

**COMMITTEE OF THE WHOLE MEETING  
JUNE 25, 2018**

**REPORT #PD-2018-26**

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

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**RECOMMENDATION**

That Report #PD-2018-26 be received;

And further that a By-law substantially included at Attachment No. 1 to Report #PD-2018-26 to adopt the Town's New Official Plan be enacted.

**OBJECTIVE**

The purpose of this report is to provide Council with sufficient information to consider adopting the Town of New Tecumseth's New Official Plan.

**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.

The minimum content requirements for Official Plans are established by the *Planning Act* (i.e. conformity/consistency with provincial plans and policies as the case may be). In the case of the Town's review, the Town OP must conform to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, the Growth Plan for the Greater Golden Horseshoe ("Growth Plan"), the Provincial Policy Statement, 2014 ("PPS"), the County of Simcoe Official Plan ("County OP"), the South Georgian Bay Lake Simcoe Source Water Protection Plan ("Source Water Protection Plan") (completed) and the Lake Simcoe Protection Plan ("LSPP").

Staff have reported to Council on numerous occasions throughout all stages of the OPR, as follows:

- **September 12, 2016** – Report #PD-2016-26 – Introduction to the Town's Official Plan Review - this report introduced the review to Council including the extent of the updates required as a result of new provincial and County policy;

- **March 6, 2017** – Report #PD-2017-08 – Approval for consulting services to complete the OPR;
- **May 1, 2017** – Report #PD-2017-16 – Outlined the consultation activities to occur as part of the OPR;
- **May 29, 2017** – Report #PD-2017-22 (Closed) – Report appointing members of the CLC;
- **August 28, 2017** – Report #PD-2017-40 – Report and presentation to Council on the final Visioning Report which outlines a vision statement for the Official Plan;
- **February 12, 2018** – Report and presentation to Council on the Directions and Recommendations Report identifying issues to be addressed during the drafting of the OP;
- **April 23, 2018** – Report # PD-2018-13 – Section 26 Special meeting of Council report identifying matters to be considered during the OPR and seeking public comments;
- **June 13, 2018** – Report #PD-2018-22 – Public Meeting report.

To support and direct the Town's consultants as they completed the OPR, the work plan identified the completion of a vision statement and a series of discussion papers and directions and recommendations reports to fully understand the issues present and in need of detailed consideration as follows:

1. Growth Management;
2. Economic Development and the Downtowns;
3. Agriculture, Natural Heritage and Rural Lands;
4. Living Areas; and,
5. General Policy.

With each paper, all existing policies and studies referencing each issue were evaluated which generated discussion points for how those issues could be addressed through the OPR. From the evaluation, the Town's consultants provided recommendations for how each issue should be addressed while ensuring conformity/consistency with applicable provincial and/or County policy.

### Proposal

The new Town Official Plan ("new Town OP") presented to Council and the public this evening incorporates the findings of this background work, as well as changes to the policies and schedules as a result of public comments received (as discussed later in this report). The new Town OP, including all Schedules and Appendices is included as Attachment No. 2 and is available for download at [www.newtecumseth.ca/opr](http://www.newtecumseth.ca/opr).

## **COMMENTS AND CONSIDERATIONS**

### **Provincial Policy Statement, 2014**

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a Municipality is exercising its authority affecting a planning matter, such decisions “shall be consistent with” all policy statements issued under the Act.

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 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.

The Growth Plan also 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. The Town's previous Official Plan review split Agricultural and Rural lands, and identified a natural heritage system based upon more localized analysis by the conservation authorities which otherwise provides for more robust environmental protection of the Towns natural heritage features than that of the provincial system.

### **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.

### **County of Simcoe Official Plan, 2016**

The updated County OP was approved by the Ontario Municipal Board on December 29, 2016, save and except several site specific matters. One site specific matter 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. The updated County OP completed the County's conformity exercise with the PPS and the Growth Plan, and introduced a variety of other updates related to the County's Natural Heritage System, waste management policies, etc.

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.

#### Content and Structure of the New Town Official Plan

The consulting team have completed the new Town OP which responds to provincial and County policy previously noted above, but also to public comments received to date where appropriate and the series of issues identified as part of the public consultation strategy, and discussed in the discussion papers and directions and recommendations report.

The new 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 was summarized and discussed in staff report #PD-2018-22 (Public Meeting). Said summary is provided herein as Attachment No. 3.

Following the public meeting, the following changes to the new Town OP were made:

- revisions to address comments from both the NVCA and LSRCA;
- revisions to Section 8.0 Exceptions and the associated Schedule 'D' to provide clarity both in terms of policy and the lands to which various exceptions apply;
- an additional appendix has been introduced to account for the servicing appendices of OPA #29, which has been consolidated into the Official Plan;
- revision to the policies related to on-farm diversified uses in the Agricultural and Rural designations, by removing the size limitation and requiring the approval of a Zoning By-law amendment prior to establishing said use;
- revision to the policies related to home industries in the Agricultural and Rural designations, by requiring the approval of a Zoning By-law amendment prior to establishing said use;
- updates to the definitions to harmonize with updated provincial definitions;
- general clerical, layout and formatting updates to make the new Town OP more visually appealing and user friendly.

Public and Agency Consultation

The public consultation strategy for the OPR has extended beyond the statutory requirements of the *Planning Act* and were identified in detail in staff report #PD-2018-22. 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 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;
- County of Simcoe;
- Simcoe County District School Board;
- Simcoe Muskoka District Health Unit;
- Nottawasaga Valley Conservation Authority;
- Lake Simcoe Region Conservation Authority;
- 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 new Town OP for Council's consideration.

The Town also received numerous public submissions (e-mails/written comments) on the OPR. Similar to the above, all comments have been reviewed by staff and the consulting team and have been incorporated where appropriate into the new Town OP for Council's consideration. A summary index of all comments received is provided herein as Attachment No. 4. This summary includes a response noting whether each comment resulted in a change to the policies/land use schedules/appendices that were initially proposed. The Town's consultants have also prepared a response memo specific to comments related to the Town's Natural Heritage System which is provided herein as Attachment No. 5.

Pursuant to the foregoing, staff are satisfied that the new Town OP conforms with provincial plans or does not conflict with them, as the case may be, has regard to the matters of provincial interest listed in section 2 and is consistent with the PPS.

