



## OFFICIAL PLAN AMENDMENT #29

# ALLISTON INDUSTRIAL/COMMERCIAL AREA SECONDARY PLAN

**Approved and modified by the County of Simcoe November 22, 2005  
and OMB June 26, 2007.**

## **PART B - THE AMENDMENT - DETAILS OF THE AMENDMENT**

**Part B** - The Amendment consisting of the following text and Schedules 1, 2 and 3 constitute Amendment No. 29 to the Official Plan of the Town of New Tecumseth.

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

- a. Schedule A to The Official Plan of the Town of New Tecumseth is amended as follows:
  1. By modifying the “Community Boundary” on Schedule A to include the subject lands within the Alliston Community as indicated on Schedule 1 attached hereto and identifying the area as “Alliston Industrial/Commercial Secondary Plan Area”;
  2. By redesignating lands from Rural Agricultural, Rural Commercial and Rural Industrial to Urban Light Industrial, Urban General Industrial, Urban General Commercial, Urban Service Commercial, Urban Mixed Use, Environmental Protection 2 and Special Use as indicated on Schedule 2 attached hereto

### **9.7 Alliston Industrial/Commercial Secondary Plan Area**

The goals, objectives and policies below apply to lands shown on Schedule 2 to this Plan.

#### **9.7.1 Goals and Objectives**

##### **1. General**

The Alliston Industrial Secondary Plan area is intended to accommodate the future industrial and business requirements of the Town to the year 2026. Development in the area is intended to complement the existing high quality employment uses and provide sensitive transition to the residential neighbourhoods in the surrounding areas. The following Goals and Objectives will be pursued:

- a) To provide for the development of a high quality industrial area which is designed sensitively and accommodates a broad range of employment uses;
- b) To provide employment opportunities for the residents of the growing Town of New Tecumseth and surrounding areas of Simcoe County;
- c) To direct industrial uses to a comprehensively planned area with supporting sanitary, water and transportation infrastructure;
- d) To maximize the benefits occurring from the existing and planned County and Provincial transportation system and from the investments made by the Town and the Province with respect to water supply and sanitary treatment facilities;
- e) To phase development through the implementing planning process to ensure the orderly allocation of water and sewer capacities;
- f) To provide a long term plan to guide the installation and sizing of hard services.

## **2. Land Use**

- a) To accommodate sufficient industrial lands to provide for the Town's needs to the year 2026;
- b) To plan for the Town's industrial needs in a comprehensive fashion by providing for an employment area which contains logical boundaries, required infrastructure and the size necessary to accommodate future land needs;
- c) To accommodate a wide range of industrial uses in a comprehensive and compatible fashion;
- d) To accommodate commercial land uses along Highway 89 that do not compromise the integrity of the Town's commercial core.
- e) To provide appropriate land use policies to ensure a compatible, high quality form of development which complements both the exiting industrial base and the surrounding community;
- f) To ensure that an appropriate interface between the planned industrial area and adjacent existing and approved residential areas to the east is provided through the allocation of compatible land use and urban design, landscaping and appropriate mitigation measures for noise, odour, vibrations, particulates, and other emissions.

## **3. Urban Design**

- a) To provide for quality physical design throughout the Secondary Plan area;
- b) To ensure that strategic or high profile locations are developed in a manner commensurate with their importance;
- c) To regulate open storage industrial uses and other industrial uses with greater community impacts through the application of location and design criteria;
- d) To ensure a high quality of urban design in areas interfacing with existing residential neighbourhoods.

## **4. Environment**

- a) To ensure that development occurs in a manner which minimizes impact on the natural environment;
- b) To ensure that significant natural heritage features within the Secondary Plan area are protected and potentially enhanced;
- c) To ensure that the acoustic environment is considered in land use planning and urban design;
- d) To ensure that the requirements of the Ministry of Environment and the Nottawasaga Valley Conservation Authority, and other appropriate agencies are met prior to specific development approvals.

