



December 19, 2022

Hon. Steve Clark  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 17th floor  
Toronto, Ontario M7A 2J3

Dear Minister Clark:

**Re: *Comments on Behalf of the Stroud Village Developers Group Regarding Simcoe County's Proposed Growth Management Official Plan Amendment No. 7***

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We are the planning consultants for the Stroud Village Developers Group (the "Developers Group"), which is comprised of multiple landowners of properties located on both sides of Yonge Street between 9<sup>th</sup> Line and just north of Victoria Street in and adjacent to Stroud Village, in the Town of Innisfil, in Simcoe County as shown on **Attachment 1** (hereinafter referred to as the "subject lands"). We have been monitoring the County of Simcoe's *Municipal Comprehensive Review* ("MCR") process on behalf of the Developers Group and have submitted two letters to the County of Simcoe Council (dated October 19, 2021 and June 21, 2022), including comments in response to the original Draft Proposed Growth Management Official Plan Amendment, and to the Town of Innisfil Council (dated October 20, 2021 and December 8, 2021). We have also made deputations at the Town of Innisfil's Virtual Public Workshop for the County's MCR Process on October 20, 2021 and again on March 30, 2022.

We have prepared this letter in response to the posting on the Environmental Registry of Ontario of the County of Simcoe adopted Amendment No. 7 to the County's Official Plan ("the OPA") on December 5, 2022 and the commenting period that extends to February 3, 2023.

We have reviewed the OPA and are generally supportive. In particular, we agree with the classification of Stroud as a "Category 3 – *Settlement Areas* that do not have a *delineated built boundary* but which have existing or planned municipal water and wastewater systems" as proposed in Table A in Policy 3.2.3. The recognition and identification of Stroud as a Category 3 settlement area is an important part of structure of the County as an existing complete community with significant investment in infrastructure that also provides room for growth.

Recognizing that OPA No. 7 only addresses part of the requirements of the MCR process, we understand that additional work needs to be completed through a subsequent phase, including identifying the location of settlement area boundary

expansions. In this regard, we have reviewed the criteria for settlement area boundary expansions and provided our opinion that the lands adjacent to Stroud are an appropriate location for an expansion, as discussed in our letters (refer to **Appendix A**). We have also reviewed the criteria for “recommended location(s) for additional urban development” stated in proposed Policy 3.2.29 of the OPA, and it continues to be our opinion that lands adjacent to the existing community of Stroud should be included in a settlement area boundary expansion, for the following reasons (which are outlined in greater detail in our above-noted Letters to Council(s):

- Stroud already provides a compact and complete community with main street uses along Yonge Street. The extension of development in this area will support and benefit existing and future mixed uses in this walkable community.
- Servicing in Stroud is not an obstacle for growth given that significant investments by the Town of Innisfil and InnServices towards supporting infrastructure have already occurred and are underway. Our Letters describe this in further detail, specifically, our June 21, 2022 Letter to the County of Simcoe.
- Town of Innisfil staff have indicated that municipal services are planned for the Village of Stroud and will be reflected in the Master Servicing Plan update which is currently underway. Further, Phases 1 and 2 of a Municipal Class Environmental Assessment process have identified the lands located at 7667 Yonge Street as the preferred location for the proposed Stroud Sewage Pumping Station. These lands are a part of the Stroud Village Landowners Group’s Land Holdings and are shown outlined in red, abutting the east side of Yonge Street in **Attachment 1**.
- Proximity to the Town Campus which is located at the southeast corner of Yonge Street and Innisfil Beach Road, approximately one Line south of the existing Stroud Village Settlement Area. The Town Campus is identified in Innisfil’s Our Official Plan as an area where future major government and cultural facilities should be considered and where related commercial developments may occur.
- Proximity to transit, including a short distance from a regional transit hub (the Barrie South GO train station which is 3.0 kilometres to the north) and in proximity to an important regional transportation corridor, Yonge Street, which is a main thoroughfare through Innisfil and Barrie and proximity to Highway 400 to the west and Innisfil Beach Road to the south. The Hewitt’s Secondary Plan on the south limits of Barrie will see the upgrading of Yonge Street and Lockhart Road right to the north boundary of Stroud, within the next 10 years or less. Access to this important transportation infrastructure provides the subject lands with excellent access to existing community amenities, services and facilities within the surrounding area and connectivity to the greater County.

Based on the foregoing, we respectfully request on behalf of our clients that the Province proceed with identifying Stroud as a Category 3 settlement area, as proposed in OPA No. 7 and also that the Province include lands adjacent to Stroud Village, specifically, 7665-7667 Yonge Street, as shown outlined in red, abutting the east side of Yonge Street in **Attachment 1**, in a settlement area boundary expansion.

Thank you in advance for your consideration. If helpful, we are available to discuss the matter and provide additional supporting materials. We look forward to working with you through this process. Please do not hesitate to contact the undersigned or Alex Savanyu in our office if you have any questions.