Following Council adoption, the new Town OP will proceed to the County of Simcoe for approval by County Council. A standard Official Plan adoption by-law is provided herein as Attachment No. 1.

## **FINANCIAL CONSIDERATIONS**

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

Respectfully submitted:



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Tim Schilling, MCIP, RPP  
Manager of Policy Planning

Attachments:

- [Attachment No. 1 - Official Plan Adoption By-law](#)
- [Attachment No. 2 - New Official Plan Webpage](#)
- [Attachment No. 3 - Summary of the Significant Changes to the Town](#)
- [Attachment No. 4 - Summary Comment Matrix Including Responses](#)
- [Attachment No. 5 - Response to NHS Comments](#)

**Approved By:**

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

Khurram Tunio, M. Eng., P.  
Eng, GM of Infrastructure and  
Development

Blaine Parkin, P. Eng., CAO

**Department:**

Planning

Development and Infrastructure  
Division

CAO

**Status:**

Approved - 21 Jun 2018

Approved - 21 Jun 2018

Approved - 21 Jun 2018

**THE CORPORATION OF THE TOWN OF NEW TECUMSETH**

**BY-LAW**

**Number 2018-XX**

**“TOWN OF NEW TECUMSETH NEW OFFICIAL PLAN”**

A By-law to adopt the Town of New Tecumseth’s New Official Plan

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The Council of the Corporation of the Town of New Tecumseth in accordance with the provisions of the Planning Act, R.S.O., 1990, hereby enacts as follows:

1. The attached text which constitutes the Town of New Tecumseth’s new Official Plan is here adopted.
2. The Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Town of New Tecumseth New Official Plan.
3. This by-law shall be cited as the “Town of New Tecumseth New Official Plan By-law”.
4. This by-law shall come into force and effect on the day of final passing thereof subject to the approval of the County of Simcoe.

**READ A FIRST, SECOND AND THRID TIME AND FINALLY PASSED THIS 9<sup>th</sup> DAY OF JULY, 2018.**

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Mayor

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Clerk

The Town of New Tecumseth's New Official Plan is provided on the project website at <http://newtecumseth.ca/opr>.

## **Summary of the Significant Changes to the Town's New Official Plan**

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### ***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.

### ***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. Also included is reference to a Council motion regarding mitigating the impacts of development on flooding in Beeton.

### ***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.

Also included is a requirement that the Town complete a Stormwater Master Plan for all serviced 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.

## New Tecumseth Official Plan Review Comment Matrix

Date Received	Respondent/ Consultant	Address	Key Issues/Concerns	Format	Response
2016	Joan and Janet Thomson	Lot 8, Concession 4, Tottenham	Want to be allowed to have residential development outside settlement area.	Letter	Cannot address until completion of the County MCR.
March 17, 2016	Michael Domovitch		Wants to be included in the settlement area for residential development.	Email	Cannot address until completion of the County MCR.
2016	Fred and Janet Brayford		Want land in settlement area.	Letter	Cannot address until completion of the County MCR.
April 4, 2016	1596630 Ontario Limited/ Lezlie Phillips, Liberty Development	5789 14 <sup>th</sup> Line	Include lands in settlement area expansion.	Letter	Cannot address until completion of the County MCR.
May 31, 2016	Chris & Cliff Tucker	2840 – 10th Sideroad, Beeton	Want land in settlement area.	Email	Cannot address until completion of the County MCR.
October 5, 2017	Ricky, Roberta and Lorence Parliament	5089, 5091 & 5095 Boyne Street	Want land in settlement area.	Letter	Cannot address until completion of the County MCR.
April 11, 2017	Lou and Dino Biffis/ Templeton Planning Ltd.		Allow for development to occur within the scattered parcels that were excluded from the Belterra/Briar Hill developments, but which form part of that area (i.e. even out development lines).	Letter	Cannot address until completion of the County MCR.
May 24, 2017	Brian and Marvin Demone		Include lands in settlement boundary.	Email	Cannot address until completion of the County MCR.
May 25, 2017	Janice and Paul Lynch	5065, 5101, 5225, 5277 Sir Frederick Banting Road	Want land in settlement area.	Letter	Cannot address until completion of the County MCR.
May 31, 2017	Fletcher Meadows Inc. & Beeton Meadows Inc./ Kris Menzies, MHBC	271 Patterson Street North & 6491 8 <sup>th</sup> Line (Beeton)	Want lands included in settlement boundary, both entities have active applications on lands already included.	Letter	Cannot address until completion of the County MCR.

## New Tecumseth Official Plan Review Comment Matrix

Date Received	Respondent/ Consultant	Address	Key Issues/Concerns	Format	Response
June 19, 2017	Justin Piersanti, Value Centres Inc.	55 Queen Street, Tottenham Mall	Need to protect the existing commercial areas in Tottenham and not permit large amounts of retail (including a grocery store) as part of new developments; add Tottenham Mall to BIA and Downtown Core, recognize Tottenham Mall as a node and allow a full range of uses and densities, including a Montessori School.		A full range of uses is permitted on the subject property. This OPR process did not consider substantive changes in designation, apart from updating the natural heritage system mapping and the harmonization of designations from secondary plans. Site specific redesignations are more appropriately considered through a site-specific OPA.
June 19, 2017	Justin Piersanti, Value Centres Inc.	689 Victoria St E, south-west corner of Hwy 89 and CR10 (Alliston)	Would like this property recognized as a node for eastern Alliston, allow a full range of uses and densities, and remove development restrictions.		A full range of uses is permitted on the subject property and property is now included on the OP schedules through the integration of secondary plans.
July 27, 2017	B.G Properties Inc./ Matthew Cory, Malone Given Parsons Ltd.	Part of Lot 7, Concession 3 (RP 51R24374 – Parts 1 to 3) (Tottenham)	Consider lands as part of settlement area expansion, as well as lands proposed to be serviced by roads built by BG Properties, but with different ownership (logical extension, easily serviced).	Letter	Cannot address until completion of the County MCR.
July 30, 2017	Robert Schickedanz	6114 14th Line (Alliston)	Why are the eastern urban lands, approved for development, not in settlement area? Would their property included – will follow regular/straight boundary lines, services available, potential deficit of greenfield lands.	Email	Inclusion of lands east of the Alliston in the Urban Settlement Area is the subject of an ongoing appeal. Cannot address until completion of the County MCR.