- e) To provide for the continued agricultural activity as an interim use in the area as the area develops over the next 20 years.
- f) To ensure that planning and development contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems, on an integrated watershed management basis.
- g) To ensure that development within the Plan area occurs in a manner that will minimize public health and safety issues, including the protection of human life and property from water related hazards such as flooding and erosion.

## **5. Servicing**

- a) To provide for the long term framework for the planning of sewage collection and treatment, water supply and distribution and storm water management;
- b) To ensure that adequate sewage and water capacity is available as lands are released for development through the implementing planning process;
- c) To ensure that the storm water management system for the Plan area is consistent with the Stormwater Management Planning and Design Manual as issued by the Ministry of Environment.
- d) To ensure that development proceeds in accordance with the phased improvements to the servicing systems and the availability of servicing capacity.

## **6. Transportation**

- a) To encourage the County of Simcoe to complete the realignment of the Tottenham Rd. (County Rd. 10) in accordance with the approved Environmental Assessment Report at the earliest possible date;
- b) To promote improvements to the County transportation system in a timely manner to accommodate the proposed industrial growth and overall community growth within the Town;
- c) To ensure that the local road system within the Secondary Plan area develops in a phased manner which contributes to the functioning of the entire Secondary Plan area;

## **7. Phasing**

- a) To provide for the long term development of the employment area based on a comprehensive vision for the area with staged development corresponding to the availability of servicing capacity;
- b) To ensure that development only proceeds based on the availability of municipal water and sanitary servicing capacity;
- c) To coordinate development in a manner which achieves municipal objectives with respect to the development of key transportation, sanitary and water supply infrastructure;

- d) To provide competitive opportunities for industrial development in the first phase of development.

## **The Secondary Plan - Development Policies**

### **9.7.2 Development Policies**

#### **1. General**

- a) Development shall proceed only on the basis of full municipal sanitary, water and storm sewer services;
- b) Mineral aggregate storage depots, outdoor scrap, salvage or wrecking yards and asphalt batching plants shall be prohibited.
- c) Building material and construction supply depots, contractors yards and similar uses requiring extensive outdoor storage shall be permitted only where explicitly permitted by this Plan.
- d) Municipal infrastructure facilities shall be permitted in all land use designations.
- e) Municipal parks and open space facilities shall be permitted in all land use designations.
- f) All development shall satisfy the Minimum Distance Separation requirements to ensure compatibility with respect to ongoing agricultural activities.

#### **2. Urban Design**

- a) All development within the Secondary Plan area shall be subject to Site Plan Control with the exception of residential development in the Urban Mixed Use area;
- b) All development shall exhibit a high quality of urban design appropriate for their location and use and shall be subject to the Town's Urban Design Guidelines, (2002). The commercial area on the south side of Highway 89 and the area on the west side of Leach Rd. shall be subject to an individual urban design guideline for each respective area. The urban design guidelines shall address both the public and private realm. On private lands it shall identify:
  - i. the intended architectural design and massing;
  - ii. the extent and treatment of landscape areas which among other matters shall provide generally for a minimum front yard landscape corridor of 9 metres;
  - iii. the location and treatment of service areas which will provide for truck delivery and service areas to be appropriately screened to minimize visual impact from any nearby residential or community uses;
  - iv. the coordination of entrances and site circulation
  - v. entry features at major entrance ways,

- vi. specialized treatment of Leach Rd. possibly to include a centre landscaped median to reflect its role serving both a commercial area and the adjacent residential community.
- c) All development within 300 metres of existing or planned residential development shall prepare a noise mitigation study to be approved by the Town that shall establish any design requirements necessary to mitigate noise impact.