Yours very truly,

**Bousfields Inc.**

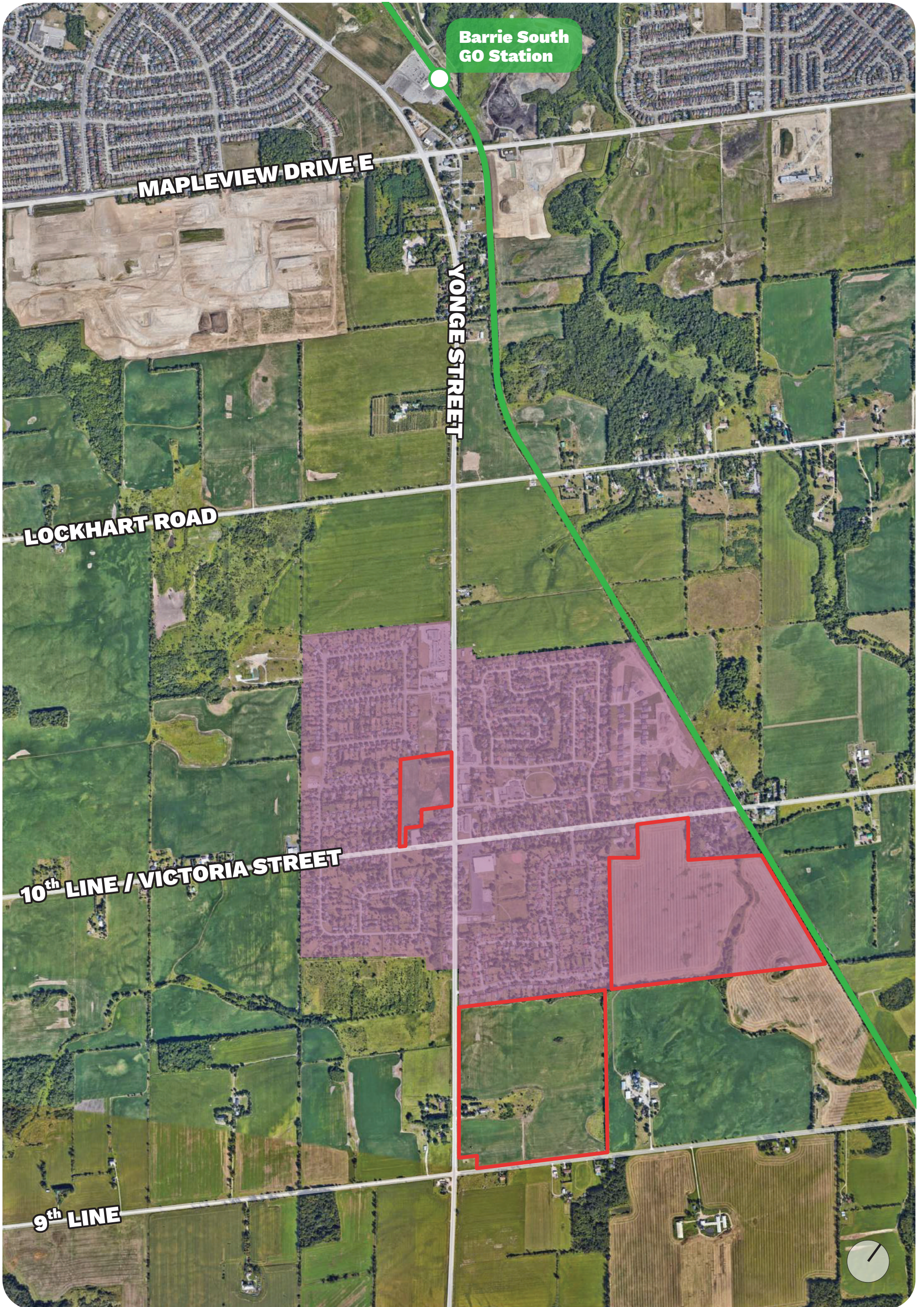


Emma West, MCIP, RPP




cc. *Nathan Westendorp, Director of Planning/Chief Planner, County of Simcoe*  
*Dan Amadio, Manager of Planning (North/West), County of Simcoe*  
*Greg Marek, Manager of Planning (South/East), County of Simcoe*  
*Andria Leigh, Director of Planning and Growth, Town of Innisfil*  
*Rayna Thompson, Brookfield Properties*  
*Sandra Rizzardo, SanDiego Homes*

# **ATTACHMENT 1**

# Aerial Photo - Stroud Village Landowners Group Land Holdings



## Legend

-  Stroud Village Landowners Group Land Holdings
-  Stroud Village Settlement Area
-  GO Line

# **APPENDIX A**



October 19, 2021

David Parks  
Director of Planning, Economic Development and Tourism  
County of Simcoe  
1110 Highway 26  
Midhurst, Ontario L9X 1N6

Dear Mr. Parks:

**Re: Request for Inclusion in Municipal Comprehensive Review ("MCR")  
7665, 7667, 7750 Yonge Street  
Town of Innisfil, County of Simcoe  
Stroud Village Developers Group**

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We are the planning consultants for the Stroud Village Developers Group (the "Developers Group"), which is comprised of multiple landowners of properties located on both sides of Yonge Street between 9<sup>th</sup> Line and just north of Victoria Street in Stroud Village, in the Town of Innisfil, as shown on **Attachment 1** (hereinafter referred to as the "subject lands"). We have been monitoring the County's *municipal comprehensive review* ("MCR") process on behalf of the Developers Group.

As outlined below, it is our opinion that Stroud Village should be one of the areas in the County and the Town of Innisfil that is the focus of growth in the County's MCR. In this regard, allocating additional growth to Stroud is consistent with and conforms to Provincial policies and plans, in particular, it supports policies regarding complete and connected communities as well as the efficient use of infrastructure and resources.

### The County's MCR

We understand that the County of Simcoe (the "County") is currently undertaking the MCR process to review and allocate 2051 population and employment growth to local municipalities, including the Town of Innisfil. Through this process, and in conformity with the Growth Plan, the County will identify any potential settlement boundary expansions and where growth will be allocated to existing settlement areas. Once the MCR process is complete, the County will bring forward a new official plan, or an official plan amendment, under Section 26 of the *Planning Act*, that comprehensively applies the policies and schedules of the 2019 Growth Plan.

