

BRIAR HILL WEST SECONDARY PLAN

PART B- THE AMENDMENT

1.0 Introductory Statement

Part B- The Amendment, consists of the following text, and Schedule “1” – Briar Hill West Secondary Plan, Land Use and Roads Plan, constitutes Amendment No. 23 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:

1. Schedule “A” Land Use is amended by outlining the subject lands (see Schedule “1” attached) and by labeling them as “Briar Hill (West) Secondary Plan- subject to the policies of Amendment No. 23”.
2. Section 9.0 Secondary Plans is amended by adding the following:

9.4 BRIAR HILL (WEST) SECONDARY PLAN POLICIES

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

9.4.1 Residential

Within the Briar Hill adult lifestyle community, the predominant form of housing is expected to be detached homes and townhouse dwellings. Seniors apartments will also be accommodated within a designated High Density Residential area.

The total number of residences in the Briar Hill (West) community shall not exceed 1000.

9.4.1.1 Low Density Residential

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

9.4.1.2 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 120 units per site hectare.

9.4.1.3 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 41, of the Planning Act.
- ii) Council may 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) 30% of the dwelling units will meet the Province's criteria for affordability. These units will be contained primarily within the High Density Residential designation.
- iv) Adequate off-street parking shall be provided for all forms of residential use.

9.4.2 Retail and Service Uses

A single location for retail and service uses will be permitted in the Briar Hill West Secondary Plan. A specific designation will not be required, but the following policies will apply:

- i) Uses permitted shall be limited to retail or service establishments of a local convenience nature, such as a convenience food store, variety store, bank, medical office/clinic and other personal services. Local postal service may also be linked to this facility.
- ii) Retail and service uses may be located on a site set aside solely for such purposes, or they may be combined with a community recreation centre facility within any designation, provided that the maximum gross floor area for retail uses shall not exceed 500 square metres.
- iii) Adequate off-street parking and provision for loading and unloading shall be provided.
- iv) Council may require that development of the retail and service site, be subject to Site Plan Approval under Section 41 of the Planning Act.
- v) In the siting and design of retail and service uses, consideration shall be given to minimizing impact on adjacent residential uses.

9.4.3 Open Space

Major 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 golf course fairways which have been previously approved, designed and built to enhance the visual and recreational amenity of the overall community.

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

- i) Exclusive use and common outdoor amenity areas 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 West Secondary Plan.
- ii) In accordance with Section 42 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 payment of money in lieu of the conveyance of land for park purposes. The provision of private park land and recreational amenities shall be taken into consideration in determining the amount of land or money in lieu required by the Town.

9.4.4 Roads

The transportation network for the Briar Hill West Secondary Plan will be designed 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 West community shall be served by a system of roads privately owned and operated.
- ii) Access to the Briar Hill West community from Highway No. 89 shall be provided by means of McKenzie-Pioneer Road and Leach Road.
- iii) Traffic signals and the Leach Road and Highway NO. 89 intersection shall be installed.
- iv) The roads system 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 pickup/drop-off point(s). The private roads system will be established in accordance with Town standards.
- v) Leach Road shall be upgraded to the Town's standards for a collector road southerly from McKenzie-Pioneer Road to the extent necessary to link the private road system in the southerly portion of Briar Hill West. Further improvements to Leach Road will include the construction of 4 lanes approaching Highway No. 89. Details regarding timing and financing will be established during the development approval process.

9.4.5 Services

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

- i) The communal piper servicing systems shall be privately owned and operated, subject to the approval of the Ministry of Environment and

Energy and subject to any necessary revisions to the existing Responsibility Agreement with the Town of New Tecumseth.

- ii) Prior to the approval of development the Town and Ministry of Environment and Energy shall be satisfied that the proposed development will be adequately serviced 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 and the Nottawasaga Valley Conservation Authority. The Water Resource Management Study will consider any or all of the following, as necessary: flood control, erosion control, water quality, ground water recharge, riparian habitat, terrestrial habitat 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 and the Nottawasaga Valley Conservation Authority 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 zoning by-law amendment(s), 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.

