New Tecumseth.

### **2.0 DETAILS OF THE AMENDMENT**

The Official Plan is amended as follows:

- Schedule “B3” Land Use (Community of Tottenham) is amended by outlining the subject lands (see Schedule 1 attached) and by labeling them as the “Tottenham Secondary Plan Area - subject to the policies of Amendment No. 11”.

### **9.2 TOTTENHAM SECONDARY PLAN POLICIES**

The following policies apply to the lands included in the Tottenham Secondary Plan Area. These policies are intended to be in addition and complementary 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 policies shall prevail.

#### **9.2.1 PLANNING PRINCIPLES**

During the preparation of the Secondary Plan Amendment a number of planning principles were established to guide development in the Secondary Plan area. These nine principles also provide the framework for the land use policies and schedules contained in this Amendment.

##### **9.2.1.1 Community Integration**

Provide in the Secondary Plan area a land use and road pattern and a range of neighbourhood facilities that promote integration of the development in the Secondary Plan area with the established parts of Tottenham.

##### **9.2.1.2 Residential Areas**

Create residential neighbourhoods that provide a diversity of housing types to meet the changing needs of the existing and proposed community. Residential uses should achieve a compatible transition from existing residential, industrial, and commercial uses in the community.

### 9.2.1.3 Commercial Areas

Provide an opportunity for convenience commercial shopping to service the needs of local residents and the surrounding areas.

### 9.2.1.4 Parks

Provide a range of recreational activities within parkland areas to meet the active and passive recreational needs of the residents of these communities.

### 9.2.1.5 Hazard Land and Open Space

Prohibit urban uses on lands identified as hazard lands or open space, and where appropriate, encourage passive recreation use of the lands.

### 9.2.1.6 Transportation Principles

Provide a road system which accommodates safe and efficient vehicular movement both within and outside of the Secondary Plan area.

### 9.2.1.7 Municipal Services

Ensure that all development is approved for full municipal services, and that the rate of development can be accommodated within the capacity of existing or planned water distribution, sanitary sewer, and storm drainage facilities.

### 9.2.1.8 Urban Design Principles

Establish general urban design guidelines to address the form and type of development proposed for the Secondary Plan area.

### 9.2.1.9 Phasing

Provide an opportunity for phasing of development through the design of roads, availability of municipal services, and other appropriate improvements where necessary so as to achieve efficient and orderly development.

### 9.2.1.10 Oak Ridges Moraine Tottenham Rural Settlement

OPA #28 as amended by  
MMAH December 6, 2004

- a) For those lands in the Tottenham Secondary Plan Area that are located on the Oak Ridges Moraine as shown on Schedule B3 of the Official Plan as “ Oak Ridges Moraine Tottenham Rural Settlement”, all of the uses permitted by Section 9.2 shall continue to be permitted subject to:
  - (i) Section 4.5 of this Plan.
  - b) Notwithstanding Section 9.2.1.10 a)(i), nothing in this Plan or in the Oak Ridges Moraine Conservation Plan, applies to prevent a use or the erection or location of a

building or structure on lands shown on Schedule B3 of the Official as “Oak Ridges Moraine Tottenham Rural Settlement Area” if,

- a) The use, erection and location was permitted in the zoning by-law on November 15, 2001;
- b) The use, erection and location was permitted by the official plan and zoning by-laws as amended in accordance with Sections 9 and 10 of the Oak Ridges Moraine Conservation Act, although they do not comply with subsections 19(2) and 31(3) of the Oak Ridges Moraine Conservation Plan.
- c) The application conforms to Sections 28 and 29 and subsections 45(7) and (8) and section 47 of the Oak Ridges Moraine Conservation Plan; and
- d) The applicant demonstrates, to the extent possible, that the use, erection or location will not *adversely affect* the *ecological integrity* of the Plan Area.

## 9.2.2 LAND USE POLICIES

### 9.2.2.1 Introduction

This Amendment provides for the development of residential neighbourhoods and associated uses. A range and mix of dwelling unit types are planned to accommodate a variety of household sizes and income groups. Schedule 1 to this Amendment illustrates the distribution of land uses within the Secondary Plan area.

The following table lists the land use designations incorporated into this Amendment, including the approximate land area and percentage of total land use.

#### TOTTENHAM SECONDARY PLAN - DISTRIBUTION OF LAND USES

LAND USE DISTRIBUTION	HECTARES	ACRES	PERCENTAGE OF TOTAL LAND AREA
Gross Site Area	119.0	294.0	100.0
Hazard Land/Open Space	10.0	25.0	8.0
Commercial	2.7	7.0	2.0
Residential:			
. Low Density	58.0	144.0	48.0
. Medium Density	4.0	10.0	3.0
. High Density	4.0	10.0	3.0
Parks	9.0	22.0	8.0
Stormwater Management	5.0	12.9	5.0
Roads	22.0	54.0	19.0
Schools <sup>3</sup>	4.0	10.0	4.0

<sup>3</sup>Potential school sites are illustrated on the Land Use Schedule; however, the formal statistics with respect to land area and percentage will be determined at the Draft Plan Approval stage.