We are aware that the MCR process is well underway and that the County has nearly completed its Land Needs Assessment ("LNA") work in accordance with the 2019 Growth Plan with a draft version issued on October 1, 2021. The LNA report indicates that Simcoe County has been split into two Regional Market Areas (north and south).

The Southern Regional Market Area includes the Towns of Essa, New Tecumseth, Innisfil, Bradford West Gwillimbury and the Township of Adjala-Tosorontio. In general, more growth is anticipated in the Southern Regional Market Area, particularly in Innisfil, Bradford West Gwillimbury and New Tecumseth, where key primary settlement areas and strategic settlement employment areas are located. Based on this work, by 2051 the population of the Town of Innisfil is forecast to nearly double from 44,360 (2021 population) to 84,570.

As part of this process, we are aware that the Town of Innisfil has been conducting its own engagement process regarding the MCR and growth in the Town, including a session on October 5, 2021 and an upcoming event on October 20, 2021.

In accordance with Policy 6.2.1 of A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”), the Town of Innisfil is planned to accommodate a significant amount of population and employment growth. Further, the Growth Plan directs that municipalities identify existing settlement areas and that Simcoe County allocate growth to lower-tier municipalities in a manner that implements the policies of the Growth Plan, with a significant portion directed to lower-tier municipalities that contain *primary settlement areas*.

The community of Alcona, which is located generally southeast of Stroud, is the *primary settlement area*<sup>1</sup> in Innisfil and Stroud is one of two Village Settlement Areas. The Town’s Official Plan provides that limited growth will be allocated to Village Settlement areas because of servicing constraints, however, Official Plan Policy 9.4.5 states that if municipal services are extended to Stroud, the Village Settlement may be considered for redesignation as an Urban Settlement as part of the Town and Country’s next MCR.

#### Servicing in Stroud

It is our understanding that servicing in Stroud is not an obstacle for growth in this area and that significant investments towards supporting infrastructure have already occurred. Over the past several months, the Developers Group has been having discussions with the Town of Innisfil and InnServices in an effort to determine the necessary external infrastructure required to service Stroud. The intent of these discussions is to come to an understanding and/or agreement for the Developers Group to front-fund the Stroud-specific infrastructure.

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<sup>1</sup> Primary Settlement Areas: Locations set out in Schedule 8 (of the 2019 Growth Plan). Primary settlement areas are the settlement areas of the City of Barrie, the City of Orillia, the Town of Collingwood, the Town of Midland together with the Town of Penetanguishene, and the settlement areas of the communities of Alcona in the Town of Innisfil, Alliston in the Town of New Tecumseth and Bradford in the Town of Bradford West Gwillimbury (2019 Growth Plan definition).

It is also our understanding that the Town of Innisfil and InnServices are advancing the design and construction of the sanitary infrastructure to service the Innisfil Heights and Town Campus areas. Therefore, the Developers Group has requested to upfront the DC Project No. 1.2.10 – Stroud Sewage Pumping Station and DC Project No. 1.2.11 – Stroud Forcemain and for the Developers Group to be identified as a key stakeholder throughout the municipal process of constructing SPS DC Project Nos. 1.2.12, 1.2.13, and 1.2.14. Additionally, we are aware that the Town of Innisfil and InnServices are also advancing the design and construction of the water supply infrastructure to service the Innisfil Heights and Town Campus areas. Therefore, the Developers Group requests to upfront the DC Project No. 2.1.11 – Trunk Watermain to Stroud Reservoir and the proposed DC Project – Stroud Reservoir Upgrades.

We understand that all of the external servicing mentioned above will be required for the potential future serviced population for the Village of Stroud to 2031. Nevertheless, the Developers Group includes two properties already within the Stroud settlement boundary (further described below) and would like to develop as soon as possible.

Projected serviced populations include existing properties in settlement areas to which water and wastewater infrastructure could be extended, infill lots, and planned developments, such as 2025 Victoria Street and 7958 Yonge Street (including the parcel to the north), which are owned by the Developers Group. In addition, the Developers Group will be joining the Innisfil Developers Allocation Group (IDAG) to fund the expansion of the Lakeshore Wastewater Treatment Plant and in doing so, securing allocation in same. This directly indicates the intent and commitment of the Developers Group to advance infrastructure and requisite front-funding to bring services to Stroud in the near term.

Further, the Developers Group worked closely with InnServices on the recent infrastructure upgrades implemented by the County and Town on Innisfil Beach Road east of Yonge Street which included oversizing a new trunk sanitary sewer to accommodate future growth. In the first phase of sewer construction, the oversizing of the sanitary sewer was front-funded by the Developers Group through a DC Credit Agreement, and the Town has since carried through the oversizing on the second phase of construction. This scenario in Simcoe County is unique in that plans for growth have already been acknowledged and directly implemented in servicing upgrades.

#### *The Stroud Village Developers Group*

As noted, the Developers Group's lands are comprised of four parcels. Of note, two of these parcels are located within the boundary of the Stroud Village Settlement Area and two that are contiguous and abutting the southern extent of the Stroud Village Settlement Area boundary.

### Growth in Stroud

On behalf of our clients, we request that the County of Simcoe and the Town of Innisfil allocate sufficient growth to Stroud to develop the lands within and adjacent to the settlement area boundary. In particular, to include the portion of the subject lands that are adjacent to the Stroud Village Settlement Area within its settlement boundary expansion areas through the MCR process. Further, we request that the County and Town continue to allocate growth to the remaining portions of the subject lands that are located within the settlement area boundary. It is our opinion that the subject lands are ideal candidates for growth within the County.

