

**COMMITTEE OF THE WHOLE PLANNING PUBLIC MEETING
JUNE 13, 2018**

REPORT #PD-2018-22

**TOWN OF NEW TECUMSETH
OFFICIAL PLAN REVIEW
FILE NO: DEV 362**

RECOMMENDATION

That Report #PD-2018-22 be received;

And further that staff continue to work through any issues pertaining to application File No. 362, the Town of New Tecumseth Official Plan Review, prior to bringing a recommendation report forward to the Committee of the Whole.

OBJECTIVE

The purpose of this report is to provide the Committee and the public with background information regarding the Town of New Tecumseth Official Plan Review and to present the second draft of the new Official Plan ("draft Town OP"), prepared by The Planning Partnership.

This meeting is the statutory Public Meeting held pursuant to Section 17(15)(d) of the *Planning Act*, to seek public input on all components of the draft Town OP.

BACKGROUND

An Official Plan is a comprehensive and strategic document that guides land use and development within the Town. 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). Official Plans 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.

On March 20, 2017, Council awarded proposal P17-03, the Town's Official Plan Review ("OPR") to The Planning Partnership in association with Municipal Planning Services, PLAN B Natural Heritage, MDB Insight and Plan-it Geographical who have completed all stages of the work program and have now prepared a second draft Town OP.

Public Consultation and Information Dissemination

The public consultation strategy for the OPR has extended beyond the statutory requirements mandated by the *Planning Act*. Consultation events have taken place in each of the Town's three settlement areas and have combined drawn over one hundred

and fifty (150) members of the public. The following public consultation events have taken place since 2017:

- **June 19, 2017** – Visioning Workshop – Alliston, NTRC – provided an overview of the OPR process and an interactive opportunity for the public to contribute to the development of the Official Plan vision and guiding principles;
- **October 11, 2017** – Community Planning Forum, Tottenham, TCFC – provided an overview of the work completed to that date and discussed the preliminary issues identified by staff and the consulting team;
- **April 23, 2018** – Section 26 Special meeting of Council – identified what was to be included in the OPR and obtain any other additional comments from the public on what should be considered during the OPR.;
- **April 26, 2018** – Statutory Public Open House, Beeton, BMA – presented the first draft of the new OP;
- **May 14, 2018** - Presentation first draft Town OP to the Simcoe County Chapter of BILD and the Simcoe County Home Builders Association; and,
- **June 13, 2018** – Public meeting - Presentation of the second draft Town OP to Council and the public.

The intent of the CLC was to act as a sounding board for the project team on all stages of the OPR and consisted of business owners, residents and Members of Council. This group is not a decision-making body, rather are an advisory body that is representative of the local community.

A project steering committee was developed inclusive of Planning and Development, Engineering, Parks, Recreation and Culture, Economic Development and IT staff, as well as the Town Solicitor to provide detailed technical comments on the draft Town OP. Other contributors include the CAO, the GM of Infrastructure and Development and Heritage staff.

Further to the above activities, the following consultation and outreach items/activities were completed in an effort to solicit as much public involvement as possible:

1. A dedicated project webpage was prepared as a central location to obtain all information related to the OPR;
2. Interviews with members of Council;
3. Outreach to indigenous communities to consult on the preparation of the Official Plan;
4. All public notices were posted on the Town's social media platforms; and,
5. The Town's consultants produced a series of five (5) newsletters, which were released at various stages of the project and provided quick summaries of the work completed and next steps. Each newsletter was posted to the project webpage, with hard copies available in the Town Administration Centre, the three library branches, the three recreation centres and the Museum on the Boyne.

At all stages of the OPR, consultation with the County of Simcoe occurred to ensure that the Town was proceeding in accordance with County and provincial policy.

COMMENTS AND CONSIDERATIONS

Content and Structure of the New Town Official Plan

The consulting team have completed a second draft Town OP which responds to provincial and County policy previously reported to Council, but also responds to public comments received to date where appropriate and the series of issues identified as part of the public consultation strategy, presented to and endorsed by Council for further consideration on February 12, 2018, as follows:

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

For the purposes of this report, the draft Town OP is discussed/summarized below, but has not been included as an attachment. It is available on the project webpage at the following link: www.newtecumseth.ca/opr/.

