



OFFICIAL PLAN AMENDMENT #27

**TO THE OFFICIAL PLAN OF THE TOWN
OF NEW TECUMSETH**

August 2009

**As Adopted by Council June 2nd, 2003 and Approved and Modified by the
Ontario Municipal Board Decision dated August 12, 2009**

AMENDMENT NO. 27 TO THE OFFICIAL PLAN FOR THE TOWN OF NEW TECUMSETH

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THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Town of New Tecumseth consists of three parts:

PART A - THE PREAMBLE - consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment; and,

PART B - THE AMENDMENT - which sets out the actual Amendment and consists of the text and Schedules constitutes Amendment No. 27 to the Official Plan for the Town of New Tecumseth; and,

PART C - THE APPENDIX - consists of information pertinent to this Amendment in the form of a record of New Tecumseth Council's actions, and does not constitute a part of the actual Amendment.

PART A - THE PREAMBLE

1.0 Purpose

Official Plan Amendment #27 affects lands that are presently designated Rural Agricultural in the approved Official Plan for the Town of New Tecumseth. A small portion of the lands are also designated Hazard Land.

The purpose of this Amendment is to:

1. Facilitate the development of the subject lands for the purposes of the Belterra Estates residential community and ancillary uses.
2. Provide appropriate land use designations and policies to ensure the orderly development of the subject lands and to recognize environmental sensitivities.
3. Provide for the integration of the development into the surrounding area and for the extension of necessary services to accommodate development.
4. Provide for the future extension of the Alliston Community Boundary to incorporate the Belterra Estates Development.

2.0 Location

The subject lands have an area of 151.08 hectares and are located on the east side of Sideroad 10, immediately east of the recreation and lifestyle development known as Green Briar, Briar Hill and Briar Hill West. The lands are bounded to the north by Highway # 89 and to the south by the 14th Concession. The lands are legally described as Parts of Lots 12 and 13, Concessions 14 and 15 (former Township of Tecumseth).

3.0 Basis

3.1 Context

The Belterra Estates development is located immediately east of the existing Nottawasaga Inn and Convention Centre and associated adult lifestyle communities of Green Briar, Briar Hill and Briar Hill West. The development of these communities started with the 500-unit Green Briar component, which now has been completely built out. An additional 1,900 dwellings are currently under construction within the Briar Hill and Briar Hill West areas, west of the Nottawasaga River. The Nottawasaga Inn and Convention Centre is the focal point for this adult lifestyle retirement community and provides extensive indoor and outdoor recreational amenities. Privately owned and operated piped sanitary waste disposal and domestic water supply systems service the entire development.

Between Briar Hill West and the present east limit of the Alliston community boundary, a large area of land is presently under study by the Town of New Tecumseth. This is referred to as the Alliston Industrial/Commercial Secondary Plan Area and it includes approximately 400 hectares of land south of Highway 89, east of County Road 10 and west of Briar Hill West. A detailed land use plan has not yet been approved for the Plan Area, but it is anticipated that upon approval, the Secondary Plan will provide the Town with a significant inventory of employment lands.

3.2 Plan Concept

3.2.1 General

The Belterra Estates community will be a continuation of the residential development that has occurred, and is occurring, to the west. The form, however, will differ in some significant ways. The approved residential communities to the west are focussed on attracting the adult lifestyle market, with 100 percent of the units being condominium ownership, while the Belterra Estates development is intended to satisfy the needs of the broader housing market with freehold ownership. Development will be based on a system of public roads, as opposed to the private road network that has characterized the previously approved communities

Significant features of the Belterra Estates development, subject to further refinement at the Zoning By-law Amendment and Draft Plan(s) approval stages, include approximately 1950 low and medium density residential dwelling units, two commercial blocks, two elementary schools in conjunction with a neighbourhood park in a campus setting, two additional parks, and a natural preservation area and linkages. These community facilities are intended to meet the general shopping and outdoor recreation needs of the residents of the Belterra Estates community. The commercial block(s), park sites and school/park campus will be the primary focal points of the community, and will be well linked for both vehicular and pedestrian traffic.

3.2.2 Housing

The Belterra Estates Secondary Plan is intended to accommodate housing forms that are classified as low and medium density residential. The predominant housing form is expected to be the single family detached residence, with a broad range of lot sizes and frontages. Semi-detached dwellings and townhouse dwellings are also envisaged. Residential uses will be accommodated under a single designation called "Low/Medium Residential", as opposed to separate categories. This is for the purposes of flexibility within the Plan. The maximum

residential density will be limited to a maximum of 30 units, averaged over all lands designated "Low/Medium Density Residential".

