



February 3, 2023

Via E-Mail

The Honourable Steve Clark, MPP
Minister of Municipal Affairs & Housing
777 Bay Street, 17th Floor
Toronto, ON M5G 2E5

sleisk@cassels.com
tel: +1 416 869 5411
fax: +1 416 640 3218
file # 57320-1

Dear Minister:

**Re: Di Poce Management Limited
County of Simcoe Official Plan Amendment No. 7
ERO Number: 019-6113
Ministry Reference Number: 43-OP-221936**

We are counsel to Di Poce Management Limited (“DPML”), the owner of the lands municipally known as 7120 and 7200 Poplar Side Road in the Town of Collingwood (the “Lands”), the planned location of the Poplar Regional Health and Wellness Village (the “Health and Wellness Village”), Canada’s first ever complete mixed-use regional health and wellness village.

We are writing to advise you of our client’s concerns regarding the County of Simcoe Official Plan Amendment No. 7 (the “OPA”) that was adopted by County Council on August 9, 2022 and forwarded to the Ministry of Municipal Affairs and Housing (the “Ministry”) for approval. For the reasons that follow, we are requesting that the Ministry amend the OPA to recognize the substantial growth that is planned for Lands.

Brief History

By way of background, on November 16, 2022, the Ministry filed Ontario Regulation 525/22 under the *Planning Act* (the “MZO”) to advance the Health and Wellness Village on the Lands. The Vision for the Health and Wellness Village includes a vibrant, thriving, fully integrated health and wellness complete community, with a broad range of employment uses including substantial knowledge-based jobs, attainable housing, innovative medical services and opportunities to age in place affordably and with dignity.

In furtherance of the Vision, Mr. John Di Poce has signed a Memorandum of Understanding with the Collingwood General & Marine Hospital Foundation and the Collingwood General and Marine Hospital to donate up to thirty (30) acres of land as a gift to the hospital in order to facilitate the relocation of the hospital to the Lands, should the hospital determine the Lands are the most appropriate option through its current planning process, and if approved by the Province. Beyond this substantial land donation for the new hospital, our client has also

committed to provide other significant benefits to the Collingwood community, including the gift of an additional two (2) acres of land to the Town for a future fire station, and committing to delivering a 10% mix of affordable and/or attainable housing.

Our client and its planning consultants have been monitoring the County of Simcoe's Municipal Comprehensive Review process, including attending public meetings hosted by the County, and are concerned that the OPA does not reflect the significant growth that the Health and Wellness Village is expected to generate. As elaborated upon in the attached submissions of Bousfields, we request that the OPA be amended to address the following comments. Also enclosed for the Minister's consideration is a redline of the OPA with proposed modifications.

MZO Recognition

Section 4 of the OPA fails to recognize the proposed development of the Lands as a mixed-use community and the planned growth that the Health and Wellness Village is expected to generate, as facilitated by the MZO.

Population and Employment

The initial plans for the Health and Wellness Village, developed prior to the MZO, accommodate at least 2,220 units (the equivalent of over 5,000 people) and a range of 3,500 to 6,500 jobs. We should note that with the increased building height and density permissions established through the MZO, we anticipate the population and employment numbers to be significantly higher. As a result, it would be appropriate to update the population and employment forecasts contained in the OPA before the MCR progresses to Phase 2. Doing so will ensure that the Town and County can effectively plan for services and the integration of infrastructure and land use, as directed by provincial planning policy.

In addition, Section 3.2 of the OPA should be revised to distinguish Collingwood from other municipalities in the northern regional market, which are currently identified as moderately growing and do not account for the significant growth that is planned for the Town.

Intensification Targets

Given the significant growth that is planned for the Lands, which are located outside the built-up area, it would be appropriate for Collingwood's intensification target to be revisited and reduced.

Forecasts are Minimum Standards

The growth forecasts contained within the OPA do not specify that they are *minimum* requirements. As *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020* (the "Growth Plan") directs that its policies represent minimum standards (that can, and in many cases will, be exceeded), we request that references to population and employment forecasts be modified accordingly to conform to the Growth Plan.

Block Plan Process

Policy 3.2.7 of the OPA provides that development proposed in a *designated greenfield area* will require a secondary plan or other comprehensive planning process. As the Health and Wellness Village will be subject to a comprehensive block planning exercise, we request that this policy specifically identify block plans as a comprehensive planning process.

We are grateful for the opportunity to provide you with our comments, in conjunction with the attached submissions of Bousfields. Our client looks forward to advancing this ground-breaking and transformative Health and Wellness Village, which will deliver substantial positive economic impact and growth, a brand new state of the art regional hospital, new life-sciences, bio techs and other health related employers, new quality and knowledge-based jobs, many new community services, substantial recreational amenities and protected greenspace, much-needed attainable housing and tremendous positive economic impact to the Town and the region for years to come.

Please provide notice to the undersigned of all Ministerial decisions with respect to this matter.

Yours truly,

Cassels Brock & Blackwell LLP



Signe Leisk
SL/MK
Encl.

CC: Julianna Zhuo, Municipal Services Office – Central Ontario
Brian Saunderson, Member of Provincial Parliament of Ontario (MPP)



February 3, 2023

Cassels Brock and Blackwell LLP
Suite 2100, 40 King St. W.
Toronto, ON M5H-3C2

Attention: Signe Leisk and Marisa Keating

**Re: *Simcoe County's Proposed Growth Management Official Plan
Amendment No. 7
Comments on Behalf of the DiPoce Management Limited
ERO no.: 019-6113
Ministry Reference no.: 43-OP- 221936***

We are the planning consultants for DiPoce Management Limited, the owner of the lands located at 7120 and 7200 Poplar Side Road, in the Town of Collingwood, Simcoe County (the "Subject Lands"). We have been monitoring the County of Simcoe's *Municipal Comprehensive Review* ("MCR") process on behalf of our client, including attending the public meetings hosted by the County, and are writing to provide our client's comments on Amendment No. 7 to Simcoe County's Official Plan that was adopted by County Council on August 9, 2022 and posted on the Environmental Registry of Ontario on December 5, 2022 ("the OPA").

Our client's primary concern is that the OPA, and the associated Land Needs Assessment, do not account for the substantial population and job growth that is planned for the Poplar Regional Health and Wellness Village, Canada's first ever complete mixed-use regional health and wellness village, to be located on the Subject Lands (the "Project"). Specifically, the OPA does not integrate the land use permissions for the Project that have been approved by the Minister and enacted through a Minister's Zoning Order filed on November 16, 2022 as O. Reg. 525/22 (the "MZO"). While we recognize that County Council adopted the OPA before the MZO was filed, the MZO is now in full force and effect. Accordingly, it would be appropriate to revise the OPA to incorporate the Project and its planned growth.

By way of background, the Project is planned to accommodate significant density that impacts the population and employment forecasts included in the OPA. A minimum of 2,200 units (the equivalent of a minimum of 5,000 people) and 3,500 jobs are planned. These growth projections for the site are only the minimums based on the lower end of potential development yield for the Project. Increasing the building heights and density of the Project to align with the maximums permitted through the MZO would yield many more people and jobs.

The Poplar Regional Health & Wellness Village development will contain a mix of uses including innovative businesses, healthcare and medical industries, wellness related services and amenities, athletic facilities, medical training and research, retail, and restaurants and a range of housing typologies/tenures to meet the needs of the workers on the Subject Lands and the broader community. Finally, the development may also include a new campus for the Collingwood General & Marine Hospital, for which an executed Memorandum of Understanding between Mr. John Di Poce, the Collingwood General & Marine Hospital Foundation and the Collingwood General and Marine Hospital has been secured, should the hospital determine it's the most appropriate option through its current planning process, and if approved by the Province.

