

February 1, 2023

Municipal Services Office – Central Ontario
16th Floor, 777 Bay Street
Toronto, Ontario
M7A 2J3

Dear Madam/Sir:

**Re: Environmental Registry of Ontario (ERO) 019-6113
Ministry Reference Number:43-OP-221936
County of Simcoe Official Plan Amendment Number 7 First phase of the County's growth
management exercise to guide growth and development to the year 2051
Submission with respect to lands at 727 Bayfield Street North, Springwater
Lonybra Developments Inc. c/o The Remington Group Inc. (Remington)**

This submission builds on previous submissions made on behalf of Remington to the County of Simcoe and the Township of Springwater through the County's process for the adoption of Official Plan Amendment No. 7 (OPA 7), as well as to the Township's current on-going process for the adoption of their new Official Plan.

It also reflects the changes to planning legislation made by the Province after the adoption of OPA 7 through the More Homes Built Faster Act 2022 (Bill 23), which legislates a wide range of changes that significantly alter the land use planning process in Ontario. The intention of the Province through these changes is to ensure the construction of 1.5 million new homes over ten years to address Ontario's housing crisis.

The changes enacted through Bill 23 make it evident that the Province's planning priority is the production of new housing for all age cohorts. The changes also include removing planning authority from the County of Simcoe, along with a number of other upper-tier municipalities. Cumulatively, these changes emphasize the role and responsibility of local municipalities in addressing housing needs.

It is against this backdrop that we make this submission with respect to OPA 7. This submission requests that the County Plan be modified to establish a policy that would give the Township of Springwater the ability to identify lands, particularly the western portion of the lands at 727 Bayfield Street North (Subject Lands), for a Continuum of Care Seniors Housing Development in the Township Official Plan.

As the culmination of Phase 1 of the County's Municipal Comprehensive Review (MCR) process, OPA 7 proposes to amend the current County Official Plan by providing updated policies related to growth. The existing and updated policies focus on the direction in current Section 3.1.1 – "Direction of a significant portion of growth and development to settlements where it can be effectively serviced, with a particular emphasis on primary settlement areas". However, the policies reflect only the amount of population and employment growth to 2051 and the quantum of land required to accommodate it, which is focused in settlement areas.

The nature of the land base and its ability to ensure the needs of various components of the forecasted population, in particular older adults in conformity with the Age-Friendly Policies of the County Official Plan, is not given any particular consideration. In other words, it is not sufficient to assume that lands in settlement areas are appropriately located to provide for the needs of the entire population. Older adults (55 and over) in general have specific needs that may differ from younger residents. In addition, the needs of different cohorts of older adults can also vary significantly. A 55-year-old will have different needs from an 85-year-old with respect to housing, transportation and other services.

The County of Simcoe has long recognized the need for age-friendly planning and is a leader in the field. That approach will be even more critical as the population continues to age. Planning for the future of the County through to 2051 in OPA 7 should better recognize that fact, including the importance of ensuring lands are available to provide for the needs of older adults. Consideration should not only be given to the quantum of land, but also the characteristics of land that enable it to be developed to best serve those needs including the provision of a range of housing and support services to meet the varying needs of older adults as well as its proximity to transportation and community facilities.

OPA 7 does not provide any guidance that would allow a local municipality such as Springwater, to consider development outside of a settlement area, or the expansion of a settlement area to specifically include lands that have the potential to better provide for the needs of older adults. Providing such policy direction through OPA 7 would give the Township of Springwater the ability to better ensure the development of a range of housing options and services, including a Continuum of Care Seniors Development on the Subject Lands, to better meet the needs of its residents.