The residential development is intended to provide an appropriate array of housing types and prices to satisfy the local need for housing. In particular, it will provide housing for a large and expanding industrial employment base.

The highest densities within the site will occur as street townhouses, the majority of which are planned for the northerly portion of the Plan Area to the east and south of the planned General Commercial site.

While not included in the Belterra Secondary Plan Area, there are a number of properties that directly abut the limits of the development boundaries. These areas are currently not under the ownership of the Applicant, nor are they contemplated to be in the future. However, the Draft Plan(s) of Subdivision for the Belterra Estates development shall recognize the future development potential of these properties by allowing for their potential redevelopment to be readily incorporated into the subdivision fabric should this opportunity arise in the future.

3.2.3 Parks and Schools

A Community Park is located in the northeasterly corner of the Plan Area. This would abut Highway 89 to the north, Wesson Road to the east and a proposed new road to the south. This park is anticipated to have an area of approximately 4 hectares and to contain playing fields and facilities to be used by the local residents and potentially by the broader community as well. Soccer and baseball tournaments might be held at this park since it will be easily identified and accessed by people from other communities.

A School-Park campus is shown conceptually, centrally in the Plan Area on Schedule 1 to this Amendment. Ample frontage on the collector road system is provided for ease of access, parking and aesthetic purposes. A Separate Elementary School is located at the north end of the campus and will be provided with a site area of 2.02 hectares, in compliance with the Separate Board's requirements. A Public Elementary School site of 2.43 hectares will be provided at the south end of the campus. The remaining 2.75 hectares will be used for the purposes of a neighbourhood park. It is anticipated and encouraged that the Town and the School Boards will coordinate the design of facilities jointly.

A Natural Preservation Area is shown conceptually within the northerly half of the Secondary Plan Area. The precise size and configuration of this area will be determined through the Draft Plan Approval and/or Zoning By-law Amendment processes. The resultant block of land is intended to be left in a natural state to be used for passive park purposes and become publicly owned.

A smaller park with an area of about 0.6 hectares is located in the southerly half of the Belterra Estates development, and is envisaged to contain playground equipment, landscaping and park benches primarily.

The provisions made for schools as described above are expected to provide adequate local elementary school facilities for the children of the future Belterra Estates residents. High school students will be accommodated in existing or planned secondary schools in the broader area.

The park sites described will provide for the active and passive recreational needs of the future residents and will be tailored to meet the requirements of the Planning Act.

3.2.4 Pedestrian System and Linkages

The internal street system will include provision for sidewalks, such that every street will have sidewalks on at least one side.

It is also intended that a specially designed pedestrian/bikeway system be provided to link the major community elements, including the parks, natural preservation area, school(s) and the commercial block. Generally these linkages will occur within the road allowances, with extra width to such allowances provided if necessary. The unopened road allowance between Concessions 14 and 15, contains Hydro facilities and runs east/west to the south of the commercial and community park blocks. This feature may be widened and used as part of the overall linkage design as well as for drainage purposes. The main north/south collector road would also form an integral component of the pedestrian/bikeway system.

The detailed design of the linkage system will emphasize safety and streetscape enhancement.

3.2.5 Transportation and Roads

Road access to the Belterra Estates development has been addressed in a traffic study. Collector roads serving the development will intersect with Sideroad 10 in two locations and will be spaced so as to meet accepted standards. Two north/south collector roads are planned, with at least one connection to the 14th Concession.

The internal road system may be linked to Wesson Road. However, the Traffic Report indicates that Highway #89/Vesson Road should not be a full movements intersection, due to safety considerations.

It is expected that there will be direct access from the external roads to the commercial site. The Traffic Report indicates that the access to Highway 89 is assumed to be limited to right in/right out movements.

Direct driveway access to the commercial block from Sideroad 10 is expected to accommodate all movements.

The Traffic Report concludes that a number of road improvements will be needed as traffic volumes increase in the future. Highway #89 will require four lanes plus turning lanes. Sideroad 10 will require a minimum of four lanes from Highway #89 southerly to beyond the commercial site and the first collector connection with Sideroad 10. Traffic signals will be required at the Highway #89/Sideroad 10 intersection. It is anticipated that traffic signals will be required as well at the commercial entrance to Sideroad 10 and at the first collector intersection to the south of the commercial site. Other intersections will be stop controlled.

