

**Town of New Tecumseth
Beeton Community Secondary Plan**

**AMENDMENT
NUMBER
31
TO THE
OFFICIAL PLAN
OF THE
TOWN OF NEW TECUMSETH**



Approved by the OMB November 13th, 2007

**AMENDMENT NO. 31 TO THE OFFICIAL PLAN FOR
THE TOWN OF NEW TECUMSETH
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**Town of New Tecumseth
Beeton Community Secondary Plan**

PART B – THE AMENDMENT

1. INTRODUCTION

Part B – The Amendment constituting the following text and Schedules A, B and C constitute Amendment No. 31 to the Official Plan of the Town of New Tecumseth.

2. DETAILS OF THE AMENDMENT

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

- a. Section 3.1, Table 1 is replaced in its entirety by the following Table 1

Table 1

Town of New Tecumseth

Total Population, by Community
2001 – 2031

COMMUNITY	2001	2006	2011	2016	2021	2031
NEW TECUMSETH	25,800	29,600	33,900	38,500	42,900	51,300
ALLISTON	9,700	11,400	13,300	15,400	17,400	21,100
TOTTENHAM	5,000	5,900	7,000	8,100	9,200	11,300
BEETON	3,400	3,900	4,400	5,000	5,600	6,800
BRIAR HILL	1,900	2,300	2,800	3,300	3,700	4,600
RURAL	5,800	6,100	6,400	6,700	7,000	7,500

Source: Town’s Growth Management Study report, March, 2002, modified for 2031.

- b. Schedule B2, Community of Beeton is replaced with Schedule B2 attached hereto as Schedule A;
- c. Schedule A, is replaced with Schedule A attached hereto as Schedule C;
- d. Section 9.0 Secondary Plans is hereby amended by adding the following:

9.6 BEETON SECONDARY PLAN

The following policies apply to the lands within the Beeton Secondary Plan Area identified on Schedule “A” hereto. 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 a conflict between the provisions of this Secondary Plan and the provisions of the Town’s Official Plan, the Secondary Plan policies shall prevail.

9.6.1 Goals

The following Goals are established to guide future growth and development within the Beeton Community.

1. General

- Ensure that land use and built form are compatible with the scale and character of the existing village community;
- Establish a well defined public realm;
- Promote pedestrian oriented development patterns and standards;
- Maintain the role of Beeton as a rural village within the Town of New Tecumseth providing a centre for institutional, recreational and village scale commercial facilities.

2. Community Boundaries

- To establish a community planning boundaries which are logical, well defined and reflect the long term needs of the community;
- Establish limits of urban development within the Secondary Plan Area that promote cohesive development, are logical and provide for the evolution of the community in the long term;
- Ensure that any expansion of the urban boundary within the Secondary Plan Area only occurs on the of adequate servicing capacity and evaluation of any environmental constraints or natural hazards;
- Ensure that any expansion of the Secondary Plan boundary only occurs on the basis of a comprehensive review of the community plan and is consistent with the Town’s Growth Management Strategy;
- To focus community activity within the Village on the commercial core and community facilities within and adjacent to the commercial core area;
- To maintain the Village as a predominantly low density residential community reflective of its small town character;

3. Growth Management

- Provide for a community population to 2031 of a maximum of 6800 people;

- Provide for a moderate rate of growth which can be accommodated by servicing capacity and community services and facilities;
- Ensure a scale of development, house types and lot sizes which are reflective of the rural village character of Beeton;
- Ensure all development occurs on the basis of full municipal services;

4. Natural Environment

- To protect and enhance environmental features such as the Beeton Creek and its associated valley, woodlots areas and wetlands;
- To ensure that development does not occur in areas subject to flooding;
- Where existing community areas exist within flood prone areas ensure that appropriate flood studies are completed to the satisfaction of the Conservation Authority when considering any new development;

5. Village Centre and Downtown Core Commercial Areas

- Ensure a prosperous and vibrant commercial core area;
- Ensure development within the commercial core area compliments the existing core area in terms of urban design, size and scale;
- Establish policies to support the establishment of a Heritage Conservation District within the community;
- Protect existing residential areas within the village centre area from incompatible commercial intrusions or residential intensification or infill developments;
- Ensure all development within the village centre and commercial core areas reinforce the traditional pattern and form of development and preserve existing historic buildings and environmental features which give the area its village character.

