

February 2, 2023

MGP File: 23-3241

The Honourable Minister Steve Clark
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, Ontario M5G 2E5

Attention: Mrs. Julianna Zhuo

Dear Mr. Clark:

**RE: Comments on Simcoe County Official Plan Amendment 7
 ERO No. 019-6113 (Ministry Reference No. 43-OP- 221936)
 Condor Properties (ADG) Inc.
 3207 Barrie Hill Road, Springwater, ON**

Malone Given Parsons Ltd. (“MGP”) is the planning consultant for Condor Properties (ADG) Inc. (“Condor”), the owner of property municipally known as 3207 Barrie Hill Road in the Township of Springwater (“Subject Lands”). The purpose of this letter is to provide comments on the County’s Official Plan Amendment 7 (“COPA 7”) as it relates to the Subject Lands. On behalf of our client, Condor, we appreciate the opportunity to provide input into this process.

This letter provides additional comments regarding COPA 7 (dated August 2022) and provides a detailed response to the Settlement Expansion Area Evaluation Criteria, which comprehensively reviews the Subject Lands against the Province’s criteria for settlement area boundary expansions (see Appendix 1). While the County’s assessment concludes there is no land need in the Township of Springwater, the inclusion of the Subject Lands represents an appropriate minor rounding out of the existing settlement area boundary to complete this portion of the community.

It is our opinion that the inclusion of the Subject Lands is an appropriate location for a settlement expansion as it can achieve the Province’s criteria for settlement area boundary expansion and are consistent with the *Provincial Policy Statement, 2020* (“PPS”) and conform to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the “Growth Plan”). Furthermore, the Subject Lands are ideally suited to being able to deliver new housing quickly and thus assist the Province in delivering on its commitment to building 1.5 million homes within the next 10 years.

Accordingly, our client is requesting the Minister modify and approve the County of Simcoe Official Plan Amendment 7 by including the Subject Lands within the Springwater Settlement Area and redesignating those lands from “Agricultural” to “Settlements”. See Appendix 2 for a reference to the necessary mapping.

Response to Settlement Area Boundary Expansion Evaluation Criteria and Comment on the Draft Official Plan Amendment

The Subject Lands in Springwater represent an excellent opportunity in the County to complete this portion of Centre Vespra and do so in a manner that is a logical extension of the settlement area boundary. In this regard, our team has reviewed the settlement expansion criteria established in the PPS and Growth Plan. With respect to the settlement area boundary expansion requests, please find attached the following supporting materials:

- Summary table of responses to each of the applicable policies derived from the PPS, the Growth Plan and Simcoe OPA 7 regarding settlement area boundary expansions (Appendix 1); and,
- The proposed mapping amendment to the County of Simcoe Official Plan, which shows the revised land use designation for the requested expansion areas as “Settlements” (Schedule 5.1), which is provided in Appendix 2.

The assessment of the evaluation criteria shows that the requested expansions are appropriate and consistent with/conforms to the applicable policies for the following reasons:

- It is our opinion that the proposed settlement area expansion represents a minor rounding out of this portion of Vespra and will complete the existing community;
- The proposed area for settlement expansion (or the Subject Lands), represents a logical area for urban expansion as it has the following characteristics:
 - The parcel can be planned as an extension to the recently constructed community to the south as a complete community. This area will provide additional and diverse housing supply abutting the existing settlement area. Moreover, it can be comprehensively developed to provide for opportunities to address climate change goals, including promoting compact and energy-saving designs, denser developments, and transit-supportive and walkable communities to lower GHG emissions from buildings and transportation.
 - The lands are located adjacent to the Centre Vespra Settlement Area within the Township of Springwater. Servicing infrastructure either exists or can be extended to the lands in a timely and efficient manner
 - The development of the Subject Lands will continue the orderly development pattern of the Centre Vespra Settlement Area and as such, will help utilize existing public facilities including public elementary and secondary schools, Lampman Lane Community Centre, a fire station, and public parks (including Sandy Hollow Buffer).
 - The proposed expansion lands, as well as any required infrastructure and services, will be planned in a financially and environmentally sustainable manner over their full life cycle through robust technical studies in accordance with Provincial and local planning policies. The Subject Lands benefit from the location or expansion of existing infrastructure.
 - There are no specialty crop areas in the proposed expansion areas.
 - The proposed expansions are located outside of the Greenbelt.

