

January 26, 2023

ATTN: Julianna Zhuo  
Municipal Services Office - Central Ontario  
16th floor  
777 Bay Street  
Toronto, ON M7A 2J3

RE: Approval of County of Simcoe Official Plan  
ERO - 019-6113  
Ministry Reference Number - 43-OP- 221936  
Submission on behalf of 1000396160 Ontario Inc.  
272 Warrington Road, Township of Clearview

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Ms. Zhuo,

We are planning consultants acting on behalf of 1000396160 Ontario Inc., the owners of lands municipally-known as 272 Warrington Road, in the Township of Clearview. The lands are located in the community of Stayner. An aerial map of the property is provided in **Figure 1**.

The County of Simcoe's adoption of Official Plan Amendment 7 ("OPA 7") would introduce new policies related to long term Growth Management across the County to the year 2051. In support of OPA 7, a Growth Forecasts and Land Needs Assessment report, dated March 31<sup>st</sup> 2022, was prepared by Hemson Consulting on behalf of the County. Among the findings, the report estimated the future need for urban lands, and concluded that settlement boundary expansions would be required in the Towns of New Tecumseth, Innisfil, Bradford West Gwillimbury and the Township of Essa to support residential growth. The report did not recommend any urban expansion in the Township of Clearview. OPA 7 does not propose any specific expansions to settlement areas; it is our understanding that expansion of settlement areas is intended to be completed in a subsequent amendment to the Official Plan.

Since the completion of the Hemson report and the County's subsequent adoption of OPA 7 (on August 9<sup>th</sup>, 2022), the Province has introduced large-scale changes to planning and growth through Bill 23, *More Homes Built Faster Act, 2022*. The central goal of Bill 23 is to increase housing supply in the Province, including a target of 1.5 million new homes in the next ten years. This is set as a minimum target as we expect immigration rates will continue to increase, with many new residents settling in the Greater Golden Horseshoe.

The Province is also reviewing changes (including potential merger) to the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) and the Provincial Policy Statement (“PPS”) to ensure that housing is approved faster and supply increased. Given these changes directly affect how growth is achieved throughout the Province, the approval of OPA 7, as currently written, would not be appropriate. Revisions to the Growth Management policies of the County’s Official Plan should be consistent with the Province’s current mandate, as expressed through Bill 23 and the ongoing review of the Growth Plan and PPS.

Upon the completion of the Province’s review of the Growth Plan and PPS, the population forecast and housing demand in OPA 7 must be revised to reflect the new estimates. We anticipate these forecasts will be significantly higher than those in the current Growth Plan.

In addition, we suggest the below revision in red to policy 3.2.10:

*Notwithstanding Section 3.2.9, lands can be considered for designation within a Category 1 or 2 settlement area through a local Official Plan Amendment if the additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next municipal comprehensive review, or if the redesignation fulfills the Provincial mandate for more housing, and the lands to be designated for development:*

- a) Satisfies a locally identified community need for the land use;*
- b) Represents infilling within already developed or planned development areas or is a natural extension of already developed or planned development areas;*
- c) Supports the efficient use of existing water and wastewater infrastructure capacity;*
- and*
- d) Supports the development of complete communities.*

*Local municipalities are encouraged to develop phasing policies in their Official Plans to provide guidance on the implementation of this section.*

Currently, the Township of Clearview’s Official Plan indicates that “the housing/population forecasts that have been developed for this Plan are considered conservative and could be exceeded.” We believe that these lands are well positioned to accommodate new growth considering major growth in Clearview is to be directed toward the Township’s three primary urban settlement areas which include Stayner. In addition, residential development shall occur adjacent to existing development in locations where the extension/establishment of municipal water supply and/or sanitary sewage can be accommodated; this location meets these criteria. These lands provide an opportunity to increase much needed housing supply in an area of the Township with municipal services in a manner which

complements the existing community form and residential development which abuts two sides of the property.

**Figure 2** identifies the subject lands on the Township of Clearview's Official Plan Land Use Schedule. The subject lands are partially within the urban settlement area. At the time that urban boundary expansions are to be delineated, we request that the urban boundary be expanded to include the entirety of the subject lands, and be re-designated from "Rural" to "Residential" in the Township's Official Plan; refer to **Figure 3**. The addition of the balance of the site would represent a natural extension of the settlement area. This would facilitate an efficient use of servicing infrastructure, and would support the development of a complete community.