### **9.2.2.2 Residential**

In addition to the policies of the Town's Official Plan related to Residential uses, the following specific policies apply to lands designated Residential within the Tottenham Secondary Plan area.

A mix of housing types and tenures is proposed for the Secondary Plan area with the predominant form of housing intended to be in the form of signal and semi-detached dwelling units. Other forms of housing to be provided will include townhouses and apartments. In order to ensure that a full range of housing types is provided in Tottenham, the Town may, where servicing capacity becomes available from areas outside the Secondary Plan area, give priority to development applications providing apartment units until an appropriate balance of housing types has been achieved.

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.

Within any area designated "Residential" other uses which support the functioning of a residential area shall also be permitted. Such uses include institutional uses, and public and private open space.

#### **9.2.2.2.1 Low Density Residential**

- a) Low density residential uses permitted may include detached, semi-detached and other types of low density housing forms which do not exceed the maximum density of 24 units per site hectare.
- b) Other uses permitted include home occupations, accessory uses and daycare facilities as defined by the *Day Nurseries Act*, subject to the provisions of the Zoning By-law.

#### **9.2.2.2.2 Medium Density Residential**

- a) Medium density residential uses permitted may include triplexes, fourplexes, townhouses, low-rise apartment buildings not exceeding three storeys and other low or medium density residential uses which do not exceed the maximum density of 40 units per site hectare.
- b) Other uses permitted include home occupations, accessory uses and daycare facilities as defined by the *Day Nurseries Act* shall be subject to the provisions of the Zoning By-law.

#### **9.2.2.2.3 High Density Residential**

- a) High density residential uses permitted may include apartment buildings not exceeding six storeys and other medium or high density residential uses which do not exceed the maximum density of 75 units per site hectare.

- b) Other uses permitted include home occupations and accessory uses, subject to the provisions of the Zoning By-law.

#### **9.2.2.2.4 Institutional**

- a) Institutional uses are permitted within all areas designated Residential by the Secondary Plan.
- b) 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, places of worship and other similar facilities which support the functioning of a residential area.
- c) School sites are to be located in a manner which will encourage the minimization of walking distances for the greatest amount of pupils within the service area of the School Board(s). In this regard, access to school facilities shall be adequately served by roads and pedestrian linkages within the Secondary Plan Area.
- d) Schools are encouraged to locate adjacent to Neighbourhood Parks to promote shared use of facilities. Schedule 1 indicates the location of two school sites within the Secondary Plan area.
- e) Provision for two school sites has been made in the Tottenham Secondary Plan Area. It is anticipated that one public elementary school and one separate elementary school will be located within the Tottenham Secondary Plan Area. The final size, location, and configuration shall be determined in consultation with each School Board at the time of Draft Plan Approval in accordance with the requirements of the *Planning Act 1990*, as amended. The location of these school sites and Neighbourhood Parks can be altered without amendment to this Secondary Plan.
- f) In the event that written confirmation is received from both School Boards having jurisdiction within the Town of New Tecumseth that one or more of the school sites denoted on Schedule 1 of this Amendment is not necessary, low or medium density residential uses may be permitted subject to approval of a Zoning By-law Amendment.

#### **9.2.2.3 Corridor Commercial**

- a) Three commercial sites are designated on the Land Use Schedule. These sites are intended to cater to the day-to-day convenience commercial needs of the Secondary Plan residents, and shall not be permitted to have an adverse impact on the planned function of the Community of Tottenham Downtown Core Commercial Area.
- b) The implementing Zoning By-law for each of the three commercial sites will establish a maximum gross floor area for each of the sites. Zoning permissions should be broad enough to encourage each site to be developed in accordance with its planned function. Any application to increase the maximum gross floor area of a commercial site may, at

Council's discretion, be required to include a market impact study addressing, among other matters, the need for the increase, and whether the increase would have an adverse impact on the planned function of existing or planned commercial sites in the Community of Tottenham.

- c) All new Corridor Commercial development shall be subject to Site Plan control.