Expanding the settlement area to include the Subject Lands is essential to realizing a contiguous settlement structure that is bounded by an arterial road to the west, natural heritage features to the north and east and by an existing neighbourhood to the south.

We trust that this letter and the responses to the settlement area expansion criteria are helpful to the Province in its preparation and consideration of growth scenarios and demonstrates both the feasibility and priority for inclusion of this area for settlement expansion in Springwater into the Urban Area boundary.

Conclusion

In conclusion, we thank you for the opportunity to provide input into the County's MCR process. If you have any questions or wish to discuss this letter, please do not hesitate to contact the undersigned at any time.

Yours very truly,
Malone Given Parsons Ltd.



Matthew Cory, MCIP, RPP, PLE, PMP
Principal, Planner, Land Economist, Project Manager

cc: Hannah Evans, Assistant Deputy Minister

Attch: Appendices

APPENDIX 1

Appendix 1: Compliance with Settlement Area Boundary Expansion Evaluation Criteria

Growth Plan, 2020 Criteria	PPS, 2020	Simcoe County Official Plan	Simcoe County OPA 7	Satisfaction of Criteria/ Policies
2.2.8.2: A settlement area boundary expansion may only occur through a municipal comprehensive review where it is demonstrated that:				This settlement area expansion request is being submitted concurrently with the County of Simcoe Municipal Comprehensive Review process.
a) based on the minimum intensification and density targets in this Plan and a lands needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this plan are not available through intensification and in the designated greenfield areas: i) within the upper- or single tier municipality, and ii) within the applicable lower-tier municipality;	1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;	3.5.17 Settlement area boundary expansions may occur only in accordance with an approved municipal comprehensive review that is consistent with the growth management study in 3.5.8 and where it has been demonstrated that: a) Sufficient opportunities to accommodate forecasted growth contained in Table 1, through intensification and in designated Greenfield areas, using the intensification target and density targets, are not available within the applicable local municipality to accommodate the growth allocated to the municipality pursuant to this Plan;		Based on our review of the County Land Needs Assessment (“County LNA”), it recognizes the rapid population growth occurring in the County. While no additional lands were concluded to be needed in Springwater, it is our opinion that the proposed expansion area of the Subject Lands represents an appropriate and minor rounding out of the Centre Vespra settlement area.
b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided in policy 2.2.8.2 a), while minimizing land consumption, and		3.5.17 Settlement area boundary expansions may occur only in accordance with an approved municipal comprehensive review that is consistent with the growth management study in 3.5.8 and where it has been demonstrated that: ... b) The expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in subsection (a) above;		As it relates to the Subject Lands, the County LNA was generally conducted in accordance with the Province’s methodology, which provides the required analysis to determine an appropriate and sufficient amount of land to make available to 2051, taking into consideration housing demand and need by housing type, housing supply, employment and job forecasts, density targets, and balancing intensification with a market-based supply of housing, which will minimize land consumption. The provincial methodology however allows for minor adjustments to ensure logical boundaries of the settlement area as per the below: <i>The area for settlement area boundary expansion is then adjusted upwards in a minor way, if necessary, to ensure logical boundaries of the settlement area. This will generally be an arterial or concession road or other man-made or natural definable feature. The intent is to establish logical settlement area boundaries and avoid partial neighbourhoods or irregular servicing boundaries. Such adjustments would require slight increases to the forecast assumed in implementing this assessment</i> Expanding the settlement area to include the Subject Lands is essential to realizing a contiguous settlement structure that is bounded by an arterial road to the west, natural heritage features to the north and east and by an existing neighbourhood to the south, which satisfies the Province’s methodology.
c) the timing of the proposed expansion and the phasing of		3.5.17 Settlement area boundary expansions may occur only in		The requested inclusion of the expansion area in Springwater with an expanded urban area will provide the opportunity for a minor rounding out of the Centre Vespra settlement area that will