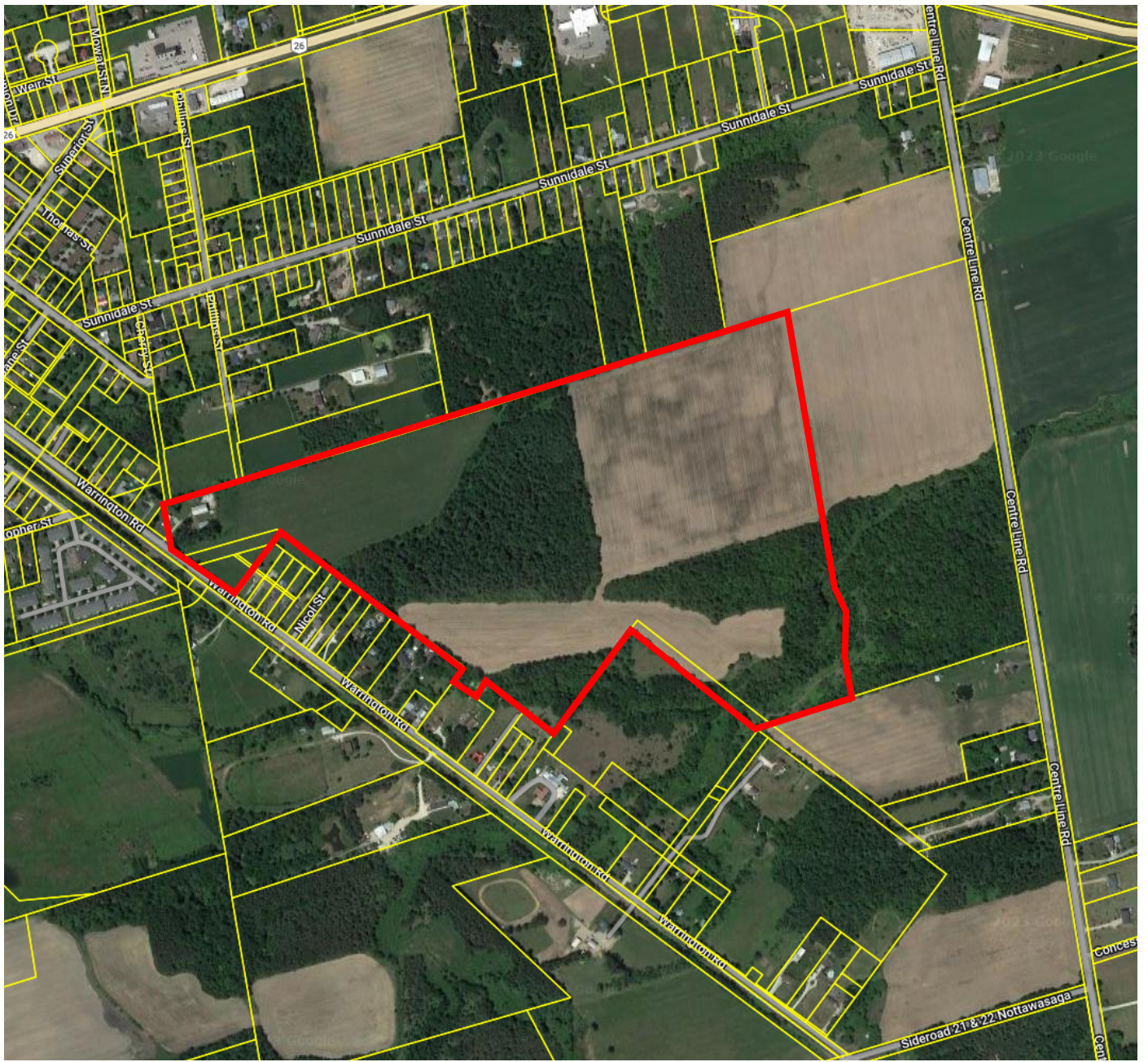
Should you have any other questions, please do not hesitate to contact the undersigned at extension 3002 or michael@armstrongplan.ca.

