

BRIAR HILL SECONDARY PLAN

PART B- THE AMENDMENT

1.0 Introductory Statement

Part B- The Amendment, consists of the following text, and Schedule “1” – Briar Hill Secondary Plan, Land Use and Roads Plan, constitutes Amendment No. 1 to the Official Plan of the Town of New Tecumseth Planning area.

2.0 Details of the Amendment

The Official Plan is amended as follows:

- ◆ Schedule “A” Land Use is amended by outlining the subject lands (see Schedule “1” attached) and by labeling them as “Briar Hill Secondary Plan- subject to the policies of Amendment No. 1”.

9.1 BRIAR HILL SECONDARY PLAN POLICIES

The following policies apply to the lands included in the Briar Hill Secondary Plan.

9.1 Residential

Within the Briar Hill adult lifestyle community, the predominant form of housing is expected to be detached homes and semi-detached dwellings. Seniors apartments will also be accommodated within a designated High Density Residential area. The seniors apartments are intended to include provision for housekeeping, meals, nursing and limited medical attention thus enabling residents to remain in the community.

The total number of residences in the Briar Hill Community shall not exceed 900.

9.1.1 Low Density Residential

The predominant form of housing in areas designated Low Density Residential on Schedule “1” hereto, shall be detached dwellings. Semi-detached dwellings will also be permitted, provided that the density shall not exceed 25 units per gross hectare. Other uses may include parks and open space, walkways/trails and communal facilities.

9.1.2 High Density Residential

An area designated High Density Residential is shown on Schedule “1” Land use and Roads Plan attached hereto. The uses permitted include low rise apartments and accessory uses, up to a density of 98 units per gross hectare.

9.1.3 Additional Policies

- i) Council of the Town of New Tecumseth may require that development on lands shown as High Density Residential, be subject to Site Plan Approval under Section 40, of the *Planning Act*.

- ii) Council will require the preparation of a tree inventory and preservation report prior to the approval of detailed development plans. Supplementary planting, buffering and screening may be required by the Town for the benefit of residents.
- iii) Residential development shall not be permitted below the top-of-bank, as established to the satisfaction of the Nottawasaga Valley Conservation Authority. The boundaries of such lands below the top-of-bank designation as Open Space on Schedule "1" shall be used as guidelines for the preparation of implementing a Zoning By-Law. The implementation of the Zoning By-Law shall incorporate such open space lands, within an appropriate zoning category which will prohibit the construction of any buildings or structures, the placement or dumping of fill, regarding of the lands, or the alteration of the watercourse without the approval of the Town and Nottawasaga Valley Conservation Authority.
- iv) 30% of the dwelling units will meet the Province's criteria for affordability. These units will be primarily within the High Density designation.
- v) Medical care and personal care facilities shall be permitted only in the High Density Residential designation as an accessory use and may be subject to Site Plan Approval under Section 40, of the *Planning Act*.
- vi) Adequate off-street parking shall be provided for all forms of residential use.

9.1.4 Convenience Commercial

A single Convenience Commercial site will be accommodated in the Briar Hill Secondary Plan, in the location shown on Schedule "1" hereto. The following policies shall apply:

- i) Uses permitted shall be limited to retail or service establishments of a convenience nature, such as a convenience food store, variety store, bank, medical offices and other personal services. Local postal services may also be linked to this facility
- ii) The maximum site size shall be 0.25 hectares and the maximum building gross floor area shall be 500 sq.m.
- iii) Adequate off-street parking and provision for loading and unloading shall be provided.
- iv) Council may require that development of the Convenience Commercial site be subject to Site Plan Approval under Section 40 of the *Planning Act*.
- v) In the siting and design of convenience commercial uses consideration should be given to minimizing impact on adjacent residential uses.

9.1.5 Open Space

Major park and open space elements are contained within the Open Space designation as shown on Schedule "1" hereto. The majority of lands so designated are contained within the zoned and existing 9 hole golf course which has been designated to integrate with future

residential uses and to enhance the visual and recreational amenity of the Briar Hill Community. The golf course also includes lands below the top-of-bank.

The provision of other open space elements shall occur in compliance with the following policies:

- i) Parks and parkettes shall be incorporated where feasible within the residential community to create a sense of focus to residential clusters and to enhance the recreational and visual amenity of the Briar Hill Secondary Plan. Parks/parkette sites are identified on the attached Schedule "1". Parks and parkettes will be primarily for the benefit of Briar Hill residents and shall be privately owned.
- ii) The provision of walkways and trails throughout the Briar Hill Secondary Plan will be maximized to achieve the following:
 - Accommodation of pedestrian and bicycles to promote fitness and health;
 - Facilitate linkages between residential clusters or neighbourhoods;
 - Enhance the aesthetic element of the community; and
 - Provide ease of access to parks/parkettes.
- iii) In accordance with Section 41 of the *Planning Act*, lands for park or other recreational purposes shall be required to be conveyed to the Town, in an amount not exceeding 5% of the gross land area or at the rate of 1 hectare per 300 dwelling units, in the case of residential development and 2% in the case of commercial development. Alternatively, the Town may require the payment of money in lieu of the conveyance of land for park purposes. The provision of private parkland shall be taken into consideration in determining the amount of land or money in lieu required by the Town.