The rationale for establishing such a policy in the County Official Plan, is set out in detail in the attached submission to the Township (Attachment A). In summary, allowing the opportunity for potential development of a Continuum of Care Seniors Housing Development will:

1. Allow the Township to address the need to ensure that the living requirements of older adults can be met in Springwater in conformity with the directions in the Township's new Official Plan, specifically the provision of "a mixture of housing options to accommodate people of all abilities, income levels and stages of life"(Section 1.1.5.1) including "services and facilities to promote aging-in-place" – to ensure Township residents can stay in their own community as they age;
2. Recognize that one of the best approaches to meeting the living requirements of older adults is the development of a Continuum of Care Seniors Housing Development; and,
3. Ensure the identification and protection of a site which is proposed for, and has a demonstrated potential to accommodate, development which achieves Continuum of Care Senior's Housing objectives and locational criteria.

As noted above, we are aware that the County has divided their MCR workplan into phases. Phase 1 included long term growth management work related to population and employment forecasts, identified the quantity of new community and employment areas and presented policies, through OPA 7, that implemented this work. It is our understanding that mapping identifying the specific location of lands to meet the needs of future growth will happen as part of the County's Phase 2 MCR workplan. It is in this context that we request proposed OPA 7 be modified by the addition of a new policy Item in Section 3.7 as follows:

"Item __: Section 3.7 (Rural) is amended by adding a new section 3.7.13 as per below:

"Development in the Township of Springwater shall include a continuum of care seniors housing project in the community to meet the needs of their senior residents to be developed as soon as possible. This development may occur outside of the Township's settlement area or through a minor urban boundary expansion, in consultation with the Township of Springwater, to include lands at 727 Bayfield Street North.

The specifics of the development are subject to approval of an amendment to the Township Official Plan, a zoning by-law amendment and site plan approval however, the development shall contain a full continuum of care including facilities such as a retirement home, life lease seniors building, palliative care hospice, long term care home and supporting medical, pharmaceutical, commercial/retail and community centre facilities. The Township approval will be based on required supporting studies including traffic, urban design, servicing and natural environment."

We are also in support of mapping changes that reflect the above policy item that may occur as part the County's phase 2 MCR work.

Should you have any questions regarding this matter please contact the undersigned.

Yours truly,

MACAULAY SHIOMI HOWSON LTD.



Elizabeth Howson, MCIP, RPP
Principle

Attachment

Cc: Jason Sheldon – Lonybra Developments Inc.
Emma Barron - Lonybra Developments Inc.
Ed Sajecki – Sajecki Planning

ATTACHMENT A

December 22, 2022

Township of Springwater
Planning Services
2231 Nursery Road
Minesing, Ontario
L9X 1A8

Attention: Brent Spagnol, Director of Planning Services

Via email: Brent.Spagnol@springwater.ca; Chris.Russell@springwater.ca; planning@springwater.ca

Dear Sir:

RE: Submission regarding Township of Springwater Draft Official Plan with respect to lands at 727 Bayfield Street North, Springwater Lonybra Developments Inc. c/o The Remington Group Inc.

Further to the pre-consultation for Official Plan and Zoning By-law amendments and site plan control for the above-noted lands (See Attachment 1) which was held October 28, 2021, we have been requested to provide our comments to you for consideration as part of the new Township Official Plan. These comments relate to the fact, as noted in your letter of December 24, 2021, that staff were of the opinion “that the municipal applications are pre-mature until such time as the County of Simcoe Official Plan Amendment is obtained and provincial policy considerations are addressed.”

As you are aware, the Province has enacted the More Homes Built Faster Act, 2022, which legislates a wide range of changes that will significantly alter the land use planning process in Ontario. The stated intention of the Province through these changes is to ensure the construction of 1.5 million new homes over the next ten years to address Ontario’s housing crisis. The changes include removing planning authority from the County of Simcoe, along with a number of other upper-tier municipalities.

These changes make it evident that the Province’s planning priority is the production of new housing for all age cohorts. Further, these changes also make it evident that the responsibility for addressing this need will now lie with the local municipalities, including Springwater, rather than with Simcoe County.

It is against this backdrop that we make this submission with respect to the Township draft Official Plan. The submission requests that the Plan be modified to establish a site-specific special policy and designation to identify the potential for the development of the western portion of the Subject

Lands (Developable Lands) for a Continuum of Care Seniors Housing Development (Attachment 2 provides a conceptual Master Plan that demonstrates the seniors housing opportunities for the Subject Lands).