Yours truly,



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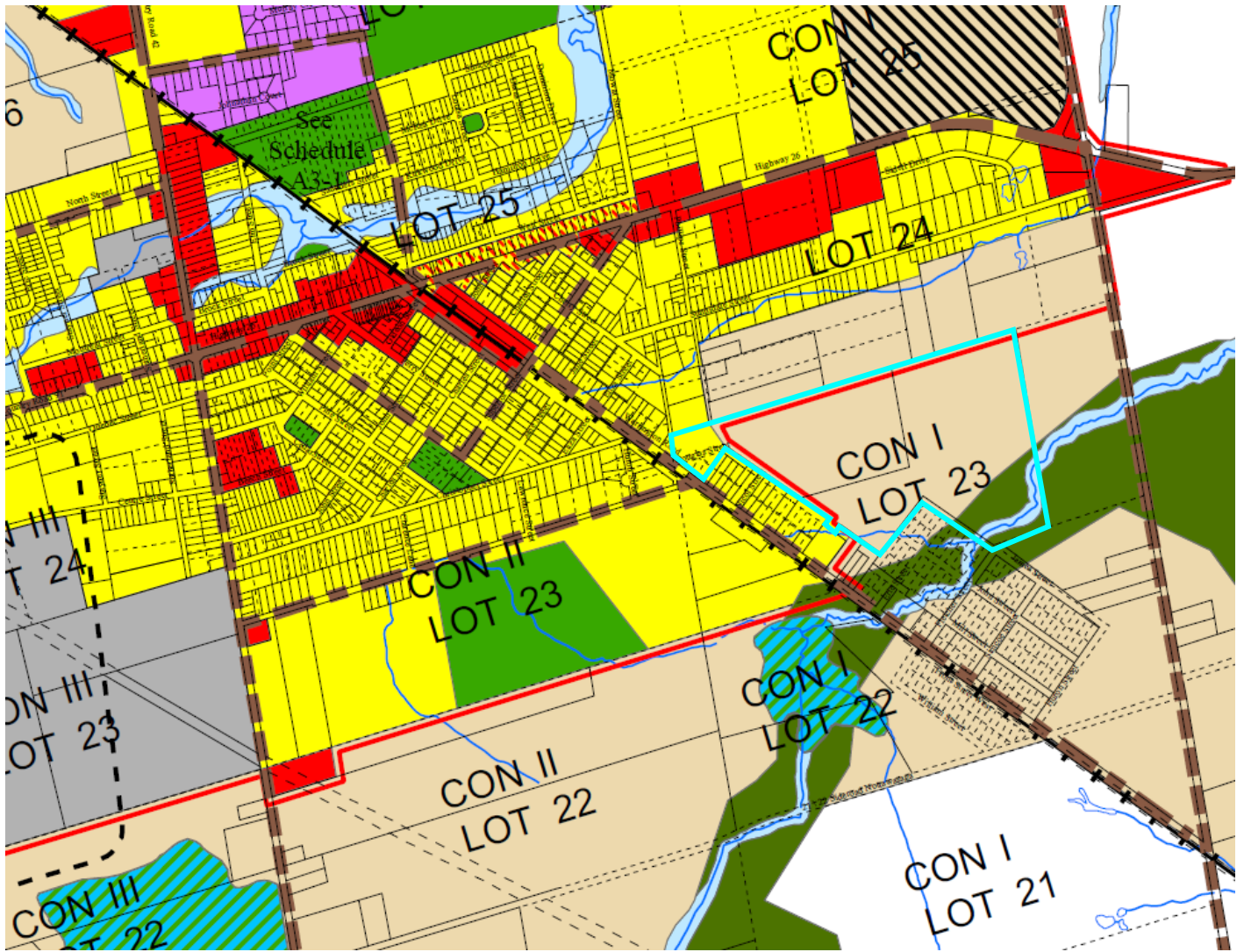
Michael Auduong RPP  
Senior Planner