As discussed above, in addition to allocating growth, provincial policies and plans provide direction on how growth should occur, including direction on complete and connected communities and the efficient use of infrastructure and resources.

With respect to the Developers Group's land holdings, the lands located within the Stroud Village Settlement Area (7958 Yonge Street, the parcel north of 7958 Yonge Street and 2025 Victoria Street) are currently designated in the Official Plan for growth, and are designated *Village Residential* and *Downtown Commercial Area*. The lands also consist of the majority of greenfields remaining in Stroud and are adjacent to existing residential uses. As such, these lands should continue to be identified as growth areas. For the lands located south of Stroud, they are contiguous with and abutting the southern extent of the Stroud Village Settlement Area (7665-7667 Yonge Street and 7750 Yonge Street). The inclusion of these lands in a settlement area boundary expansion will provide a logical extension of the settlement area thereby ensuring the orderly phasing of development and efficient use of resources.

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Further, only limited portions of the subject lands are designated *Key Natural Heritage Features & Key Hydrologic Features* and *Hazard Lands*. The Developers Group is

willing to prepare any work that the County and/or Town may require in order to establish appropriate development limits on the subject lands in proximity to these features to determine the potential land area available for development for the MCR.

Lastly, as discussed, while upgrades are required to the water and wastewater network, significant investments have already been made and solutions for upgrades are being explored.

#### Proximity to Town Campus

The Town Campus is located at the southeast corner of the Yonge Street and Innisfil Beach Road intersection, approximately one line south of the existing Stroud Village Settlement Area. The Town Campus has been identified in Innisfil's Our Official Plan as an area where future major government and cultural facilities should be considered and where related commercial developments may occur.

New institutional developments at the Town Campus site, such as the new private school and its planned expansion, and the proposed medical offices, require an adequately sized water supply and wastewater system to replace the current system that was designed for the Town's municipal offices and the Multi-Use Recreation Facility (MURF) only.

More recently, the Royal Victoria Regional Health Centre (RVH) announced, on October 13, 2021, a second hospital will be built in Innisfil within 10 years. Plans to build a second site in the area have been in the works for several years, but now an 83-acre site at the southwest corner of Yonge Street and Innisfil Beach Road has been chosen.

#### Conclusion

Based on the foregoing, we respectfully request on behalf of our clients that the County include the subject lands, as specifically shown on **Attachment 1**, in the Town and County's plans for growth to the 2051 period, including expansion of the settlement area to include two of the parcels. Further, we request continued collaboration with the Developers Group and the Town and County with respect to the Land Needs Assessment, including sharing information on the assumptions that have been used in the analysis regarding the form of growth and density to confirm built form assumptions and potential yield for the sites.

Thank you in advance for your consideration and we look forward to working with you through this process. Please do not hesitate to contact the undersigned or Alex Savanyu in our office if you have any questions.

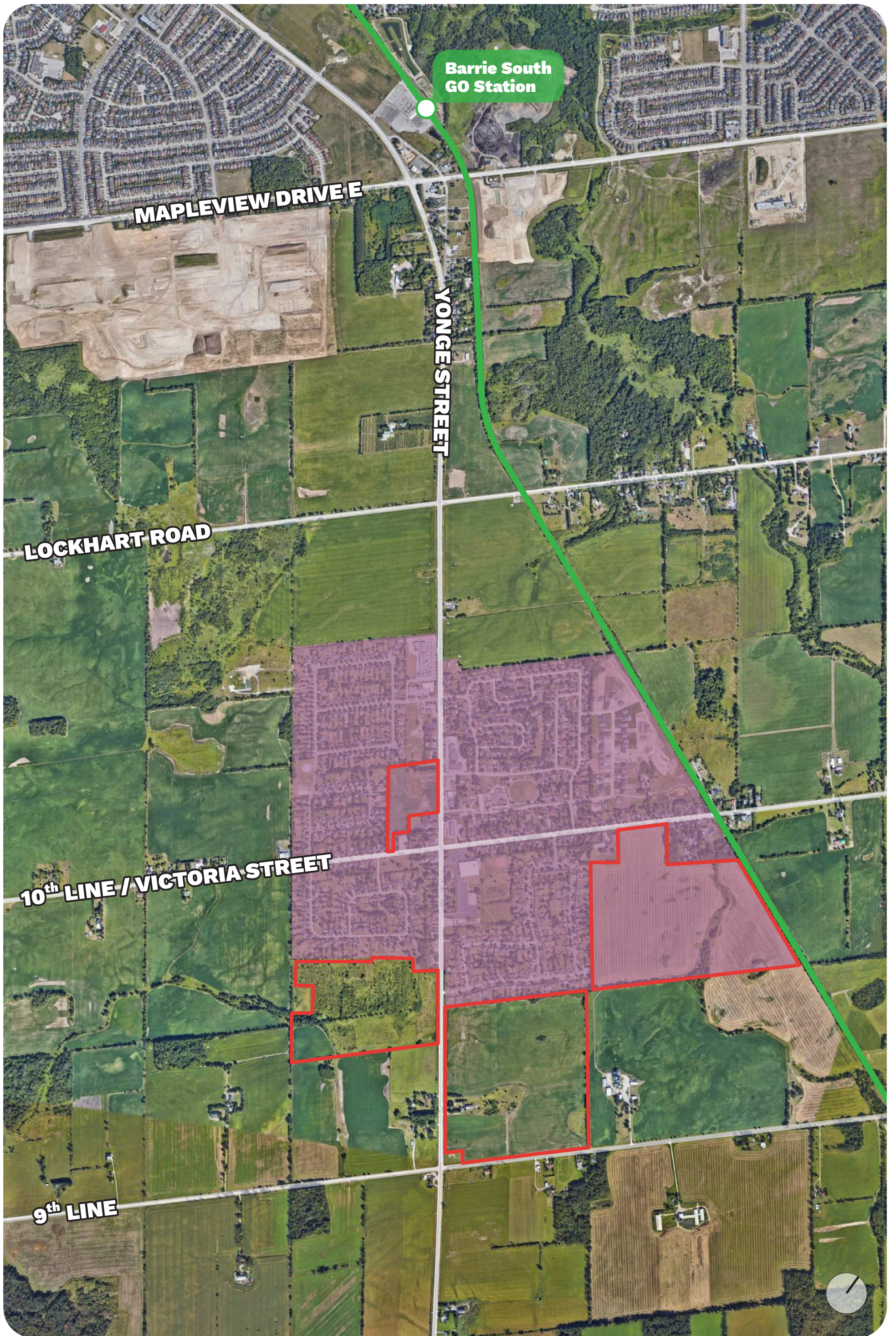
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**Legend**