### **3. Urban Light Industrial**

- a) Permitted uses include manufacturing, processing, assembling, fabricating, servicing, storage of goods and raw materials, warehousing and wholesaling and service sector industries, including transportation, communication, business services, government services, medical and other health laboratories. In addition, all uses permitted in the Employment Area Two designation are also permitted as set out in section 5.4.5.2.4 of this Plan, if not included in the above list.
- b) The implementing zoning bylaw shall provide that no outdoor storage shall be permitted on lands designated Light Industrial.
- c) Lands designated Light Industrial fronting onto the south side of Mackenzie Pioneer Rd. may alternately develop in accordance with the General Commercial policies of Section 9.7.2.6 to a depth of approximately 100 metres south of Mackenzie Pioneer Rd.

### **4. Urban General Industrial**

- a) Permitted uses shall include uses defined in Section 9.7.2.3a) and may include limited outdoor storage of goods and materials. The implementing zoning bylaw shall establish outdoor storage provisions including the following:
  - a. Outdoor storage shall be completely enclosed by screen fence no less than 2 metres high;
  - b. Outdoor storage shall only be permitted in a rear yard;
  - c. Outdoor storage is only permitted as an accessory use to a permitted industrial use located on the same property;
  - d. Outdoor storage shall generally consist of no more than 15% of the lot area but may be greater where the storage represents finished goods awaiting distribution.
  - e. No outdoor storage shall be located closer than 20 metres to public street;
  - f. No open storage shall exceed 3 metres in height;
- b) Institutional uses including places of worship may be permitted in the Urban General Industrial Area on lands fronting onto the 14th Line, outside of the Major Open Storage Area, subject to a compatible interface with adjacent industrial uses being achieved.

### **5. Urban General Industrial - Major Outdoor Storage**

- a) On lands designated General Industrial located south of 14<sup>th</sup> Line and east of the existing Tottenham Rd. alignment and indicated on Schedule 2 as “major open storage” permitted uses may include building material and construction supply depots, contractors yards and similar uses which require major outdoor storage areas.

- b) The Outdoor Storage provisions set out in Section 9.7.2.4 a) shall apply except that the height and coverage provisions may be exceeded subject to an amendment to the zoning bylaw to establish specific performance standards for the proposed use.
- c) The site plan agreement required for development within this area shall provide a high level of screening, landscaping and site design to ensure an appearance which complements the surrounding industrial uses.

## **6. Urban General Commercial**

- a) Permitted uses shall include automotive sales establishments, hotels and motels, space extensive retail stores for the sale of products such as home furnishings and appliances, lumber and hardware, automotive supply and service facilities, commercial garden centres and nurseries, restaurants including fast food restaurants, car rental facilities, entertainment and recreation facilities, banquet halls, institutional uses such as places of worship, other similar uses, and uses existing at the date of passing of this Amendment. Limited outside storage which is suitably buffered from adjacent uses shall be permitted.
- b) Uses that may prejudice the viability of the main street commercial core area of Alliston shall not be permitted. These uses shall be deemed to include but are not limited to food or supermarket stores, drug stores, department stores, clothing and apparel stores, business and professional offices and personal service stores. Any proposal for such use shall require an official plan amendment and shall require supporting studies satisfactory to the Town with respect to:
  - i. Traffic impact;
  - ii. Urban design and landscaping;
  - iii. Servicing including storm water management;
  - iv. Market impact study which identifies;
    - a. the trade area where the consumer support will originate and where any market impact would be expected;
    - b. the current and future market support;
    - c. identify and measure existing competition within the trade area which may compete;
    - d. prepare an impact statement that evaluates the sales impact upon any retail facilities within the market area and the Alliston core area in particular.

The market impact study shall demonstrate that the proposed use will not prejudice the viability of the main street commercial core area of Alliston.

- c) The Town, in its review of the supporting studies, may retain peer review consultants, at the applicants' expense, in order to fully assess the completeness, accuracy and acceptability of the supporting studies.
- d) The Urban Design Plan required pursuant to Section 9.7.2.2 b) shall be approved by the Town concurrent with the enactment of the implementing zoning bylaw for lands within the Urban General Commercial area.

