

# The Planning Partnership

Urban Design, Landscape Architecture, Planning, Communications

## MEMORANDUM

**To:** Town of New Tecumseth  
**From:** The Planning Partnership  
**Date:** April 13, 2018  
**Subject:** Significant Revisions to New Tecumseth's Official Plan

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The purpose of this memorandum is to outline the significant revisions made to New Tecumseth's Official Plan (OP) as part of this first Draft for public review. This memorandum, as well as the red text used for revisions throughout the OP document, will help readers to understand what has changed and support meaningful participation in this ongoing process. While significant progress has been made in reviewing and updating the New Tecumseth's OP, this revised OP remains a draft document and work is still in progress. An important component of the finalization of the revised Official Plan is the public circulation and review, so that the project team can receive and consider comments from anyone who feels that they have something to contribute, ensuring that the best possible document is put forth for approval at the end of this process.

Please note that the review of unconsolidated Official Plan Amendments and Secondary Plans will occur during the preparation of the second public draft of the Official Plan.

A summary of the significant revisions made to New Tecumseth's OP is included below, organized by OP Section. To examine the entirety of the revisions made, please see the draft Official Plan for public circulation, available at the Town's Planning Department and on the project webpage.

### Section 1: Introduction

- Minor wording changes.
- Reordered schedules and reorganized Sections.

### Section 2: Goals and Objectives

- Minor wording changes.

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### **Section 3: Growth Management**

- New Section addressing growth management – including outlining the municipal structure and intensification/density targets and guiding growth and intensification through the identification of strategic growth areas.
- Identified what may not occur prior to the completion of the County's Municipal Comprehensive Review

### **Section 4: Natural Heritage System**

- New approach to the Environmental Protection designations; Environmental Protection Two will now be an overlay designation, with its lands also subject to an underlying designation. This approach to the Environmental Protection Two Overlay designation is appropriate as the update to this designation has significantly expanded its geographic area and now includes lands which are already developed and in the Urban Settlement Areas. The boundaries of the two Environmental Protection designations have been updated to reflect the most recent data available and based on 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 Environmental Protection Two Overlay designation to ensure that flood risks are mitigated prior to future development. Overall, this new approach provides a higher level of environmental protection for the Town. It should be noted that agricultural operations will continue to be supported and protected.
- Incorporated the recently approved Source Protection Policies.
- Added a new policy addressing the Endangered Species Act.

### **Section 5: The Urban Settlement Areas**

- Significantly expanded the “housing” policy framework and provided more emphasis and potential tools for addressing the provision of affordable and accessible housing.
- Shifted the focus of the OP policies from residential densities to heights, i.e. permitted uses may now include low-rise, mid-rise or high-rise residential dwellings, and policies have been added to define these terms and to guide their development.
- The language around the 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.
- A new subsection was added to the Downtown Core Commercial and Downtown Core Transitional designations, called “Promote Revitalization” to provide more tools to enhance the downtowns and their viability.
- Provided more clarity with respect to permitting mid-rise and high-rise residential development in the Town’s commercial designations.
- Provided a new policy framework addressing public service facilities.
- Introduced a minimum height of 2 storeys for the Downtown Core Commercial designation and a policy framework for improving public access/enjoyment of Boyne River



## **Section 6: The Rural/Agricultural Area**

- Added a new policy framework addressing agricultural-related uses and on-farm diversified uses for the Agricultural designation and small-scale commercial/industrial uses for the Rural designation.
- Additional clarity provided regarding lot creation.
- Added policies guiding home occupations in accessory buildings for the Agricultural and Rural designations.
- Provided stronger language regarding the requirement for the rehabilitation of Mineral Aggregate Operations.

## **Section 7: Design, Heritage and Parkland**

- The Urban design policies were mostly unchanged due to the robust existing policy framework.
- Added reference to the need to consult with Indigenous communities, as well as with the municipal Heritage Committee.
- Provided support for the development of a Municipal Cultural Plan and a County Archaeological Management Plan.
- Updated the Parkland Acquisition policies and the alternative cash-in-lieu rate.

## **Section 8: Infrastructure**

- New Section of the OP and largely new policy framework introduced – existing policies addressing municipal servicing, stormwater management, transportation and energy generation and transmission were inadequate.
- The 2017 Growth Plan makes a very clear link between land use planning and infrastructure, which is now better reflected in this new Section.
- Stronger focus on mobility and active transportation has been provided.
- Added a multi-modal connection between the three Urban Settlement Areas as an objective for Mobility and Active Transportation.

## **Section 9: Implementation and Administration**

- Provided revised wording for Height and Density Bonusing and an expanded lists of potential public benefits.
- Added policy language to address the Duty to Consult with Indigenous communities.
- Consolidated lists of supplemental documents for Complete Applications.
- Stated that Urban Settlement Area expansions could not occur prior to the completion of the County's Municipal Comprehensive Review.
- Provided a clearer policy framework for legal non-conforming uses.

## **General/Schedules:**

- Significant reformatting and reorganizations of OP sections.



- Elimination of most cross-referencing.
- Reflection of new approach to Environmental Protection designations on Schedules A, B1, B2 and B3.
- Schedule B2 (Beeton) has been revised to reflect the same land use designations as Alliston and Tottenham. This includes changing “Low Density Residential” to “Urban Residential” and “Downtown Transitional Commercial” to “Downtown Core Transitional”.
- Updated and moved the former “C” schedules to Appendix A.
- Relabelled Oak Ridges Moraine schedules from “D” to “C”
- Addition of 3 new Source Protection Schedules (D1, D2, D3)
- Clarified throughout what may not occur prior to the completion of the County’s Municipal Comprehensive Review.

### **Ongoing Issue**

According to recent Provincial mapping and direction, nearly the entirety of the lands outside of the Urban Settlement Areas of New Tecumseth must be designated Agriculture. This disregards the significant work completed during the previous OPR process in identifying separate rural lands, which are less appropriate for agriculture, and will result in some already developed lands (i.e. residential developments to the east of the Alliston Urban Settlement Area) being designated Agricultural, preventing further development. At this stage, this Provincial requirement has not been reflected in the Town’s mapping as the project team continues to consider how to meet Provincial requirements, while still meeting the needs of the Town.