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development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in the Plan, as well as the other policies of this Plan.		accordance with an approved municipal comprehensive review that is consistent with the growth management study in 3.5.8 and where it has been demonstrated that: ... c) The timing of the expansion and the phasing of development within the designated Greenfield area will not adversely affect the achievement of the intensification target and density target, and the other policies of this Plan;		finish off the existing community to create a complete community and provide for an appropriate mix of housing and jobs. The requested expansion does not adversely affect the intensification and density targets of the Growth Plan as an appropriate amount of high-density growth is still allocated to the existing settlement areas. The proposed expansion area in Springwater represents a contiguous, orderly, and logical expansion to the existing Centre Vespra Settlement Area Boundary that is adjacent to existing and planned community lands. These lands are considered an appropriate size and location for a Settlement Area Boundary Expansion given its proximity to the existing road network, the existing settlement boundary, and the ability for the lands to be comprehensively planned in tandem with the existing community. Expansion of these lands avoids leapfrogging or fragmentation of development and promotes compact, multi-modal complete communities that will reduce GHG emissions.
2.2.8.3: Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined based on the comprehensive application of all of the policies of this Plan, including the following:				See below.
2.2.8.3 a) there is sufficient capacity in existing or planned infrastructure and	1.1.3.8 b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;		3.2.29 In addition to the above, the local municipality will be required to demonstrate in support of the recommended location(s) for additional urban development that: i) There is sufficient capacity in existing or planned infrastructure and public service facilities;	The Subject Lands are located in an area well served by existing infrastructure. Sanitary and water servicing is readily available with only minimal extensions required. A comprehensive stormwater management strategy for the subject lands is the preferred approach for the ultimate development of the area, which will be detailed in future technical studies. In addition, the Subject Lands can be adequately serviced through the extension of existing utilities including hydro, gas, cable TV, and telephone.
2.2.8.3 b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;		3.5.17 e) The existing or planned infrastructure and services required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;	3.2.28 For those municipalities that are required to plan for additional designated greenfield area through a settlement area expansion in accordance with this section, a comprehensive planning process shall be undertaken to identify the most appropriate location(s) for additional growth and development that best	Development of the proposed expansion area makes efficient use of vacant land within an area where roads, sanitary, and municipal services can be provided with minimal extensions to existing infrastructure. Development on these lands are planned to achieve a cost-effective development pattern by proposing development at a density that efficiently uses the available land in a compact built form. Development on these lands will provide the County and Township significant one-time revenues from Development Charges and Building Permits and ongoing revenues from Property Taxes. In regards to the public facilities, there are a number of them near the Subject Lands given it is in close proximity to the existing settlement area. Public facilities in close proximity to the Subject Lands include public elementary and secondary schools, a Community Centre, a fire station, public parks (including Sandy Hollow Buffer) and libraries.

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			<p>iii) Promotes fiscal responsibility; and</p> <p>3.2.29i) The infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;</p>	<p>As such, these lands can be serviced in a cost-effective manner and will aid the County in maintaining a healthy supply of housing. Further technical studies will be undertaken as part a future planning process.</p> <p>The creation of new neighbourhoods on the proposed expansion areas adjacent to the Centre Vespra settlement area will ensure a return on the investment of infrastructure related to growth in this area over their full life cycle.</p>
<p>2.2.8.3 c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;</p>		<p>3.5.20 The preferred form of servicing for major long-term expansion of settlement areas is full municipal sewage services and municipal water services, in accordance with Section 4.7 of this Plan.</p> <p>3.5.21 The secondary plan or official plan amendment for settlement area boundary expansion shall indicate proposed land uses, major streets, road, storm water and utility services, population density, and staging of development over a period of up to 20 years. The plan should include an analysis of factors listed in Section 3.5.18.</p> <p>3.5.22 Local municipalities will work with the County to manage the land inventory within settlements across the County to include sufficient land for residential, commercial, industrial, institutional, and recreational growth for a period of up to 20 years, including opportunities for intensification, redevelopment, and future growth areas including those urban areas listed in 3.5.23. The timing and availability of municipal water services and sanitary sewage treatment capacity to service up to the 20 year growth projection shall be considered and may require phasing of the development in accordance with service availability.</p>	<p>3.2.29iii) The proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;</p>	<p>Given the relatively small area of land, it appears that the development of the proposed expansion areas and the infrastructure required can be accommodated within the applicable Water and Wastewater Master Plans, as required to be updated. This will be confirmed in technical studies submitted with future planning and development applications including subdivision and zoning approvals.</p>