- Subject Lands
- GO Line
- Stroud Village Settlement Area



October 20, 2021

Mayor and Council  
Town of Innisfil  
2101 Innisfil Beach Road  
Innisfil, Ontario L9S 1A1

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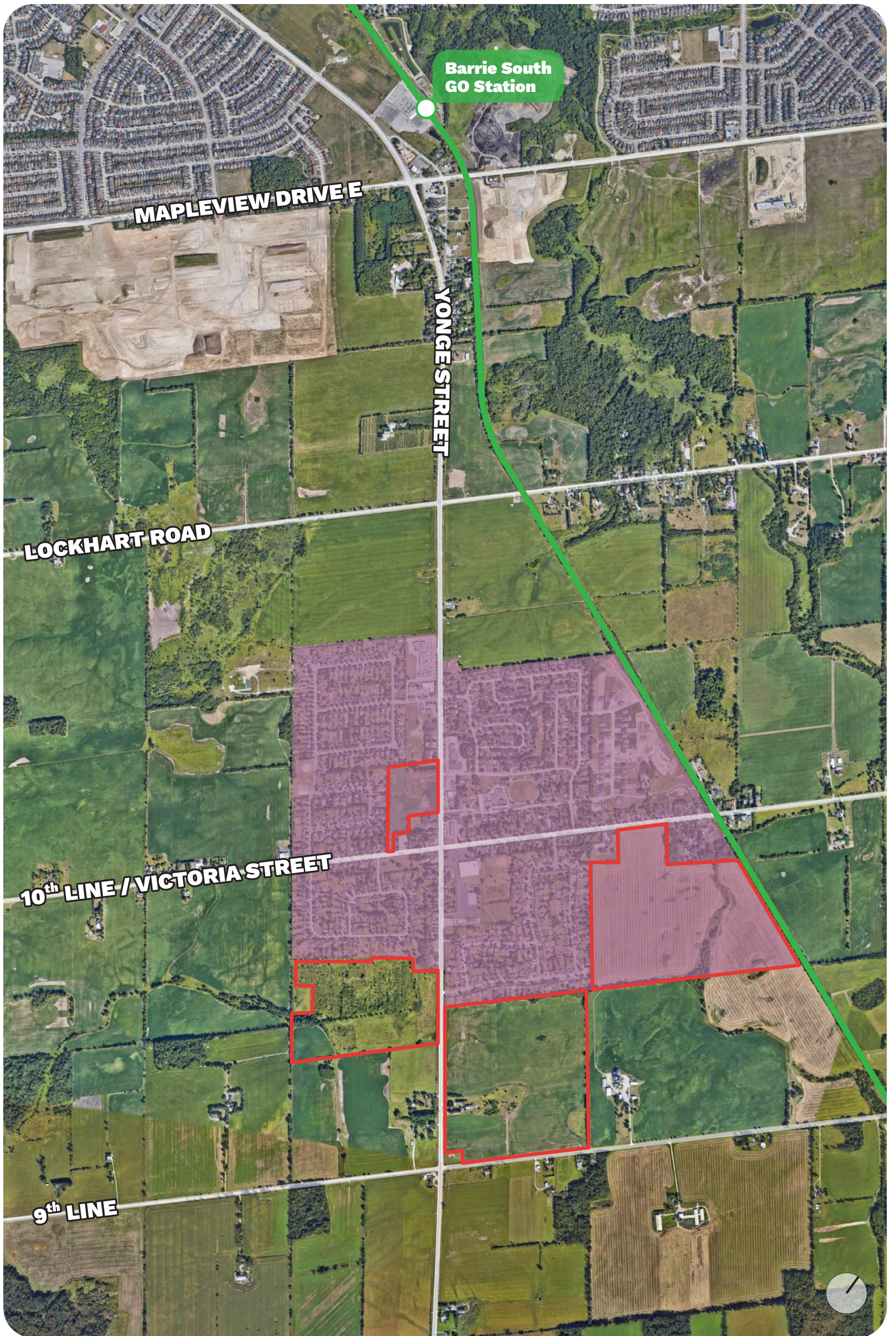
Yours very truly,