The Ministry of Transportation has indicated that the intersection of Sideroad 10 and Highway #89 must be realigned to provide a four way (cross) intersection, to replace the existing jogged intersection, with Sideroad 10 to the south and 6th Line (Essa) to the north, which is currently offset by about 60 metres.

The internal road system, as well as any necessary improvements to both Sideroad 10 and the 14th Concession, will be designed to meet municipal standards and to ensure the safe and efficient movement of motor vehicles.

3.2.6 Commercial Facilities

It is intended that provision be made for commercial uses to provide for the retail, service and shopping needs of the community. These uses will be focussed in the northwesterly portion of the Belterra Estates site, at the intersection of Sideroad 10 and Highway # 89.

The proposed realignment of Sideroad 10 will result in the creation of a commercial block on the west side of the realigned road allowance. It is proposed that this block will be used for the purpose of a gas bar and car wash, possibly with a convenience retail function as well.

A General Commercial block with an area of between 5.5 and 6 hectares is proposed on the east side of the realigned Sideroad 10, south of Highway # 89. This commercial block is intended to be developed for the purpose of retail, office and service uses, catering to the local population (the lifestyle communities to the west and to the future residents of the Belterra Estates development) as well as residents of the sizable area serviced by the Alliston community. The total potential gross floor area (GFA) is calculated to be in the range of 14,000 to 15,000 square metres.

The commercial site will be developed as a shopping centre and will be built in phases in order to grow with the local market area and so as to not adversely impact the existing Alliston business core.

Provision will be made for an office component to the development in order to attract medical and dental practitioners, as well as other professionals.

3.2.7 Passive Open Space Uses

There are proposed to be three areas within the Plan Area that would be classified as passive open space. One area is the natural preservation area block which is being preserved and which has been referenced previously. It is intended that this block be retained in public ownership and be available for use by the general public unless by such use the natural features and functions will be adversely affected.

A second area is a watercourse in the southerly portion of the Plan Area, which conveys drainage from east to west across the subject lands. This feature will be protected within an undisturbed vegetative strip extending 15 to 30 metres from the annual high water mark.

A third area is proposed to consist of a naturalized channel between the unopened road allowance/Hydro right-of-way and Highway #89. The unopened road allowance will be supplemented with additional width to provide a corridor to convey drainage in a westerly direction and then northerly, east of the commercial block, to exit the site under Highway #89. On the north side of the watercourse there is a low berm of excavated material, which precludes the need for a buffer strip. However, on the south side, a minimum 30 metre buffer strip is likely to be required. This channel corridor may also accommodate part of the community walkway/trail system.

3.3 Piped Services

3.3.1 Sanitary Sewage- Collection and Treatment

The sewer layout will be designed to follow gravity tributary areas where practical. The Conceptual Servicing Study, however, indicates that two sewage pumping stations will be required. One pumping station will serve the northerly approximately 85 hectares. The other will accept the flow from the northerly station as well as from the southerly approximately 71 hectares and the combined flow will be conveyed to the Regional Waste Water Treatment Plant, which is located about 2,100 metres from the southwesterly corner of the Belterra Estates lands.

3.3.2 Domestic Water

There is an existing 300 mm water main in the vicinity of the municipal waste water treatment plant which can be connected to in order to supply the Belterra Estates lands. The Conceptual Servicing Study indicates that water supply requirements for Belterra Estates will be able to be met from the Alliston Water Supply and Distribution System, subject to a Water Supply Allocation Agreement.

A preliminary design for a water supply system involves the construction of a water main along the 14th Concession to a booster station to be constructed at or near the intersection of the 14th Concession and Sideroad 10. Other components of the system include the establishment of two pressure zones and a proposed water reservoir at the highest point of land, at the easterly boundary of the subject lands.

The system will be designed, according to meet municipal flow and pressure requirements and also to have interconnecting links and loops to eliminate dead end sections.

3.3.3 Drainage and Storm Water Management

A conceptual storm water management plan has been prepared for the proposed Belterra Estates development. The design includes a minor system to convey drainage up to and including the 5-year event. The design also includes a major system intended to convey drainage from the 100-year storm event. The latter system uses overland flow while the minor drainage system utilizes curb and gutter, catch basins and storm sewers.