Growth Plan, 2020 Criteria	PPS, 2020	Simcoe County Official Plan	Simcoe County OPA 7	Satisfaction of Criteria/ Policies
		<p>3.5.18 Where settlement area boundary expansion is needed to meet projected development needs as outlined in Section 3.5.17 above, the decision on direction or location of settlement area expansions shall be based on:</p> <ul style="list-style-type: none"> an analysis of servicing and transportation facilities, ensuring the efficient use and expansion of servicing infrastructure including sidewalks, trails and transit; 		
<p>2.2.8.3 d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resources system, including the quality and quantity of water</p>			<p>3.2.29 iv) The proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;</p>	<p>The development of the proposed expansion areas can be accommodated within updates to the watershed studies and development can be planned to minimize any potential impacts on watershed conditions and the water resource system. This will be detailed in technical studies submitted with future planning and development applications.</p>
<p>2.2.8.3 e) key hydrological areas and the Natural Heritage System for the Growth Plan should be avoided where possible;</p>		<p>3.5.17 d) Where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans;</p> <p>3.5.18 Where settlement area boundary expansion is needed to meet projected development needs as outlined in Section 3.5.17 above, the decision on direction or location of settlement area expansions shall be based on:</p> <ul style="list-style-type: none"> protecting natural features and ecological functions within the natural heritage system; avoiding hazardous lands and hazardous sites 	<p>3.2.28 i) Protects natural heritage features and areas;</p> <p>3.2.29 v) Key hydrologic areas and the Natural Heritage System for the Growth Plan have been avoided where possible;</p>	<p>The development of the Subject Lands will have consideration for the Natural Heritage System (NHS), including natural heritage features and/or areas of natural heritage significance including environmentally protected lands identified within the Township’s Official Plan (OP).</p> <p>The approach to the NHS within the Subject Lands is in line with the policies and their intent within the Township’s OP. Prior to any development, Condor will work with the Township and the Conservation Authority in order to ensure the protection and integrity of the NHS. This will be detailed through future technical studies in support of future development planning applications.</p>

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		<ul style="list-style-type: none"> conservation of significant built heritage resources, significant heritage landscapes and significant archaeological resources, all in keeping with the policies of this Plan and the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan where applicable. Such factors shall be determinant in achieving the objectives of 3.5.17 and other sections of this Plan. <p>3.5.19 Secondary plans or other official plan amendments which recommend settlement area boundary expansions shall be based on, among other matters as described in Sections 3.2 and 3.5, an EIS that demonstrates to the County and appropriate agencies, that there will be no negative impacts on the natural heritage features and areas and functions of Greenlands Designation as described in Section 3.8.10, as appropriate.</p>		
<p>2.2.8.3. f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:</p> <ul style="list-style-type: none"> i) expansion into specialty crop areas is prohibited; ii) reasonable alternatives that avoid prime agricultural areas are evaluated; and iii) where prime agricultural areas cannot be avoided, lower 	<p>1.1.3.8 c) in prime agricultural areas:</p> <ul style="list-style-type: none"> 1.the lands do not comprise specialty crop areas; 2.alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; 	<p>3.5.17 f) In prime agricultural areas:</p> <ul style="list-style-type: none"> i. The lands do not comprise specialty crop areas ii. There are no reasonable alternatives that avoid prime agricultural areas iii. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; g) Impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible; <p>3.5.18 Where settlement area boundary expansion is needed to meet projected development needs</p>	<p>3.2.29vi) Prime agricultural areas have been avoided where possible;</p>	<p>There are no other reasonable alternative areas around Centre Vespra that could accommodate settlement expansion that would avoid prime agricultural lands. Through a future development review process with the County, any opportunities to avoid or mitigate impacts on adjacent or nearby existing agricultural uses will be assessed. There are no specialty crop areas in the Subject Lands.</p> <p>Any lands within the County required for expansion into the urban boundary to meet growth needs would have to consider potential impacts on nearby agricultural operations and a future Agricultural Assessment will be undertaken to ensure conformity with these policies.</p>