The submission outlines:

- the need to ensure that the living requirements of older adults can be met in Springwater;
- the primary objective and location factors necessary for continuum of care seniors housing;
- the attributes of the Subject Lands for such a development;
- the current relevant directions in the proposed new Official Plan; and,
- the requested modifications to the proposed new Official Plan which support the recognition of the potential for the development of the western portion of the Subject Lands (Developable Lands) for a Continuum of Care Seniors Housing Development.

1. The Need to Ensure that the Living Requirements of Older Adults can be met in Springwater

Through the County of Simcoe Municipal Comprehensive Review (MCR) process a land needs assessment was carried out, including for the Township of Springwater. Land needs were determined using a prescribed provincial methodology with respect to “community area” and “employment area”.

Based on that approach, the County allocated population and employment growth to the lower-tier municipalities, recognizing that the forecasts are minimums. The Township also carried out a similar process. However, the allocation process was done in isolation from consideration of the land base and the needs of specific demographics including older adults.

It is not just the quantum of land that needs to be evaluated, but also the nature of that land and its ability to be developed to meet the future needs of all residents and employees. For example, as identified in the County’s review¹, employment areas have specific locational requirements. Therefore, lands for employment cannot be identified for just any area and as a result, consideration must be given not just to the amount of land, but also to factors such as location, topography, and proximity to both hard and soft services. Similarly, there are other land uses which need to be specifically considered to ensure that the needs of the various components of the forecasted population can be met. This includes provision for lands for affordable and age-friendly housing, community facilities and support services that are suitable to meet the needs of older adults.

In other words, it is not sufficient to assume that the lands established for “community area” are appropriately located to provide for the needs of the entire population. Older adults (55 and over) in general have specific needs that may differ from younger residents. In addition, the needs of different cohorts of older adults can also vary significantly. A 55 year-old will have different needs from an 85 year old with respect to housing, transportation, and other services.

¹ County of Simcoe/Hemson Consulting, *ibid.*, pages 8-9.

With the anticipated shift in responsibility for planning from the County to the Township, Springwater now has an opportunity to re-evaluate potential new development land through the lens of age-friendly planning requirements including consideration of the ability to provide for an entire continuum of housing and related community facilities and support services, including accessibility. This evaluation must be carried out in the context of the significance of this issue given that:

“In light of the rapid growth and advancing age of our senior demographic, there is a critical need for more suitable housing to support this vulnerable population. The range of housing options required to foster and sustain the growing population of seniors in the County is inadequate.”²

Similarly, the Growth Forecasts and Land Needs Assessment report prepared by Hemson for the County of Simcoe (March 2022) noted “many older adults that do downsize to an apartment often leave the County in doing so, likely to Barrie, Orillia, and the Greater Toronto Area where there is a broader range of housing options and services”.

The analysis must also consider that:

“Although housing is a primary need associated with this population, the provision of this requirement alone is not enough to support an environment of healthy aging and adequate care for our older adults.”

As set out by the Institute for Research on Public Policy (IRPP) Task Force (2015), there are four pillars that support a National Seniors Strategy and thus support our older Canadians. These include ensuring that older adults: remain independent and engaged with the community; lead healthy and active lives; have access to person-centred, high-quality, integrated care close to home; and that their informal caregivers such as families and friends are acknowledged and supported.

Therefore, in addition to the provision of appropriate housing, greater attention is required to such key areas as health and support services, age-friendly design of our communities and physical environments, social and recreational programming, and creating a sense of community that supports older adults and their circle of care.”³

It is clear that a continuum of housing, and related programs for older adults is required, this includes retirement and long-term care homes and other forms of supportive housing; affordable rental housing (market and non-market/social housing); support programs for people who continue to live independently at home including adult day programs, meals on wheels and mobile behavioural support services; garden or second suites; life lease; and adult day programming.

² County of Simcoe, Building a Seniors Campus, November 2017, page 8.

³ County of Simcoe, *ibid.*, page 9.