## **7. Urban Service Commercial**

- a) Lands designated Urban Service Commercial are intended to provide for the day to day convenience and service needs of businesses, industries and their employees. Uses include banks, professional, medical and business offices, convenience retail stores, personal service shops, automotive service stations, hotels and motels, eating establishments, repair shops, institutional uses such as places of worship and other similar uses. Uses such as food or supermarket stores, department stores, clothing and apparel stores shall not be permitted.
- b) The implementing zoning bylaw will establish performance standards to ensure compatibility and a high quality urban design. The Town shall approve concurrent with the enactment of the implementing zoning bylaw the Urban Design Guidelines referenced in Section 10.7.2.2 b).
- c) Lands designated Urban Service Commercial located to the south and east of the intersection of the 14 Line and the Tottenham Road shall also be permitted to develop as a truck service depot and servicing area.
- d) Lands designated Urban Service Commercial, which front onto the 14<sup>th</sup> Line and located west of Leach Rd. may alternately develop in accordance with the Urban Light Industrial policies of this Plan.
- e) Open storage shall not be permitted.

## **8. Urban Mixed Use**

- a) Lands designated Urban Mixed Use forms a transition area between the existing and planned low density residential adult lifestyle development of Briar Hill and the planned industrial park.
- b) Development within the area designated Urban Mixed Use shall only occur on the basis of a subdivision plan establishing a comprehensive design for the entire area;
- c) Land use within the Urban Mixed Use area shall be arranged to provide low density residential development adjacent to the existing and planned residential development in Briar Hill and commercial development, a storm water management pond and a local neighbourhood park north of the 14th Line and adjacent to the north-south industrial road. These uses will assist in buffering the residential area from the industrial/commercial area to the west.
- d) The precise arrangement of land use will be determined in the implementing subdivision plan and is shown conceptually in Appendix 4.
- e) The maximum number of residential units, which may be permitted within the Mixed Use area shall not exceed 60 units.
- f) As the development is isolated from other neighbourhoods the neighbourhood park shall be a minimum of 0.6ha and shall front onto the local residential road system and the extension of Leach Road.
- g) As a condition of approval for residential development within the Mixed Use area reports shall be prepared assessing the potential noise, odour or other impacts resulting from the



existing agricultural and planned industrial land uses in the area. The report shall contain recommendations to address potential impacts including the provision of noise fences or berms, landscaping and notification clauses advising prospective purchasers of possible impacts.

- h) Commercial use shall be subject to the provisions of Section 10.7.2.7 Urban Service Commercial.

## **9. Environmental Protection 2**

- a) Lands designated Environmental Protection 2 shall be subject to the policies of Section 4.3.2.1 of the Official Plan.

## **10. Parks and Open Space**

- a) Parkland and / or cash in lieu of parkland shall be dedicated to the Town in accordance with the provisions of the Planning Act.
- b) A District Park comprising an area of approximately 7 ha shall be located within the amendment area. A conceptual location is indicated on Schedule 2 on lands otherwise designated “Light Industrial”. The precise requirement for and location of the park will be determined concurrent with consideration of the implementing zoning bylaw for Phase 1 of the Secondary Plan Area pursuant to Section 9.7.2.15 Phasing.
- c) A service commercial development, comprising an additional 1 ha in area, may be permitted in an integrated fashion with the District Park in any land use designation. Such development shall occur in accordance with Section 9.7.2.7 Urban Service Commercial of this Plan.

## **11. Special Use**

- a) Lands designated Special Use are the intended locations for certain municipal infrastructure uses such as the Waste Water Treatment Plant, water reservoir, sanitary pumping stations and storm water management facilities.
- b) Should lands designated for Special Use not be required for a municipal infrastructure use it may be developed in accordance with the adjacent land use designation as deemed appropriate by the Town.