## New Tecumseth Official Plan Review Comment Matrix

Date Received	Respondent/ Consultant	Address	Key Issues/Concerns	Format	Response
Original September 2015, resent August 1, 2017	North West Alliston Land Owners Group (Copperglen Estates Inc. & Rayville Developments Inc.)/ Paul Lowes, SGL	Two areas north, west of Alliston Settlement Area	County Land Budget identifies a need for a settlement area expansion to accommodate projected growth – this area is a logical area to be expanded into due to natural extension of community and the ease of servicing.	Report	Cannot address until completion of the County MCR.
August 4, 2017	Robert Schickedanz/ Nick McDonald, Meridian Planning	6114 14th Line (Alliston)	Expand Alliston settlement area boundary to include lands since they are directly adjacent to proposed Briar Hill/Belterra settlement area – rounding out, have access to services, near recent development, potential identified deficit of greenfield land.	Letter	Cannot address until completion of the County MCR.
August 9, 2017	Ajay Sharma	4564 Sideroad 10	Asking about how to develop property for residential uses and how OPR will impact land (Town responded – outside of the settlement area boundary).	Email	Cannot address until completion of the County MCR.
September 22, 2017	Walton Alliston Development LP/ Craig Dickie, Walton Development and Management LP	South of Industrial Parkway	Request to redesignate subject employment lands to urban mixed use.	Letter	Cannot address until completion of the County MCR.
October 6, 2017	Ajay Sharma		Inquiry regarding applying to have land included within the settlement area boundary (Town responded saying that they should retain a consultant since Provincial policies state that this process must be led by the County).	Email	Cannot address until completion of the County MCR.

## New Tecumseth Official Plan Review Comment Matrix

Date Received	Respondent/ Consultant	Address	Key Issues/Concerns	Format	Response
October 11, 2017	Jess Armstrong	4824 20th Side Road, Cookstown	Interested in diversifying uses on agricultural land, renovating barns for events.	Email	A policy has been added to the Plan to permit "On-Farm Diversified Uses" subject to a Zoning By-law Amendment. Please note that any use would also have to conform to other regulations (i.e. Zoning By-law, Building Code, Fire Code etc.).
October 11, 2017	Previn Court Homes/ Stephen Naylor, IPS	Adjacent to Beeton	Urging that the future road alignment through their lands between 9 <sup>th</sup> and 10 <sup>th</sup> Line be designated in the OP.	Email (with October 2017 letter)	This OPR did not identify future road alignments and this matter may be more appropriately addressed through the Town's upcoming Transportation Master Plan. An EA is also underway to study the 9 <sup>th</sup> Line #12034 CP Rail Bridge.
October 12, 2017	Barbara Huson		The Town should continue to advocate for the availability of high-speed internet (at a lower cost) for all rural areas of New Tecumseth.	Email	The importance of economic development and the appropriate provision of services was generally identified in the Official Plan. However, this level of detail is not included in the Official Plan.
October 15, 2017	Justin Piersanti, Value Centres Inc.	689 Victoria St E, south-west corner of Hwy 89 and CR10 (Alliston)	Considering no settlement area expansions are permitted, asserts that intensification and a full range and mix of uses should be permitted on the property, with the elimination of a wide range of setback and building standards.	letter	A full range of uses are permitted on the subject property. Detailed development standards will be addressed through the Zoning By-law and through the consideration of a site-specific development application.

## New Tecumseth Official Plan Review Comment Matrix

Date Received	Respondent/ Consultant	Address	Key Issues/Concerns	Format	Response
October 17, 2017	Philip Coates/ Dan Stone, Thorstone Consulting Services	Part of Lot 7, Concession 2 6467 3rd Line - Tottenham	Wants to convert existing building on an agricultural property to a mechanical garage (Home Industry / On-Farm Diversified Use), currently designated "Rural" and "ORM Protected Countryside".	Letter	Policies have been added to the Plan to permit on-farm diversified uses in the Agricultural and Rural designations. Policies have also been added to permit small-scale commercial and industrial uses in the Rural designation.
October 23, 2017	Christine Cote, Smart Centres	Shopping centre at the southeast quadrant of Highway 89 and County Road 10	Consider permitting a broader range of uses on the property, given its strategic location, including permitting intensified mixed-use development which includes a residential component.	Letter	A broad mix of uses is permitted.
October 25, 2017	Bob MacKenzie (RJM Farms Inc.)	262 acres of employment land, south of the SmartCentres Property, south side of Pioneer Mackenzie Road	Letter of support from Christine Cote (SmartCentres) for the redesignation of at least a portion of the subject employment lands to permit mid-density residential.	Letter	Cannot address until completion of the County MCR.
October 26, 2017	1955550 Ontario Inc./ Dan Stone, Thorstone Consulting Services	Alliston Mills Commercial Part of the East Half of Lot 1, Concession 7	Would like a more flexible range of permitted uses and development standards to serve both regional and local commercial needs, permission for a broad range of uses without a specific list, permission for medium-high density residential uses without need for ZBA, continue to allow health service uses.	Letter	A broad mix of uses is permitted on the subject property. Requirements for a ZBA and any development standards will ensure that a proposed development is carefully considered in relation to its specific context and to ensure that any potential negative impacts are mitigated.
October 31, 2017	Bob MacKenzie (RJM Farms Inc.)/ Lorelei Spencer, Jones Consulting Group	6398 14 <sup>th</sup> Concession	Would like at least a portion of the subject employment lands to be redesignated for residential purposes.	Letter	Cannot address until completion of the County MCR.