#### **9.2.2.4 Urban Open Space**

- a) Lands designated "Urban Open Space" on Schedule 1 shall be used for the purposes of Neighbourhood Parks and shall provide for public recreational uses, as determined by the Town, which serve the residents of the subject lands and the community.
- b) The location of parks shall generally be in accordance with Schedule "1" to this Amendment.
- c) *The Planning Act, 1990*, as amended, shall apply to the dedication of park lands and/or cash-in-lieu as determined by the Town.
- d) Linkages through the provision of walkways within the Tottenham Secondary Plan area will be maximized to achieve the following:
- accommodation of pedestrian and bicycles to promote fitness and health,
  - facilitate linkages between residential area,
  - enhance the aesthetic elements of the Secondary Plan area,
  - provide ease of access to parks.
- e) All land to be conveyed to the Municipality shall be in a physical condition satisfactory to the Town, in accordance with existing Town policies.
- f) School sites within the Secondary Plan area are encouraged to be located adjacent to Neighbourhood Parks, but shall not be considered as part of the parkland dedication requirements under the *Planning Act, 1990*.
- g) Lands designated as "Storm Water Management Facility" are to be used for the purposes of stormwater retention and detention shall not be acceptable for dedication to the Town for park purposes.

#### **9.2.2.5 Open Space/Hazard Land**

Lands designated "Open Space/Hazard Land" on Schedule 1 hereto are lands which are located in proximity or below the top-of-bank associated with the Beeton Creek, as established to the satisfaction of the Nottawasaga Valley Conservation Authority. The following policies apply to all lands designated "Open Space/Hazard Land".

- a) Hazard lands shall 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 shall be subject to the approval of the Conservation Authority.

#### **9.2.2.6 TRANSPORTATION**

##### **9.2.2.6.1 Road Network**

- a) All public roads shall be designed and built to the satisfaction of the Town of New Tecumseth, and the County of Simcoe, where appropriate.
- b) The road system shall be designed to encourage safe and convenient access for motorists and pedestrians, and should minimize walking time between land uses and community facilities, including schools and parkland.
- c) The design and location of the 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, 1990*, as amended.

##### **9.2.2.6.2 External Connections**

- a) The basic structure of Tottenham is centred around Queen Street and Mill Street. This will continue and these streets will provide primary vehicular, bicycle and pedestrian connections to development in the Secondary Plan area. In addition to these primary connections Schedule 2 indicates the general location of neighbourhood connection points which provide vehicular, bicycle and pedestrian connections between the new development in the Secondary Plan area and the established areas of Tottenham. These connections also provide for access between neighbourhoods for school children. The land use and internal roadway pattern in the Amendment area shall allow for the opportunity to provide these connections.
- b) The location of future possible neighbourhood connection points shown on Schedule 2 is conceptual and subject to further appropriate environmental and draft plan design considerations. In the event that the Municipality does not proceed with the implementation of one or more of these connections the lands that have been reserved for a possible connection shall be considered for residential development; upon application from the owner(s). Such residential development may be permitted without amendment to this Secondary Plan.
- c) Development in the Secondary Plan area will also provide for pedestrian and bicycle linkages at the general locations shown on Schedule 2. These linkages will integrate open space areas to other land uses and facilities while minimizing possible pedestrian and vehicular conflicts.
- d) In order to provide for improved long term traffic movement to and from the Secondary Plan area Schedule 2 shows the general location of possible long term traffic connections. The land use and internal roadway pattern in the Secondary Plan area

shall allow for the opportunity to provide these roadway connections recognizing that factors such as the environmental significance of adjacent lands may make eventual implementation of these connections inappropriate. In the event that the Municipality does not proceed with the implementation of one or more of these connections the lands that have been reserved for a possible connection shall be considered for residential development; upon application from the owner(s). Such residential development may be permitted without amendment to this Secondary Plan.

### **9.2.3 PUBLIC WORKS**

In addition to the policies of the Town's Official Plan, the following are specific policies which apply to the Tottenham Secondary Plan Area:

#### **9.2.3.1 Servicing Capacity Allocation**

- a) No development shall occur until water and sewage treatment capacities, sufficient to service the lands within the Secondary Plan Area being proposed for development area available or will be made available and have been allocated by the Town.
- b) In the event that adequate servicing capacity is not available to service all of the lands within the Secondary Plan area, the Town and other Authorities having jurisdiction can impose conditions of approval in accordance with provisions of *The Planning Act, 1990*, as amended that delay final approval until adequate capacity is or will be made available.

#### **9.2.3.2 Water Supply and Sewage Treatment**

- a) Water supply and sewage treatment for the Secondary Plan area shall only proceed on the basis of full municipal services and shall be connected to the municipal systems.
- b) No development shall take place except where full services are or will be available.
- c) All servicing matters related to the supply and distribution of water, and sewage treatment, including the design, shall be to the satisfaction of the Town of New Tecumseth and other Authorities having jurisdiction over these matters.

### **9.2.4 GENERAL URBAN DESIGN GUIDELINES**

#### **9.2.4.1 Introduction**

The Urban Design Guidelines contained in this section provide guidelines for the ultimate development of the Secondary Plan area which ensure that the direction of the physical design contributes to a distinctive setting for a high quality neighbourhood in which to live.