Given the number of residents and jobs that will be added to the Town and County through this regionally significant development, the County's Land Needs Assessment and OPA must be revised before the MCR progresses to Phase 2. Without this change, the Phase 2 work would be based on assumptions of less planned growth and more available employment lands in the Town. This would leave the Town and County unable to effectively plan for services and the integration of infrastructure and land use, as directed through provincial policies and plans.

For the foregoing reasons, we request that the OPA be revised to address the following comments. Also enclosed for the Minister's consideration is a redline of the OPA with proposed modifications.

- The purpose of the amendment that is stated in **Part A, Section 4 – Basis of the Amendment, item b)** should be modified to recognize the planned growth that the Health and Wellness Village is expected to generate, as facilitated by the MZO, and that population and employment forecasts for the County established by the Growth Plan are minimum targets. Further, **item g)** should be modified to recognize that there are differences in the growth dynamics within the two market areas and to identify that Collingwood is planned for significantly more growth than any of the other municipalities in the northern market area.
- **Part B, Item 6**, includes an amendment to Section 2.3 (Settlement). Our client has concerns with a number of the proposed policies and forecasted growth outlined in this section, including the following:
 - The growth forecast for the County to 2051 is planned to increase to a population of 555,000 and employment number of 198,000. However, as indicated above, the policies do not specify that the proposed forecasts are minimum requirements. As *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020* (the "Growth Plan"), provides that its policies represent minimum standards, we request that this section be modified accordingly to conform to the Growth Plan and

updated as necessary to reflect the additional growth that the Project is planned to generate.

- Similarly, **Item 17, Section 3.2.1** should be revised to state that the expected increase in population and employment is a minimum increase, in accordance with the Growth Plan.
- **Tables B and C in Item 18, Section 3.2.4 and Section 3.2.5** should be reviewed and updated to reflect the additional growth that the Project is planned to generate. The forecasted growth for Collingwood in these tables totals 17,220 new residents and 6,280 new jobs, whereas the projected growth from the Project is a minimum of 5,000 residents and a minimum of 3,500 jobs. Further, the text in **Policies 3.2.4 and 3.2.5** that is provided before Tables B and C should specify that these forecasts are minimums, in accordance with the Growth Plan.
- **Policy 3.2.6** provides direction on minimum intensification targets for the County as a whole (35% or residential development) and Table D provides that Collingwood's target will be 50%. Given the significant growth that is planned for the Project, which is located outside the built-up area, the intensification target for Collingwood should be reduced to 35%.
- **Item 18, Section 3.2.7 d)** should be revised to identify the block plan process as one type of comprehensive planning process.
- **Item 24, Section 3.2 (Population and Employment Projections/Allocations):** Policy 3.2.25 describes the two market areas in the County, identifying the northern area that includes Collingwood as more moderately growing. This section should distinguish Collingwood from the other municipalities in the northern regional market to speak to the significant growth that is planned for the Town. As indicated above, we propose that similar amendments be made to **Part A, Section 4 – Basis of the Amendment, item g).**

In summary, the change in land use permissions on the Subject Lands through the MZO, which permits the mixed-use Project, needs to be reflected in the County's Official Plan. In particular, the population and employment forecasts need to be revised to reflect the planned growth of the Project. While we recognize that the OPA only addresses part of the requirements of the MCR process and that additional work needs to be completed through a subsequent phase, the MZO that applies to the Subject Lands needs to be accounted for in the OPA before the next phase proceeds to ensure that the Town and County can effectively plan for services and the integration of infrastructure and land use, as directed by provincial planning policy.

On behalf of our client, we respectfully request that the Province amend the OPA in accordance with the enclosed redline document. We are grateful for the opportunity to provide you with our comments and would be pleased to discuss this matter in more detail.

Please do not hesitate to contact the undersigned or David Milano in our office if you have any questions. Thank you in advance for your consideration.

Yours very truly,

Bousfields Inc.



Emma West, MCIP, RPP

ATTACHMENT 1

BY-LAW NO. 6977

OF

THE CORPORATION OF THE COUNTY OF SIMCOE

A By-law to Adopt Amendment No. 7 to the County of Simcoe Official Plan (Municipal Comprehensive Review, Phase 1 Growth Management).

Whereas Section 21(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended states that a County may amend its Official Plan; and

Whereas Amendment No. 7 will begin the process of bringing the County Official Plan into full conformity with the provincial Growth Plan for the Greater Golden Horseshoe in accordance with Section 26 of the Planning Act; and

Whereas the method upon which this conformity exercise must take place is through a Municipal Comprehensive Review (MCR); and

Whereas this amendment is phase one relating to long-term Growth Management across Simcoe County to the year 2051; and

Whereas Staff report CO 2022-117 was presented to County Council on April 12, 2022, and contained the Growth Forecasts and Lands Needs Assessment report prepared by Hemson Consulting; and

Whereas, a subsequent Staff report CCW 2022-164 was presented to Committee of the Whole on May 24, 2022 and confirmed that Phase 1 of the Official Plan Amendment would focus exclusively on Growth Management policies and related matters; and

Whereas in accordance with Section 17(15) of the Planning Act, R.S.O. 1990, a Public Open House was held on June 21, 2022 and a Statutory Public Meeting was held on June 28, 2022, to receive public input on the proposed Official Plan Amendment to the County Official Plan; and

Whereas by the adoption of Recommendation 2022-576 County Council deems it expedient to amend the County of Simcoe Official Plan;

Now therefore the Council of the Corporation of the County of Simcoe enacts as follows:

1. That the Official Plan Amendment of the County of Simcoe Plan, attached hereto as Schedule A to the By-law is hereby adopted as Amendment No. 7 to the County of Simcoe Official Plan (Municipal Comprehensive Review, Phase 1 Growth Management).
2. That the County Clerk is hereby authorized and directed to request the Ministry of Municipal Affairs and Housing to approve Official Plan

Amendment No. 7 to the County of Simcoe Official Plan (Municipal
Comprehensive Review, Phase 1 Growth Management).

3. That the Warden and County Clerk are authorized and directed to execute all documents necessary to give effect to the said action and to affix thereto the seal of the Corporation of the County of Simcoe.
4. That the provisions of Official Plan Amendment No. 7 to the County of Simcoe Official Plan (Municipal Comprehensive Review, Phase 1 Growth Management) come into force and effect upon the approval of the Ministry of Municipal Affairs and Housing.

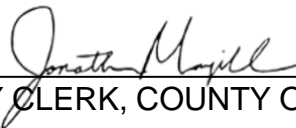
By-law enacted this 9th day of August, 2022.


Warden




County Clerk

THIS PHOTOCOPY IS A TRUE COPY OF
THE ORIGINAL DOCUMENT WHICH
HAS NOT BEEN ALTERED IN ANY WAY


DEPUTY CLERK, COUNTY OF SIMCOE

Jonathan Magill, Deputy Clerk
A Commissioner, etc.....
for the Corporation of the
County of Simcoe

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AMENDMENT NO. 7

TO THE OFFICIAL PLAN

FOR

COUNTY OF SIMCOE

Growth Management OPA

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PART "A" – THE PREAMBLE**SECTION 1 – TITLE AND COMPONENTS**

This document was approved in accordance with sections 17, 21 and 26 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended and shall be known as Amendment No. 7 to the Official Plan adopted by By-law No.6977.