An innovative and integrated approach to addressing all aspects of aging in place is a campus model continuum of care development. This has been successfully implemented at Georgian Village in the Town of Penetanguishene in the northern portion of the County.

The relationship of the campus style continuum of care concept to the public health interest also cannot be understated. The various components of the continuum of care campus contribute to lessening pressure on the hospital system. The long-term care, assisted living facilities in the retirement homes, ambulatory and semi ambulatory life leases that facilitate home services and aging in place all relieve bed shortages in hospitals. The provision of a hospice facility on site facilitates senior visitations in the final moments bringing comfort during the most stressful and difficult times in the senior's life also reduce pressure on the hospital system.

This approach should be considered by the Township, as a basis for the designation of future development land for a similar continuum of care seniors housing facility in Springwater to ensure that there is an opportunity for provision of this housing option for seniors in the community.

2. Continuum of Care Senior's Housing Objectives and Locational Criteria

The Primary Objective of Continuum of Care Senior's Housing

The primary objective of continuum of care senior's housing is the achievement of the best possible community and life style for the complete well being of seniors. The attainment of this objective goes far beyond the basic element of the potential availability or ubiquity of raw land resources and relates strongly to elements of location, integration with the larger community and the availability and ease of access to services.

Important Location Factors for Continuum of Care Senior's Housing

Site selection is key to the objective of achieving a satisfying and happy life style for seniors wanting to age in their community and specifically those living in continuum of care housing. There are a number of factors that can be considered key for a project to meet the primary objective of providing a true continuum of care. These factors are discussed in the following sections.

The Significance of the Availability of Public Transit

Access to good public transportation is paramount, especially for ambulatory and semi ambulatory residents who are unable to drive, but who retain a vital interest and ability in participating with the wider community. In addition, while residents of long-term care components of continuum of care housing communities, and certainly residents of hospice facilities, have no external mobility, their care givers, facility staff, and family and visitors are in need of reliable and high-quality public transit.

The Operational Characteristics and Site Selection

The continuum of care campus style concept is important in that it provides continuity in the senior's life within the community. An individual who has a loved one or spouse in the long-term care component may choose to live in the retirement home component or the ambulatory life lease component. Regular visitation is facilitated via pedestrian access where one component is sited in close proximity to another. Similarly, residents of the life lease component can age in place until they need to transition to a higher level of care. When they do that, they retain the friendships and contacts they have developed over time who again in turn, are able to visit the less mobile friend frequently.

Clearly, relatively large sites are favoured for such transitional housing where optimal building siting is possible and where on-site amenities including park space, exposure to nature, community centres, medical services and convenience retail and services can be made available. It cannot be stressed enough that seniors routinely spend 24 hours a day, 7 days a week on their site or in their immediate community. That community must be complete in every way.

From the perspective of site dimension and configuration, extensive parking areas are also required not only for residents, but for staff, volunteers and visitors. It is helpful to have as much parking on the surface as possible, both for resident convenience and security, but also to hopefully reduce costs which are a critical consideration for individuals on fixed incomes. Seniors' facilities are often limited in intensity and height based on functional needs and requirements, and costs cannot always be offset by increasing site efficiency through conventional methods such as simply increasing building height.

The Contextual Needs of Continuum of Care Senior's Housing

In terms of land use context, it is critical for the site to be as physically convenient as possible to as wide a range of community services as possible. These services include retail for basic needs such as food and drug, banking, recreation, churches, educational facilities, and the full range of health services including hospitals. Simple opportunities for seniors to gather with other people are also important. Proximity to controlled temperature indoor venues such as enclosed sub regional and regional malls is very helpful in winter city environments and also during times of high summer temperatures.

Clearly, the availability and accessibility of a skilled work force that can support the various components of the continuum of care facilities is an equally important consideration in the location and siting of a campus style facility.

3. The Subject Lands Attributes

The Subject Lands at 727 Bayfield Street are optimally located, sized, and configured for a proposed continuum of care senior's housing campus.