6. Residential Areas and Neighbourhoods

- Provide for predominantly low density residential development consistent with the character of the existing community;
- Establish a focus in the urban design of each neighbourhood;
- Ensure a high quality urban design and architecture;
- Provide a safe, logical and connected pedestrian system in each neighbourhood which connects seamlessly to other neighbourhoods in Beeton and in particular the village centre and commercial core areas.
- Ensure that development complements the natural landscape and protects and conserves natural features within the planning area;

7. Heritage

- Protect and preserve the existing heritage features;

- Undertake a study to determine the opportunities for and to establish a Heritage Conservation District pursuant to Part V of the Ontario Heritage Act;
- Encourage the retention and incorporation of existing heritage resources in any redevelopment of heritage property;

8. Parks and Open Space

- Provide parkland that has a clear functional relationship to the community and residential neighbourhood;
- Ensure neighbourhood parkland is provided in a manner that is accessible and visible to residents and users particularly by ensuring at least 50 percent road frontage for all neighbourhood parks;
- Utilize public use spaces as organizing elements and focal points in defining the neighbourhood and community land use pattern;
- Ensure the protection, enhancement and integration of environmental open space into the neighbourhood and community fabric;
- Integrate public open space, parkland, storm water management ponds and facilities and pedestrian/bicycle systems into an integrated and connected system.

9. Servicing

- Ensure that all growth is based on full municipal services;
- Ensure that sufficient sanitary and water servicing capacity is available prior to granting draft approval for a plan of subdivision and zoning approval for other forms of development;
- Ensure that the servicing framework for the community is consistent and integrated with the overall growth management objectives of the Town;
- Ensure that servicing requirements for new development provides opportunity for improvements to existing servicing constraints within the community with particular regard to storm water management;

10. Transportation

- Establish a framework of Arterial, Collector and Local roadways within the Community;
- Develop new neighborhoods based on a modified grid road system to reflect the historic neighbourhood structure of the Village;
- Monitor traffic volumes, particularly truck traffic through the Village and implement traffic calming should traffic volumes begin to compromise the quality of the commercial core.

9.6.2 COMMUNITY PLANNING POLICIES

9.6.2.1 General

9.6.2.1.1 Objectives

The overriding objective of this Plan is to maintain the village character of Beeton in its role as an urban settlement within the Town of New Tecumseth. This role is based on modest growth of its residential neighbourhoods and a vibrant, pedestrian and heritage based village core area. The Plan is based upon an approximate 20 year planning period, i.e. to the year 2031 and provides for residential growth within the community to a population of a maximum of 6800 persons.

Important planning objectives for the Community Plan are:

- To ensure that the scale of development is commensurate with the role of Beeton as a village centre and is consistent with the housing needs and growth management objectives of the Town;
- To ensure that the pace of development in the community is commensurate with the ability of the Town to provide necessary services and infrastructure.

9.6.2.1.2 Policies

- 1) The planned population of the community shall be a maximum of 6800 persons.
- 2) All development shall be based on full municipal services including municipal water supply and sanitary sewers. Prior to draft approval of any subdivision plan or the enactment of a zoning bylaw for any development the Town, in consultation with the Ministry of Environment, shall be satisfied that satisfactory water supply capacity and sanitary treatment capacity is available to service the proposed development.
- 3) The growth management strategy of the Town shall respond to the goals, objectives and policies of this Secondary Plan by continuing to recognize Beeton as a “village scale” urban centre and therefore limiting growth in the Beeton Community to approximately 10 % to 15% of the total growth in the Town.

9.6.2.2 Community Boundaries and Growth

9.6.2.2.1 Objectives

An important objective of this Community Plan is to establish a clearly defined urban area boundary that is defensible and enduring into the future which will protect the integrity of the community and provide for the long term evolution of the community. The Plan defines a

Community boundary which delineates the area of the Plan, and areas within which urban uses are permitted or planned for the future.

9.6.2.2.2 Policies

- 1) The boundaries of the Community Planning Area are formed by distinct natural and man made features. These boundaries establish the logical limits of the community for the purposes of community planning to the year 2026.
- 2) Any consideration of urban expansion of the community shall explicitly consider the implications on the Beeton community in terms of the maintenance of its residential and village character, and the impacts of traffic, noise, and effect on community services.
- 3) Any expansion to the Community Plan boundary shall only occur on the basis of a review of this community plan associated with the five-year review process.

9.6.3 Residential Areas/Neighbourhoods

9.6.3.1 Objectives

This plan provides for Low Density Residential and Medium Density Residential areas as may be identified on Schedule A which are intended to provide the residential environments within the community. Such developments are to be integrated, over time, with the overall community in a controlled and sequenced manner which will protect and enhance the natural environment.