Part "A", the Preamble, does not constitute part of this amendment.

Part "B", the Amendment, consisting of the following text constitutes Amendment No. 7 to the Official Plan.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of the amendment is to include updated policies on growth management in accordance with the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement.

SECTION 3 – LOCATION OF THE AMENDMENT

This amendment applies to the whole of Simcoe County, save and except for the lands within the boundaries of the Chippewas of Rama First Nation and Beausoleil First Nation and lands that are owned by the Province of Ontario and Government of Canada.

SECTION 4 – BASIS OF THE AMENDMENT

This is the first of a series of Amendments to the County of Simcoe Official Plan that are intended to implement a Municipal Comprehensive Review (MCR), the purpose of which is to ensure that the Official Plan conforms to the Growth Plan for the Greater Golden Horseshoe (2020). In this regard, this Amendment deals with growth management. Other components of the MCR,

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which involve implementing Provincial policies on natural heritage and water resource systems, agriculture and climate change will be addressed in future Official Plan Amendments. In addition, further Amendments will be required to fully implement the growth management policies established by this Amendment, including the designation of all employment areas in the County and the expansion of a settlement area that has been justified in accordance with the policies set out in this Amendment.

The purpose of this Amendment is to:

- a) Provide greater clarity on the four types of settlement areas in the County and how each of the 93 settlement areas in the County are classified for the purposes of applying the policies in the Growth Plan on where growth shall be directed;
- b) Incorporate the **minimum** population and employment forecasts for the County established by the Growth Plan and allocate that **minimum** population and employment forecasts to the 16 local municipalities in a manner that supports the development of complete communities, with these allocations as recommended by Hemson Consulting in a report entitled 'Growth Forecasts and Lands Needs Assessment' dated March 31, 2022 which was later modified in a memorandum dated May 31, 2022 **and that integrates the minimum population and employment forecasts associated with lands in the Collingwood settlement area subject to Ontario Regulation 525/22 (Minister Zoning Order);**
- c) Increase the County-wide minimum intensification target from the current 32% to 35% to further focus growth in delineated built up areas and establish intensification targets for the local municipalities that have delineated built up areas;
- d) Increase the County-wide minimum designated greenfield area density target from the current 39 residents and jobs per hectare to 51 residents and jobs per hectare to support the more efficient use of land and establish minimum designated greenfield area density targets for the local municipalities that have delineated built up areas;
- e) Require that the local municipalities prepare phasing plans that establish a logical progression of growth, schedule and finance the infrastructure needed to support that growth and identify logical boundaries that build

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- on or include areas that can provide key community infrastructure including lands for public health, education, recreation, parks and open space, cultural and community facilities, public safety and affordable housing early in the planning approval process, among other matters;
- f) Require that local municipalities prepare sub-watershed plans or their equivalent when planning for the development of additional designated greenfield areas, to ensure that all elements of the natural heritage and water resource systems are considered along with climate change impacts and severe weather events;
- g) Establish two regional market areas in the County for the purposes of carrying out a Land Needs Analysis (LNA) in accordance with the Land Needs Assessment Methodology for the Greater Golden Horseshoe, the purpose of which is to ensure that there are sufficient opportunities to accommodate forecasted growth in the right locations, with the two regional market area approach recognizing that there are fundamental differences in the growth dynamics between the rapidly growing southern part of the County and the more moderately-growing northern part of the County **and recognizing that there are differences in the growth dynamics of the local municipalities within each regional market area, particularly in the northern market area where three of the eleven municipalities account for the majority of the growth, with significantly more growth in Collingwood than in the other northern municipalities;**
- h) Identify how much additional designated greenfield area land is required for community uses and employment lands in the County and identify the process to be followed by the local municipalities in conjunction with the County in identifying and assessing the merits of the future location of new designated greenfield areas;
- i) Add approximately 37 hectares of land to the Alcona settlement area boundary, with this area corresponding to a portion of the lands subject to Ontario Regulation 568/21 (Minister Zoning Order) and identifying these lands and other lands within the Alcona settlement area as a protected major transit station area;
- j) Identify a conceptual major transit station area in the Bradford settlement area in the vicinity of the Bradford GO station;

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- k) Require both the Town of Innisfil and the Town of Bradford West Gwillimbury develop planning policies in their Official Plans that set out how lands within the two major transit station areas will develop in a manner that supports complete communities;
- l) Provide additional clarity on where public service facilities are permitted in the County;
- m) Make a number of minor changes to the terminology used in the Official Plan to provide additional clarity with respect to intent; and
- n) Modify, add and delete a number of the definitions to ensure they match up with Provincial policy.

PART B – THE AMENDMENT

All of this Part of the document entitled Part B - The Amendment consisting of the following text constitutes Amendment No. 7 to the Official Plan of the County of Simcoe.

Details of the Amendment

The Simcoe County Official Plan is hereby amended as follows:

Item 1: Section 1.1 (Purpose) is amended by replacing 'twenty' with "thirty" and replacing 'Growth Plan (2006)' with "Growth Plan (2020)" in the third paragraph.

Item 2: Section 1.2 (Scope, Effect and Legislative Authority) is amended by replacing 'Growth Plan for the Greater Golden Horseshoe, 2006' with "Growth Plan for the Greater Golden Horseshoe, 2020" in two places in the last paragraph.

Item 3: Section 1.2 (Scope, Effect and Legislative Authority) is amended by deleting the last sentence in the last paragraph.

Item 4: Section 1.3 (Goals of the Official Plan) is amended by making the following changes to the first paragraph:

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The *Plan's* provisions are aimed at the achievement of particular and interdependent goals which are derived from the *County's* Strategic Plan, the *Provincial Policy Statement*, the Growth Plan for the Greater Golden Horseshoe, 2020 ~~2006~~ as amended, prepared under the *Places to Grow Act* 2005, the Greenbelt Plan, the Lake Simcoe Protection Plan, 2009, the Oak Ridges Moraine Conservation Plan, the Niagara Escarpment Plan, ~~the Simcoe Area Growth Plan, (2008), the County's Transportation Master Plan, (2008)~~ and the ~~2008 mapping and data updates to the Natural Heritage System Study (1996)~~ and other research undertaken during preparation of this *Plan*, including public input.

Item 5: Section 1.4 (Structure of the Plan) is amended by replacing 'Growth Plan for the Greater Golden Horseshoe, 2006' with "Growth Plan for the Greater Golden Horseshoe, 2020" in the second paragraph.

Item 6: Section 2.3 (Settlement) is amended by deleting the first paragraph and replacing it with the following:

"The County of Simcoe (excluding the Cities of Barrie and Orillia) had an estimated permanent population of 360,680 and employment of 116,590 in 2021. The 2051 population and employment forecasts contained in Schedule 3 of the Growth Plan for the Greater Golden Horseshoe, 2020 are required to be used for planning and managing growth in the County of Simcoe and these **minimum** forecasts indicate that the population of the County will increase to ~~555,000~~ **560,000** and that employment is expected to increase to ~~198,000~~ **201,500**."

Item 7: Section 2.3 (Settlement) is further amended by replacing '20,000' with "25,000" and the term 'country residential' with "rural residential" in the last sentence of the third paragraph.

Item 8: Section 3.1 (Strategy) is amended by replacing 'settlements' with "settlement areas" in the first bullet.

Item 9: 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) is amended by replacing 'settlements' with "settlement areas" in the heading and in the first sentence

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of the first paragraph and by deleting the third and fourth sentences in the first paragraph.