9.4.6 Implementation

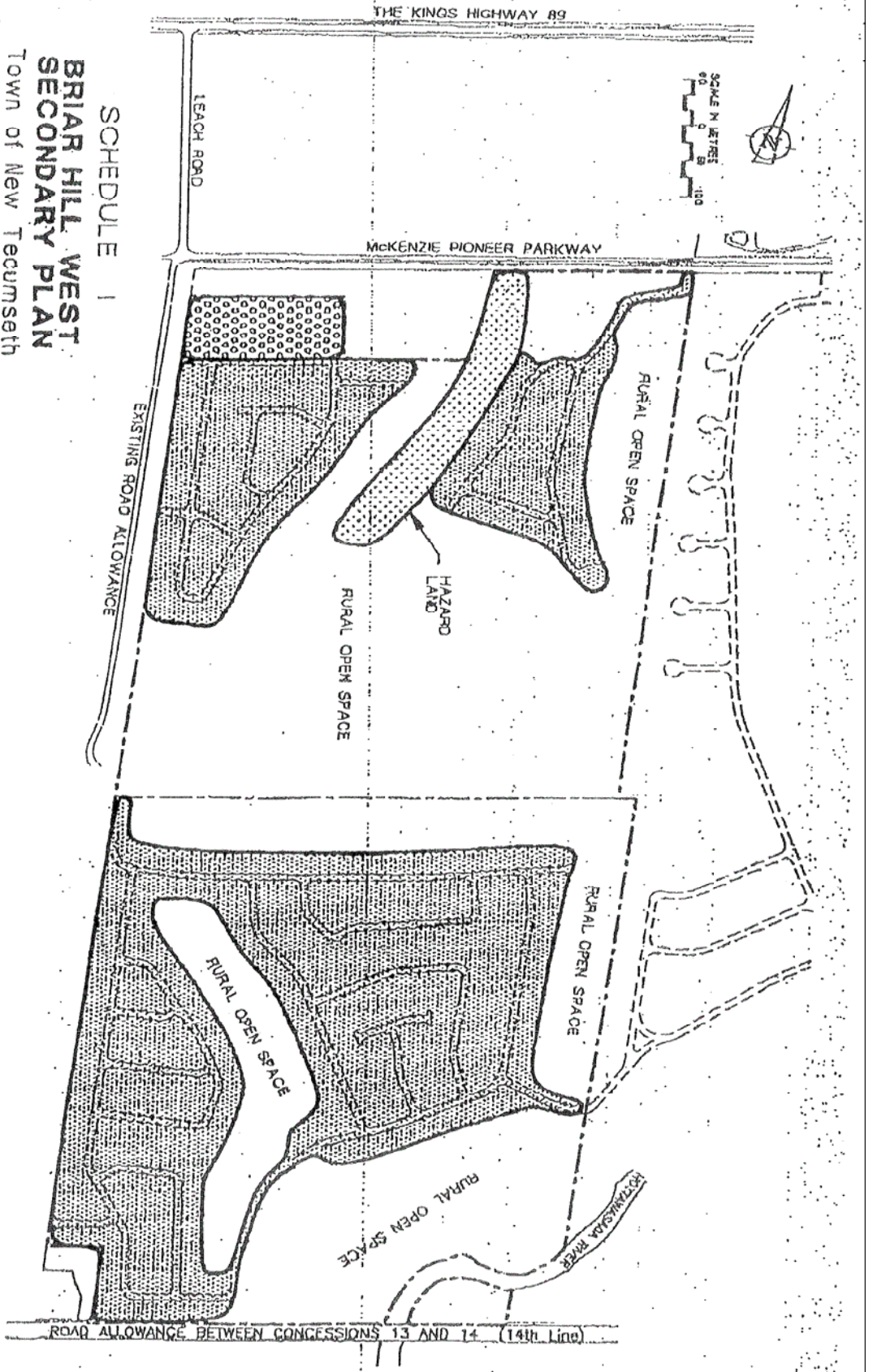
Implementation of the Briar Hill West Secondary Plan shall entail any or all of the following, as warranted:

- i) Processing a master Plan of Subdivision under Section 51 of the Planning Act, which identifies the lot/block configuration, identifies the approximate number and type of units for each block and sets out a conceptual road layout for the entire area.
- ii) Processing a Plan(s) of Condominium for the blocks identified in i) above under the Condominium Act.
- iii) The enactment of a zoning by-law amendment(s) passed under Section 34 of the Planning Act.
- iv) The approval of a site plan(s) under Section 41 of the Planning Act.

v) The execution of development agreements under the Planning Act.

9.4.7 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, amendments 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.





SCHEDULE 1
BRIAR HILL WEST
SECONDARY PLAN

Town of New Tecumseth
Land Use & Roads Plan
Amendment No. 23

To the Official Plan of the
 Town of New Tecumseth
 Date: December 15, 2000

LEGEND
 LANDS BEING REDESIGNATED:

-  from RURAL OPEN SPACE to LOW DENSITY RESIDENTIAL
-  from RURAL OPEN SPACE to HIGH DENSITY RESIDENTIAL