9.6.3.2 Calculation of Residential Density

The area included in the calculation of Net Residential Density for low density residential designations of this plan shall only include: local roads; the land for dwelling units; parks and school sites and storm water management ponds located on tableland. Environmental protection areas, Valley land areas and other lands designated Open Space shall not be included in the calculation of density. Density will be calculated on a draft subdivision plan basis or on a site plan basis where a subdivision plan is not required.

The area included in the calculation of Net Residential Density for medium density residential designations of this plan shall only include the land for dwelling units and any private roads, driveways and amenity areas related to the specific development.

9.6.3.3 Policies

9.6.3.3.1 Residential Areas

- 1) The Community Plan provides for the creation of a new neighbourhood on the south side of the community and expansion of an existing neighbourhood on the west side of the community. These neighbourhoods are identified on Schedule A and comprise:
 - i) Beeton South comprising the lands south of Maple Avenue west of the 10th Sideroad, east of the SSR line and southward to a defined rise in topography associated with a hedgerow and planned pedestrian greenway and storm water management channel.
 - ii) Beeton West comprising the lands north of Main Street and west of Danielle Ave.

Population and area estimates for these neighbourhoods are shown on Table A.

Table A -Population Summary
Existing and Planned Community Areas

Population Component	Population	Area (hectares)
Existing (2001) Census	3,822	
Population estimate 2004	3,940	
Infill Opportunities (130 units x2.7 ppu.)	350	
Total Population capacity	4291	
Additional Secondary Plan Population	Residential	
• Beeton West	554	14.16
• Beeton South	1955	48.78
Subtotal	2509	62.94
Community Total – Population	6800	

- 2) The maximum net residential density for lands designated Low Density Residential Area on Schedule A shall be 14 units per hectare. Existing development on lands designated Residential Area shall be deemed to conform to the density provisions of this Amendment.
- 3) Permitted uses in Low Density Residential areas shall include:
 - Detached and semi-detached residential dwellings;
 - Schools;
 - Parks and Open Space;

- Home occupations;
 - Private home daycare;
 - Public works related to the residential development.
- 4) The maximum density of medium density residential development shall be 40 units per hectare, as calculated by this Plan.
 - 5) All development within areas designated Residential Area shall be serviced by full municipal services including municipal water and sanitary sewers.
 - 6) Intensification in existing residential neighbourhoods shall only be permitted where the proposed development is compatible with the adjacent land use and neighbourhood in terms of land use, building form and massing, parking impacts and streetscape.
 - 7) Intensification in existing residential neighbourhoods shall only be permitted where the proposed development is compatible with the adjacent land use and neighbourhood in terms of land use, building form and massing, parking impacts and streetscape.
 - 8) Appropriate buffering will be required adjacent to the SSR line and planned railway station. Buffering will preferably include open space features such as storm water management ponds, berms, single loaded roads adjacent to the railway right of way or a combination thereof. Generally, reverse lotting backing onto the railway line will be discouraged.

9.6.4 Downtown Core Commercial, Downtown Core Transitional and Corridor Commercial

- 1) The lands designated “Downtown Core Commercial”, “Downtown Core Transitional” and “Corridor Commercial” are subject to Sections 5.3.5.1, 5.3.5.2 and 5.3.5.3 of this Official Plan.

9.6.5 Employment Area 2

- 1) The lands designated “Employment Area 2” shall continue to be subject to Section 5.4 and other relevant policies of the Official Plan.

9.6.6 Parks, Open Space & Pedestrian Trail System

9.6.6.1 Parks

- 1) Preferred locations for Neighbourhood and Local Parks are identified conceptually on Schedule B2 and shall be defined in more detail at subsequent stages in the planning process based on the criteria herein.
- 2) Parks shall meet the following criteria:

- Local parks should be approximately 0.8 ha in size;
 - Neighbourhood parks should be 1.5 to 3 ha. in size;
 - All parks should be a shape that supports their intended use (predominantly square or rectangular);
 - Local parks are intended for unorganized, passive and minor recreational activity;
 - Neighbourhood parks may function for organized sport activities but are generally for “junior” unlit play fields.
 - Parks should be located to provide a maximum a five minute walking distance from residences in the neighbourhood;
 - Parks should be highly visible and have a minimum of 50 percent of their perimeter as street frontage;
 - Parks should be linked into an overall open space and community greenway system through the utilization of pedestrian walkways associated with valley and tributary systems, storm water management and drainage facilities and the community sideway system.
- 3) Parkland shall comprise developable tableland. Environmental Protection areas shall not be acceptable for dedication to the Town for parkland purposes.
- 4) Lands for park purposes shall be provided at a ratio of 5% of the gross land area or 1 hectare for each 300 dwelling units or a combination of 5% and 1 ha per 300 units, whichever yields the greater provided for in Section 42(1) of the Planning Act. Commercial development shall require conveyance of 2% of the land for parks purposes as provided for in Section 42(1) of the Planning Act.
- 5) Gross land area is defined as the total land area within a plan minus valley lands and/or woodlands. If the valley lands are used for any servicing, the portion of that valley used for servicing shall be included in the 5% parkland calculation.
- 6) Lands utilized for stormwater management facilities shall generally not be considered as any part of the parkland dedication requirement provided via the Planning Act. In addition to providing storm water quantity and quality functions stormwater management ponds shall be designed with a natural and curvilinear form incorporating appropriate trees and shrubs such that they form an attractive amenity feature in the community. To the extent possible, such facilities shall have regard for the pedestrian and bicycle system and designed in a manner to enhance their aesthetic appeal.
- 7) The Town shall require dedication of parkland rather than cash-in-lieu unless it can conclusively be demonstrated that no significant requirement for such parkland will be present for the foreseeable future.

9.6.6.2 Open Space

- 1) Open Space lands include Environmental Protection and Environmental Protection 2 Areas and constitute those areas possessing natural characteristics which should be protected and enhanced such as valley lands and woodlands.

9.6.6.2.1 Environmental Protection 2 Policies

- 1) Lands designated as Environmental Protection 2 primarily pertains to the valley of the Beeton Creek. These areas shall be subject to the policies of Section 4.3.2.2, 4.4.12.1, 4.4.12.2a), d) and e), 4.4.12.3 and 4.4.12.4 and any other applicable policies of the Official Plan.
- 2) Some Park opportunities may exist within the broad valley on the Beeton Creek. Such sites are indicated on Schedule B2 and will be reviewed by the Town in consultation with the Nottawasaga Valley Conservation Authority to determine their environmental feasibility and functional necessity from a community perspective.
- 3) Redesignation of lands designated as Environmental Protection 2 adjacent to the Hendrie Drain to other urban land use designations may be considered subject to undertaking a flood plain analysis (hydraulic study) for the Hendrie Drain from Cedar St. to Lilly St. Such study shall determine the areas suitable for development versus the lands required for flood conveyance. The results of the study will determine the floodplain management approach and any subsequent policy framework to be applied to the area.
- 4) Further to the requirements of clause 9.6.6.2.1 should any studies, approved by the Conservation Authority and the Town, identify lands that are flood susceptible during the Regional Storm event, then such lands shall be deemed to be subject to the policies of the Environmental Protection 2 designation.

9.6.6.2.2 Environmental Protection

- 1) Lands designated Open Space-Environmental Protection includes natural areas such as woodlands, areas of wildlife habitat and areas of natural regeneration.
- 2) Permitted use of lands designated Open Space – Environmental Protection shall be conservation uses and passive open space uses only such as pedestrian trails which specifically excludes country recreational uses such as a golf course.
- 3) The naturalization and enhancement of Open Space - Environmental Protection Areas shall be encouraged;
- 4) Should the Town in consultation with the NVCA be satisfied that a feature does not warrant environmental protection based on detail study the lands may be used in accordance with the adjacent land use designation as determined appropriate by the Town.

- 5) The Environmental Protection Area in the south west portion of the Plan adjacent to the SSR line may also be integrated with a storm water management pond provided a Master Environmental Servicing Report satisfactory to the Town and Conservation Authority is prepared addressing the following:
 - the drainage area served by the storm water management facility;
 - any required realignment of the existing drainage tributary is minor and maintains all existing environmental functions;
 - the requirements of a hydrological survey to ensure that storm water management outflows can be accommodated;
 - the establishment and implementation of an appropriate rehabilitation plan for the balance of the environmental protection area
 - that the area is integrated with a pedestrian walkway system connected to the broader community;

9.6.6.3 Pedestrian Trail System

- 1) A pedestrian trail system is identified on Schedule B. This trail system integrates open space features, existing and planned neighbourhood parks, storm water management facilities and the existing and planned sidewalk system into an integrated trail system.
- 2) The integration of the trail system shall be a requirement for new development through the implementation of pathway trails through valley areas and other open space areas and wider sidewalks along roadways forming part of the trail system.