Item 10: 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) is further amended by deleting the second paragraph and replacing it with the following:

"The 93 settlement areas are included in one of four categories:

- Category 1 - *Settlement areas* - these are the *settlement areas* that have been identified as *primary settlement areas* by the Growth Plan;
- Category 2 - *Settlement areas* - these are the *settlement areas* that have a *delineated built boundary* and existing or planned municipal water and wastewater systems;
- Category 3 - *Settlement areas* - these are the *settlement areas* that that do not have a *delineated built boundary* but which have existing or planned municipal water and wastewater systems;
- *Category 4 - Rural settlements* - these are the *settlement areas* 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."

Item 11: 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) is further amended by replacing 'settlements' with 'settlement areas' in the third, fourth and fifth paragraphs.

Item 12: 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) is further amended by

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deleting the last sentence in the third paragraph and replacing it with the following:

"This Plan directs a significant portion of population and employment growth to *primary settlement areas* based on the hierarchy of *settlement areas* in accordance with Section 3.2.2 of this *Plan*."

Item 13: 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) is further amended by replacing the words 'for the next twenty years' with "to the year 2051" in the first sentence of the fourth paragraph and by deleting the second sentence in the fourth paragraph.

Item 14: 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) is further amended by replacing the words 'built boundaries' with "*delineated built boundaries*" and by replacing 'set out in Section 3.5' with "set out in Sections 3.2.6 and 3.2.7" in the fifth paragraph.

Item 15: Section 3.1.3 (Protection and enhancement of the County's *natural heritage system* and cultural features and heritage resources) is amended by replacing 'settlement expansions' with "*settlement area* expansions" in the fourth paragraph and replacing 'settlements' with "*settlement areas*" in the last paragraph.

Item 16: Section 3.1.4 (Development of communities with diversified economic functions and opportunities and a diverse range of housing options) is amended by replacing 'settlements' with 'settlement areas' in the second paragraph.

Item 17: Section 3.2 (Population and Employment Projections/Allocations) is amended by deleting all of the text and the table before Section 3.2.1 and by deleting Sections 3.2.1, 3.2.2 and 3.2.3 and replacing them with new Sections 3.2.1, 3.2.2 and 3.2.3 as set out below:

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"3.2.1 The planning for the County of Simcoe cannot occur in isolation of the planning that is being undertaken in other parts of the Greater Golden Horseshoe. The Growth Plan for the Greater Golden Horseshoe anticipates that the population of Simcoe County is expected to increase by **a minimum of 199,340** ~~194,340~~ people between 2021 and 2051 and that employment is expected to increase by **a minimum of 84,880** ~~81,380~~ in this same time period. In implementing the Growth Plan, this Plan anticipates that every municipality in the County will accommodate some level of population and employment growth.

3.2.2 Forecasted growth to 2051 in the County of Simcoe will be accommodated based on the following:

- a) A significant portion of the expected population and employment growth forecasted to 2051 is directed to *local municipalities* that contain Category 1 *settlement areas*.
- b) The vast majority of the remaining growth beyond what has been allocated to Category 1 *settlement areas* is directed to Category 2 *settlement areas* that:
 - i) Have a *delineated built boundary* as shown on Schedule 5.1;
 - ii) Have existing or planned municipal water and wastewater systems; and
 - iii) Can support the achievement of *complete communities*.
- c) Of the remaining growth, the majority of that growth will be directed to Category 3 *settlement areas*.
- d) Growth will be limited in *settlement areas* that:
 - i) Are *rural settlements*; and
 - ii) Are not serviced by existing or planned municipal water and wastewater systems.

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- e) Within *settlement areas*, growth will be focused in:
- i) *Delineated built-up areas*;
 - ii) *Strategic growth areas*;
 - iii) Locations with existing or planned transit, with a priority on *higher order transit* where it exists or is planned; and
 - iv) Areas with existing or planned *public service facilities*.
- f) Development will be directed to *settlement areas*, except where the policies of this Plan permit otherwise.
- g) The establishment of new *settlement areas* is prohibited.

3.2.3 For the purposes of implementing Section 3.2.2, **Table A** below categorizes the four types of *settlement areas* in the County:

TABLE A - SETTLEMENT AREA CATEGORIES

Settlement Area	Local Municipality
Category 1 - Primary Settlement Areas	
Alcona	Innisfil
Alliston	New Tecumseth
Bradford	Bradford West Gwillimbury
Collingwood	Collingwood
Midland	Midland
Penetanguishene	Penetanguishene
Category 2 - Settlement Areas that have a <i>delineated built boundary</i> and existing or planned municipal water <u>and</u> wastewater systems	
Angus	Essa
Beeton	New Tecumseth
Coldwater	Severn
Cookstown	Innisfil
Creemore	Clearview

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Elmvale	Springwater
Midhurst	Springwater
Port McNicoll	Tay
Stayner	Clearview
Tottenham	New Tecumseth
Victoria Harbour	Tay
Wasaga Beach	Wasaga Beach
West Shore	Severn
Category 3 - Settlement Areas that do not have a delineated built boundary but which have existing or planned municipal water <u>and</u> wastewater systems	
Atherley-Uptergrove	Ramara
Baxter	Essa
Bond Head	Bradford West Gwillimbury
Brechin	Ramara
Centre Vespra	Springwater
Colgan	Adjala-Tosorontio
Craighurst	Oro-Medonte
Everett	Adjala-Tosorontio
Hillsdale	Springwater
Horseshoe Valley	Oro-Medonte
Lagoon City	Ramara
Lefroy/ Belle-Ewart	Innisfil
New Lowell	Clearview
Nottawa	Clearview
Sandy Cove	Innisfil
Snow Valley	Springwater
Stroud	Innisfil
Thornton	Essa
Washago	Severn portion
Category 4 - Rural Settlements that have a municipal water <u>or</u> wastewater system (partial services) <u>or</u> have no municipal water or wastewater systems	
Anten Mills	Springwater
Ardrea	Severn
Avening	Clearview
Batteaux	Clearview
Brentwood	Clearview
Churchill	Innisfil

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Colwell	Essa
Cooper's Falls	Ramara
Dunedin	Clearview
Dunroon	Clearview
East Oro	Oro-Medonte
Edgar	Oro-Medonte
Fennell's Corner	Innisfil
Fesserton	Severn
Forest Home	Oro-Medonte
Gamebridge	Ramara
Gilford	Innisfil
Glen Huron	Clearview
Glencairn	Adjala-Tosorontio
Guthrie	Oro-Medonte
Hawkestone	Oro-Medonte
Hockley	Adjala-Tosorontio
Ivy	Essa
Jarratt	Oro-Medonte
Lafontaine	Tiny
Lisle	Adjala-Tosorontio
Longford Mills	Ramara
Loretto	Adjala-Tosorontio
Marchmont/Bass Lake	Severn
Minesing	Springwater
Moonstone	Oro-Medonte
Newton Robinson	Bradford West Gwillimbury
Old Sunnidale	Clearview
Oro Station	Oro-Medonte
Perkinsfield	Tiny
Phelpston	Springwater
Port Severn	Severn
Price's Corners	Oro-Medonte
Rosemont	Adjala-Tosorontio
Rugby	Oro-Medonte
Sebright	Ramara
Severr Falls	Severn
Shanty Bay	Oro-Medonte

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Singhampton	Clearview
Sugarbush	Oro-Medonte
Sunnidale Corners	Clearview
Tioga	Adjala-Tosorontio
Toanche	Tiny
Udney	Ramara
Utopia	Essa
Warminster	Oro-Medonte
Washago	Ramara portion
Waubauskene	Tay
Waverley	Tay
Wyebridge	Tiny
Wyevale	Tiny