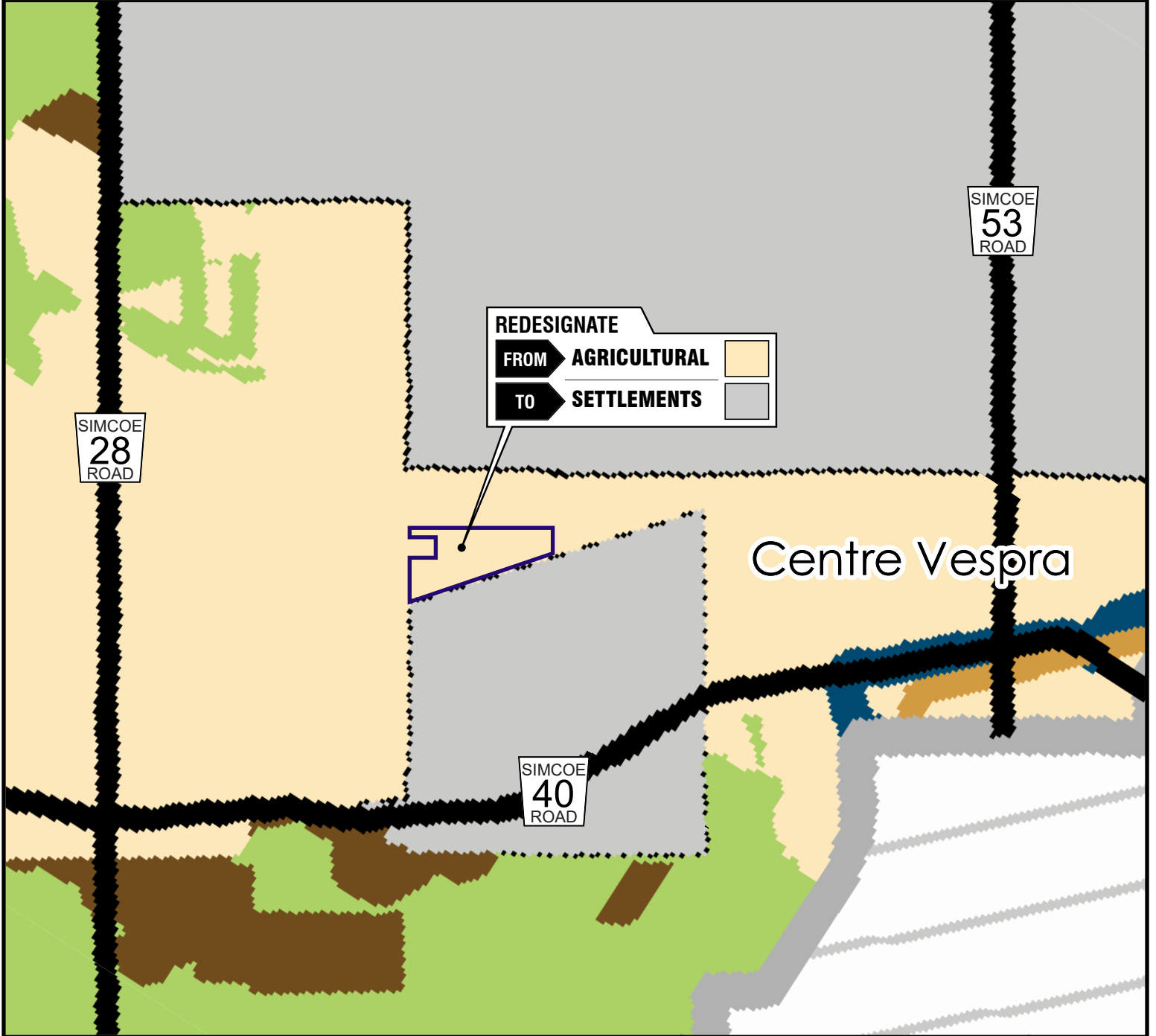
Growth Plan, 2020 Criteria	PPS, 2020	Simcoe County Official Plan	Simcoe County OPA 7	Satisfaction of Criteria/ Policies
priority agricultural lands are used;		<p>as outlined in Section 3.5.17 above, the decision on direction or location of settlement area expansions shall be based on:</p> <ul style="list-style-type: none"> • agricultural land quality, directing growth to areas of lower land quality where feasible; • expansion into specialty crop lands is not permitted; • ensuring that aggregate and agricultural resource development potential is not compromised by the expansion; and 		
2.2.8.3 g) the settlement area to be expanded is in compliance with the minimum distance separation formulae;	1.1.3.8 d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and	3.5.17 h) Compliance with the minimum distance separation formulae	3.2.29vii)The settlement area to be expanded is in compliance withthe minimum distance separation formulae;	The Subject Lands compliance with the MDS formulae will be undertaken through future study work similar to other potential areas for settlement expansion. This can be achieved with the inclusion of policies requiring that MDS will continue to apply.
2.2.8.3 h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;	1.1.3.8. e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.		3.2.29viii) Any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment; and	The Subject Lands can be included in an expanded urban boundary, where compliance with this policy will be determined through future agricultural studies.
2.2.8.3 i) the policies of Section 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety of the PPS are applied;	<p>2.1.1 Natural features and areas shall be protected for the long term.</p> <p>2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas,</p>		3.2.29ix)The policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied.	<p>Detailed watershed, environmental, and agricultural studies will be conducted as part of the future eplanning process that will demonstrate compliance with all the policies of the PPS, as well as the County and Township OP.</p> <p>Development will be located outside of the significant natural heritage system and preserve, where possible, significant ecological features in accordance with all applicable policies.</p>