Subject Lands

Figure 1: Aerial Map  
272 Warrington Road, Stayner  
Township of Clearview, ON



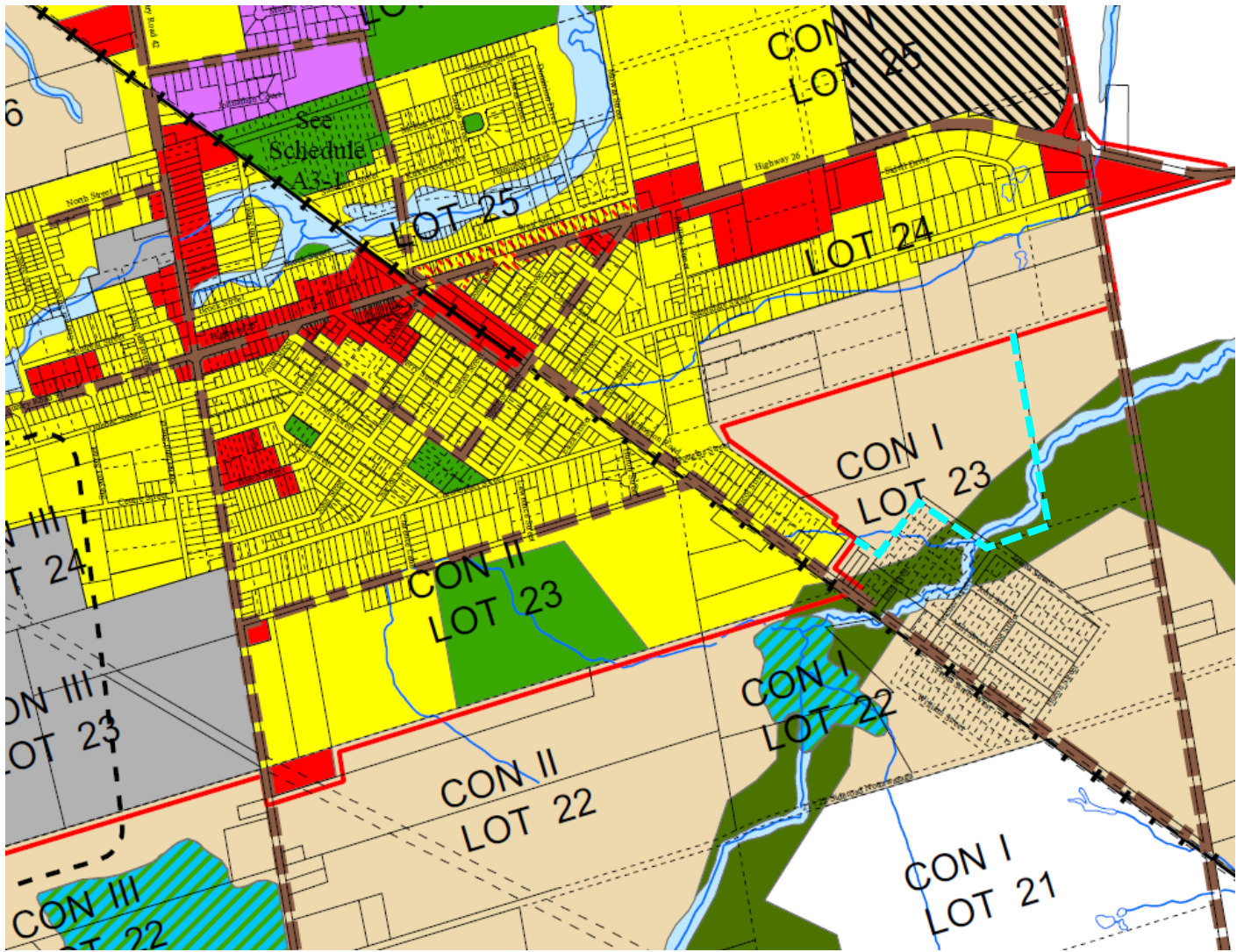


Subject Lands

Figure 2: Land Use Schedule  
272 Warrington Road, Stayner  
Township of Clearview, ON

Source: Schedule A3 Stayner, Township of Clearview Official Plan





PROPOSED URBAN BOUNDARY EXPANSION  
 - REDESIGNATION OF LANDS FROM "RURAL" TO "RESIDENTIAL"

Figure 3: Request for Future Urban Expansion  
 272 Warrington Road, Stayner  
 Township of Clearview, ON