The site is large at 19.08 ha (47.3 acres). The developable portion comprises approximately 7.68 ha (19 acres) while the Nottawasaga Valley Conservation Authority regulated lands and ground water recharge lands are being protected in an adjoining parcel of 11.4 ha (28.3 acres). Dedication of these lands may be made to public agencies if desired, but regardless they would be available as natural amenity areas for a senior's project.

At this time the project is envisaged as follows (See Attachment 2 Master Plan and Attachment 3 Building Character Concepts):

- Long term care home – 160 units
- Retirement home – 145 units
- Life Lease Apartments – 115 units
- Hospice Care – 51 units
- Community Centre and service block.

It is important to note that this initial concept is achieved on 5.19 ha (12.8 acres) and that a second phase is envisaged on a 2.49 ha (6.2 acre) portion of the Subject Lands that could include expansion to any or all of the components shown in phase one. Additionally, over the long term, some level of additional intensification may be possible beyond the anticipated phase 2 level.

The geographic and community context of the site provides an optimal residential lifestyle to seniors with limited mobility and meets the preferred locational criteria of siting a continuum of care campus as discussed in the previous sections.

The site is located equidistant (approximately 300 metres) from the boundary of Midhurst, one of the Township's Major Urban Settlement Areas to the north, and its Bayfield Street Corridor, as well as the developed Bayfield St. Commercial corridor in the City of Barrie to the south.

The Midhurst Bayfield Street Corridor, as established in the recently completed Bayfield Street Corridor Study, "is envisioned to provide a new focal point for the Midhurst community and a destination place for the Township as a whole...it will be a tree lined, walkable and accessible mixed-use corridor providing for residential, commercial/retail, and employment uses with public realm improvements that facilitate these uses." (Section 5.1)

This area is already served by existing transit that connects with downtown Barrie and the City and regional bus terminal in approximately 20 minutes. A realistic potential exists for a minor transit extension to serve the subject property and in the interim, rapid shuttle service under 5 minutes, to facilities in the Midhurst Bayfield Corridor and to existing transit shelters and major shopping centres such as the Georgian Mall is highly feasible.

Ambulatory residents have ready access to the full range of services in the Bayfield Corridor to the north and south ranging from supermarket and drug store services through to full comparison shopping in Junior and Senior department stores. Theatres, hotels, bowling alleys, liquor stores, gymnasiums and restaurants are present within the corridor and are fully accessible. The scale of

the Bayfield commercial corridor in Barrie is significant and appears to be approaching 2 million square feet in aggregate which compares to any of Canada's largest Regional Centres. In addition to the connection to the Bayfield Corridor and its amenities, the site is in close proximity to existing church and community facilities as well as recreational opportunities.

The site also virtually abuts an existing ambulance, emergency service facility and is within a rapid 10-minute trip to the Royal Victoria Hospital in Barrie should emergencies arise. This compares favourably to virtually any siting of any such facility in even major urban centres such as the Greater Toronto Area (GTA).

The site is a similar distance to Georgian College where many courses are offered in the health science fields. Students and graduates of this facility would be anticipated to be potential employees or interns of the facility again, with excellent transit options available.

4. Relevant Directions Proposed New Springwater Official Plan

Policy Framework

The Plan establishes a Vision, as well as Goals and Objectives, which has as Goal 1, Creating Healthy and Complete Communities including providing

“a mixture of housing options to accommodate people of all abilities, income levels and stages of life” (Section 1.1.5.1).

In addition, Goal 5: Enhance Community Services, Facilities and Amenities includes the provision of “services and facilities to promote aging-in-place” (Section 1.1.5.5).

In developing policies and designations to achieve the Vision, Goals and Objectives, the Township undertook a Growth Management Strategy (GMS), but there is no indication in Section 2 Planning for Growth that the GMS examined in any detail the nature of the land base and its ability to ensure that the needs of the various components of the forecasted population, in particular older adults, can be met in the areas designated for growth.