## **12. Archaeological Resources**

- a) In addition to the policies of Section 7.5 of the Official Plan, Council will require the preparation of an archaeological resource assessment prepared by an archaeologist licensed under Part VI of the Ontario Heritage Act as a condition of draft approval of any subdivision plan or prior to lifting of an “H” Holding zone when a subdivision plan is not required.

## **13. Transportation**

In addition to the Transportation policies contained in Section 7.1 of the Official Plan the following policies shall also apply.

#### 1. Provincial Highways and Arterial Roads

- a) The Town encourages the Ministry of Transportation to undertake a Highway 89 capacity study to identify improvements required to accommodate future traffic growth in the general area and resulting from the Secondary Plan Area.
- b) Commercial access to Highway 89 is permitted only in accordance with the policies of the Ministry of Transportation. Coordination of access and site circulation between properties shall be required to minimize traffic impact to Highway 89.
- c) County Road 10 and Industrial Parkway/14 Line are designated as Arterial Roads and are identified on Schedule 2.
- d) The Town encourages the County to undertake as a priority the construction of the new alignment of County Rd. 10 in accordance with the approved Environmental Assessment Report as it is an important component of the road system currently required. Limited access to the County Rd. will be permitted only where access to adjacent local industrial roads is not available.
- e) The Right of Way provided for County Road 10 shall be 36 metres plus an additional 8 metre corridor will be provided adjacent to it for storm water drainage purposes. Where feasible, and where compatible with other policies of the County's Official Plan, road access to a proposed subdivision or development will be from an existing local road rather than a County Road. In circumstances where an exception may be justified, access will be permitted only in accordance with the policies, processes and bylaws of the County of Simcoe in effect at the time that the application for an exception is made. New accesses to the realigned County Road 10 shall be supported by a traffic impact study to the satisfaction of the County of Simcoe. Lot creation and internal service roads shall be developed so as to direct traffic to signalized intersections.
- f) The extension of Industrial Parkway along the alignment of 14<sup>th</sup> Concession Road will provide a second east/west arterial within the urban limits. The latter will extend across the Nottawasaga River. This road will initially need to be upgraded to a two-lane rural facility. It will be expanded to a four lane urban facility as development proceeds adjacent to the road. Required improvements to the 14<sup>th</sup> Line and the Sideroad 10 connection to Highway 89 will be reviewed by the Town to establish the timing and funding for future required improvements.
- g) The Right of Way to be protected for the 14<sup>th</sup> Concession Road shall be 30 metres;

#### 2. Collector Roads

- a) Collector roads are shown on Schedule 2 to this amendment and provide overall structure to the development of the secondary plan area.
- b) Collector roads shall generally have a 26 metre right of way but may be required to be wider at intersections. The extension of Leach Rd. will require an additional 4 metres of

land to accommodate a possible centre landscape median where it forms a boundary road with the adjacent residential community.

### 3. Local Roads

- a) Local roads are shown diagrammatically on Schedule 2 to provide guidance to subsequent development. Depending upon the nature and size of proposed industrial uses certain local road alignments may be deleted or modified provided the Town is satisfied that it will not compromise the development of the amendment area. Local industrial roads shall generally be 23 metres in width.

### 4. Trail System

- a) A trail system is shown on Schedule 2 of the Plan to satisfy the needs of both non-motorized recreational and work oriented pedestrian trail users. The trail system will be constructed on road rights of way or on a separate alignment as shown on Schedule 2.

## 14. Servicing

In addition to section 7.12 of the Official Plan the following policies shall also apply:

- a) Prior to proceeding with development within the Secondary Plan area the Town shall be satisfied that satisfactory arrangements are in place to ensure the provision of the infrastructure, i.e. roads, sanitary sewers, water supply and distribution and storm water management facilities, necessary to support development.
- b) Council shall allocate servicing capacity concurrent with development approval. Such allocation may be conditional upon such conditions as Council considers appropriate;
- c) Development shall only proceed based upon the Town's latest engineering standards at the time of subdivision approval;
- d) A Functional Servicing Report (FSR) shall be submitted in support of subdivision approval which will establish the detailed servicing and environmental protection requirements for the development. The FSR shall be consistent with the final 'Master Servicing Plan for the Alliston Industrial Commercial Secondary Plan. The FSR shall also identify how the subject development will integrate with future phases/stages.