The concept plan provides for two SWM pond locations, one to the north serving a developable area of 73.7 hectares and one to the south serving a developable area of 63.3 hectares. The sizing of ponds will be such as to maintain post-development flows to pre-development levels and to include water quality control.

The Conceptual Servicing Study recommends a third pipe system for the collection of foundation drainage to preserve base flows to the Nottawasaga River. The system is recommended only for the areas below the 240-metre contour.

3.4 Growth and Population

The Belterra Estates development is expected to generate a total of approximately 1,950 new homes in the Town of New Tecumseth. Applying a persons per unit (ppu) factor of 3 persons per dwelling unit generates a projected population when build-out is complete of approximately 5,850 persons. An Economic and Market Analysis has been prepared and the conclusions support residential development of the Belterra Estates site. The proposed development will contribute towards the supply of land for residential purposes in the Town of New Tecumseth by means of an extension of the development existing and planned for Alliston and the adult lifestyle community. Although the potential 1,950 units projected for Belterra Estates would at present reflect more than a 20 year supply, it is appropriate for the Town to consider expanding its urban area boundaries now to accommodate growth to 2026. The basis for this recommendation is that the Town's growth prospects appear to be higher than estimates on which the existing urban boundaries were based. In addition, the Town has invested heavily in infrastructure to accommodate future growth.

A large amount of land within the Greater Toronto Area (GTA) is no longer regarded as potential for development, as a result of the impact of environmental protection measures. It is generally accepted that this will result in a transfer of growth pressures to municipalities outside of the GTA and that the Town of New Tecumseth in particular will be looked to as a prime location. These locational attributes include an expanding employment base, proximity to the GTA and City of Barrie and the future extension of Highway #427. The Town's present servicing systems can either accommodate (water) or can be expanded (sewage treatment) to accommodate growth pressures.

3.5 Agriculture

The majority of the Belterra Estates lands are presently designated Rural Agricultural in the approved Official Plan for the Town of New Tecumseth. The soil capability for agriculture is classified as good for the subject lands, as it is in virtually all directions in the broader area around Alliston and Green Briar/Briar Hill. As a result all future community expansion must occur on such lands.

The lands affected by the proposed development are not critical to the viability of agriculture in the Town of New Tecumseth. The lands are leased and are not contiguous to areas of high capability agricultural land. In addition, the lands are in proximity to existing, fully serviced urban development and it is reasonable to allow urban expansion into them. The Official Plan indicates that expansions within, and to, community boundaries will only be permitted through the completion of Secondary Plans. This Official Plan Amendment will serve as a Secondary Plan for the Belterra Estates Lands.

A beef farm operation has been identified to the north of the Belterra Estates lands, adjacent to Highway #89. Application of the MD\$ guidelines indicates that in the event that the operation is expanded, the portion of the Belterra Estates development that could be affected by manure odours would primarily be the parking area associated with the planned commercial site on the southeasterly corner of Highway #89 and Sideroad 10, and the SWM pond site. Such odours would be most prevalent during manure, spreading and not on a daily basis.

It is therefore concluded that there will not be a significant limitation to the continued operation of the farm use.

3.6 Financial Considerations

A Financial Impact Analysis, dated November 11, 2002, was undertaken by the proponent and was provided to the Town of New Tecumseth. It projects that the Belterra Estates development will result in over \$120 million in revenue to the Town of New Tecumseth by the year 2020. This will be derived through property taxes, Building Permit fees, sewer and water charges and Development Charges (lot levies). Belterra Estates is expected to assist the Town to defray the cost of its significant investments in infrastructure.

3.7 Alliston Community Boundary Extension

This Secondary Plan does not include provisions for the extension of the Alliston Community Boundary from its current location eastward to incorporate the Belterra Estates development. This extension may be appropriate at such time as the Alliston industrial/Commercial Secondary Plan Area is approved. Upon the designation of these employment lands, an opportunity to extend the existing Community Boundary to the eastern limit of the Belterra Estates lands will exist. This extension can be supported due to the Belterra Estates subdivision being serviced through public infrastructure, and the form of development providing residential and community uses. The extension can also be supported due to Belterra Estates, and intervening land uses, being urban in nature.

In the interim, the Belterra Estates Secondary Plan will occur as an extension to the existing subdivisions immediately to the east.