The draft Town OP has been significantly reorganized; three new sections have been added related to growth management, exceptions (referencing site specific Official Plan Amendments and some secondary plans) and infrastructure; updates have been made to policies to ensure consistency/conformity to County and provincial policies; updated information from the Nottawasaga Valley Conservation Authority ("NVCA") and the Lake Simcoe Region Conservation Authority ("LSRCA") is referenced specifically as it relates to the Town's environmental protection designations; and, a variety of additional policies to aid the Town's implementation of the Official Plan have been proposed. Each section of the draft Town OP is discussed below.

Section 1.0 - Introduction

Section 1.0 outlines the background to the Official Plan in terms of the guiding policies and principles that are captured within it. It sets out the Official Plan's purpose in guiding the growth and development within the Town in a sustainable manner and describes the overall structure and layout.

Section 2.0 - Vision, Goals and Objectives

Section 2.0 sets out the vision statement for the Official Plan, which was developed through the public consultation sessions, to articulate the future aspirations for the Town of New Tecumseth and to help guide future growth and change.

Additionally, the specific goals and objectives of various aspects of the Official Plan i.e. Economic Development, Housing, Infrastructure, Natural Heritage Features, etc. are articulated, which provide context for the actionable policies contained within each section of the Official Plan.

Section 3.0 - Growth Management

This is one of three new sections of the Official Plan, specifically addressing growth management related issues. It outlines the municipal structure and intensification/density targets, and guides growth and intensification through the identification of strategic growth areas i.e. the Downtown Core Commercial, Corridor Commercial and Major Commercial Designations of Alliston, Beeton and Tottenham. Additionally, in accordance with the Growth Plan and County OP, policy is included to denote Alliston as a Primary Settlement Area which is expected to accommodate a significant portion of the Town's future growth.

Policies are also included to identify what may only occur following the completion of the County's Municipal Comprehensive Review ("MCR"), specifically:

- i. Urban Settlement Area boundary expansions;
- ii. Adjustments to the Intensification target, or designated greenfield density target;
- iii. Employment Area conversions; or,
- iv. Changes to the time horizon of 2031.

Staff note that the Town received twenty (20) written submissions requesting either expansions to the Town's Settlement Area boundaries, or conversions of employment lands to non-employment uses. Specific responses were provided to those individuals during the preparation of the first draft Town OP, indicating that the OPR could not address their specific request due to the requirement for same to be addressed in a County MCR.

Section 4.0 - Natural Heritage System

This section describes the Town's natural heritage features and their related influence areas (adjacent lands), requirements for Environmental Impact Studies or related evaluation at the time of development within or adjacent to the Natural Heritage System, a Town wide goal for tree cover of 30%, and the permitted uses within three land use

designations; Environmental Protection One ("EP1"), Environmental Protection Two Overlay ("EP2 Overlay") and the Oak Ridges Moraine Natural Linkage Area.

The boundaries of the EP1 and EP2 Overlay designations have been updated to reflect the most recent data available and the methodology established by the Province, as well as the best practices of the Conservation Authorities. This update involved including the floodplain lands in the EP2 Overlay designation to ensure that flood risks are mitigated prior to future development. This new approach provides a higher level of environmental protection for the Town. It is noted that agricultural operations will continue to be supported and protected.

Section 5.0 - The Urban Settlement Areas

This section provides the land use planning framework for all lands within the Town's Settlement Areas, specifically the residential, commercial, institutional and employment lands designations. This includes a significantly expanded housing policy framework and more emphasis and potential tools for addressing the provision of affordable and accessible housing.

Other changes made include: a shift in the focus of the Official Plan policies from residential densities to heights, i.e. permitted uses may now include low-rise, mid-rise or high-rise residential dwellings, with policies added to define these terms and to guide their development; the policy requirement for a Market Impact Study for commercial development has been clarified to focus only on the potential impacts to the viability of the Downtown Core Commercial designations; introduction of a minimum height of two (2) storeys for the Downtown Core Commercial designation, etc.