Item 18: Section 3.2 (Population and Employment Projections/Allocations) is amended by deleting existing Section 3.2.4 and replacing this section with new Sections 3.2.4 to 3.2.13 as set out below:

"**3.2.4** The **minimum** forecasted population growth to 2051 in the County of Simcoe is allocated by this Plan to the *local municipalities* in **Table B** as set out below:

**TABLE B
POPULATION FORECAST FOR 2051 BY LOCAL
MUNICIPALITY**

<i>Local Municipality</i>	2021 Population	2051 Population	2021- 2051 Increase
Adjala-Tosorontio	11,260	11,970	710
Bradford West Gwillimbury	44,490	83,470	38,980
Clearview	15,220	21,820	6,600
Collingwood	25,470	42,690 47,690	17,220 22,220
Essa	23,810	34,740	10,930
Innisfil	44,710	84,450	39,740
Midland	18,250	24,290	6,040
New Tecumseth	45,480	80,590	35,110
Oro-Medonte	23,770	26,230	2,460

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Penetanguishene	10,340	14,390	4,050
Ramara	10,680	12,870	2,190
Severn	14,750	17,790	3,040
Springwater	22,320	32,490	10,170
Tay	11,410	13,130	1,720
Tiny	13,240	16,010	2,770
Wasaga Beach	25,480	38,090	12,610
Total	360,680	555,000 560,000	194,320 199,340
Note: Totals may not add precisely due to rounding			

3.2.5

The **minimum** forecasted employment growth to 2051 in the County of Simcoe is allocated by this Plan to the *local municipalities* in **Table C** as set out below:

TABLE C
EMPLOYMENT FORECAST FOR 2051 BY LOCAL
MUNICIPALITY

<i>Local Municipality</i>	2021 Employment	2051 Employment	2021- 2051 Increase
Adjala-Tosorontio	2,130	2,490	360
Bradford West Gwillimbury	11,810	30,900	19,090
Clearview	4,350	6,470	2,120
Collingwood	12,260	18,540 22,040	6,280 9,780
Essa	9,630	13,350	3,720
Innisfil	9,980	30,270	20,290
Midland	10,760	13,170	2,410
New Tecumseth	20,740	31,610	10,870
Oro-Medonte	5,900	9,310	3,410
Penetanguishene	4,830	6,100	1,270
Ramara	5,380	7,420	2,040
Severn	4,020	5,640	1,620
Springwater	6,700	9,190	2,490
Tay	1,570	2,610	1,040
Tiny	1,570	2,390	820
Wasaga Beach	4,960	8,510	3,550

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Total	116,590	198,000 201,500	81,410 84,880
Note: Totals may not add precisely due to rounding			

3.2.6

A minimum of 35% per cent of all residential development occurring annually in the County of Simcoe shall occur within *delineated built-up areas* as shown on Schedule 5.1 in accordance with sub-sections a) and b):

- a) In order to maximize opportunities for *intensification*, each *local municipality with settlement area(s)* that have *delineated built-up areas* shall update its Official Plan to achieve the intensification target by:
 - i) Incorporating the intensification target identified in sub-section b);
 - ii) Identifying *strategic growth areas* that do not have a minimum density target (if appropriate) to support achievement of the *intensification* target and recognizing them as a key focus for development;
 - iii) Identifying the appropriate type and scale of development in *strategic growth areas* and transition of built form to adjacent areas;
 - iv) Encouraging *intensification* generally throughout the *delineated built-up area*;
 - v) Directing that the implementing zoning by-law pre-zone lands for *intensification* and *redevelopment*, particularly in *strategic growth areas* to support the achievement of *complete communities*;
 - vi) Directing that the implementing zoning by-law permit multiple dwelling types in areas that have been traditionally zoned to permit only single detached dwellings;

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- vii) Directing that the implementing zoning by-law permit additional residential units throughout the municipality, with a particular focus on *settlement areas*;
 - viii) Establishing minimum density and housing mix targets for major development and redevelopment; and
 - ix) Using other available tools, programs and planning processes, such as a Community Planning Permit system to support *intensification*.
- b) In order to achieve the 35% *intensification* target, below in **Table D** are the *intensification* targets for the *local municipalities* in the County that have *delineated built-up areas*:

TABLE D
INTENSIFICATION TARGETS FOR LOCAL
MUNICIPALITIES WITH DELINEATED BUILT-UP AREAS

<i>Local Municipality</i>	<i>Intensification Target</i>
Bradford West Gwillimbury	42%
Clearview	30%
Collingwood	50 35%
Essa	30%
Innisfil	30%
Midland	50%
New Tecumseth	37%
Penetanguishene	50%
Severn	20%
Springwater	15%
Tay	20%
Wasaga Beach	50%
Simcoe County	35%

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3.2.7 *Local municipalities with designated greenfield areas shall plan to achieve within the horizon of this Plan a minimum designated greenfield area density target so that when measured across the entire County the density is not less than 51 residents and jobs combined per hectare within the designated greenfield area, in accordance with this section of the Plan.*

- a) In order to achieve the minimum *designated greenfield area* density target of 51 residents and jobs combined per hectare, below in **Table E** are the minimum *designated greenfield area* density targets for the *local municipalities* in the County:

TABLE E
DESIGNATED GREENFIELD AREA DENSITY TARGETS FOR
LOCAL MUNICIPALITIES

<i>Local Municipality</i>	<i>Designated Greenfield Area Density Target (Residents and Jobs Combined per Hectare)</i>
Bradford West Gwillimbury	55
Clearview	45
Collingwood	55
Essa	45
Innisfil	55
Midland	55
New Tecumseth	55
Penetanguishene	55
Severn	45
Springwater	45
Tay	45
Wasaga Beach	55
Simcoe County	51

- b) The minimum *designated greenfield area* density targets in Table E shall be incorporated as applicable in local Official Plans.

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- c) For the purposes of this Plan, only Category 1 and Category 2 *settlement areas* that have *delineated built-up areas* also have *designated greenfield areas*.
- d) In cases where development is proposed in a *designated greenfield area*, it shall be demonstrated through a secondary plan or other comprehensive planning process, **including a block plan**, that:
 - i) The proposed development will generally serve as a logical extension to the existing *delineated built-up area* or already developed *designated greenfield areas*, is compact and has a mix of uses to allow for the efficient use of land, *infrastructure* and *public service facilities*;
 - ii) The proposal will contribute to the availability of a range of housing choices (e.g. density, form, and price) in the *designated greenfield area* as a whole;
 - iii) All of the other *infrastructure* and *public service facilities* required to service the development is available or to be provided, with such *infrastructure* and *public service facilities* being used as efficiently as possible; and
 - iv) Access is provided in a manner that supports the provision of essential emergency services, *active transportation*, efficient transportation patterns, and/or linkages with adjacent existing or planned development.
- e) The minimum *designated greenfield area* density target for the County of Simcoe shall be measured over the entire *designated greenfield area* of all of the Category 1 and Category 2 *settlement areas* excluding the following:

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- i) *Natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;*
 - ii) Rights-of-way for electricity transmission lines, *energy transmission pipelines* and freeways, as defined by and mapped as part of the Ontario Road Network; and railways;
 - iii) *Employment areas;* and
 - iv) Cemeteries.
- f) All *local municipalities with designated greenfield areas* shall prepare phasing plans in their local Official Plans to ensure that development is sequenced to:
- i) Establish a logical progression of growth as an integrated extension of existing communities based on identifiable boundaries and having regard for physical and natural features and barriers;
 - ii) Schedule and finance infrastructure needed to support growth in conformity with the planned urban structure for the community;
 - iii) Extend roads and servicing infrastructure in a cost-effective and financially sustainable manner and ensure that the costs of extending infrastructure can be supported through expected development charge revenues within a reasonable period of time;
 - iv) Stage growth within a convenient walking distance from transit corridors (where they exist or are planned) to generate sufficient transit ridership;
 - v) Identify logical boundaries that build on or include areas that can provide key community infrastructure

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including lands for public health, education, recreation, parks and open space, cultural and community facilities, public safety and affordable housing early in the planning approval process;

- vi) Allows for the completion of distinct components of new community areas so that the length of construction in any given area is kept to a minimum where possible; and
 - vii) Provides appropriate transitions to allow agriculture and agricultural activities and related uses to continue for as long as practical.
- g) In addition to the above, all *local municipalities* with *designated greenfield areas* are required to include policies in their Official Plan that establish minimum densities and which require a mix and range of lot sizes and dwelling types to ensure that the minimum *designated greenfield area* density targets will be achieved or exceeded.
- h) It is recognized that achieving the minimum *designated greenfield area* density target on a site-specific basis may be difficult given on-site constraints, and as a consequence, the policies of this section are intended to be achieved wherever possible within individual site-specific development proposals. In addition to the above, as draft approved Plans of Subdivision are reviewed for possible extension, diversifying the housing mix will be required where possible to achieve the minimum *designated greenfield area* target.
- i) For those *local municipalities* that are required to plan for additional *designated greenfield areas* on lands to be added to a *settlement area* in accordance with Section 3.2.26 of this Plan, a subwatershed plan or its equivalent shall be prepared. Such a subwatershed plan or its equivalent shall:

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- i) Consider all elements of the natural heritage and water resource systems;
 - ii) Consider climate change impacts and severe weather events;
 - iii) Identify *key natural heritage features, key hydrologic features, key hydrologic areas, natural heritage features and areas* and related *ecological and hydrologic functions*;
 - iv) Consider and evaluate impacts of any potential development and recommend appropriate mitigation; and
 - v) Recommend how the *quality and quantity of water* within a subwatershed can be protected, improved, or restored through adaptive management.
- j) For those *settlement areas* where the *designated greenfield area* density target does not apply, *local municipalities* shall require higher minimum densities and a mix and range of lot sizes and dwelling types where possible, particularly in those settlement areas that have existing or planned *municipal water and wastewater systems*.

3.2.8 The redesignation of lands in a *settlement area* that are designated for agricultural uses or rural uses to a designation in an Official Plan that permits development may occur if the lands are required to implement the population and/or employment forecasts set out in Sections 3.2.4 and 3.2.5.

3.2.9 The redesignation of lands in a *settlement area* that are designated for agricultural uses or rural uses to a designation in an Official Plan that permits development shall not occur if the effect of the redesignation is that the *local municipality* will exceed the population and/or employment forecasts set out in Sections 3.2.4 and 3.2.5.

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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* 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,

3.2.11 Notwithstanding Section 3.2.9 and within *delineated built-up areas*, *local municipalities* may designate lands for *development* and/or plan for *development* beyond the horizon of this Plan for *strategic growth areas* that are delineated in this Plan and subject to minimum density targets, provided that:

- a) Integrated planning for *infrastructure* and *public service facilities* would ensure that the development does not exceed existing or planned capacity;
- b) The type and scale of built form for the development would be contextually appropriate; and

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- c) The development would support the achievement of *complete communities*, including a diverse mix of land uses and sufficient open space.

Major Transit Station Areas

3.2.12 This Plan identifies two *Major Transit Station Areas* on Schedule 5.1 in the Town of Bradford West Gwillimbury and the Town of Innisfil. *Major Transit Station Areas* will be planned to create a compact urban form with a diverse mix of land uses, varied housing types, tenures, and affordability, employment, and amenities in close proximity that supports existing and planned transit and *active transportation infrastructure*.

3.2.13 The location of the Bradford *Major Transit Station Area* is conceptual and will be planned to accommodate 150 residents and jobs per hectare. The Town of Bradford West Gwillimbury shall amend its Official Plan to include this minimum density and establish permitted uses and minimum densities with respect to buildings and structures within the *Major Transit Station Area*. Through this process, the Town shall determine if the boundaries of the conceptual *Major Transit Station Area* are appropriate, and if changes to the boundary are proposed by the Town, a future Amendment to this Plan will be required to further define the *Major Transit Station Area*.

3.2.14 The Innisfil *Major Transit Station Area* will be planned to accommodate 170 residents and jobs per hectare and is further identified as a Protected *Major Transit Station Area* in accordance with Section 16(16) of the Planning Act. In addition, and within 1 year from the date of Provincial approval of this policy, the Town of Innisfil shall amend its Official Plan to include policies that:

- a) Identify the authorized use of land in the area and buildings and structures within the Protected *Major Transit Station Area*; and

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- b) Identify the minimum densities that are authorized with respect to buildings and structures within the Protected *Major Transit Station Area*.

3.2.15

In addition to the above, both the Town of Bradford West Gwillimbury and the Town of Innisfil shall undertake comprehensive planning for their *Major Transit Station Areas* that result in policies that:

- a) Identify permitted uses to support complete communities;
- b) Prohibit the establishment of land uses and built forms that would adversely impact the ability to meet the minimum densities required;
- c) Identify and protect lands that may be required for future enhancement or expansion of transit infrastructure in collaboration with provincial transit authorities;
- d) Establish a phasing plan or strategy to ensure infrastructure and services are delivered in a manner that supports complete communities, including open space, accessible public amenities, and active transportation infrastructure;
- e) Support a mix of multi-unit housing, including *affordable* housing, rental housing and additional residential units, as appropriate;
- f) Establish strategies to support increased multi-modal access and connectivity to local and regional transit services in support of transit service integration;
- g) Identify the future actions that may be required to implement the plan, which may include Community Improvement Plans, inclusionary zoning, community planning permits systems, Transit-Oriented Design Guidelines, financial incentive programs, and other appropriate implementation tools;

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- h) Establish alternative development standards to support development within all *Major Transit Station Areas*, such as reduced parking standards;
- i) Support high quality public realm improvements to enhance the *Major Transit Station Area*;
- j) Require the establishment of an interconnected and multi-modal street pattern that encourages walking, cycling, and the use of transit and supports mixed use development;
- k) Support a compact urban form that directs the highest intensity *transit-supportive* uses close to the transit station; and
- l) Ensure that existing surface parking lots and other land uses within *Major Transit Station Areas* that do not meet the objectives of this Plan are encouraged to redevelop and expand in a manner that supports the overall objectives of this Plan.

Item 19: Section 3.2 (Population and Employment Projections/Allocations) is amended by re-numbering 'Section 3.2.5' as 'Section 3.2.16' and re-numbering all remaining sections accordingly.

Item 20: Section 3.2 (Population and Employment Projections/Allocations) is amended by deleting the words 'Table 1 and the density targets and intensification targets in Section 3.5' in re-numbered Section 3.2.19 with the following: "Tables B and C and the minimum intensification targets and *designated greenfield area* density targets in Tables D and E."

Item 21: Section 3.2 (Population and Employment Projections/Allocations) is amended by replacing the reference to 'Table 1' with 'Tables B and C' accordingly in re-numbered Section 3.2.22.