## New Tecumseth Official Plan Review Comment Matrix

Date Received	Respondent/ Consultant	Address	Key Issues/Concerns	Format	Response
October 31, 2017	Ajay Sharma	4564 Sideroad 10	Would like the property to be included in the settlement area boundary so that multiple dwellings can be built.	Email	Cannot address until completion of the County MCR.
November 9, 2017	Justin Piersanti, Value Centres	South-west corner of Highway 89 and County Road 10, Alliston	Would like a full range of permitted uses and asserts that the subject site embodies the “Downtown” as outlined in the Discussion Paper, and the potential identified uses.	Letter	A full range of uses is permitted on the subject property and the property is now included on the OP schedules through the integration of the secondary plans.
November 9, 2017	Justin Piersanti, Value Centres	Tottenham Mall	Would like a full range of permitted uses and asserts that the subject site embodies the “Downtown” as outlined in the Discussion Paper, and the potential identified uses.	Letter	A full range of uses is permitted on the subject property. This OPR process did not consider substantive changes in designation, apart from updating the natural heritage system mapping and the harmonization of designations from secondary plans. Site specific redesignations are more appropriately considered through a site-specific OPA.
November 9, 2017	Justin Piersanti, Value Centres	Foodland/Home Hardware plaza in north Tottenham	Would like a full range of permitted uses and asserts that the subject site embodies the “Downtown” as outlined in the Discussion Paper, and the potential identified uses.	Letter	A full range of uses is permitted on the subject property.
November 9, 2017	Angelo Santorelli, Trisan Construction/ Dan Stone, Thorstone Consulting	Several properties at the north-east corner of highway 9 and County Road 27	Recognize existing uses as provided for in current zoning permissions on portions of the Trisan lands and also allow for additional rural highway commercial and rural industrial uses on the balance of the Trisan lands not currently zoned for such uses.	Letter with attached report	An Official Plan Amendment would be a more appropriate method to address the future development of the broader holding. It is noted that policies to permit small-scale commercial and industrial uses have been added to the Rural designation.

## New Tecumseth Official Plan Review Comment Matrix

Date Received	Respondent/ Consultant	Address	Key Issues/Concerns	Format	Response
November 20, 2017	Brian and Marvin Demone	Brymar Developments	Request to be included within settlement areas boundary.	Email	Cannot address until completion of the County MCR.
December 22, 2017	Charles Gardner, Medical Officer of Health at the Simcoe Muskoka District Health Unit		Review of discussion papers and provisions of a range of comments and suggestions with respect to the link between the OP and health.	Letter	All comments and suggestions were reviewed. The OP now includes policies that promote health, including the promotion of active transportation and a robust natural heritage system and considering the impacts of climate change. Some of the other comments are important considerations but are not appropriate in an Official Plan. They should be considered through other planning policy documents, such as secondary plans. The Town is also embarking on a Transportation Master Plan which will address considerations related to multi-modal and active transportation.
January 2018	2038148 Ontario Ltd./ Gary Templeton, Templeton Planning Ltd.	5 parcels to the south of Belterra/Treetops	Wants to allow development on the 5 remnant parcels to complete Belterra.	Letter	Cannot address until completion of the County MCR.
February 6, 2018	R J M Farms Inc./ Lorelie Spencer, Jones Consulting Group	6398 14th Concession	Request to County regarding redesignating some of the land from employment to residential.	Letter to County	Cannot address until completion of the County MCR.
February 12, 2018	Brian Demone		Confirming Brymar Development lands are not included in the Proposed Growth Plan Natural Heritage System.	Email	Town provided link to the Provincial Natural Heritage System mapping.
February 8, 2018	Maria Jawaid, CLC Committee Member		Themed comments based on the Draft Direction and Recommendations.	Email	Broad themes of focusing intensification in appropriate locations, ensuring downtowns are walkable and demonstrate high

## New Tecumseth Official Plan Review Comment Matrix

Date Received	Respondent/ Consultant	Address	Key Issues/Concerns	Format	Response
					quality-built form/architecture, prioritizing transportation links, promoting protection of the natural heritage system and flood mitigation are included.
February 15, 2018	Christian R. Piersanti		Asserts that the Directions and Recommendations Report did not address client's concerns.	Email	Report was intended to address high level policy direction and more detailed policy is included in draft OP.
March 26, 2018	1596630 Ontario Ltd. (Liberty Development Corporation)/ Dan Stone, Thorstone Consulting Services	5789 14th Sideroad	In preparation for the outcome of the County's MCR, would like property to be redesignated from Agriculture to Future Urban Area.	Letter	Cannot address until completion of the County MCR. Designating lands for Future Urban Area would be prejudicing the outcomes of the County MCR and is therefore inappropriate.
March 29, 2018	Gordon McInnes	203-202 Nelson Street West Alliston	Urges that the new Official Plan go beyond "status quo" approaches to the provision of affordable housing, considering the current needs (County Affordable Housing Strategy) and growing need in the future (seniors, precarious employment). Suggests DC refund program, land banking, taking advantage of County (and other levels of government) financing programs etc.	Letter (via meeting with Town Staff)	Additional policy regarding the provision of affordable and accessible housing and potential municipal tools has been included.
April 17, 2018	Stephanie MacLellan		A park on Schedule B2 (Beeton) is incorrectly marked (i.e. out of date) and should be corrected.	Email	The park has been eliminated from Schedule B2.
April 19, 2018	Leah Emms, CLC Committee member		Include best management practices with respect to excess soil (i.e. keeping high quality top soil separate) – provided Caledon report outlining potential OP policies.	Email with attached Caledon OPA Report	A policy has been added directing the use of best management practices with respect to excess soil, in accordance with the Town's Site Alteration and Fill By-law (10.21).

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April 23, 2018	1955550 Ontario Ltd/ Dan Stone, Thorstone Consulting Services	Alliston Mills Commercial Part of Lot 1, Concession 7 Highway #89 / North side	Reattaching previous submission - looking for more flexible land uses i.e. based on principles rather than a list of uses, and not requiring a ZBA for residential.	Letter	A broad mix of uses is permitted within the Major Commercial designation. Requirements for a ZBA and any development standards will ensure that a proposed development is carefully considered in relation to its specific context and to ensure that any potential negative impacts are mitigated.
April 23, 2018	Phillip Coates/ Dan Stone, Thorstone Consulting Services	6467 3rd Line Tottenham	Request that the proposed policy for On-Farm Diversified Uses be revised to more closely reflect the PPS definition and the associated Policy Guideline document (Publication 851) issued by the Ministry of Agriculture, Food & Rural Affairs.	Letter	OMAFRA Publication 851 is a guideline. The proposed Official Plan policies with respect to on-farm diversified uses and home industries are considered to be consistent with the PPS and beneficial toward achieving the objectives of the Official Plan as it relates to the Agricultural designation.
April 23, 2018	Angelo Santorelli/ Dan Stone, Thorstone Consulting Services	Northeast corner of Highway 9 and County Road 27	Reattaching the previous submission (coordinated with Bradford West Gwillimbury) regarding recognizing rural industrial/commercial uses.	Letter	An Official Plan Amendment would be a more appropriate method to address the future development of the broader holding. It is noted that policies to permit small-scale commercial and industrial uses have been added to the Rural designation.
April 23, 2018	Justin Piersanti, Value Centres Inc.	55 Queen Street S, Tottenham (Tottenham Mall)	Would like the property's commercial prominence to be recognized through designation as Downtown Core Commercial, as well as looser permissions for a wide range of uses and intensification. Objects to requirement for ZBA for	Letter	A full range of uses is permitted on the subject property. This OPR process did not consider substantive changes in designation, apart from updating the natural heritage system mapping and the harmonization of designations from secondary plans. Site specific redesignations are more