Section 6.0 - The Rural/Agricultural Area

This section provides the land use policy framework for the Rural and Agricultural Area. Updates have been made to reflect the PPS by addressing agricultural-related uses and on-farm diversified uses for the Agricultural designation and small-scale commercial/industrial uses for the Rural designation. New policies have also been introduced guiding home occupations in accessory buildings in the Agricultural and Rural designations (on both the first or second floor).

According to recent Provincial mapping and direction, all lands outside of the Town's Settlement Area boundaries must be designated either Agriculture or Natural Heritage. This disregards the significant work completed during the previous OPR in identifying separate rural lands, which are less appropriate for agriculture, and will result in some already developed lands (i.e. Briar Hill, Briar Hill West and Belterra) being designated Agricultural, preventing further development. Currently, this requirement has not been reflected in the draft Town OP as the project team continues to consider how to meet provincial requirements while meeting the needs of the Town.

Section 7.0 - Design, Heritage and Parkland

This section provides the Town's policy framework for urban design, the preservation and planning related to the Town's heritage resources and parkland development policies. Reference has been added to identify the need to consult with Indigenous communities, as well as with the municipal Heritage Committee in the consideration of development applications or amendments to planning documents.

Section 8.0 - Exceptions

This is a new section of the Official Plan that consolidates many of the approved secondary plans and other site specific exceptions. Related is a new schedule to the Official Plan that identifies all exceptions. A memo from the Town's consultants identifying which secondary plans have been consolidated and why is provided herein as Attachment No. 1.

Section 9.0 - Infrastructure

This is a new section of the Official Plan introducing a policy framework to address municipal servicing, stormwater management, transportation and energy generation and transmission. This section has been provided in response to the Growth Plan which provides a more direct link between land use planning and the infrastructure required to support it. Focus has been placed on mobility and active transportation, with additional policy introduced to support a multi-modal connection between the three Urban Settlement Areas.

Section 10.0 - Implementation and Interpretation

The implementation section contains policies pertaining to the administration and implementation of the Official Plan. The *Planning Act* contains a number of tools that are intended to be used by municipalities to administer and implement an Official Plan. This section contains the policies that set out how these tools are to be utilized by Council to meet the Official Plan's goals and objectives.

Revised wording for height and density bonusing pursuant to Section 36 of the *Planning Act* has been provided including an expanded list of potential public benefits. Further, it is denoted within this section that Settlement Area boundary expansions can only be considered by Council following a County wide Municipal Comprehensive Review.

Section 11.0 - Definitions

This section provides definitions for the key terms within the Official Plan. They are generally sourced from County and provincial policy, with some being defined using general conventions and previously accepted terms.

Schedules/Appendices

In addition to the text, the draft Town OP includes new and/or updated Schedules and Appendices that are described in the policies and enhance the understanding of the plan. In total there are twelve (12) Schedules and eight (8) Appendices as follows:

Schedule A - Overall Land Use Plan (excluding Alliston, Beeton, Tottenham and the Oak Ridges Moraine)

Schedule B1 - Land Use Plan for Alliston

Schedule B2 - Land Use Plan for Beeton

Schedule B3 - Land Use Plan for Tottenham

Schedule C1 - Oak Ridges Moraine Land Use

Schedule C2 - Oak Ridges Moraine Key Natural Heritage Features and Hydrologically Sensitive Features

Schedule C3 - Oak Ridges Moraine Landform Conservation Areas

Schedule C4 - Oak Ridges Moraine Areas of High Aquifer Vulnerability

Schedule C5 - Oak Ridges Moraine Wellhead Protection Areas

Schedule D - Exceptions

Schedule E1 - Road Classifications

Schedule E2 - Road Widening

Appendix A1 - Existing Conditions (Environmental Protection)

Appendix A2 - NVCA/LSRCA Regulated Features

Appendix A3 - Natural Heritage System and Adjacent Hazard Land Features

Appendix A4 - Natural Heritage System and Adjacent Significant Wildlife Habitat Features

Appendix B - Natural Heritage System - Enhancement Opportunities

Appendix C1 - Wellhead Protection Areas

Appendix C2 - Highly Vulnerable Aquifers

Appendix C3 - Significant Groundwater Recharge Areas

Public and Agency Circulation

The first draft Town OP was circulated to all external public agencies and internal Town Departments for comments in accordance with the *Planning Act* on, April 13, 2018. Staff received comments from the following agencies and Town Departments:

- Town of New Tecumseth Economic Development Officer;
- Town of New Tecumseth Engineering Department;
- Town of New Tecumseth Parks, Recreation and Culture Department including Heritage staff;
- Town of New Tecumseth Corporate Services/GIS staff;

- The County of Simcoe;
- Infrastructure Ontario; and,
- Hydro One Network Inc.;

All comments were reviewed by staff and the consulting team and have been incorporated where appropriate into the second draft Town OP for Council's consideration.