9.6.7 Heritage Conservation

9.6.7.1 Objectives

- 1) The objective of the Beeton Secondary Plan is to preserve and protect the rich cultural heritage and natural resources of the Beeton Community. The Town is committed to preserving this heritage through the application of the Ontario Heritage Act.
- 2) Council may, by by-law pursuant to the Ontario Heritage Act, define the Beeton Community, or a defined area thereof, as an area to be examined for future designation as a Heritage Conservation District. Council may undertake a Heritage Conservation District Study to examine the character of the study area and to assist in the delineation of a boundary for the proposed district. District planning guidelines may also be included in the study to provide a framework for consideration of applications for new development and alterations. Heritage Conservation District Study Areas may include buildings of no present architectural or historical interest.

- 3) Based on the results of the District Study, Council may, by by-law, designate the Municipality or any defined area or areas as a Heritage Conservation District pursuant to the Ontario Heritage Act. A District designation recognizes the significant historical, architectural and/or landscape features of an area which characterize a distinctive pattern of development, neighbourhood, and/or physical cultural and social aspects of a community.
- 4) Council may, after examination, prepare and adopt a Heritage Conservation District Plan containing policies, guidelines and relevant information which will enhance the unique historical and architectural character of the area and provide a framework for renovation and redevelopment. Property owners of buildings located within a designated District shall be encouraged by Council, in consultation with Heritage New Tecumseth, to preserve and maintain their buildings and seek appropriate grants and loans for eligible conservation work.

9.6.7.2 Policies

- 1) To protect and preserve significant heritage features including buildings and other structures and sites, through the application of the Ontario Heritage Act and other relevant legislation.
- 2) To encourage the retention and incorporation of existing heritage buildings and other structures in the redevelopment of heritage properties.
- 3) To encourage new development within the Commercial Core area and adjacent residential area to be sympathetic in scale, massing and architectural design with the existing heritage buildings in these areas.
- 4) To consider undertaking a Study to determine the opportunities to designate a defined area of Beeton as a Heritage Conservation District under Part V of the Ontario Heritage Act.
- 5) To ensure that all future development within the Beeton Commercial Core Area occurs in accordance with the requirements of a Heritage Conservation District Plan. The Town may apply an Interim Control by-law in order to implement this provision.
- 6) To encourage the protection of, or where appropriate, the excavation of local archaeological resources.
- 7) To preserve and incorporate significant heritage and archaeological sites into public and commercial environments and public open spaces.
- 8) To promote an understanding of, and an appreciation for the village heritage amongst the broader community.

9.6.8 Institutional

- 1) Institutional uses shall be permitted in all land use designations excluding Environmental Protection 2 and Open Space – Environmental Protection designations.
- 2) Specific Institutional uses are identified on Schedule A. Should any such use cease, be relocated or be no longer be required the adjacent land use designation shall apply.

9.6.9 Special Study Area

- 1) The lands designated “Special Study Area” are subject to Section 5.7 of this Official Plan.

9.6.10 Special Use – South Simcoe Railway

- 1) The South Simcoe Railway operate a steam locomotive train and rail yard facility on the South Simcoe Railway line and lands identified as “SSR” of Schedule A. This operation is recognized by the Town as an important tourism attraction to the Town and particularly the Community of Beeton.
- 2) The Town encourages the development of tourism and associated commercial uses related to the South Simcoe Railway. Accordingly lands located to the north of the SSR Yard and south of Main St. may be used for tourism commercial uses associated with the SSR operation without amendment to this Plan. Such uses shall be specifically defined in the implementing zoning bylaw and shall be based upon a tourism and rail yard development plan submitted by the South Simcoe Railway and any affected landowner(s).

9.6.11 Transportation

- 1) Schedule B identifies a road hierarchy for the Beeton Community together with the location of possible future traffic signals;
- 2) A possible road connection is identified on Schedule B which connects Prospect St. to Danielle Ave. through an exiting industrial area. The opportunity for this connection will be considered should the industrial area redevelop in the future.
- 3) In addition to the policies in Section 7.1.1.b (ii) of the Official Plan the following shall apply to the road hierarchy shown on Schedule B:
 - a) Minor collector roads serve relatively low volumes of intra-neighbourhood travel and may accommodate local transit service. Direct access from abutting properties is permitted together with on-street parking. Right of way width is typically 20 metres.
- 4) The traffic signal locations identified on Schedule B are based on minimum spacing for signalized intersections of 400 metres and are appropriate from the perspective of roadway capacity and operations requirements.

- 5) The implementation of traffic signals shall be based on traffic warrants. The necessity for any particular traffic signal shall be considered in the review of any development proposal which may generate traffic impacting on the particular intersection. A traffic report examining impacts on the adjacent road system will be required for all development within the new neighbourhood areas identified by this Secondary Plan or any other developments identified by the Town as having potential traffic impacts.