This is also true of the policies in Section 7 Community Building, in particular Section 7.4.1, Housing and Section 7.4.2 Affordable and Special Needs Housing, which do not specifically deal with the need for seniors housing. This is despite the clear need identified in work carried out for the County of Simcoe. This review recognized that the population of the County

“is experiencing rapid aging above both national and provincial averages.”⁴

In order to ensure the provision of age-friendly development, it is important not only to consider the quantum of land required to accommodate growth, but also the appropriateness of the land to provide for such development including location, topography and proximity to hard and soft

⁴ County of Simcoe, Simcoe County Positive Aging Strategy: Older Adults Strengthening our Communities, 2017, page 15.

services. This requires evaluation of potential new development land through the lens of age-friendly planning requirements including consideration of the ability to provide for an entire continuum of housing and related community facilities and support services, including accessibility.

The Official Plan does however propose “Special Use Policies” in Section 12.13 which identified in Section 12.13.1 Definitions as policies which

“relate to uses which may be permitted throughout the Township or through a number of land use designations”.

These include policies for the Bayfield Corridor Overlay, Bed and Breakfast Facilities, Home Occupations, Home Industries and Group Homes.

Land Use Designations

Proposed Schedule ‘A-3’, Land Use Plan for the new Official Plan currently designates the Subject Lands and much of the surrounding area on the east side of Bayfield Street as “Rural”. The rear (east) portion also has a “Constraint and Hazard Lands” overlay designation. However, immediately abutting the Subject Lands along Bayfield Street is a corridor designated “Highway Commercial”. The Highway Commercial designation recognizes a range of commercial uses, as well as the existing ambulance, emergency service facility.

5. Requested Modifications to the Proposed New Official Plan

It is requested:

- 1. That the proposed new Springwater Official Plan be modified to recognize the importance of meeting the housing needs of seniors, including the provision of Continuum of Care Seniors Housing (See Attachment 4). In particular, that Section 1.1.5.1 Goal 1: Creating Healthy and Complete Communities seventh bullet point be modified to add the following underlined direction at the end of the Objective:**

“Provide a mixture of housing options to accommodate people of all abilities, income levels and stages of life, in particular to provide for continuum of care seniors housing development”

In addition, Section 7.4.2 should be modified to add the following new subsection h) as follows:

“h) The Township shall encourage the development of a continuum of care seniors housing project in the community to meet the needs of their seniors residents.”; and,

- 2. That the westerly 7.7 hectares of the lands described as 727 Bayfield Street North be designated on Schedule ‘A-3’, Land Use Plan, as a “Special Use Policy Area” (See Attachment 4) subject to a new policy in Section 12.13 Special Policies as follows:**

“12.3.7 Continuum of Care Seniors Housing

- a) That the westerly 7.7 hectares of the lands described as 727 Bayfield Street North may be used for a Continuum of Care Seniors Housing development subject to approval of a zoning by-law amendment and site plan approval. The development shall provide a full continuum of care including facilities such as a retirement home, life lease seniors building, palliative care hospice, long term care home and supporting medical, pharmaceutical, commercial/retail and community centre facilities. The Township approval will be based on required supporting studies including traffic, urban design, servicing, and natural environment.”

Yours truly

MACAULAY SHIOMI HOWSON LTD.



Per: Elizabeth Howson MCIP, RPP

cc: Jason Sheldon/Emma Barron, Lonybra Developments Inc – c/o The Remington Group
cc: Ed Sajecki/David Sajecki, Sajecki Planning Inc.



Building Area Summary		Estimated Unit Count					GFA sf
		Studio	1 bed	2 bed	3 bed	Total	
Building A	Retirement Home	40	84	15	6	145	129,172
Building B	Long Term Care	150	10			160	136,617
Building C	Life Lease Apartments	5	75	35		115	95,540
Building D	Hospice Care	51				51	45,198
Building R	Community Buildings						31,352
Total						471	437,879

680.47

Bayfield Street - Highway 26

**Total Protected Lands
11.4ha/28.2 Acres**

**Lands with
Highway
Commercial
Official Plan
Designation**

0 20m 40m 100m



**Phase 2 Development
Lands
2.49ha/6.2 Acres**

Land Parcel Areas	Hectares	Acres	Percent of Total Lands
Total Site Area	19.08	47.13	100.0%
Total Protected Lands	11.40	28.16	59.7%
Phase 1 Development Lands	5.19	12.82	27.2%
Phase 2 Development Lands	2.49	6.15	13.1%
Total Development Lands	7.68	18.97	40.3%