## **9.2.4.2 Design Principles**

### **9.2.4.2.1 Compatibility with Adjacent Land Uses**

The organization of the Secondary Plan should create neighbour-hoods that are integrated with adjacent lands; the residential lands immediately adjacent to the Secondary Plan area, the industrial use on the north boundary of the Secondary Plan area, nearby rural uses, and the Oak Ridges Moraine area.

### **9.2.4.2.2 Diversity of Land Uses and Building Types**

Development of the Secondary Plan lands should incorporate a full range and mix of housing types, compatible public, institutional and recreational uses, and commercial uses to serve the needs of the residential community.

### **9.2.4.2.3 Hierarchy of Roadway Connections**

A hierarchy of proposed public streets are established within the Secondary Plan, resulting in a pattern suitable for the range and type of land uses proposed by this Amendment. Road connections should be encouraged in those areas where local and through traffic will not unnecessarily impact the residential environment.

### **9.2.4.2.4 Pedestrian Oriented Streetscapes**

Streetscapes should be proportioned and detailed to serve both pedestrians and automobiles. Streetscapes should have a unified character through the use of consistent landscaping, paving materials, sidewalk furnishings, lighting and signage.

### **9.2.4.2.5 Parks and Open Space**

The network of public open spaces should contain elements such as pathways, focal points, and lighting, that are key co-ordinating elements in the Secondary Plan and encourage safe and convenient pedestrian movement. The park space should represent the primary green space component of the plan, which could accommodate a mix of active and passive recreational uses.

## **9.2.5 IMPLEMENTATION**

The Tottenham 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:

### **9.2.5.1 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 the land use schedules and policies of this Amendment.

### **9.2.5.2 Phasing**

The Secondary Plan area is made up of three neighbourhood areas; north of Mill Street, south of Mill Street, east of Canadian Pacific Railway tracks and east of Queen Street, west of the Canadian Pacific Railway tracks. These three areas will be serviced in a co-ordinated manner.

In order to service the neighbourhood area south of Mill Street, east of the Canadian Pacific Railway tracks and the new neighbourhood area west of the Canadian Pacific Railway tracks in a co-ordinated manner, a servicing connection will likely be required at the general location shown on Schedule 2.

In order to ensure this co-ordination and that development will proceed in a logical sequence, prior to the final approval of a plan(s) of subdivision, a phasing strategy for the Secondary Plan area shall be prepared to the satisfaction of the Town of New Tecumseth. It is not intended that this phasing strategy will identify specific individual development parcels or areas or establish a fixed time schedule for development. Rather, the phasing strategy will address the following matters:

- the distribution of sanitary sewer system capacity among the three neighbourhood areas;
- the proposed extension of municipal servicing systems and roads as required by development;
- the timely availability of required school and neighbourhood park facilities, pedestrian linkages and commercial facilities; and
- the timely provision of any required noise mitigation measures.

As development proceeds in the Secondary Plan area, the phasing strategy may be adjusted.

### **9.2.5 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 part 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.

### **9.2.6 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 1992 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 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 done in combination by the Town and the County.

### **9.2.7 Financial Impact Studies**

The Town shall require the applicant to conduct, at their expense, a study of the financial impact that the development of the Secondary Plan area will have on Town ratepayers. The Study will address the projected impact, on an annual basis, on both operating and capital expenditures for *all* Town services (including soft services), and revenues of the Town (eg. mill rate and development charge impacts, including any tax funding requirements for capital costs). The Financial Impact Study will also address the annual impact of the development on the expenditures and revenues of the County of Simcoe and the Simcoe County Board of Education (including an assessment of the results on the Town, County and education mill rates).

The Financial Impact Study will suggest mitigative measures that could reduce the magnitude of any negative impact on the ability of the Town to provide services. The (initial) Financial Impact Study shall be completed prior to final registration of the initial draft plan of subdivision.

The Town may request that the applicants, at their expense, update the Financial Impact Study prior to the registration of draft plans of subdivision when the total number and/or mix of housing units results in a 10% or greater variance from the assumptions used in the preparation of the initial Study. In the event that sufficient servicing capacity is not available for part of the Secondary Plan area at the time of approval of this Amendment, the Town may also require, when capacity becomes available, an update to this Study be completed prior to the registration of the draft plans relating to such part(s) of the Plan area.

The specific details and methodology for the Financial Impact Study shall be outlined prior to the commencement of each Study through a Terms of Reference mutually agreed to by the applicants and the Town.

### **9.2.8 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.

### **9.2.9 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.

### **9.2.10 Urban Design**

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

### **9.2.11 INTERPRETATION**

#### **9.2.11.1 Land Use Designations**

The land use designations depicted on Schedule 1 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.

#### **9.2.11.2 Transportation System**

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

#### **9.2.11.3 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.