Additional comments have been received from the Simcoe County District School Board following the release of the second draft Town OP which will be considered following the Public Meeting prior to Council considering adoption of the Town OP. Additionally, staff have had discussions with the NVCA who advise that their comments are forthcoming, which will also be considered prior to Council considering adoption of the Town OP.

The Town has received numerous public submissions (e-mails/written comments) on the OPR, beginning prior to the Town commencing with the project to the current date. Similar to the above, all comments have been reviewed by staff and the consulting team and have been incorporated where appropriate into the second draft Town OP for Council's consideration. It is anticipated that additional comments will be forthcoming between the Public Meeting and the submission of a recommendation report to Council. A summary index of all comments received is being maintained by staff and the Town's consultants and will be presented to Council with the report recommending adoption of the draft Town OP, anticipated for June 25, 2018.

FINANCIAL CONSIDERATIONS

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

Respectfully submitted:



Tim Schilling, MCIP, RPP
Manager of Policy Planning

Attachments:

□ [Attachment No. 1 - Consolidation of Secondary Plans Memo](#)

Approved By:

Bruce Hoppe, MCIP, RPP,
Director of Planning &
Development

Department:

Planning

Status:

Approved - 07 Jun 2018

The Planning Partnership

Urban Design, Landscape Architecture, Planning, Communications

MEMORANDUM

To: Town of New Tecumseth
From: The Planning Partnership
Date: May 24, 2018
Subject: Draft Official Plan – Consolidation of Secondary Plan Areas

A key component of the second public draft of New Tecumseth's Official Plan was the review and, where appropriate, consolidation of the Secondary Plan Area policy framework and schedules within the Official Plan document. The goal is to create a more comprehensive planning policy document and clearer policy framework, whereby future change and development on properties throughout the Town may be considered in the context of a single Official Plan. As part of this exercise, the Town's seven Secondary Plans were examined as follows:

- OPA 21 Alliston Secondary Plan
- OPA 29 Alliston Industrial & Commercial Secondary Plan
- OPA 31 Beeton Secondary Plan
- OPA 27 Belterra Secondary Plan
- OPA 1 Briar Hill Secondary Plan
- OPA 23 Briar Hill West Secondary Plan
- OPA 11 Tottenham Secondary Plan

Following this review, TPP determined that it was appropriate to incorporate all the secondary plans that were within the Urban Settlement Areas within the Official Plan. This conclusion stemmed from the fact that the draft Official Plan contains a comprehensive land use designation framework which could largely encompass the individual policy frameworks of these Secondary Plans. However, being outside of the established Urban Settlement Area, and as part of an ongoing appeal process, the Briar Hill, Briar Hill West

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and Belterra Secondary Plans could not be incorporated. While their land use and development policy frameworks could be included within the existing draft Official Plan designations, they better align with the designations of the Urban Settlement Areas. However, it is difficult to justify designating land for Urban Residential outside of the Urban Settlement Area. As such, these Secondary Plan Areas should be incorporated into the Town's Official Plan once the appeal process regarding the Alliston Urban Settlement Area boundary has been resolved.

The remaining four Secondary Plan Areas have been incorporated within the draft Official Plan, largely contained within the existing designations. To recognize that the Urban Residential designation is more permissive with respect to permitted land uses than some of the Secondary Plan policies, and that a significant amount of the land is already zoned and developed or under development, a new policy was added to recognize existing zoning permissions. Further, a number of exceptions have been introduced, illustrated in a new Schedule D, to recognize those Secondary Plan policies which could not be incorporated into the existing policy framework and which apply to those lands which have not yet been developed.