**Bousfields Inc.**



Emma West, MCIP, RPP

- cc. *David Parks, Director Planning, Economic Development, Transit & Airport Services,  
County of Simcoe*  
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*Jeff Rice, Quagmire Holdings*



**Legend**



Subject Lands



GO Line



Stroud Village Settlement Area



December 8, 2021

Mayor and Council  
Town of Innisfil  
2101 Innisfil Beach Road  
Innisfil, Ontario L9S 1A1

Dear Mayor and Council:

**Re: *Comments on Behalf of the Stroud Village Developers Group Regarding Staff Report DSR-176-21 – County of Simcoe Municipal Comprehensive Review – Update No. 3***

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As you are aware, we are the planning consultants for the Stroud Village Developers Group (the "Developers Group"), which is comprised of multiple landowners of properties located on both sides of Yonge Street between 9<sup>th</sup> Line and just north of Victoria Street in Stroud Village, in the Town of Innisfil, as shown on **Attachment 1 of Appendix A** (hereinafter referred to as the "subject lands"). We have been monitoring the County's *municipal comprehensive review* ("MCR") process on behalf of the Developers Group and submitted a letter to the County of Simcoe Council (dated October 19, 2021) and Town of Innisfil Council (dated October 20, 2021 and attached as **Appendix A**), along with a deputation made by Bousfields at the Town of Innisfil's Virtual Public Workshop for the County's MCR Process on October 20, 2021.

We appreciate the ongoing work by County and Town staff, including engagement sessions with the various landowners and stakeholders of which we have participated in. We have reviewed Staff Report DSR-176-21 – County of Simcoe Municipal Comprehensive Review – Update No. 3 and understand that the Town of Innisfil is making recommendations to the County of Simcoe regarding where growth should be allocated within the Town.

In this regard, the Staff Report indicates that the 35% intensification target identified in the Draft Land Needs Assessment ("LNA") may not be able to be accommodated within the Alcona Primary Settlement Area, given that potential intensification is largely limited to the lands along Innisfil Beach Road that are designated Downtown Commercial Area in the Town's Official Plan. Therefore, to meet the intensification target, Town Staff are recommending that the County request that the Minister add a Built Boundary to the settlement areas of Lefroy-Belle Ewart, Sandy Cove and Stroud. We support the Town's recommendation that Stroud be included in the Built Boundary. Stroud is an existing settlement area that historically and currently provides residential areas as well as important services and amenities for the broader community. Identifying Stroud as an area for growth through this requested inclusion into the Built

Boundary, reinforces the importance of Stroud as part of a complete and walkable community in Innisfil.

In keeping with the Town's support for importance of Stroud in the future growth of the Town, we reiterate our request outlined in the appended October 20, 2021 letter, that Stroud be included in a settlement area boundary expansion. This will further support complete and connected communities as well as the efficient use of existing amenities, infrastructure and resources.

Furthermore, as indicated in the Staff Report, Alcona, as the only Primary Settlement Area in the Town, cannot accommodate all of the required growth for the Town, particularly with respect to intensification. With the ability to provide services to Stroud, we request that Innisfil also request that the County and Province identify Stroud as an additional Primary Settlement Area in the Town. It is our opinion that this designation is appropriate based on the following characteristics:

- Stroud already provides a compact and complete community with main street uses along Yonge Street. The extension of development in this area will support and benefit existing and future mixed uses in this walkable community.
- Servicing in Stroud is not an obstacle for growth in this area and significant investments by the Town of Innisfil and InnServices towards supporting infrastructure have already occurred and are underway.
- Proximity to the Town Campus which is located at the southeast corner of Yonge Street and Innisfil Beach Road, approximately one line south of the existing Stroud Village Settlement Area. The Town Campus has been identified in Innisfil's Our Official Plan as an area where future major government and cultural facilities should be considered and where related commercial developments may occur.
- Proximity to transit, including a short distance from a regional transit hub (the Barrie South GO train station which is 3.0 kilometres to the north) and in proximity to an important regional transportation corridor, Yonge Street, which is a main thoroughfare through Innisfil and Barrie and proximity to Highway 400 to the west and Innisfil Beach Road to the south. The Hewitt's Secondary Plan on the south limits of Barrie will see the upgrading of Yonge Street and Lockhart Road right to the north boundary of Stroud, within the next 10 years or less. Access to this important transportation infrastructure provides the subject lands with excellent access to existing community amenities, services and facilities within the surrounding area and connectivity to the greater County.

In conclusion, we support the Town's request to include Stroud in the Built Boundary and we respectfully request that Stroud be identified as a Primary Settlement Area along with an expansion to the settlement area boundary, for the lands shown on **Attachment 1**. Planning for growth in the Town and County's plans to the 2051 period

in Stroud builds on the important role that the community already plays as a complete community in proximity to important Town, County and regional services.

Thank you in advance for your consideration and we look forward to continuing to work with you through this process. Please do not hesitate to contact the undersigned or Alex Savanyu in our office if you have any questions.