## New Tecumseth Official Plan Review Comment Matrix

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			some uses and that not all uses might be permitted in zoning.		appropriately considered through a site-specific OPA. Further, requirements for a ZBA or refined list of permitted uses will ensure that future development on the property is appropriate for its unique context.
April 23, 2018	Justin Piersanti, Value Centres Inc.	South-west corner of Highway 89 and County Road 10	Concerned that OPA 29 hasn't been incorporated yet, suggests that the property be designated as Corridor Commercial, Downtown Core Commercial or Major Commercial. Strenuously objects to the need for a market impact assessment. Objects to requirement for ZBA for some uses and that all uses might be permitted in zoning.	Letter	OPA 29 has now been incorporated, with the subject property designated Major Commercial. The Market Analysis requirement was revised to focus only on ensuring no adverse impacts on the Downtowns. Requirements for a ZBA and the potential for zoning to not permit all uses on all properties will ensure that a proposed development is carefully considered in relation to its specific context and recognizes that due to the high-level nature of an OP, different subsets of uses may be appropriate on different properties.
April 23, 2018	Justin Piersanti, Value Centres Inc.	260 Queen Street North, Tottenham (Foodland Plaza)	Objects to requirement for ZBA for some uses and that all uses might not be permitted in zoning. Generally, wants to be permitted a full range of uses without restriction.	Letter	Requirements for a ZBA and the potential for zoning to not permit all uses on all properties will ensure that a proposed development is carefully considered in relation to its specific context and recognizes that due to the high-level nature of an OP, different subsets of uses may be appropriate on different properties.
April 23, 2018	Tate Kelly, Infrastructure Ontario/ Jaime Posen,		A number of requested terminology, definition and policy changes, as well	Letter	Where feasible, additional policy language and terminology changes have been made as requested.

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	Fotenn Planning and Design		as several new policies, for conformity to the PPS.		
April 23/24, 2018	Terry Frank	32 Westmount Drive, Alliston	Concerns specific to Briar Hill, including with respect to need for 2 road accesses, the conversion of golf course lands to residential without replacing green space, provision of private water system with insufficient pressure, lack of sidewalks – would like Town to force the developer to address these issues.	Email	This OPR does not specifically address the Briar Hill and Briar Hill West secondary plans due to ongoing issues with identifying the Alliston Settlement Area Boundary, and Provincial direction with respect to New Tecumseth’s Agricultural/Rural lands. Many of the identified concerns are very location specific and may be better discussed with Town staff.
April 25, 2018	Janine Harris-Wheatley	15 Wilson Street, Tottenham	Provides a list of revisions to strengthen and provide more detail to the cultural heritage policies.	Letter	All proposed revisions have been reviewed. Where feasible, additional language has been added to the cultural heritage policies, including with respect to the role of the Heritage Advisory Committee and the protection of pioneer heritage cemeteries. However, some revisions were not feasible to make as they would put too great an onus on the Town.
April 26, 2018	Leah Emms	CLC member	Long list of proposed revisions and comments, largely from the perspective of agricultural operations.	Hand-written notes	All comments have been reviewed and appropriate revisions have been made, such as consideration of slow-moving farm related equipment, diversified agricultural opportunities for young farmers, agricultural best management practices for environmental protection and stronger consideration of MDS in the

## New Tecumseth Official Plan Review Comment Matrix

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					design of the Rural/Agricultural Area. However, due to the need to balance a range of objectives and goals, not all proposed revisions are appropriate.
April 26, 2018	Justin Piersanti, Value Centres Inc.	South-west corner of Highway 89 and County Road 10	Would like servicing access to return to Pioneer East (rather than the change in 2008).	Letter	This level of detail was not addressed in the OPR, however, the OPA 29 appendices which address the proposed servicing networks have been appended to the draft OP.
April 26, 2018	Comment sheet from Open House	Beeton should not grow at the same rate as Alliston. Projected density rates are unreasonable and should be kept at 50 people per hectare. The current over development in Beeton has caused flooding and undue hardship to existing residents. All development should stop and not be allowed to continue until a current Master Drainage Plan is in place. Ageing infrastructure needs to be addressed.			The current density target for greenfield density is 50 persons and jobs per hectare – whether a higher density target should be included in the future will be determined through the County MCR. The EP2 Overlay designation requires that flooding hazards be mitigated and the Exception Area 4 policy includes the Council Resolution regarding drainage management.
April 26, 2018	Comment sheet from Open House	There should be no further development without an official Stormwater Management Plan and infrastructure in place. Current maps are incorrect [with respect to flood hazard].			The Exception Area 4 policy includes the Council Resolution regarding drainage management. The EP2 Overlay designation mapping was based on data provided from the Conservation Authorities.
May 2, 2018	John and Carolynn Westlake	two parcels of land in New Tecumseth on Side Road 15	Would like the EP1 and EP2 Overlay designation removed from the properties and that the Rural designation be restored. Do not	Email	Please see separate NHS response (attached).