PART B - THE AMENDMENT

4.0 Introductory Statement

"Part B - The Amendment", consisting of the following text and Schedule "1" constitutes Amendment No.27 to the Official Plan for the Town of New Tecumseth.

5.0 Details of the Amendment

The Official Plan is amended as follows:

Schedule "A1" Land Use (Open Space), is amended by outlining the subject lands (see Schedule "1" attached) and by labeling them as "Belterra Estates Secondary Plan - subject to the policies of Amendment No. 27."

II. Section 10.0 Secondary Plans, is amended by adding the following:

"10.5 BELTERRA ESTATES SECONDARY PLAN

The following policies apply to the lands included in the Belterra Estates Secondary Plan. These policies are intended to be in addition and complimentary, to all applicable policies of the Official Plan of the Town of New Tecumseth. In the event of conflict between the provisions of this Secondary Plan and provisions of the Town's Official Plan, the Secondary Plan policies shall prevail.

10.5.1 Residential

Within the Belterra Estates Secondary Plan Area residential development is accommodated within the "Low/Medium Density Residential" designation as shown on Schedule "1" to this Amendment. Within the Low/Medium Density designation, lands will be permitted to develop to a maximum average density of 30 dwelling units per site hectare. All forms of low and medium density dwelling units 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 townhouse units, in accordance with the policies of this plan.

All residential development shall be served by a system of public streets and municipal piped services.

In accordance with the approved Official Plan of the Town of New Tecumseth, at least 25% of the proposed new residences will be affordable. The total number of residential units shall not exceed approximately 1,950.

For the purpose of calculating density, a site hectare shall only include the land used for residential purposes and shall not include any other lands such as schools, parks or roads.

Other uses permitted within the Low/Medium Density Residential designation include support uses such as schools, parks, open space and trails/walkways.

10.5.2 Institutional

Institutional uses are permitted within all areas designated Residential within the Belterra Estates Secondary Plan and include such uses as public or private schools, daycare facilities, public facilities and places of worship.

Schedule "1" attached to this Amendment shows two conceptual elementary school site locations. These are as a result of the expressed needs of both the Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board. The Simcoe County District School Board has indicated that a site with an area of not less than 2.43 hectares will be needed. The Catholic Board's requirement is for a site with an area of 2.02 hectares. School sites may be relocated within the Belterra Secondary Plan area, without amendment to this Plan, subject to consultation with one or both of the School Boards.

In the event that a school site(s) is determined to be unnecessary by the School Board(s) it may be developed for the purpose of Low/Medium Density Residential uses without amendment to this Plan.

Schedule "1" to this Amendment also provides a site for the location of a proposed domestic water storage reservoir. This is intended to be located at the highest point within the Belterra Estates Secondary Plan and may be adjusted without amendment to this Plan.

10.5.3 Urban Open Space

The Belterra Secondary Plan will provide for the recreational needs, both active and passive, of the future residents. Walkway and trail systems will be incorporated into the design to the greatest extent possible, in order to provide good accessibility to the recreational, educational and commercial focal points of the Belterra development. Sidewalks along streets are expected to meet the majority of this need. Trails and walkways will also be encouraged through open space blocks.

The need for active parkland within the Belterra Estates Secondary Plan will be met primarily through the following:

- I. A Neighbourhood Park will be located in the northeast sector, abutting Highway #89 and Wesson Road as shown on Schedule "1". It is intended to have an area of approximately 4 hectares and to contain playing fields and facilities that can also be used by residents outside of the Belterra Estates development.
- II. A second Neighbourhood Park, as shown on Schedule "1", is more centrally located and forms a campus with two proposed elementary schools. Its area is expected to be in the range of 2.5 to 3.0 hectares. The campus approach provides the opportunity for a stronger community focal point in this location. The shared use of parking, playing fields and other facilities is encouraged.
- III. A Parkette location is shown on Schedule "1", in the southerly portion of the plan area. Its area will be between 0.5 hectares and 1.0 hectare. The function of this park will be primarily as a playground, with passive seating and landscaping, since it will not be large enough for playing fields.

The active parks referenced above are intended to be conveyed to the Town of New Tecumseth for maintenance as public parks.

