

## Tammie Ryall

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**From:** Cindy Prince <cprince@triamico.com>  
**Sent:** December 2, 2020 1:44 PM  
**To:** Bender, Gregory; Tammie Ryall  
**Cc:** Gudrin Beggs; 'Jeannette Sylvestre'  
**Subject:** Comments Pertaining to New Official Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Afternoon:

We have reviewed the new Official Plan, primarily in the context of the Wallace Woods Special Planning Area, and offer the following comments for your consideration:

1. Page 5 indicates that there are a number of Schedules of interest regarding Wallace Woods. They include B2-1, Natural Heritage Features, B2-2, Natural Heritage system, B3, Natural Resources and Human-Made Hazards, B4 Natural Hazards and Flood Prone Areas, C5 Land Use (Wallace Woods), D2 Road Classification (Maidstone and Belle River Urban Areas) and D3, Active Transportation Network and Appendix "1" Hazard Forest Types. We have no comments regarding these Schedules with the exception of C5. I note that you are designating the woodlots and the Wetlands and putting the majority of the balance of the area into Urban Reserve. The idea was always that we would agree to the natural environment type designation provided it was accompanied by a development designation. That is not happening here. I think we need to show some development opportunity either on the map schedule or in a very clear policy direction that provides for that;
2. Page 20 provides guidance pertaining to Local Comprehensive Review (LCR's) required in order to alter Settlement Area boundaries. Please confirm that such a report will not be required to take lands from the Urban Reserve to a Primary Urban Area. More specifically, please clarify that LCR's will not be required to bring additional Wallace Woods land into a development designation from Urban Reserve. If in Wallace Woods we develop 100 acres we want the next phase of Wallace Woods to get an additional 100 acres of development designation without doing an LCR or an amendment to anything other than the Zoning By-law;
3. Page 32 provides direction regarding the Wallace Woods New Primary Node in Section 3.3.6.2. That section appears to be fine as written but please confirm that the wording does not preclude some low density residential development, that is, traditional neighbourhood type residential development;
4. Page 38 provides direction regarding Urban Reserve Area in Section 3.3.12. At the end of the second paragraph reference is made to Special Planning Area policies as identified in Section 3.4. There does not seem to be a Section 3.4 in the document. The same reference to Special Planning Area policies and Section 3.4 is repeated on page 39. There is no Section 3.4. Should that perhaps read Section 9 page 262?
5. Page 69 in Section 4.3.4.1 addresses Parks and Open Space and Page 73 Section 4.3.4.2 addresses Linked Open Spaces and Natural Heritage Systems. The policies address maximizing the opportunity for park land dedication under the Planning Act and the support for the creation of linked parks and open spaces and natural heritage systems where possible. As you know, doing this is a big part of what the Wallace Woods design concept is about. I was hoping to see some direction that providing these desired linkages would be acknowledged/considered when determining the cash in lieu of parkland dedication requirements. In the case of Wallace Woods, its 300 or so acres of wooded areas are being "preserved" and linked, there should be some benefit when it comes to park land dedication requirements. I had hoped that the Official Plan would at least provide for the opportunity to have negotiations to occur in this regard;
6. Page 172, Section 6.15 regarding Urban Reserve, I think, would benefit from including a policy regarding how lands get changed from Urban Reserve to a development type designation. It does make reference to Section 3.3.12 but Section 3.3.12 indicates that a Secondary Plan is required. Once a Secondary Plan is prepared, like for Wallace Woods, then what? Later in the Plan it is stipulated that the Secondary Plan is incorporated into the Official Plan by way of an amendment. I believe the Official Plan would be strengthened if the process for

implementing Secondary Plans was more clearly articulated particularly in the Urban Reserve section of the Official Plan even if it is only reference to Section 8.3.1.1 Secondary Plan;

7. Page 210 Section 8.2.1 includes policies for Amendments to the Official Plan. It would be helpful here if something was included about the Secondary Plan process and how it is to be implemented or at least a reference to Section 8.3.1.1 Secondary Plan;
8. Page 212 Section 8.3.1.1 Secondary Plan Preparation references Special Planning Areas and they are outlined on Schedule A. A reference to Section 9, Special Planning Areas and Secondary Plan would be helpful here. Subsection f) again makes reference to Section 3.4 of which there is not one in the Plan. If it is intended that this is a section that gets created through Official Plan amendment to implement Secondary Plans, I think it would be better to have the section there and indicate as much. Several references to a Section that does not exist is frustrating for the reader;
9. Page 215 includes direction pertaining to Outline Plans in Section 8.3.2. Other than the grammatical error of the first sentence, it seems that the section would benefit from being more fulsome. It addresses only site plans. What about plans of subdivisions, servicing, etc.? Is an Plan of Subdivision in place of an Outline Plan? If you have a Site Plan, why do you need an Outline Plan. This section is still somewhat confusing and if the only purpose of an Outline Plan is to introduce another layer of document preparation why have it;
10. Page 262 Section 9 addresses Special Planning Areas and Secondary Plans. In section d) it references the need to prepare a Planning Rationale Report. There was a change in the Wallace Woods draft Secondary Plan to more clearly articulate that the Planning Rationale is to be contained within the Secondary Plan. I believe the first sentence of d) in the Official Plan should read: "Planning rationale will be included in the Secondary Plan to address the requirements of Section 8.3.1. In addition, the reationale will address land use compatibility issues between the existing and proposed land uses and appropriate land use transitions within the Planning Area".
11. Page 269, Section 9.5 Wallace Woods Special Planning Area, subsection f) is confusing. Would you consider the following:
  - a. f) The Secondary Plan will establish an appropriate residential phasing plan and policies to ensure the orderly, efficient and timely progression of residential development, in accordance with the anticipated growth projections as identified in Table 3.1. The phasing policies will not preclude the orderly development of employment and mixed use buildings, which may include residential uses above grade, commercial, retail, office and employment uses. The Secondary Plan will provide that subsequent to an initial phase of development, of approximately 100 hectares of land for residential development, additional lands will only be designated for residential and related urban land uses in accordance with Section 6.0, when a minimum of 75% of the lands within the preceding development phase within the Wallace Woods Special Planning Area have been registered for development in approved plans of subdivision. Wallace Woods will receive servicing priority as a Primary Node.
12. Page 269, Section 9.5 g), h) should both read that the Secondary Plan will include direction on transportation and urban design but not that a new separate study is to be completed.

Happy to discuss. I look forward to hearing from you. Thanks,  
Cindy



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