9.1.6 Hazard Land

Lands designated Hazard Land on Schedule "1" hereto are lands located below the top-of-bank of the Nottawasaga River, as established to the satisfaction of the Nottawasaga Valley Conservation Authority. The following policies shall apply to the lands designated Hazard Lands:

- i) Buildings and structures are not permitted on lands designated Hazard Lands unless permission is obtained from the Nottawasaga Valley Conservation Authority.
- ii) A golf course use shall be permitted on lands designated Hazard Lands, including non-habitable accessory structures.
- iii) Any placement or removal of fill material or any changes to existing grades shall be subject to the approval of the Nottawasaga Valley Conservation Authority.

9.1.7 Roads

The transportation network for the Briar Hill Secondary Plan will be designated so as to facilitate the safe and efficient movement of vehicular and pedestrian traffic and in accordance with the following policies.

- i) The Briar Hill Community shall be served by a system of roads privately owned and operated.
- ii) A collector loop as shown on Schedule "1" hereto shall link the various phases of the development.
- iii) Dwellings may front directly onto the collector road and direct driveway access shall be permitted.
- iv) Access to the Briar Hill Community from Highway No. 89 shall be provided by means of Concession Road 15 and Theatre Road, both of which are required to be upgraded to the Town's standard for an urban collector road.
- v) Traffic signals at the Theatre Road and Highway No. 89 intersection shall be installed when warranted. Details regarding timing and financing will be established during the development agreement process.
- vi) Kindlers Road shall be improved and shall be terminated in a turning circle. Kindlers Road shall not be extended to provide access to or from the Briar Hill Community. However, it may function as an access into the Briar Hill Community for emergency vehicles. Details regarding timing and financing will be established during the development approval process.
- vii) The roads systems shall be designed so as to accommodate emergency and service vehicles and potentially including public transit vehicles. Consideration shall also be given to parking and pedestrian safety and the need for a school bus pick-up/drop-off point(s). The private roads system will be established in accordance with Town standards.
- viii) The detailed design of the Briar Hill Community shall incorporate a stub road to accommodate a possible second linkage with Theatre Road which is intended to be extended southerly to Concession Road 14 in the future.

9.1.8 Services

Development in the Briar Hill Secondary Plan shall be based on communal piped systems, in accordance with the policies hereunder:

- i) The communal piped servicing systems shall be privately owned and operated, subject to the approval of the Ministry of Environment and Energy and subject to a responsibility agreement with the Town of New Tecumseth.
- ii) Prior to the approval of development the Town of the Ministry of Environment and Energy shall be satisfied that the proposed development will be adequately services with potable water and sanitary sewers.

- iii) Prior to the approval of a plan(s) of subdivision or plan(s) of condominium, a phasing plan for the entire development shall be prepared to the satisfaction of the Town, showing the proposed extension of servicing systems in a logical progression as development proceeds.
- iv) Prior to the commencement of development, a Water Resource Management Study for the secondary plan area shall be prepared to the satisfaction of the Town, Nottawasaga Valley Conservation Authority, and Ministry of Natural Resources. The Water Resource Management Study will consider flood control, erosion control, water quality, ground water recharge, riparian habit, terrestrial habit and aesthetics. The Water Resource Management Study will identify locations, design requirements, phasing maintenance, monitoring and costs of the Best Management Practices and storm water management facilities which will constitute the water resource management infrastructure and will be subject to the approval of the Town, Nottawasaga Valley Conservation Authority, Ministry of Natural Resources and any other agency having jurisdiction. Written approvals from the agencies having jurisdiction will be required prior to the construction of any works. The recommendations of the Water Resource Management Study shall be implemented through zonings, condominium plans, site plans, and associated agreements.
- v) The electrical servicing of the development shall be to the satisfaction of the Town's Hydro Electric Commission.

9.1.9 Implementation

Implementation of the Briar Hill Secondary Plan shall entail any or all of the following, as warranted:

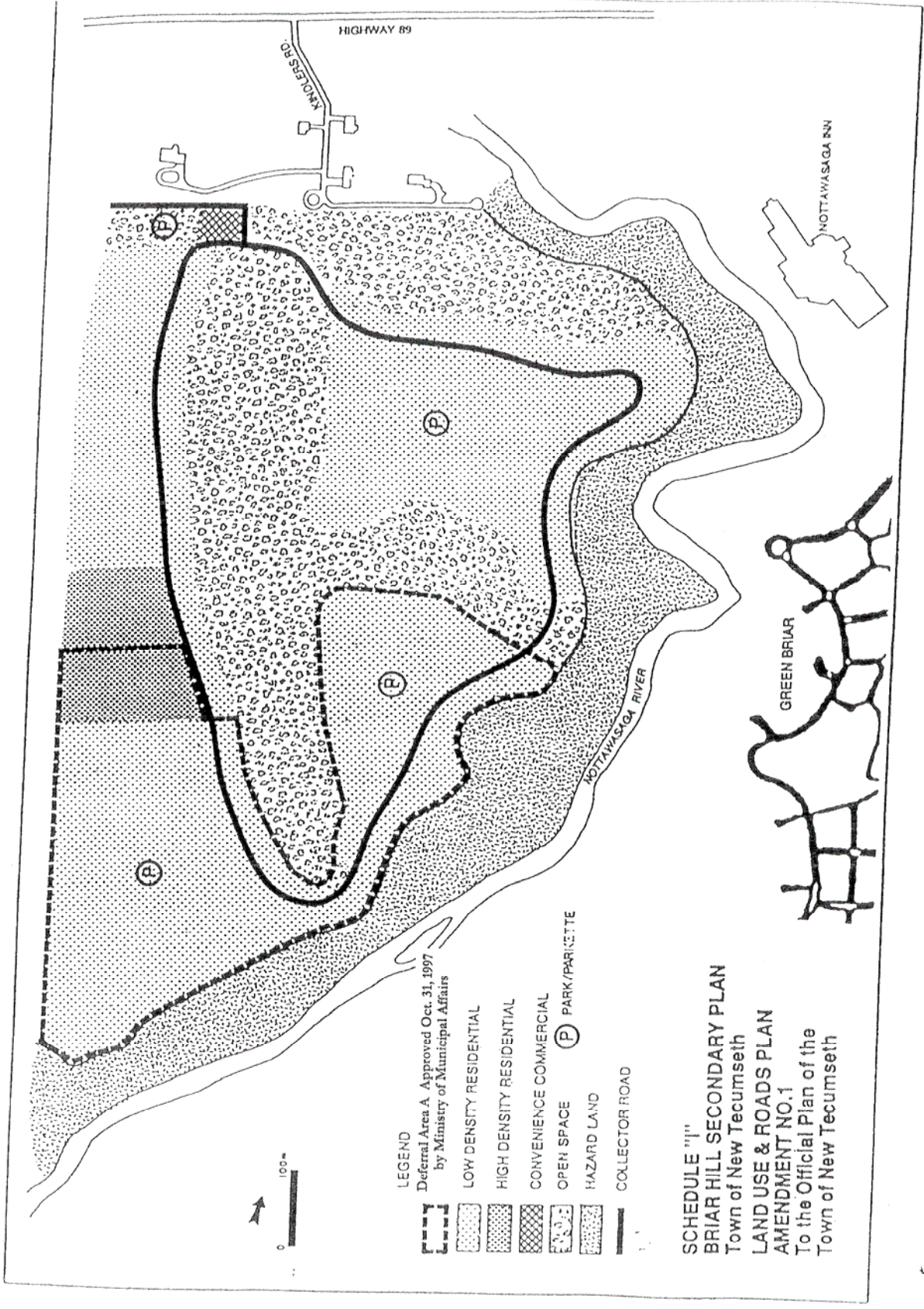
- i) Processing a master Plan of subdivision under Section 50 of the *Planning Act*, which identifies the lot/block configuration, identifies the approximate number and type of units per each block and sets out a conceptual road layout for the entire area.
- ii) Processing a Plan(s) of Condominium for the blocks identifies in i) above under the *Condominium Act*.
- iii) The enactment or amendment of zoning by-laws passed under Section 34 of the *Planning Act*.
- iv) The approval of a site plan(s) under Section 40 of the *Planning Act*.
- v) The execution of development agreements under the *Planning Act*.

9.1.10 Interpretation

- i) It is intended that the boundaries of the land use designations shown on Schedule "1" be considered as approximate, except where defined by highways, arterial roads, rivers or streams or other similar geographical barriers. It is also intended that the location of roads as indicated on Schedule "1" be considered as approximate and not absolute. Therefore, amendment to this Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the location of roads,

provided the general intent of the Plan is preserved. Such minor deviations will not be reflected on Schedule "1".

- ii) It is intended that all figures and quantities herein shall be considered as approximate only and not absolute. Amendments to the Official Plan will not be required for any reasonable variance from such figure or quantity.
- iii) Generally, wherever a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental to that use may also be permitted.



LEGEND
 Deferral Area A Approved Oct. 31, 1997
 by Ministry of Municipal Affairs

- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- CONVENIENCE COMMERCIAL
- OPEN SPACE
- HAZARD LAND
- COLLECTOR ROAD
- PARK/PARKETTE

SCHEDULE "J"
BRIAR HILL SECONDARY PLAN
 Town of New Tecumseth
LAND USE & ROADS PLAN
AMENDMENT NO.1
 To the Official Plan of the
 Town of New Tecumseth

HIGHWAY 89

KNOWLES RD

NOTTAWASAGA INN

KOTTAWASAGA RIVER

GREEN BRIAR