A Natural Preservation Area is designated "Urban Open Space" on Schedule "1" to this Amendment and conceptually reflects an area of forest, wet meadow and slopes. These areas will be subject to environmental impact studies which will identify significant functions. The specific limits of the Natural Preservation Area will be determined through discussion with, and approval by the Town and the Nottawasaga Valley Conservation Authority, designated "Urban Open Space, and reflected in more detail in the implementing Zoning By-law Amendment and Draft Plan of Subdivision. It is contemplated that the Natural Preservation Area will be retained in public ownership, but available for use by the general public provided that such use will not negatively impact on the features or functions of the Area. It is intended that this Area be retained in a natural state, and that no buildings, structures, site alterations or change in grades shall occur without the written

approval of both the Nottawasaga Valley Conservation Authority and the Town of New Tecumseth. The uses within this area shall be satisfactory to the Nottawasaga Valley Conservation Authority and may be limited through the implementing Zoning By-law Amendment.

10.5.4 Hazard Lands

The lands designated Hazard Lands on Schedule "1" attached to this Amendment shall be protected and maintained in a natural state. There are two such areas, both of which convey drainage from or across the subject lands. The following policies will apply:

- I. Water quality shall be protected by means of an undisturbed vegetative strip along both sides of the water courses, extending a minimum of 15 to 30 metres from the annual high water mark, in accordance with the guidelines of the Nottawasaga Valley Conservation Authority for developing areas.
- II. Silt control fencing shall be erected to prevent down slope migration of sediments during construction.
- III. Walkways or trails may be permitted within the areas designated Hazard Lands, subject to the approval of the Nottawasaga Conservation Authority and the Town of New Tecumseth.
- IV. Retention of ground water contributions to receiving watercourses shall be assisted through the incorporation of drainage swales into the design plan, or installation of perforated underground piping within areas identified as primary ground water discharge zones. Construction activities requiring in-water work will be timed to avoid the sensitive breeding times of fish and the potential for negatively impacting fish habitat conditions.
- VI. The precise limits of the Hazard Land designation may be determined through a flood plain analysis for the watercourses as approved by the Town and Nottawasaga Valley Conservation Authority.

10.5.5 Commercial

Schedule "1" to this Amendment designates a "General Commercial" site within the Belterra Estates Secondary Plan, at the southeast corner of the intersection of Highway #89 and realigned

Sideroad 10. This site is projected to be between 5.5 hectares and 6.0 hectares in size. The uses permitted shall include retail, office and service uses catering primarily to the local existing and future populations of the Belterra Estates development and the adult lifestyle community to the west. The following polices shall apply:

- I. The General Commercial site shall be built in phases in order to grow with the local market area and so as not to adversely impact the existing old Alliston business core.
- II. Provision will be made for professional offices within the development in order to attract professional services to the area, particularly medical and dental practitioners.

A "Highway Commercial" site has been designated on the west side of realigned Sideroad 10, at Highway #89, for the purpose of accommodating a gas bar and accessory uses, which may include a drive through car wash and a convenience retail outlet. The future closed portion of Sideroad 10, caused by realignment, may be included within this designation. The site size will be between approximately 0.35 hectares and 0.80 hectares, depending on whether or not the portion of the Sideroad 10 road allowance to be closed is included.

Development of both commercial sites shall be preceded by a site development agreement(s) and shall be staged in accordance with necessary improvements to the external road system. All commercial development occurring within the Belterra Estates Secondary Plan Area shall be designed in such a manner as to minimize any potential impact on adjacent residential uses.

10.5.6 Transportation

Development of the Belterra Estates Secondary Plan shall be subject to the transportation related policies as set out below:

- I. All public roads shall be designed and built to the satisfaction of the Town of New Tecumseth.
- II. The design and location of the local road network within the Secondary Plan area shall be determined during the Draft Plan Approval stage. Schedule "1" to this plan shall be used as a guideline for the design and layout of the subdivision.
- III. Collector road linkages with the external road system shall be determined in consultation with the Town of New Tecumseth, and in the case of Highway #89, with the MTO.
- IV. Necessary improvements to the external road system shall be undertaken in accordance with the traffic analysis which was completed as a component of the Belterra Estates Secondary Plan and in accordance with the requirements of the MTO and the Town of New Tecumseth.
- V. Direct driveway connection to the external road system should generally be avoided. Commercial uses may be exempted, subject to the approval of the relevant road authority(s).

- vi. The Belterra Secondary Plan proposes to realign Sideroad #10 (a travelled municipal road) to the east of its present location in order to intersect Highway # 89 opposite the 6th Line of Essa Township.

