

DATE: September 14, 2020

REPORT NO: PD-109-2020

SUBJECT: Information Report - Spring Creek Heights Secondary Plan Update

CONTACT: Madyson Etzl, Planner II
Brian Treble, Director of Planning and Building

OVERVIEW:

- The purpose of this information report is to update the Planning, Building, Environmental Committee (The Committee) and Council on the Spring Creek Heights Secondary Plan Project that planning staff continue to work on jointly with our consulting team, MHBC Planning.
- Township Planning Staff, and MHBC Planning had previously held one public open house for these lands on November 28th 2019 where members of the public were invited to review and provide comment on recommended policy changes and future development options for existing undeveloped land within the Spring Creek Secondary Plan Area. MHBC Planning also explained the steps of the project and what the Township, and MHBC are planning to assess and find throughout the lengthy study of these lands.
- Township Staff, and MHBC have reviewed all the comments that were received at the public open house and have begun to prepare a recommendation report which will contain the best land use policies for this area.
- Due to the COVID19 pandemic, the timelines and progress of this secondary plan project has unfortunately been delayed.
- Now that the consultant's report has been received, planning staff and MHBC Planning Staff are discussing different options and dates to hold the next public meeting for the Spring Creek Heights lands.
- MHBC Planning has prepared a report which outlines the specific findings for these lands and the appropriate land uses that could be explored to ultimately benefit land use planning in this Secondary Plan in Smithville (attachment 1).
- Township Planning staff will keep the Committee and Council updated on the next steps for this project.

RECOMMENDATION:

1. That, Report PD-109-20 regarding “Information Report - Spring Creek Heights Secondary Plan Update” dated September 14th, 2020, be RECEIVED for information purposes.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

- **Strategic, Responsible Growth**

BACKGROUND:

Planning Staff, and MHBC Planning are working jointly to explore the best land use options for the Spring Creek Heights Secondary Plan lands. Township planning staff had previously worked with HGC Engineering to complete a noise study, The MHBC Planning work is intended to revise the policies that were previously approved for these lands by completing a land use assessment update. MHBC Planning has reevaluated the transportation, land uses, servicing, and overall land use designations of the lands and adjacent lands.

This has given the Township a proper and independent policy review for the area. The goal is to see if the Township is able to get more efficient land use designations within this area while still maintaining the appropriate distances from the existing large businesses on Industrial Park Road and Thompson Road. The review has been completed to ensure protection of our employment park.

CURRENT SITUATION:

Unfortunately, due to COVID19 the Spring Creek Heights Secondary Plan project has been delayed. However, Township staff now have the consultant's report and are working jointly with MHBC Planning to prepare a draft Official Plan Amendment, which will include the most appropriate land use policies and designations for these lands. A future recommendation report will be presented at a future planning/building/environmental committee meeting of the draft official Plan Amendment and the proposed public meeting process.

This meeting will be open to members of the public to provide their thoughts and opinions on proposed draft policies and potential designations and will be held through the most appropriate communication methods that are available at that time.

This report provides the draft consultant report to committee and council for information purposes.

FINANCIAL IMPLICATIONS:

There are no financial implications relating to this report at this time. This review is within budget.

INTER-DEPARTMENTAL COMMENTS:

Inter-departmental comments are not applicable to this report.

CONCLUSION:

This report has been prepared to inform the Committee and Council on the progress of the Spring Creek Heights Secondary Plan project. Planning staff are expecting to have a recommendation report to present to Planning Committee in the near future with a Draft Official Plan Amendment for the Spring Creek Heights Secondary Plan and to then hold the final public meeting.

ATTACHMENTS:

1. Draft Consultant Report

Prepared & Submitted by:



**Madyson Etzl,
Planner II**



**Brian Treble,
Director of Planning and Building**

Approved by:



Bev Hendry, CAO