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land use planning consultants



727 Bayfield
A Continuum of Care Seniors Development
Township of Springwater, Ontario

Master Plan

2

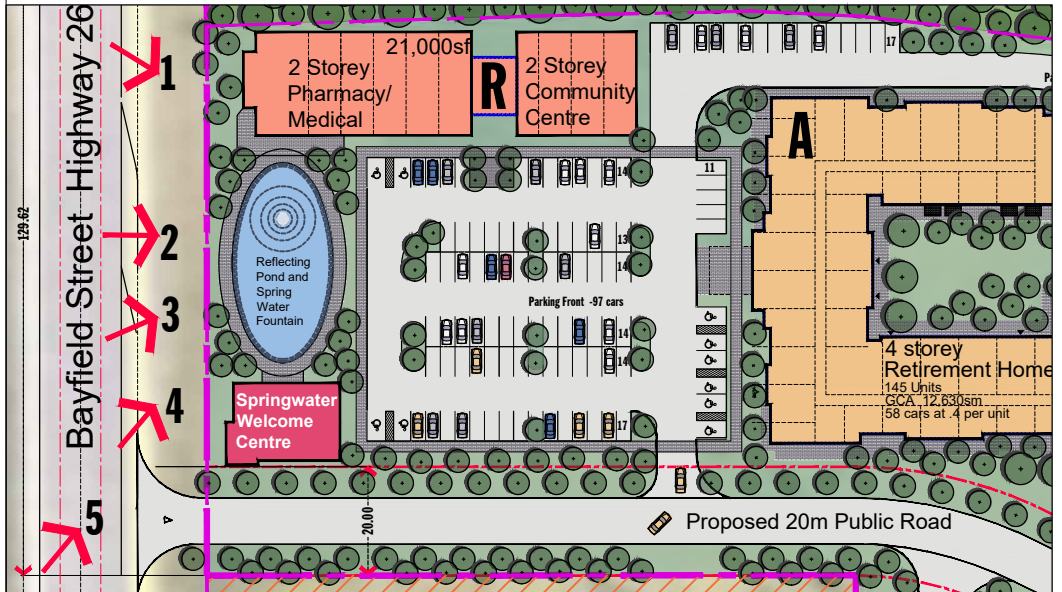


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ATTACHMENT 3



4



MSAi land use planning consultants

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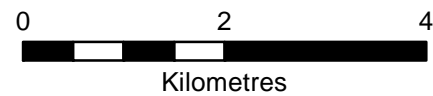
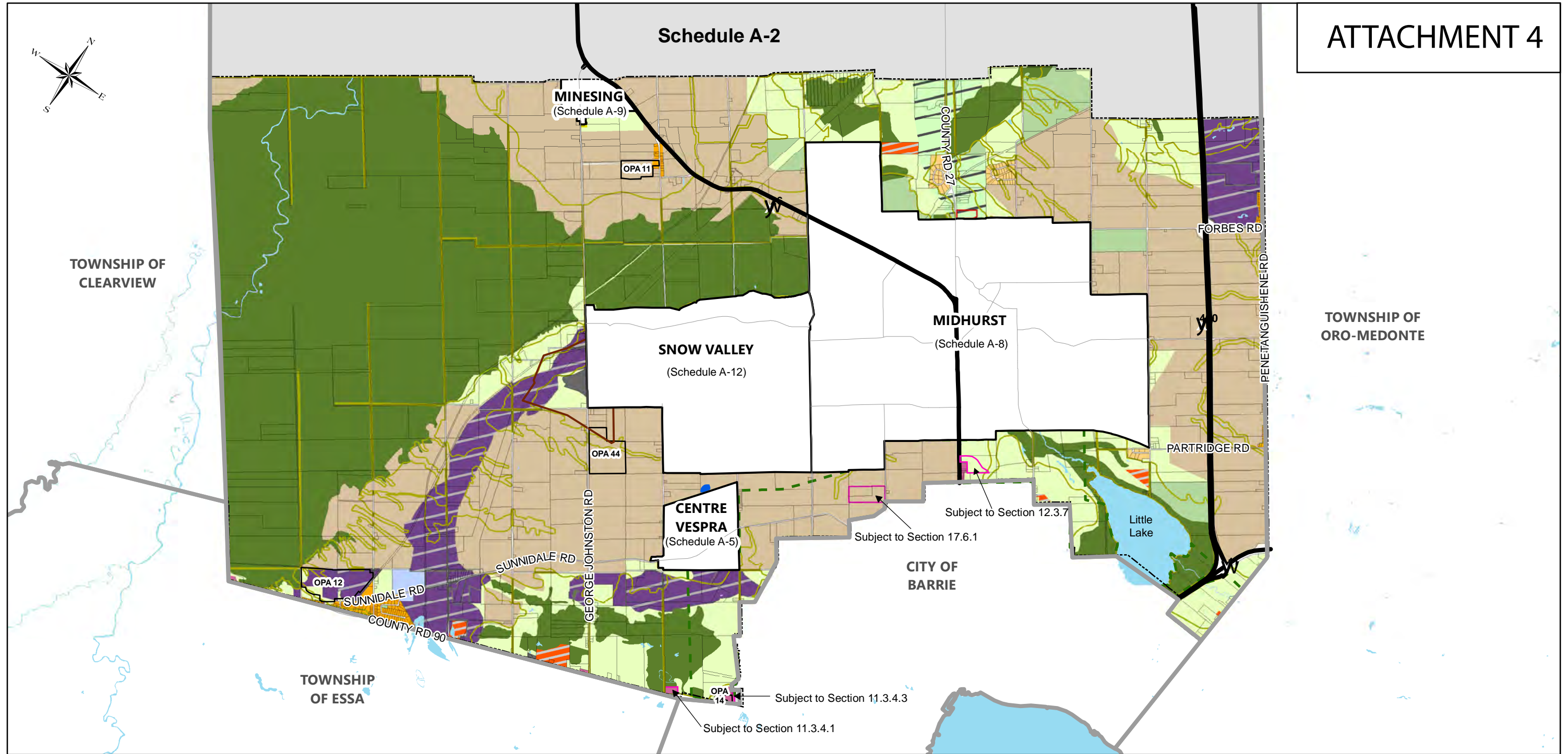
MSH BOUNDLESS INGENUITY

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727 Bayfield
A Continuum of Care Seniors Development
Township of Springwater, Ontario

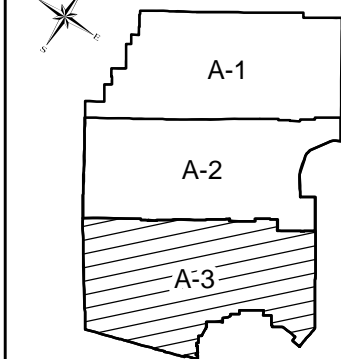
Building Character Concepts



Legend

- | | | |
|---|--|-------------------------------|
| Estate Residential | Institutional | Rural |
| Rural Residential | Industrial | Restricted Rural (Section 24) |
| Highway Commercial | High Aggregate Potential | Open Space |
| Tourist/Recreational Commercial | Aggregate Extractive | Agricultural |
| Waste Disposal Assessment 500 m Setback | Natural Heritage (Environmental Protection Category 1) | Greenbelt |
| Special Policy Area | Waste Water Treatment | Constraint and Hazard Lands |
| Property Parcel | Highway Special Policy Area (Section 24) | Waterbodies |
| | Official Plan Amendments | Municipal Boundary |

Key Map



Schedule 'A-3'
LAND USE PLAN
Official Plan for the
Township of Springwater

Date: August 2022
Base Map Sources: Township of Springwater; Land Information Ontario (MNR) 2022