Item 22: Section 3.2 (Population and Employment Projections/Allocations) is amended by replacing 'settlements' with "*settlement areas*" in the first paragraph in re-numbered Section 3.2.23.

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Item 23: Section 3.2 (Population and Employment Projections/Allocations) is amended by deleted former Section 3.2.13.

Item 24: Section 3.2 (Population and Employment Projections/Allocations) is amended by deleting former Sections 3.2.15, 3.2.16 and 3.2.17 and replacing them with the following Sections 3.2.25 to 3.2.30:

"Land Needs Analysis

3225 At 4,613 square kilometres in size, the County of Simcoe is the third largest upper tier municipality in Ontario. Given its size and extent, there are fundamental differences in the growth dynamics between the rapidly growing southern part of the County and the more moderately-growing northern part of the County. As such, two regional market areas have been established solely for the purposes of carrying out a Land Needs Analysis (LNA) in accordance with the Land Needs Assessment Methodology for the Greater Golden Horseshoe, the purpose of which is to ensure that there are sufficient opportunities to accommodate forecasted growth in the right locations as set out in Section 3.2.4 and 3.2.5 of this Plan **and to recognize that there are differences in the growth dynamics of the local municipalities within each regional market area, particularly in the northern market area where three of the eleven municipalities account for the majority of the growth, with significantly more growth in Collingwood than in the other northern municipalities.**

The two regional markets areas are defined below:

- a) The northern regional market area comprises the 11 municipalities of Clearview, Collingwood, Midland, Oro-Medonte, Penetanguishene, Ramara, Severn, Springwater, Tay, Tiny, and Wasaga Beach; and
- b) The southern regional market area comprises the 5 municipalities of Adjala-Tosorontio, Bradford West Gwillimbury, Essa, Innisfil, and New Tecumseth.

3226 On the basis of Section 3.2.25, **Table F** below identifies how much additional *designated greenfield area* is required for community uses and employment land in the local municipalities:

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TABLE F
DESIGNATED GREENFIELD AREA LAND NEEDS FOR
COMMUNITY USES AND EMPLOYMENT LANDS IN LOCAL
MUNICIPALITIES - 2021 TO 2051

<i>Local Municipality</i>	Community Uses (Gross Hectares)	Employment Lands (Gross Hectares)
Southern Regional Market Area		
Adjala-Tosorontio	-	-
Bradford West Gwillimbury	449.1	-
Essa	134.8	-
Innisfil	104.2 *Note 1	-
New Tecumseth	448.4	75.2
Total - Southern Regional Market Area	1,136.4	75.2
Northern Regional Market Area		
Clearview	-	-
Collingwood	-	94.1
Midland	-	-
Oro-Medonte	-	-
Penetanguishene	-	-
Ramara	-	-
Severn	-	36.0
Springwater	-	-
Tay	-	-
Tiny	-	-
Wasaga Beach	-	72.7
Total - Northern Regional Market Area	-	202.8
Total - Both Regional Market Areas	1,136.4	278.0
Note 1: Does not include 37 hectares of land added to Alcona Settlement Area by OPA 7.		

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- 3227 The gross land needs for development identified on Table F are considered to be maximums and do not include the land areas that are excluded from the calculation of the *designated greenfield area* density target in Section 3.2.7 h). *Local municipalities* may plan for less land based on local context provided it can be demonstrated that the population and employment forecasts set out in Sections 3.2.4 and 3.2.5 can be met.
- 3228 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:
- i) Protects *natural heritage features and areas*;
 - ii) Promotes coordinated, efficient and cost-effective infrastructure;
 - iii) Promotes fiscal responsibility; and
 - iv) Ensures the development of compact, complete and healthy communities.
- 3229 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*;
 - ii) The *infrastructure and public service facilities* needed would be financially viable over the full life cycle of these assets;
 - iii) The proposed expansion would be informed by applicable water and wastewater master plans or equivalent and *stormwater master plans* or equivalent, as appropriate;

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- 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*;
- v) *Key hydrologic areas* and the *Natural Heritage System for the Growth Plan* have been avoided where possible;
- vi) *Prime agricultural areas* have been avoided where possible;
- vii) The *settlement area* to be expanded is in compliance with the *minimum distance separation formulae*;
- viii) 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
- ix) 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.

3230 Prior to the implementation of a *settlement area* expansion, an Amendment to this Plan shall be required, provided the County is satisfied that the policies of this Plan have been met. A change to the amount of employment land needed in the northern regional market area established in Section 3.2.25 b) through a future Amendment may be considered by the County subject to the completion of an employment land needs analysis.

Item 25: Section 3.3.1 (General Development Policies - Lot Creation) is amended by deleting the second sentence and replacing it with the following:

"Local municipal official plans shall include provisions for a range of housing types including additional residential units, accommodation for temporary or

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seasonal farm help, garden suites, or other temporary accommodations, with the provision of adequate water and sewage treatment facilities, subject to the policies of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, if applicable."

Item 26: Section 3.3.1 (General Development Policies - Lot Creation) is further amended by deleting the last sentence in the first paragraph.

Item 27: Section 3.3.1 (General Development Policies - Lot Creation) is further amended by replacing 'second units in residential dwellings' with "additional residential units".

Item 28: Section 3.3.6 (General Development Policies - Lot Creation) is amended by replacing the term 'passive recreational' with 'low-intensity recreational' in the first sentence.

Item 29: Section 3.5.1 (Settlements - Objectives) is amended by replacing 'settlements' with "*settlement areas*".

Item 30: Section 3.5.3 (Settlements - Objectives) is amended by replacing 'settlements' with "*settlement areas*".

Item 31: Section 3.5.6 (Settlements - Growth Management) is deleted and replaced with the following:

"The *settlement area* boundaries and the delineated *built boundaries* are shown in this *Plan* on Schedule 5.1 – Land Use Designations and must be identified in *local municipal* Official Plans. A *County* and *local municipal* official plan amendment is required to amend *settlement area* boundaries if required in accordance with Section 3.2.23 of this *Plan* and in accordance with Section 2.2.8.3 of the Growth Plan and Sections 3.2.7 h), 3.2.28 and 3.2.29 of this Plan. The Settlements designation applies to all lands within the *settlement area* boundaries. Only those *settlement areas* listed in Section 3.2.3 and Table A are recognized as *settlement areas*."

Item 32: Section 3.5.7 (Settlements - Growth Management) is amended by deleting the first sentence and replacing 'and are shown on Schedule 5.1.2' with "identified in Section 3.2.3 and Table A".

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Item 33: Section 3.5.8 (Settlements - Growth Management) is amended by deleting the second sentence and adding the following at the beginning of the third sentence: "With the exception of employment area designations,"

Item 34: Section 3.5.9 (Settlements - Growth Management) is amended by deleting it and replacing it with the following:

"Local municipalities with more than one settlement area shall undertake growth management studies or similar strategic planning to allocate the population and employment forecasts set out in Sections 3.2.4 and 3.2.5 in a manner that conforms to Section 3.2.2 with further consideration given to type of sewage and water servicing available and capacity of that servicing, density and intensification targets, range and mix of uses within each settlement area and the settlement area's role in providing services to a broader area. Such a growth management strategy shall also consider other relevant policies in Sections 4.1, 4.3 and 4.7 of this Plan. Based on the hierarchy set out in Section 3.2.3, Category 1 and 2 settlement areas are encouraged to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services for all residents as their needs change throughout their lives. Settlement area identification, and the allocations, shall be incorporated into local municipal official plans."