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		between the 6th and 7th lines	understand how trees that were planted by the property owners are not considered 'significant'.		
May 3, 2018	Stephen Naylor, IPS	Concerned with: east of King and west of Church on the south side of Tupper Street	Seeking clarification regarding the impact of the EP2 overlay on future residential development, what the uncommitted reserve capacity for servicing currently is (since this is needed for new development) and confirming that there are no density restrictions for infill sites.	Email	Staff provided a response indicating that the underlying designation for lands with the EP2 Overlay would apply subject to an approved EIS and any other policies of the Plan, that information regarding the uncommitted reserve capacity would have to be determined by the Engineering Department and that density figures are not included and that the OP policy framework instead controls the height of buildings.
May 4, 2018	John and Carolynn Westlake/ Paul Gastaldi, solicitor	2518 & 2464 Sideroad 15	Object to the change in designation from Rural to EP1 and EP2 and states that one of the properties is to be developed for residential uses in the near future. All trees on the property were planted by themselves/parents so don't understand how they are significant.	Letter	Please see separate NHS response (attached).
May 4, 2018	Karen Johanssen		Happy to see more of a focus on pedestrian-oriented downtown streetscapes. Suggests a dedicated multi-use path. Supports a mix of uses, unique and high-quality architecture, preservation of	Letter	All comments have been reviewed. In some cases, the comments address issues which are important considerations, but at a level that is too detailed for this Official Plan and which are better to be addressed

## New Tecumseth Official Plan Review Comment Matrix

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			heritage farm buildings on land that is being developed, end to rear-lotting on streets, more protection for dark skies and reducing sign clutter in rural areas. Generally supportive of the direction of the new OP.		within other documents, such as a Secondary Plan or applicable by-laws.
May 7, 2018	Ron Harris	123 Ridge Way, Alliston	Wants a stronger emphasis to be placed on ensuring that new development contributes to Town parkland and/or trail connections, with cash-in-lieu being a last resort. Would like the 3 Settlement Areas to be connected by trails.	Letter	The cash-in-lieu policy was revised to state that parkland dedication is preferred. A multi-modal connection between the three Urban Settlement Areas is identified as an objective of the Mobility and Active Transportation section.
May 14, 2018	Joseph Cimer, SmartCentres	30 Dunham Drive, Alliston	Would like residential or mixed-use permissions on the subject property, including a Major Commercial designation. Should update schedule E1 to indicate Dunham Drive and Mackenzie Pioneer Road. Notes that there are no longer any natural heritage features on the lands as they have been cleared for development.	Letter	Lands are designated Major Commercial and updated Schedule E1 indicates new road alignments.  Please see separate NHS response (attached).
May 18, 2018	Dan Amadio, MHBC	3122 Tottenham Road	Question regarding whether policy 9.14 (d) is intended to address situations where there are long-standing non-agricultural uses on agricultural properties.	Email	Section 9.14 (d) (now renumbered as 10.14 (d)) is a general policy addressing the issue of legal non-conforming uses. Existing uses which do not conform to the policies of the existing or proposed OP or the existing ZB should be reviewed to determine if they are lawful uses.

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May 23, 2018	Paul Mancini/ Dan Stone, Thorstone Consulting Services	6209 14th Sideroad – Part of Lot 9, Concession 13	Would like to ensure proposed development receives first consideration for settlement boundary expansion by being designated Future Urban Area and to prioritize affordable housing projects and housing for seniors in boundary expansions.	Letter	Cannot address until completion of the County MCR. Designating lands for Future Urban Area would be prejudicing the outcomes of the County MCR and is therefore inappropriate.
May 20, 2018	Stephen Naylor, IPS Consulting		Questions regarding requirement for sidewalks, servicing allocation and default designation for a walkway.	Email	Town responded with clarification on the policies in question.
May 24, 2018	Janine Harris-Wheatley		Would like to know if there is any policy which protects trees on land designated Agriculture – New Tecumseth has inadequate tree cover.	Email	There is currently no specific requirement to preserve trees on agricultural land, however have introduced a 30% tree canopy target and a policy encouraging the Town to establish a Tree Cutting By-law.
June 4, 2018	Robert Schickedanz, in Trust/ Nick McDonald, Meridian Planning	6114-14th Line (Alliston)	Understands the Settlement Boundary cannot be expanded at this time but wishes to reiterate that the subject lands are appropriate for the future expansion. States that there appears to be an unsupported portion of EP2 overlay on the subject property (not included in NVCA mapping) which they would like corrected.	Letter	Please see separate NHS response (attached).
June 4, 2018	Holly Spacek, Simcoe County District School Board		Would like schools permitted in Agriculture/Rural designation and provide further suggestions with respect to active transportation/sidewalks, off-site/shared parking, locate parks	Letter	It should be noted that, more generally, there is a policy directing public service facilities to be co-located, which would include schools and parks. Permitting schools outside of settlement areas will require a

## New Tecumseth Official Plan Review Comment Matrix

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			adjacent to schools to share facilities, exemption of schools from parkland dedication, policies regarding the designation of a school site, permitting infrastructure anywhere to support a rural school etc.		County OPA and Town OPA – School Board decisions must be in conformity with the Town’s Official Plan. The Town’s upcoming TMP will consider active transportation consideration in more detail and these comments will be forwarded to the project team. Details regarding parkland dedication will be addressed through the Town’s parkland dedication by-law.
June 5, 2018	Leah Emms		Lists a number of definitions which are not consistent with the current PPS definitions, does not support “encourage maintenance of farm buildings” and several other comments regarding the OP objectives.	Email	Several definitions have been updated to ensure consistency with PPS 2014.
June 8, 2018	Justin Piersanti, Value Centres		Suggested correction for intro to Major Commercial designation “located at the eastern gateway to Alliston at the southeast AND SOUTHWEST corner of Highway 89 and County Road 10”.	Email	Correction has been made.
June 8, 2018	John and Carolyn Westlake		Objection to change in designation, especially with respect to potential restrictions on any changes to their existing buildings etc. which would be legal non-conforming and concerned with further impact of minimum protection zones around natural heritage features.	Email	Please see separate NHS response (attached).