Yours very truly,

**Bousfields Inc.**



Emma West, MCIP, RPP

cc. *David Parks, Director Planning, Economic Development, Transit & Airport Services,  
County of Simcoe*  
*Dan Amadio, Manager of Planning, County of Simcoe*  
*Mary Nordstrom, Manager Land Use Planning, Town of Innisfil*  
*Rayna Thompson, Brookfield Properties*  
*Sandra Rizzardo, SanDiego Homes*  
*Jeff Rice, Quagmire Holdings*



June 21, 2022

Nathan Westendorp  
Director of Planning  
County of Simcoe  
1110 Highway 26  
Midhurst, Ontario L9X 1N6

Dear Mr. Westendorp:

**Re: *Comments on Behalf of the Stroud Village Developers Group Regarding Simcoe County's Proposed Growth Management Official Plan Amendment***

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As you may be aware, we are the planning consultants for the Stroud Village Developers Group (the "Developers Group"), which is comprised of multiple landowners of properties located on both sides of Yonge Street between 9<sup>th</sup> Line and just north of Victoria Street in Stroud Village, in the Town of Innisfil, as shown on **Attachment 1** (hereinafter referred to as the "subject lands"). We have been monitoring the County's *Municipal Comprehensive Review* ("MCR") process on behalf of the Developers Group and submitted letters to the County of Simcoe Council (dated October 19, 2021) and Town of Innisfil Council (dated October 20, 2021 and December 8, 2021). We have also made deputations at the Town of Innisfil's Virtual Public Workshop for the Country's MCR Process on October 20, 2021 and again on March 30, 2022.

We appreciate the ongoing work by County and Town staff, including engagement sessions with the various landowners and stakeholders of which we have participated in. We have reviewed the Draft Growth Management Official Plan Amendment (the "OPA") and offer the enclosed comments.

As outlined below, our primary concern with the OPA is Stroud's classification as a *rural settlement*, as proposed in Table A and in proposed Policy 3.2.3. In our opinion, Stroud should be classified as the "*Settlement Areas that have existing and planned municipal water and wastewater systems*" category, as it has the characteristics of and meets the criteria for a Settlement Area where growth should be allocated, in accordance with the Growth Plan and draft County OPA.

In this regard, Item 10 in the draft OPA provides that Section 3.1.1 in the County Official Plan will be updated to reference a hierarchy of settlement area as follows:

"There are three types of *settlement areas* in the County: *Primary settlement areas* (which are identified by the Growth Plan), *settlement areas* that have

existing or planned *municipal water and wastewater systems* and *rural settlements* that have a municipal water or wastewater system (partial services) or have no *municipal water or wastewater systems*. All recognized *settlement areas* are identified in Section 3.2.3 (Table A) and the extent of these are mapped on Schedule 5.1 - Land Use Designations with *primary settlement areas* also identified on Schedule 5.1.2."

As stated above, Stroud should be reclassified within the "*Settlement Areas that have existing and planned municipal water and wastewater systems*" for the following reasons:

- **In accordance with Growth Plan Policy 2.2.1.2.a) ii) and proposed OPA Policy 3.2.2.b) ii), Stroud is a *settlement areas with existing or planned municipal water and wastewater systems*:**
  - Stroud has an existing municipal water and a well-advanced planned wastewater system.
  - Significant investments and commitments for municipal services have already been made by the Town of Innisfil and InnServices. Specifically, the Town of Innisfil's 2018 Master Servicing Plan (prepared by C.C. Tatham & Associates Ltd.) confirms that Stroud is serviced by an existing municipal water system and that there is planned wastewater servicing for Stroud. Capital linear infrastructure per the 2018 MSP has already been front-funded by the Developers Group and extended to the intersection of Innisfil Beach Road and Yonge Street with capacity to service the existing community of Stroud in addition to future growth. In 2021, InnServices commenced the Class EA for the Stroud Sanitary Pumping Station.
  - The Town of Innisfil's Development Charges Background Study includes costs to extend full municipal services to Stroud within the post period.
  - In the Town's current hierarchy of settlement areas, Stroud is identified as a Village Settlement Area. Although Policy 9.4.2 of the Town's Official Plan provides that Village Settlement Areas will accommodate limited growth due to servicing constraints, the Official Plan clearly provides for elevating the status of the settlement area to Urban Settlements if full municipal services are provided, such that Policy 9.4.5 which provides that, "that if municipal services are extended to Stroud, the Village Settlement may be considered for redesignation as an Urban Settlement as part of the Town and Country's next MCR."

In this regard, Stroud has existing and planned municipal water and wastewater systems and therefore is not a rural settlement area but instead should be classified as a '*settlement area with existing or planned municipal water and wastewater systems*'.

- **In accordance with Policy 2.2.1.2.a) iii) in the Growth Plan and proposed OPA Policy 3.2.2.b) iii), regarding allocating growth to *settlement areas that can support the achievement of complete communities*:** Stroud already provides a compact and complete community with a mix of community services and amenities, including main street non-residential uses along Yonge Street that serve Stroud and the broader community. The extension of development in this area will support and benefit existing and future mixed uses in this already walkable community.
- **In accordance with Policy 2.2.1.2.c) iii) in the Growth Plan and proposed OPA Policy 3.2.2.d) iii), regarding allocating growth to *settlement areas that have existing or planned transit*:** Stroud is a short distance from a regional transit hub (the Barrie South GO train station which is approximately 2.0 kilometres to the north) and an important regional transportation corridor, Yonge Street, is located in Stroud. Yonge Street is a main thoroughfare through Innisfil and Barrie and is currently served by GO Transit Bus Route 68, with bus stops at Victoria Street and Lynn Street, connecting to the GO train stations in Barrie, Newmarket, Aurora and King City. Stroud is also currently served by Innisfil Transit's Uber service.
- **In accordance with Policy 2.2.1.2.c) iv) in the Growth Plan and proposed OPA policy 3.2.2. d) iv), regarding allocating growth to *settlement areas with existing or planned public service facilities*:** Stroud is already an important provider of *public service facilities*, including parks, the Stroud Innisfil Community Centre Arena, Fire Station, Sunnybrae Public School, childcare centres, medical and healthcare providers. The City of Barrie's Hewitt's Secondary Plan will see the upgrading of Yonge Street and Lockhart Road at the north boundary of Stroud. Access to this transportation infrastructure provides Stroud with access to existing community amenities, services and facilities and connectivity to the greater County. Also, proximity to the Town Campus and future RVH south campus which are located at the southeast and southwest corners of Yonge Street and Innisfil Beach Road, approximately one Line south of the existing Stroud Village Settlement Area. The Town Campus has been identified in Innisfil's Our Official Plan as an area where future major government and cultural facilities should be considered and where related commercial developments may occur.