9.6.12 Growth Management

9.6.12.1 Phasing

- 1) This Secondary Plan provides for the long term growth of the community and is intended to be coordinated with the Town's Growth Management Study and sanitary and water servicing capacity. Accordingly, phasing of development will be required together with additional information and supporting studies pertaining to any particular development. Phasing is categorized in two stages. Stage 1 is the completion of existing, designated development which will provide for limited community growth from 3800 to approximately 4300 people. Stage 2 provides for community growth of the new areas designated Residential by this plan and the commensurate population growth from 4300 to 6800 people.

Stage 1 – Existing Residential Area

- Provides for growth from 3800 to 4300 people;
- Constitutes infill development of areas previously designated for development in the official plan ;
- Servicing capacity has been allocated or reserved by the Town for the proposed development.

Stage 2 – Planned Residential Area

- Provides for growth from 4300 to 6800 people;
- Constitutes area designated on Schedule A as “Residential Areas” located in Beeton South and Beeton West;
- Prior to the draft approval of any plan of subdivision or enactment of a zoning bylaw for any other development form, the Town, in consultation with the Ministry of Environment shall be satisfied that servicing capacity of wastewater treatment is available in accordance with the Class Environmental Study Report dated June 20, 2005 and that sufficient–water servicing capacity to service the proposed development is available;
- Any development proposal requiring wastewater treatment services in excess of 100% of the currently approved capacity will not be allowed to proceed through

any form of Planning Act approval until a new Class EA is completed demonstrating capacity;

9.6.13 Supporting Studies

1) Prior to draft approval of draft plans of subdivision by the Town the following studies shall be approved by the Town in consultation with any other affected Government agency:

- a Master Environmental and Servicing Plan (ME/SP) for the specific development which builds upon and is integrated with the community level MESP undertaken by the Town. The MESP shall:
 - define the environmental features, functions and linkages that need to be protected within the development area;
 - establish a Master Stormwater Management Plan for the entire Beeton Community. The preparation of such a Master Stormwater Management Plan will be completed, in part, using the Assimilative Capacity Study model to determine appropriate mitigative measures to protect and/or enhance the water quality and quantity of the Nottawasaga River from the stormwater flows from the Beeton Community Secondary Plan area;
 - any revisions to the storm water management approach to that established in the Beeton Master Servicing Plan (MSP) should satisfy the appropriate Phase of the Class EA for the type of project being considered (ie. an update to the MSP for Schedule B projects or completing the requirements for Schedule C projects) or be integrated with the planning process provided all the notification and consultation requirements of the Class EA process are applied.
 - define the requirements and availability of servicing capacity and related trunk and feeder main alignments in accordance with the Class Environmental Study Report dated June 20, 2005:
 - determine such other matters as may be identified by the Town.