There is an existing vacant lot at the southwest corner of Highway #89 and the present alignment of Sideroad #10. Means of public road access for this lot shall be assessed as part of the processing and approval of application for draft plan of subdivision of the Belterra Estates development. This matter shall be resolved through Town Council decision prior to the closing and conveying of any portion of the current road allowance of Sideroad #10 south of Highway # 89 where it abuts the subject vacant lot.”

10.5.7 Urban Design Guidelines

The following guidelines shall apply to development within the Belterra Estates Secondary Plan:

- I. The Town shall encourage subdivision design which is based on a high level of permeability and linkages for pedestrians, cyclists and automobiles.
- II. Linkages and access to community focal points shall be addressed through the Subdivision Approval process.
- III. Wherever possible lots with reverse frontages onto abutting arterial roads should be avoided so that excessive continuous lengths of privacy or noise control fencing do not occur.
- IV. The Town shall encourage a high quality of design for commercial and institutional uses, which shall be subject to the approved Landscape Design Guidelines of the Town of New Tecumseth.
- V. The built form of residential uses shall reflect consideration of such matters as: measures to de-emphasize the garage in the front elevation, the use of front porches and of wrap-around porches on corner lots, extra fenestration on front and flankage elevations, varied roof lines and building massing.
- VI. Street patterns that create view corridors and vistas and accommodate future redevelopment of abutting properties shall be encouraged.

10.5.8 Noise Mitigation

It is expected that noise mitigation measures will likely be necessary for the planned new residences closest to the peripheral arterial roads. Accordingly, a noise study will be required and will be a condition of approval for any proposed Draft Plan of Subdivision. The implementation of any required noise mitigation measures shall be addressed through the inclusion of appropriate clauses in a Subdivision Agreement.

10.5.9 Public Works

Development of the Belterra Estates Secondary Plan will only proceed on the basis of connection to the municipal servicing systems, for both domestic water and sanitary waste disposal. The cost of extending these systems shall be borne by the development.

Development shall only be permitted at such time as water and sewage treatment capacities, sufficient to service the lands within the Secondary Plan being proposed for development, are available, or will be made available and have been allocated by the Town.

The Town shall use Zoning By-law Amendments, Holding Zones and Conditions of Draft Plan Approval, as tools to ensure that the development is limited to that for which there is adequate available water and sewer capacity.

10.5.10 Stormwater Management

The following principles shall apply in regard to stormwater management:

- I. Stormwater will be considered as a resource, not a waste product.
- II. Stormwater facilities will be designed to maintain environmental and ecological integrity and to provide a net benefit to the environment, to the extent practical.
- III. Stormwater facilities will be designed, wherever possible, to serve as community amenities.

10.5.11 Heritage Conservation

The potential exists for there to be artifactual material on the Belterra Estates site. As a Condition of Draft Subdivision Approval, the developer will be required to undertake an archaeological heritage impact assessment, in accordance with Ministry guidelines.

In the event that significant material is found on, acceptable arrangements will be required for it to be preserved either on- or off- site.

10.5.12 Development Phasing Plan

Prior to the final approval of a Plan of Subdivision, a development phasing plan dealing with all lands to be developed within the Secondary Plan area shall be prepared to the satisfaction of the Town and concerned agencies.

The phasing plan shall describe the intended sequence of development within the Secondary Plan area, both geographically and chronologically, including the provision of necessary supporting infrastructure, community facilities and the treatment of natural features.

Notwithstanding the above development phasing plan requirement, the Secondary Plan residential area shall proceed in two phases with respect to allowable built units. Phase one shall only include residential development that can be accommodated within the Town of New Tecumseth population growth target as established within the County of Simcoe Official Plan 2008 up to a

maximum of 800 residential units. Phase two, the remainder of the Secondary Plan residential development, may occur upon the completion of a planning growth justification report to the satisfaction of Town Council that confirms the remainder development can be accommodated within the Town population growth target.