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	<p>surface water features and ground water features.</p> <p>2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water...</p> <p>3.0 Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.</p>			
<p>2.2.8.3 j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan;</p>		<p>3.5.17 e) Where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans;</p>		<p>Not applicable; the portion of the Subject Lands to be included in the expansion area are not within the Greenbelt, Oak Ridges Moraine, or Niagara Escarpment. The requirements of the Lake Simcoe Protection Plan will be considered in the context of future planning and development applications.</p>
<p>2.2.8.3 k) within the Protected Countryside in the Greenbelt Area: ...</p>				<p>Not applicable; the portion of the Subject Lands to be included in the expansion area are not within the Protected Countryside in the Greenbelt Area.</p>
	<p>1.1.1 Healthy, liveable and safe communities are sustained by: ... b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), ... to meet long-term needs;</p> <p>1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and</p>	<p>3.1.4 Development of communities with diversified economic functions and opportunities and a diverse range of housing options</p>		<p>Allowing for the inclusion of the expansion area in Springwater will provide additional land to help satisfy housing demand and an opportunity to plan and construct a complete community with a balanced mix of housing types anticipated for the County based on market demand and supply. The specific land uses and housing mix will be determined during the future development application process for the Subject Lands, but will be in conformity with Provincial, and County policies respecting housing needs for the planning horizon.</p> <p>The development of these lands will allow for compact residential development including medium density forms of housing, which aids in meeting the market desire for grade-related, family-oriented housing, while also realizing a significant move away from the historically high proportion of low-density units and maintaining a shift to higher density housing in the County. This type of growth in the County will allow new families and retirees more affordable housing that they will prefer.</p> <p>Medium density housing can achieve both intensification in Strategic Growth Areas and a variety of housing in new communities. Based on the current market information, it is this type of housing that provides opportunities for improved housing affordability, increased density, complete communities, and desirable housing mix and forms for residents. This is especially true</p>

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	<p>future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3; 			<p>for young families and retirees who want 2-3 bedrooms in their current neighbourhoods without moving into an apartment.</p> <p>More attainable housing that is attractive to residents and provides primarily grade-related units is essential to the quality of life in the County and its continued ability to attract new employers and businesses who wish to house their employees. The primary means of ensuring long-term affordable housing in the County is to provide an abundant, or at least sufficient, supply of all housing types to meet market-based demand.</p> <p>As noted earlier, including the Subject Lands within the urban area can help achieve these objectives. The proposed expansion is located in close proximity to community amenities such as grocery stores, elementary and high schools, recreation opportunities and community centres.</p> <p>Planning for a complete community that is compact and supports multi-modal transit in proximity to employment lands (northeast of the lands) will contribute to lowering GHG emissions in the face of a changing climate.</p>

APPENDIX 2

Schedule 'X' to Official Plan Amendment No. 7 to the County of Simcoe Official Plan
SCHEDULE 5.1 LAND USE DESIGNATIONS
Springwater Settlement Area Boundary Expansion



Designations

- Subject Lands
- Settlements
- Greenlands
- Agricultural
- Rural
- Lands not subject to this plan

Reference Data

- Settlement Area Boundary
- Trans Canada Pipeline
- County Road
- Lake Simcoe Protection Plan - Watershed Boundary



GEOGRAPHICAL INFORMATION SYSTEMS

* Greenbelt Plan – Protected Countryside, Oak Ridges Moraine Conservation Plan Area and Niagara Escarpment Plan Area are included within the Greenbelt Plan Area

This schedule must be referred to in conjunction with the text of the County of Simcoe Official Plan. - Revised November 25, 2008

Approved by OMB Order dated December 29, 2016

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