

**SPECIAL COUNCIL MEETING  
APRIL 23, 2018**

**REPORT #PD-2018-13**

**TOWN OF NEW TECUMSETH OFFICIAL PLAN REVIEW**

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**RECOMMENDATION**

That Report #PD-2018-13 be received;

And further that all comments received at the Special Meeting of Council be received;

And further that staff be directed to continue to complete the five year review of the Town of New Tecumseth Official Plan.

**OBJECTIVE**

The purpose of this report is to:

- outline the purpose of the Special Meeting of Council;
- summarize the public consultation events that have taken place to date;
- outline County and provincial policies/plans that have implications on the Town's Official Plan and which the Town is required to conform to/be consistent with.

**BACKGROUND**

An Official Plan is a strategic document that guides land use and development within a municipality. Official Plans include goals and objectives of the community and establish policies to direct the form, extent, nature and rate of growth. Official Plans guide community decisions over a set period of time (typically 20 years), have legal status and derive their authority from the *Planning Act*. Section 26(1) of the *Planning Act* requires that every Official Plan be considered for revision not less frequently than every five years after the plan comes into effect.

**Town of New Tecumseth Official Plan**

The Town of New Tecumseth last initiated a review of its Official Plan in 2004, which resulted in the approval of a new Official Plan by the County of Simcoe ("County") on March 10, 2010. This review updated the Town Official Plan ("Town OP") to comply with the previous County Official Plan and to be consistent with the 2005 Provincial Policy Statement. In 2017, the Town completed an Official Plan amendment to include policies in the Town OP to conform with the South Georgian Bay Lake Simcoe Source Protection Plan. The Town's current Official Plan Review is required to address a variety of upper tier (County and Provincial) plans and policy to ensure that the Town OP conforms to same.

**County of Simcoe Official Plan**

The County OP was approved by the Ontario Municipal Board ("OMB") on December 29, 2016 save and except a variety of site specific matters. One of said site specific matters is the Settlement Area Boundary of Alliston which remains under appeal by two (2) appellants as well as the Town, however no hearing date has yet been scheduled. Notwithstanding, the County OP is substantially different from the previous County OP and achieved conformity to both the 2014 Provincial Policy Statement and the 2013 Growth Plan, as well as all other provincial plans/policies in affect at the date of decision.

Section 27 of the Planning Act requires that lower-tier municipalities amend their Official Plans to conform to an upper-tier municipal official plan within one (1) year of it coming into affect.

## **COMMENTS AND CONSIDERATIONS**

### **Special Meeting of Council**

Section 26(3) of the *Planning Act* provides that, "*Before revising [an] official plan ... the council shall, ... (b) hold a special meeting of council, open to the public, to discuss the revisions that may be required ...*". Additionally, subsection 26(5) of the *Planning Act* provides direction on the format for such a "special meeting of council", noting that during such a meeting, "*the council shall have regard to any written submissions about what revisions may be required and shall give any person who attends the special meeting an opportunity to be heard on that subject.*"

Accordingly, the special meeting serves to provide a forum for members of the public to make written and/or oral submission to Council with respect to such revisions as they respectively consider are required in order for the Town's Official Plan to be updated. All comments provided will be considered by the consulting team through the Official Plan Review.

Staff note that in addition to the Special Meeting of Council, two other non-statutory public consultation events have taken place during the course of the Official Plan Review; a Community Visioning Workshop on June 19, 2017 held at the NTRC and a Community Planning Forum on October 11, 2017 held at the TCFC. A statutory Public Open House has been scheduled for April 26, 2018 at the Beeton Memorial Arena which will provide the public with another opportunity to provide comments and ask questions of staff and the consulting team on the draft Official Plan, followed by a Statutory Public Meeting on June 13, 2018. Any comments from the public must be submitted prior to or at the Public Meeting to ensure they are considered prior to Council adoption of the new Official Plan.

### **Matters for Consideration**

As noted, there are a variety of technical requirements necessary for inclusion into the Town's Official Plan as discussed below.

*Provincial Policy Statement, 2014*

The PPS contains policies concerning land use planning and development from the province. It provides policy direction on matters of provincial interest such as building strong communities, the wise use and management of resources, protecting public health and safety, and climate change. The 2014 PPS introduced a number of changes from the 2005 PPS related to settlement areas, agricultural lands, servicing and infrastructure, etc.

*Growth Plan for the Greater Golden Horseshoe, 2017*

The Growth Plan outlines a broad land use based policy framework to effectively manage projected growth, promote complete communities and provide greater protection for the environment and agricultural lands across the Greater Golden Horseshoe, including the County. The recently updated 2017 Growth Plan elevates the requirement to complete a municipal comprehensive review to consider a variety of matters, including the expansion of settlement areas, the County. Additionally, the Growth Plan introduced an Agricultural System and Natural Heritage System which the Town's Official Plan is required to conform to, despite the more detailed analysis completed during the last Official Plan review which split Agricultural and Rural lands, as well as more localized analysis of the Town's natural heritage system by the conservation authorities which would otherwise provide for more robust environmental protection of the Town's natural heritage features.

*Lake Simcoe Protection Plan, 2009*

The objectives of the Lake Simcoe Protection Plan are to: restore the health of aquatic life within the Lake Simcoe Watershed; improve water quality, including reducing loadings of phosphorus to the Lake; maintain water quantity; improve the health of the ecosystem by protecting and rehabilitating important areas, such as shorelines and natural heritage; and, address impacts of invasive species, climate change and recreation activities. Policies therein relate to stormwater management, on-site and subsurface sewage treatment, etc. Only a small area in the south east portion of the Town is within the Lake Simcoe Watershed.

There are numerous other provincial guidance materials related to matters such as climate change, watershed planning, inclusionary zoning, etc. that the Town may be required to implement into the Official Plan.

In addition to the technical requirements as noted herein, through the first two public consultation events, a series of issues have been summarized by the consulting team to be addressed through the OPR. These include:

- Issue 1 - Growth Management
- Issue 2 - Economic Development
- Issue 3 - The Downtowns
- Issue 4 - Agriculture and Rural Lands
- Issue 5 - Natural Heritage
- Issue 6 - Housing
- Issue 7 - Neighbourhood Design
- Issue 8 - Servicing
- Issue 9 - Transportation
- Issue 10 - Cultural Heritage

These issues are not necessarily mutually exclusive from matters that would otherwise have been addressed by staff and the consulting team in achieving conformity with County and Provincial plans, however have been noted by the public as significant issues.

In consideration of the foregoing, staff recommend that the Town continue to complete the review of the Town's Official Plan to address the multitude of provincial planning policies/plans and the publicly identified issues.

## **FINANCIAL CONSIDERATIONS**

There are no financial considerations as a result of this report.

Respectfully submitted:



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**Department:**

Planning

**Status:**

Approved - 19 Apr 2018

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