10.5.13 Implementation

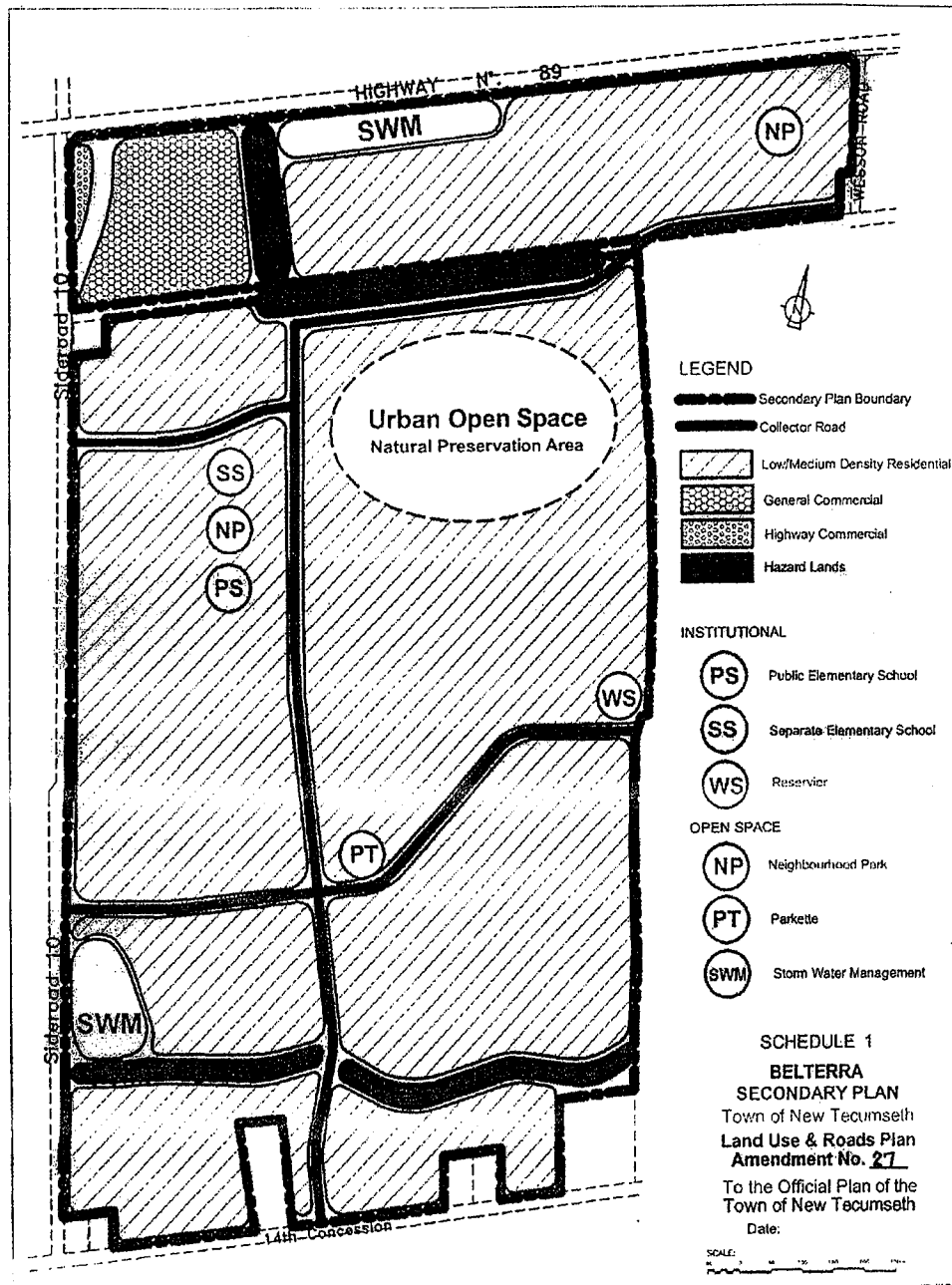
Implementation of the Belterra Estates Secondary Plan shall entail any of all of the following, as warranted:

- I. Processing a Draft Plan(s) of Subdivision under Section 51 of the Planning Act.
- II. The enactment of a Zoning By-law Amendment(s) passed under Section 34 of the Planning Act.
- III. The approval of Site Plans under Section 41 of the Planning Act.
- IV. The execution of a Development Agreement(s) under the Planning Act.

At such time as the Town considers it appropriate to extend the Alliston Community Boundary, the Belterra Estates Secondary Plan Area may be incorporated within that Boundary.

10.5.14 Interpretation

The land use designations depicted on Schedule "1" to this Amendment are approximate and indicate the general intent of the Secondary Plan, rather than precise boundaries and alignments. Minor revisions will not require an Official Plan Amendment, provided that the intent of the policies of this Amendment are maintained."



This is Schedule "1" to Official Plan Amendment No. 27 as Approved by the Ontario Municipal Board, August 12, 2009.