Based on the foregoing, we respectfully request on behalf of our clients that the County identify Stroud, including the subject lands shown on **Attachment 1**, in the Town and County's Official Plans as "*Settlement Areas that have existing and planned municipal water and wastewater systems*" pursuant to Table A in the County's draft OPA policy 3.1.1. Further, we request continued collaboration with the Developers Group and the Town and County with respect to finalizing the OPA.

Thank you in advance for your consideration and we look forward to working with you through this process. Please do not hesitate to contact the undersigned or Alex Savanyu in our office if you have any questions.

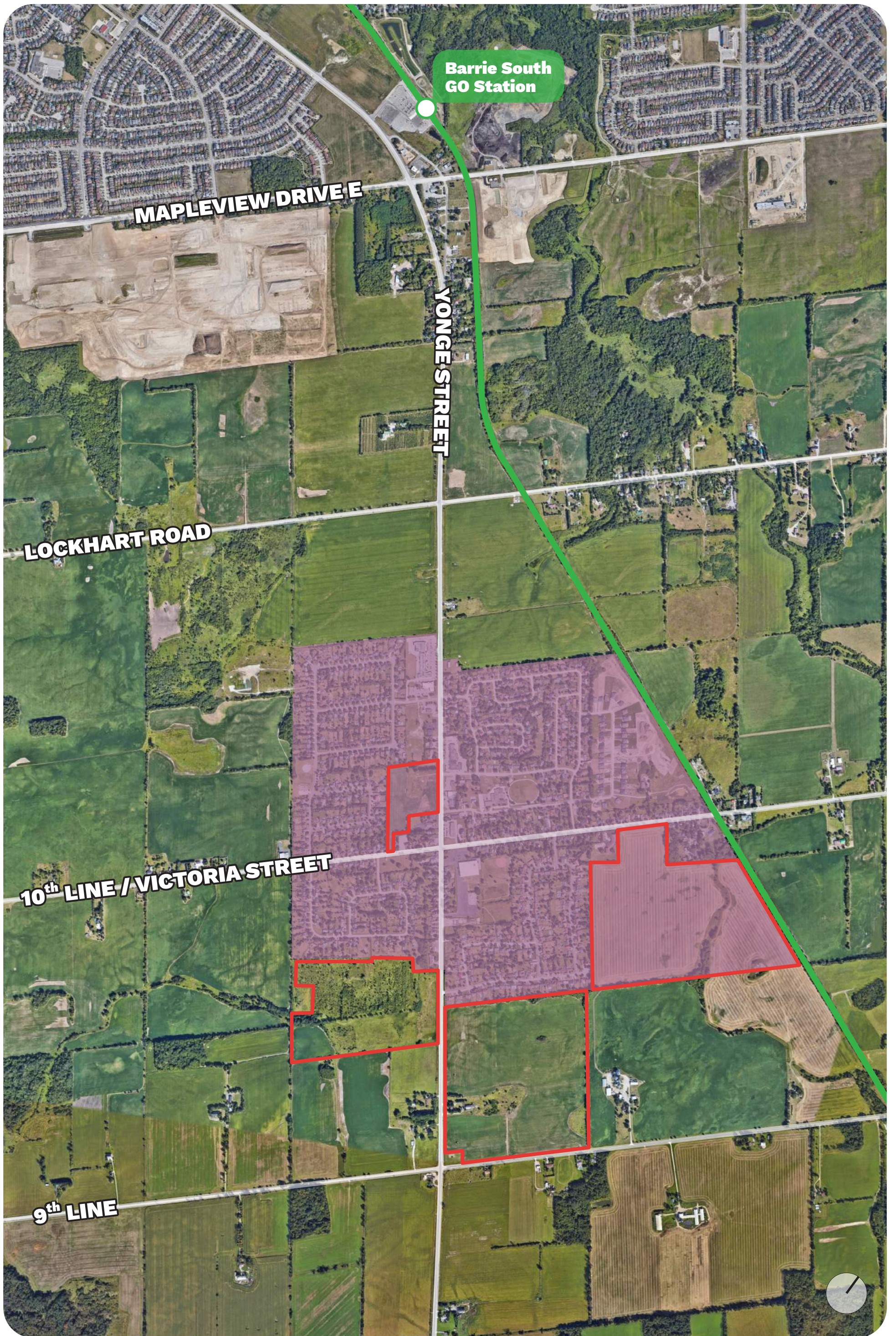
Yours very truly,

**Bousfields Inc.**



Emma West, MCIP, RPP

*cc. Dan Amadio, Manager of Planning (North/West), County of Simcoe  
Greg Marek, Manager of Planning (South/East), County of Simcoe  
Leo Deloyde, Director of Growth, Town of Innisfil  
Rayna Thompson, Brookfield Properties  
Sandra Rizzardo, SanDiego Homes  
Jeff Rice, Quagmire Holdings*



**Legend**

- Subject Lands
- GO Line
- Stroud Village Settlement Area