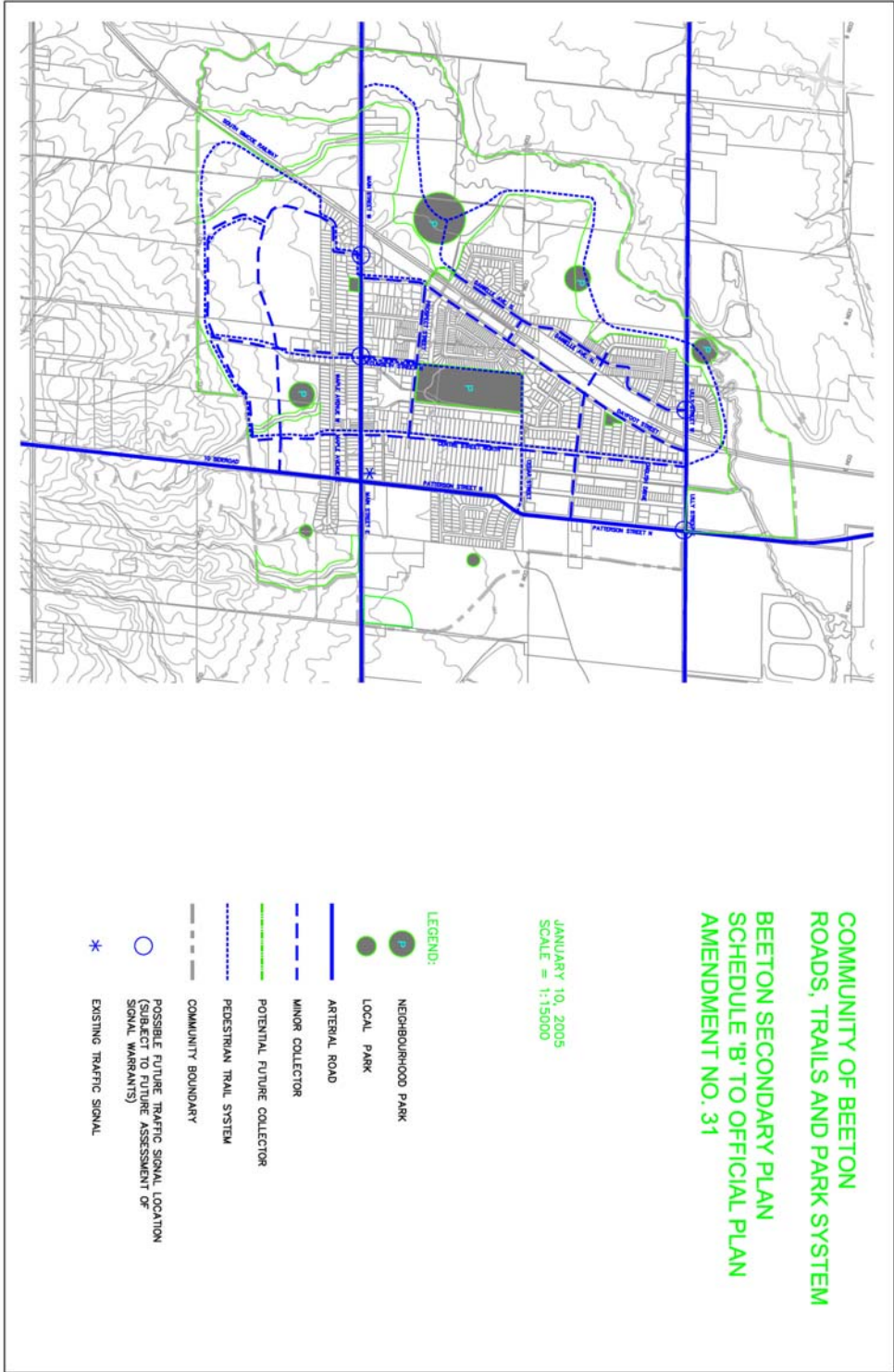
transportation impacts and infrastructure needs including:

- an analysis of traffic impacts and proposed improvements;
- intersection requirements including turn lanes and signalization;

- timing of County road improvements, implications for the proposed development;
 - an Archaeological Assessment;
 - a summary of the proposed housing unit types and density;
 - a comprehensive Noise Study;
 - an Urban Design Plan including:
 - a streetscape/landscape masterplan;
 - a continuous pedestrian/bicycle route;
 - a determination of continuous road frontage adjacent to parks, schools, public open space and other community facilities;
 - Parks and Open Space Master Plan that includes linkages between parks, valley lands, woodlands, schools and other public institutional facilities;
 - establish a preliminary “facility fit” plan for park areas;
- 2) Within the area defined on Schedule A as “Beeton South” the Town may require the submission of a Neighbourhood Plan in order to co-ordinate development amongst a number of land owners. Such Neighbourhood Plan shall be based on the information required in 1) above, showing how development is to occur. Neighbourhood plans shall be approved by Council prior to the draft approval of any plan of subdivision in the specified area.