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June 12, 2018	Fletcher Meadows Inc., Beeton Meadows Inc., and Flato Beeton East Developments Inc. (Flato land holdings)/ Dan Amadio, MHBC	Lands in Beeton (see attached map)	Remove Exception 4 (Council resolution regarding flooding); Exception 6 (potential railway tourism use) no longer relevant since lands now owned by client, correct reference and mapping of Exception 7 and remove clients lands, remove some EP1 designation/other environmental mapping to reflect 2016 EIS findings, permit stormwater management facilities anywhere including outside of settlement areas.	Letter	Exception 6 has been eliminated and Exception 7 has been revised (both mapping and text). The EIS has not yet been approved, however an OPA will not be necessary to reflect the approved EIS findings. The Town does not permit stormwater management facilities serving urban areas outside of settlement areas as this would cause the conversion agricultural land. Please see separate NHS response (attached).
June 12, 2018	Leah Emms		List of proposed revisions largely related to promoting agriculture.	Email	All proposed revisions have been reviewed and where appropriate, revisions have been made.  The farm help accommodation policy is an existing policy which was considered appropriate through the OP review and update. The establishment of a reference date for dwellings to be severed as a surplus farm dwelling was to prevent strategic house construction on vacant farmlands to enable lot creation. The policy guiding on-farm diversified uses is reflective of OMAFRA Publication 851. Upon further consideration the floor area cap of 370 m <sup>2</sup> was removed and such uses will now require a zoning amendment to allow for Council consideration of a proposal on

## New Tecumseth Official Plan Review Comment Matrix

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					its own merits. Reference to the Growth Plan's Agricultural System will not be incorporated at this time until the County completes a MCR to address the Growth Plan requirement to prepare land use mapping of the Ag. System. A new policy (Section 10.21) has been added addressing excess soil.
June 13, 2018	Joseph Cimer, SmartCentres	Dunham Drive and Mackenzie Pioneer Road, Alliston	Proposes that Exception Area 9 is no longer relevant.	Letter	Exception Area 9 has been eliminated.
June 13, 2018	Gary Gregoris, Mattamy Homes and Ontario Potato Distributing Inc.		Variety of comments regarding strengthening wording of importance of Alliston, references to County MCR and its potential findings and policies guiding form of new development/objectives of future settlement area expansions.	Letter	All suggested revisions have been reviewed and, where appropriate, changes to the draft OP have been made.
June 13, 2018	Justin Piersanti, Smart Centres	689 Victoria St E, Alliston	Correct description of Major Commercial designation to include southwest corner of Hwy. 89 and CR 10, keep restrictions on type of retail for lands formerly designated Urban Service Commercial in OPA#29, would like to permit smaller retail floor areas in Major Commercial.	Letter	Description of the location of the Major Commercial designation has been corrected. It was decided to not bring forward the restrictions on retail type and to maintain the minimum floor areas for retail uses in the Major Commercial.
June 13, 2018	All-Borough Properties Limited/ Ryan Guetter, Weston Consulting	5842 8 <sup>th</sup> Line, Beeton	Expect that the EP designation boundaries are intended to be applied with flexibility and on a site-by-site basis based on detailed	Letter	The delineation of the EP designations may be refined through an approved EIS.

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			studies. Monitoring the OPR process.		
June 13, 2018	Beeton 3 Limited Partnership/ Ryan Guetter, Weston Consulting	Valley View Subdivision	Would like clarification of potential impact of 8.0(d)(ii) on the future development of the subject lands. Considering the draft-approved plan of subdivision, would like clarification EP boundaries will be applied in a flexible manner, subject to site-specific studies.	Letter	We will review the draft plan conditions and clearances related thereto. The delineation of the EP designations may be refined through an approved EIS.
June 13, 2018	Chris Hibberd, NVCA		Comments related to the provincial NHS, a 30m buffer, further studies prior to building a single detached dwelling, hazardous sites/access, promoting multiparty, preconsultation meetings, showing Alliston Two-Zone on schedule B1.	Email	All suggested revisions have been reviewed and, where appropriate, changes to the draft OP have been made.
June 13, 2018	Flato Developments Inc./ Katarzyna Sliwa, Dentons Canada LLP		Some concern with respect to extended coverage of the EP2 overlay, but supports that the boundaries may be refined through studies and without need for an OPA.	Letter	Please see separate NHS response (attached). The delineation of the EP designations may be refined through an approved EIS.
June 13, 2018	John andCarolynn Westlake		Objection to change in designation to EP1 and EP2 Overlay, considering trees on property were planted by the property owners.	Spoke at Statutory Public Meeting	Please see separate NHS response (attached).
June 13, 2018	Landowners in Beeton/ Weston Consulting		Supportive EIS studies have been submitted to Town for future development. Some lands have prior approval in the south of Beeton and support the Urban Residential designation which permits a wider	Spoke at Statutory Public Meeting	The boundaries of the EP designations may be refined through an approved EIS. Should a landowner with existing approvals wish to build different housing types than included in those approvals (i.e. as outlined in current

## New Tecumseth Official Plan Review Comment Matrix

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			range of housing types. Confirms that EP delineations can be refined through an EIS.		zoning), they would have to go through the public Zoning By-law Amendment process.
June 13, 2018	Trisan Construction & Liberty Developments/Huntington Woods/ Dan Stone, Thorstone Consulting Services		Would like the on-farm diversified use policy framework to refer to provincial guidelines rather than articulating a maximum GFA. Would like Liberty/Huntington lands to be designated Future Urban Area to be prioritized for future settlement area expansions.	Spoke at Statutory Public Meeting	On-farm diversified use policy framework has been revised to eliminate the GFA restriction, but to require a Zoning By-law Amendment. Designating lands for Future Urban Area would be prejudicing the outcomes of the County MCR and is therefore inappropriate.
June 15, 2018	Copperglen Estates Inc., and Rayville Developments Inc. – known as North West Alliston Land Owners Group/ Paul Lowes, SGL	Lands north of the Alliston Urban Settlement Area boundary	Would like the EP2 mapping to be revised to match the approved Regional Floodplain limits and revise wording regarding revisions to EP boundaries. Would like the population allocations to be revised to better reflect recent growth patterns and Growth Plan policy (i.e. more growth directed to Alliston).	Letter	Please see separate NHS response (attached). The delineation of the EP designations may be refined through an approved EIS. For this OPR, it was decided to maintain the percentage population allocations of each settlement area. A different approach may be considered following the County MCR.