## 15. Phasing

- a) This amendment constitutes a long term plan for the Town's industrial and employment land needs. Accordingly, development within the amendment area will be phased and staged in order to facilitate infrastructure development and ensure servicing capacity.
- b) The phasing and staging strategy will be implemented through the application of the "holding zone" provisions of the Planning Act.
- c) The Phasing plan is shown on Schedule 3 and contains two Phases. The following elements are included as part of the Phase 1 area:

- a. The provision of major servicing elements required for the development of the overall industrial area, including:
    - i. the major storm water management ponds,
    - ii. the intended location of the water reservoir;
    - iii. the waste water treatment plant and related pumping stations;
    - iv. the County Road realignment which forms the transportation spine of the amendment area;
  - b. A range of light, general and open storage industrial designations to provide options for future development;
  - c. The commercial areas which are provided servicing capacity allocation through the overall residential and industrial allocation rates;
  - d. A range of land ownership opportunities to promote a competitive industrial land market.
  - e. The mixed use residential area to round out and establish the transition between the residential community and the industrial area at an early stage in development;
  - f. The District Park.
- d) Phase 1 constitutes a total of approximately 130 ha. of industrial lands. All industrial lands forming part of Phase 1 will be zoned with an “H” Holding provision.
  - e) The first Stage of development within Phase 1 will be limited in area to the Mixed Use area, 60 net ha. of industrial lands and lands designated Urban General Commercial in order to respond to the current limitations on servicing capacity. The Town will only lift the “H” Holding provision for those Stage 1 lands that are determined by the Town to be readily available for development and for which servicing capacity is available.
  - f) Stage 2 will represent the balance of the Phase 1 lands. The Holding provision for these lands will be lifted upon the Town, in consultation with the Ministry of Environment, being satisfied that sufficient servicing capacity is available.
  - g) Phase 2 will represent the balance of the amendment area. Phase 2 lands will be zoned subject to an “H” Holding provision once the Town is satisfied that appropriate arrangements are in place to secure the infrastructure provided on the Phase 1 lands. The Holding provision for these lands will only be lifted upon the Town, in consultation with the Ministry of Environment, being satisfied that sufficient servicing capacity is available.
  - h) The precise boundary of Phase 1 and Phase 2 may be modified by the Town without the need to amend the Official Plan provided the area of lands zoned for industrial purposes, and not subject to an “H” Holding provision, does not exceed the initial servicing capacity limit of 60 ha. in Stage 1 or such greater amount determined by the Town in consultation with the Ministry of Environment.
  - i) The Town may establish further Stages of development in order to permit portions of Phase 1 or Phase 2 to develop as additional servicing capacity is confirmed.

- j) Permitted uses on lands subject to the “H” Holding Zone shall be the existing agricultural uses until such time as the “H” Holding zone is lifted. In defining the limits of phases and stages regard shall be given to the maintenance of any existing prime agricultural operations.
- k) The Town of New Tecumseth shall undertake a waste water environmental assessment when a total sewage flow of about 21,500 cubic metres/day is reached at the Town of New Tecumseth sewage treatment facilities.

### **9.7.3 Implementation**

In addition to the policies of Section 7.11.4 the following policies shall apply:

- a) Prior to development approval for any development within the Alliston Industrial Commercial Secondary Plan Area the Town shall complete an update of its Development Charge Bylaw to ensure that the financial requirements of new development within the Amendment area are borne by the proposed development.

### **9.7.4 Interpretation**

- a) All provisions of the Official Plan of the Town of New Tecumseth shall apply to lands with this amendment area unless specifically amended herein.