9.6.14 Interpretation

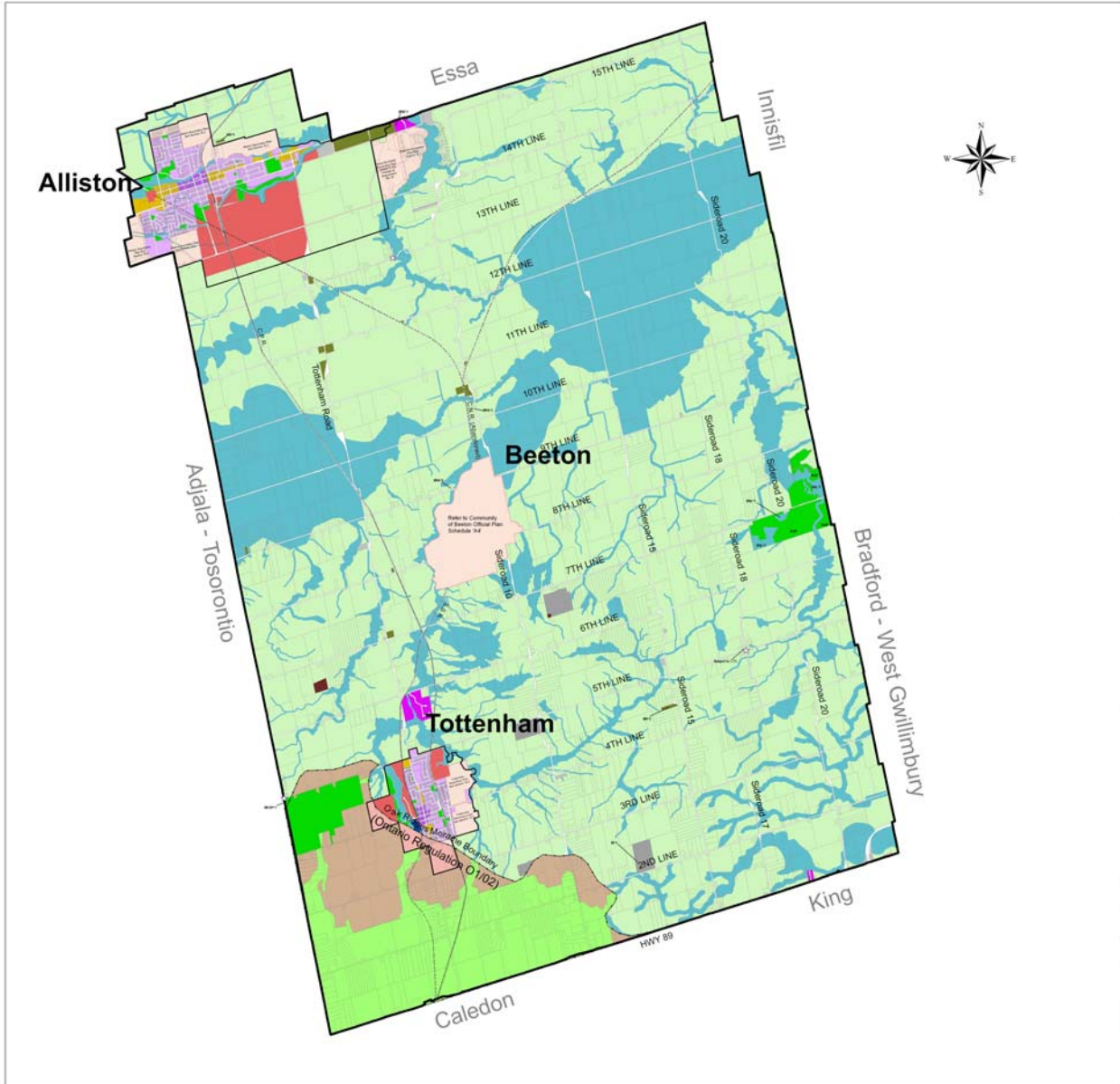
- 1) The locations of and boundaries between the land use designations shown on the Schedules to this Plan are approximate, except where they coincide with arterial roads, railway lines, or other clearly defined physical features. Minor adjustments will not require an amendment to this Plan as long as the intent of its policies is maintained.
- 2) All statistics, with the exception of the population and density requirements, may vary within 5% as long as the intent of the policies of this Plan is maintained.



**COMMUNITY OF BEETON
ROADS, TRAILS AND PARK SYSTEM
BEETON SECONDARY PLAN
SCHEDULE 'B' TO OFFICIAL PLAN
AMENDMENT NO. 31**

JANUARY 10, 2005
SCALE = 1:15000

- LEGEND:**
- NEIGHBOURHOOD PARK
 - LOCAL PARK
 - ARTERIAL ROAD
 - MINOR COLLECTOR
 - POTENTIAL FUTURE COLLECTOR
 - PEDESTRIAN TRAIL SYSTEM
 - COMMUNITY BOUNDARY
 - POSSIBLE FUTURE TRAFFIC SIGNAL LOCATION
(SUBJECT TO FUTURE ASSESSMENT OF
SIGNAL WARRANTS)
 - EXISTING TRAFFIC SIGNAL



Legend

O.P. Designations

- ☆ Hamlets
- Old, Ridges Moraine Boundary
- Rural Agriculture
- Urban Commercial Core
- Extractive Industrial
- Urban General Commercial
- Hazard Land
- Urban Industrial
- Open Space
- Rural Commercial
- Rural Estate Residential
- Urban Residential
- Rural Industrial
- Waste Management
- ORM Country Side Area
- ORM Natural Linkage Area
- ORM Tottenham Rural Settlement
- Secondary Plans
- Community Boundary

**Town of New Tecumseth
Official Plan
Schedule A1**

**Schedule 'C' to
Official Plan Amendment 31**

Corporation of the Town of



New Tecumseth

SCALE: 1:30,000

DATE: November 17, 2003 - Revised October, 2007

CREATED BY: ENGINEERING DEPARTMENT
GIS Support Services

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