## Town of New Tecumseth Official Plan Review

### Natural Heritage System - Response to Comments

#### *Intent of the New Official Plan*

The purpose of this memorandum is to respond to a number of questions with respect to the Town of New Tecumseth's Natural Heritage System (NHS), as it is identified as Environmental Protection 1 Designation and Environmental Protection 2 Overlay Designation on the Schedules to the new Official Plan. As noted in the text below, the new NHS has been established based on a number of sources provided by the County, the Town, the Conservation Authorities and the Ontario Ministry of Natural Resources and Forestry, consistent with the methodology and requirements of the Natural Heritage Reference Manual (MNR 2010).

The identification of the NHS in the new Official Plan is fundamentally a "desk-top" exercise intended to establish a high level NHS, that, through policy, can be adjusted overtime without the need for an Official Plan Amendment, based on further scientific study and "ground truthing".

Key to the inherent flexibility of the identified Environmental Protection designations, and their interpretation are the following statements:

1. Legally existing agricultural uses and legally existing residential uses are permitted within the EP1 Designation and the EP2 Overlay Designation;
2. Home occupations and accessory uses (existing or in the future) and future additions are permitted within the EP1 Designation and the EP2 Overlay Designation; and,
3. The boundaries of the EP1 Designation and the EP2 Overlay Designation are to be used as "guides" for the implementation of the policies of the Official Plan. Minor adjustments to the extent of the EP1 designation or the EP2 Overlay Designation on the Schedules to the Official Plan may be adjusted without the need for an Amendment to the Official Plan, through an Environmental Impact Study or other studies and on-site investigations. All Environmental Impact Studies, other studies or on-site investigations shall be carried out to the satisfaction of the Town, in consultation with the applicable Conservation Authority and any other agency having jurisdiction.

Overall, the delineation of the Natural Heritage System, as it is shown as the EP1 Designation or EP2 Overlay Designation on Schedules to the new Official Plan is NOT intended to affect existing, lawful agricultural or residential land uses. Further, there continue to be opportunities to establish (or maintain) home occupations and accessory uses and additions.

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The key goal of establishing the NHS, as it is defined by the EP1 Designation and the EP2 Overlay Designation is, when new forms of development are proposed, that appropriate studies are carried out, and properly vetted and implemented. It is an important responsibility and requirement of the Town to protect the significant natural heritage features and their associated ecological functions.

### ***The Recommended Natural Heritage System***

The existing natural heritage features and functions established through the methodology described in this memorandum were mapped and overlaid to create a recommended natural heritage system (NHS) for the Town of New Tecumseth. The NHS includes MNR defined woodlands (including plantations), wetlands (both evaluated and unevaluated), ANSI's (Beattie Pinery), watercourses, significant wildlife habitat (deer wintering areas, waterfowl staging), grassland bird habitat (LSRCA), and the LSRCA recommended NHS for the West Holland River watershed. The NHS features also include portions of hazard land features such as floodplain, meander belt width and valley/slope erosion. Hazard land features located outside of the recommended NHS were mapped separately.

It should be noted that the NVCA Watershed Report Cards for the Town of New Tecumseth indicate that the woodland, wetland and riparian stream cover values are below the minimum guidelines established by Environment Canada (2004) for healthy watersheds. Environment Canada (2004) recommend a minimum guideline of 30% forest cover to support healthy conditions for plants and wildlife. In terms of wetland area, Environment Canada (2004) recommends that 10% wetland cover is the minimum requirement to support healthy watersheds. Environment Canada also recommends a riparian or stream cover target of 75% vegetation with a minimum 30 m buffer on both sides of a watercourse.

As a result of the broader objectives for a healthy natural heritage system identified above, the recommended NHS for the Town of New Tecumseth therefore includes all woodland, wetland and watercourse features. Enhancement opportunities within the Town are also identified on the NHS mapping in the form of a 30m buffer on either side of all watercourses, and grassland habitat identified by LSRCA. Additional enhancement opportunities exist within defined valleylands and floodplain areas that provide linkage connections between natural areas. The application of buffers to woodland and wetland features will also provide an additional level of protection and enhancement to these key components of the NHS.

### ***Methodology***

As part of the current Official Plan Review exercise, the following approach was used to confirm and refine the natural heritage system for the Town of New Tecumseth:

- Compile and review GIS layers and data from the following sources:

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- > Town of New Tecumseth–2010 Official Plan Schedules;
- > MNR–Land Information Ontario (LIO) – watercourses, woodlands, wetlands, ANSI’s, and wildlife habitat features (it is important to note that conifer plantations can be considered as "significant" woodlands as they represent an important investment in the future);
- > MNR *Make-a-Map: Natural Heritage Areas* data base;
- > NVCA Watershed Report Cards (Boyne River, Nottawasaga River, Innisfil Creek);
- > NVCA and LSRCA hazard land mapping (i.e. floodplain, meander belt width, valley/slope erosion), including updated wetland and woodland layers from NVCA, as well as NHS mapping and grassland enhancement opportunities from LSRCA;
- > Soil, topography and physiographic mapping;
- > Aerial photograph interpretation;
- Review of the 2014 Provincial Policy Statement policies: 2.1 Natural Heritage, 2.2 Water, and 3.1 Natural Hazards; and,
- Review of the *South Georgian Bay Lake Simcoe Source Protection Plan* (LSRCA et al. 2015)
  - > Wellhead Protection Areas (WPA);
  - > Intake Protection Zones (IPZ);
  - > Highly Vulnerable Aquifers (HVA);
  - > Significant Groundwater Recharge Areas (SGRA); and,
  - > Potential Threats– i.e. servicing- sewage treatment, treatment of urban and rural runoff - storm water management, loss of recharge areas, water taking, and application of road salt.

Based on the above information sources and policy review, a series of natural heritage system features maps were produced that form the “framework” for the recommended NHS for the Town of New Tecumseth. The recommended NHS is largely based on the NHS framework in the 2010 Official Plan with refinements, where deemed appropriate, to address deficits in woodland cover, wetland area, and riparian stream cover, corridor/linkage functions, significant wildlife habitat features, and habitat preferences for species- at-risk, such as grassland birds.

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The key natural heritage and key hydrologic features within the Oak Ridges Moraine Conservation Plan area have also been taken into account and incorporated into the recommended NHS for the Town.

The NHS enhancement opportunities shown on the new Official Plan Appendix include a minimum 30 m buffer to all watercourses, as well as some enhancements to core areas and corridors in the LSRCA watershed (West Holland River).

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