

Attachment 9

Relevant Excerpts from Adopted New Tecumseh Official Plan, February 2021

“2.3 Planning Principles

The long-term prosperity and social well-being of the Town depends on maintaining strong, sustainable and resilient communities, a clean and healthy environment and a strong economy. To this end, the policies of this Plan are based on the following planning principles:

- i) to direct urban development to settlement areas where a broad range of community and commercial facilities, services, housing and employment opportunities are available;
- ii) to create more mixed-use, compact, pedestrian-oriented development within designated and fully serviced settlement areas;
- iii) to provide a broad range of housing, employment and leisure opportunities for a growing and aging population in a sustainable manner;
- iv) to promote opportunities for intensification and redevelopment within built-up areas that are supported by adequate infrastructure and public service facilities;

3.2 Site Suitability

Prior to the approval of any development or amendment to this Plan or the Zoning By-law, it shall be established to the satisfaction of Council and all other bodies having jurisdiction that:

- i) soil and drainage conditions are suitable to permit the proper siting of buildings;
- ii) the services and utilities, whether they be municipal or private, can adequately accommodate the proposed development;
- iii) the road system is adequate to accommodate projected increases in traffic;
- iv) the land fronts on a public road which is of a reasonable standard of construction; and

- v) adequate measures will be taken to alleviate or prevent any adverse effects that the proposed use may possibly have upon any existing or proposed adjacent use.

3.14 Energy Conservation, Climate Change and Air Quality

Climate change and air pollution impacts are caused primarily by burning fossil fuels, resulting in the emission of greenhouse gases and air pollutants. These impacts can be reduced through sustainable, effective and efficient land use and transportation policies that guide the development review process and the preparation of secondary plans, master plans, and local comprehensive reviews. In order to achieve a sustainable community, and human and ecosystem health, climate change and air pollution must be addressed.

3.14.1 Mitigation

The Town will work to improve air quality and energy efficiency, to reduce greenhouse gas and fuel emissions, and to mitigate climate change by:

- vi) maintaining the settlement area boundaries and striving for a compact built form within these areas;
- vii) locating intensification in areas which are served by existing or planned transit;
- viii) encouraging sustainable, energy efficient and low carbon buildings;

3.18 Land Use Compatibility

In order to foster a sustainable development pattern, some land uses need to inter-relate while others are best separated. Further development and redevelopment in the Town will be guided by principles of land use compatibility that respect the quality and stability of existing areas and provide for suitable transition between areas of differing use, sensitivity, urban design treatment and intensity in order to avoid or mitigate adverse effects. Land use compatibility does not mean “the same as” but to coexist harmoniously with one another.

3.18.1 Matters to be Assessed

Development and/or land use change must demonstrate that the resultant form, function and use of land are compatible with surrounding land uses. The demonstration of compatible development and land use change must consider the potential for impacts related to the character, planned function and/or ecological integrity of an area as well as the health and safety of humans. Where there exists a potential for negative impacts, the following land use compatibility matters shall be assessed:

- i) shadowing;
- ii) loss of privacy due to intrusive overlook;
- iii) increased levels of light pollution, noise, odour, dust or vibration;
- iv) increased level of traffic that can disrupt the intended function or amenity of a use or area or cause a decrease in the functionality of active transportation or transit;
- v) reduction in the ability to enjoy a property, or the normal amenity associated with it, including safety and access, outdoor areas or setting;
- vi) visual intrusion that disrupts the streetscape or buildings;
- vii) built form in terms of scale and massing; and
- viii) the loss or impairment of significant views of natural features and areas to residents.

3.18.2 Mitigation Measures

Mitigation measures may be used to achieve development and land use compatibility. Such measures may include one or more of the following:

- i) ensuring adequate setbacks and minimum yard requirements;
- ii) establishing appropriate transition in building heights, coverage and massing;
- iii) requiring fencing, walls, landscaping or berming to create a visual screen;
- iv) designing the building in a way that minimizes adverse effects;
- v) maintaining mature vegetation and/or adding new landscaping features;
- vi) controlling access locations, driveways, service areas and activity areas; and
- vii) regulating location, treatment and size of accessory uses and structures, lighting, parking areas, garbage storage facilities and signage.

Planning Act tools including Zoning By-law standards, site plan control, development agreements and other measures will be used to implement mitigative measures that achieve compatible land use change and development.

4.2 Residential

4.2.1 Goals

The following goals are established for the Residential area:

- i) to encourage the provision of an adequate supply of new residential building lots to meet the anticipated demand for additional housing units over the next 25 years. To accomplish this, the Town will attempt to have a three-year supply of residential lots in either draft or final approved plans of subdivision and a 15-year supply of land designated for residential development available at all times;
- ii) to encourage the development of a greater variety of housing types in the Town to meet the future housing needs of all households, and to meet the provincial housing objectives as set out in the Provincial Policy Statement and County of Essex Official Plan;
- iii) to ensure that new residential development occurs in a manner in keeping with the capacity of the services available and the financial capability of the municipality;
- iv) to encourage the infilling and rounding out of the existing development pattern in urban areas of the Town where a full range of municipal infrastructure (including a piped sanitary sewer system), community facilities, and goods and services can be provided in a cost-effective and environmentally sound manner;
- v) to ensure that existing and new residential areas are walkable and, to the greatest extent possible, are supported by all modes of transportation;
- vi) to promote and encourage residential intensification activities in areas of the Town where a full range of municipal infrastructure, community facilities, and goods and services are readily available. Residential intensification includes infilling, second units, conversions and redevelopment; and

4.2.2 Policies

The following policies shall apply to those lands designated Residential on the Land Use Schedules of this Plan:

- i) the use of lands designated Residential shall be for all forms of housing, including special needs housing, in accordance with subsections 4.2.2.1, 4.2.2.2 and 4.2.2.3;

- v) the intensification of residential lands shall be encouraged and standards of development that will assist in achieving this objective shall be a priority for the Town. A minimum of 15 percent of all new housing within the Town should be provided through residential infill and/or intensification, as identified as a target in the County of Essex Official Plan. Residential intensification shall be defined as a net increase in residential units or accommodation within a given property, site or area and includes:
 - a. redevelopment, including the redevelopment of brownfield sites;
 - b. the development of vacant or underutilized lots within previously developed areas;
 - c. infill development;
- vi) within existing stable residential areas, applications for infill or redevelopment must be located and organized to fit with neighbouring properties and must satisfactorily address the criteria contained in Section 3.18 of this Plan. In fully serviced areas, intensification through moderate increases in building height or density, and gradual transition to more intense forms of housing may be approved in neighbourhoods that are adjacent or in close proximity to such items as transit routes, commercial areas, community facilities and/or significant areas of open space;

4.2.2.2 Medium Density Residential Policies

Medium density residential land uses shall be subject to a Zoning By-law amendment and shall include townhouses, stacked townhouses, row houses, multiple dwelling conversions, walk-up or small-scale apartments, and mixed use buildings with commercial on the ground floor. Nursing homes, rest homes and retirement homes may also be permitted. The maximum height for medium density residential buildings shall be four storeys.

The residential goals and policies contained in subsection 4.2 of this Plan shall apply to medium density residential development. In addition, the following policies shall apply to medium density residential development:

- i) the density range for medium density extends from 20 to 50 units per gross hectare;
- ii) when considering any new medium density residential land uses by way of a Zoning By-law amendment, the following criteria shall apply:
 - a. availability of adequate municipal services;

- b. availability of adequate outdoor amenity areas, which may include public recreation areas, common areas and/or private areas to the satisfaction of the Town;
 - c. adequate on-site parking for each residential unit and for visitors, either in surface parking areas, individual driveways and garages, or in above or below grade parking structures, as the Town deems appropriate; and
 - d. protection of adjacent low density residential areas from adverse effects;
- iii) new medium density residential developments must address the criteria of Section 3.18 Land Use Compatibility and the Urban Design policies of Section 7 of this Plan, which refer to such matters as siting and designing the building to be compatible with adjacent land uses in terms of function and design, and avoidance of undue adverse effects on adjacent land uses; and
 - iv) all new medium density residential development shall be subject to site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990.

10.18 Amendment Procedures

All proposed amendments to this Official Plan or the implementing Zoning By-law shall be processed in accordance with the provisions of Sections 21 and 34 of the Planning Act, R.S.O. 1990 and due regard shall be given to the following matters:

- i) the degree of conformity of the proposed amendment to the general intent and philosophy of this Plan, particularly the planning principles as set out in Section 2.3, and consistency with provincial policy;
- ii) the availability and suitability of land already designated for the proposed use, and the need for (or market feasibility of) the proposed use;
- iii) the compatibility of the proposal, or the adequacy of proposed mechanisms for achieving compatibility, with adjacent and planned uses;
- iv) the ability of the Town's infrastructure to accommodate the proposal; and
- v) the adequacy of the transportation system to accommodate the proposal."