Item 35: Section 3.5 (Settlements - Growth Management) is amended by deleting Sections 3.5.10, 3.5.11, 3.5.12, 3.4.13 and 3.5.14 and by re-numbering the remaining sections accordingly.

Item 36: Section 3.5.10 (Settlements - Phasing of Development) as re-numbered is amended by adding the word '*delineated*' before '*built boundary*'.

Item 37: Section 3.5 (Settlements - Settlement Expansion) is amended by replacing Section 3.5.13 (as re-numbered) with the following: "*Settlement area boundary expansions that are authorized by Section 3.2.25 of this Plan may occur only in accordance with Section 2.2.8.3 of the Growth Plan for the Greater Golden Horseshoe (2020).*"

Item 38: Section 3.5 (Settlements - Settlement Expansion) is amended by

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deleting former Sections 3.5.19, 3.5.20, 3.5.21, 3.5.22 and 3.5.23. 3.5.24, 3.5.25 and 3.5.26.

Item 39: Section 3.5 (Settlements - Density and Intensification) is amended by deleting former Sections 3.5.24, 3.5.25 and 3.5.26.

Item 40: Section 3.5.14 (Settlements - Settlement Form - formerly Section 3.5.27) is amended by replacing 'Settlement Form' in the heading with "*Settlement Area Form*" and by replacing 'Settlements' with "*Settlement areas*".

Item 41: Section 3.5.16 (Settlements - Settlement Area Form) is amended by replacing 'settlements' with "settlement areas".

Item 42: Section 3.5.17 (Settlements - Settlement Area Form) is amended by adding the word "*delineated*" before '*built-up areas*'.

Item 43: Section 3.5.18 (Settlements - Settlement Area Form) is amended by replacing 'Settlement' with "*Settlement area*".

Item 44: Section 3.7 (Rural - Policies) is amended by deleting the last two paragraphs of Section 3.7.12 (as re-numbered).

Item 45: Section 3.8.15 (Greenlands - Development Control) is amended by replacing the term 'passive recreational' in Section 3.8.15 (vii) with 'low-intensity recreational'.

Item 46: Section 3.8 (Greenlands - Development Control) is amended by deleting Section 3.8.18 and re-numbering the remaining sections accordingly.

Item 47: Section 4.2 (Community Facilities and Services) by changing the title heading to 'Public Service Facilities'. In addition, sections 4.2.1, 4.2.2, and 4.2.4 are deleted and replaced with the following:

4.2.1 *Public service facilities* are directed towards *settlement areas* and shall be permitted in any *settlement area* designation without amendment to this *Plan*. *Public service facilities* may be located outside of *settlement areas* in limited situations and in accordance with demonstrating locational criteria to the satisfaction of

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the *County* and *local municipality*. Proposals for new public service facilities within the Agricultural designation shall be subject to policy 3.6.12. An *EIS* will be required for proposed locations within Greenlands designation and in accordance with Sections 3.8, 3.10, 3.11 and 3.12.

4.2.2 *Public service facilities* shall be connected to *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services*, where available. Where the site can only be developed on *individual on-site sewage services* and *individual on-site water services*, a study will be required to demonstrate to the satisfaction of the *County* and *local municipality* that adequate water supply is available and the proposed sewage treatment method will meet *provincial* standards.

4.2.4 *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

Item 48: Section 4.11.2 (Local Municipal Official Plans) is amended by making the following changes to the third sentence:

~~*Local municipal* official plans shall include policies consistent with Section 3.5 of this *Plan* including minimum *density targets* and *intensification* targets and shall identify a hierarchy of *settlement areas* and direct growth in accordance with Sections 3.2, 3.3, 3.5 and 4.1 of this *Plan*.~~

Item 49: Section 4.11.2 (Local Municipal Official Plans) is amended by deleting the fourth sentence.

Item 50: Section 4.11.9 (Local Municipal Official Plans) is amended by adding the word "*delineated*" before '*built boundaries*'.

Item 51: Section 4.11.10 (Local Municipal Official Plans) is amended by deleting the words '*triggered by way of a comprehensive review*'.

Item 52: Section 4.12.7 (Implementation) is amended by deleting subsection a) and re-numbering the remaining sub-sections accordingly.

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Item 53: Section 4.12.9 (Implementation) is amended by replacing this section with the following:

"This *Plan* may be altered to correct typographical, grammatical errors and section renumbering in the text and/or schedules, or for minor changes to the schedules to correct mapping errors without amendment to the *Plan* provided the alterations or changes do not change the goals, objectives, and policies of the *Plan*, or directly affect land use permissions. Based on updated information from the *Province* or *County*, refinement to *natural heritage* and *hydrologic features* on the schedules to this *Plan* will be reflected through a housekeeping update from time to time, without amendment to the *Plan*."

Item 54: Table 5.1 - Recognized Settlement Areas is deleted.

Item 55: Table 5.7 - List of Background Reports and Programs is deleted and Section 5.8 (Definitions) is renumbered as Section 5.7.

Item 56: Table 5.4 (Simcoe County Road System) is amended by deleting County Roads 8 and 39 from the table.

Item 57: Table 5.4 (Simcoe County Road System) is amended by adding "and Sideroad 5 to County Road 27" to the description of County Road 14.

Item 58: Table 5.4 (Simcoe County Road System) is amended by replacing 'Collingwood' with "Highway 26" in the description of County Road 32.

Item 59: Table 5.4 (Simcoe County Road System) is amended by adding County Road 96 to the table as per below:

96	County Road 7 to Highway 26	Primary Arterial	36.0 m
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Item 60: Table 5.4 (Simcoe County Road System) is amended by adding County Road 127 to the table as per below:

127	Highway 11 to County Road 22	Secondary Arterial	30.5 m
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Item 61: Section 5.7 (Definitions) is amended by adding a new definition for 'agricultural impact assessment' as per below:

"Agricultural Impact Assessment means a study that evaluates the potential impacts of non-agricultural development on agricultural operations and the *Agricultural System* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts."

Item 62: Section 5.7 (Definitions) is amended by adding a new definition for 'agricultural system' as per below:

"Agricultural System means the system mapped and issued by the Province in accordance with the Growth Plan, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components: 1. An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands* that together create a continuous productive land base for agriculture; 2. An *agri-food network* which includes *infrastructure*, *services*, and assets important to the viability of the agri-food sector."

Item 63: Section 5.7 (Definitions) is amended by adding a new definition for 'agri-food network' as per below:

"Agri-food Network means within the *Agricultural System*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities."

Item 64: Section 5.7 (Definitions) is amended by replacing the definitions of '*built-up area*' and '*built boundary*' with the following:

"Delineated Built Boundary means the limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan.

Delineated Built-up Area means all land within the *delineated built boundary*."

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Item 65: Section 5.7 (Definitions) is amended by replacing the definition of 'complete communities' with a new definition as per below:

"Complete Communities means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and *public service facilities*. *Complete communities* are age-friendly and may take different shapes and forms appropriate to their contexts."

Item 66: Section 5.7 (Definitions) is amended by deleting the definition for '*community facilities*'.

Item 67: Section 5.7 (Definitions) is amended by deleting the definition of 'density targets'.

Item 68: Section 5.7 (Definitions) is amended by replacing the definition of 'designated greenfield area' with the following:

"Designated Greenfield Area means lands within *settlement areas* (not including *rural settlements*) but outside of *delineated built-up areas* that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. *Designated greenfield areas* do not include *excess lands*."

Item 69: Section 5.7 (Definitions) is amended by deleting the definitions of 'lands for urban uses' and 'lands not for urban uses'.

Item 70: Section 5.7 (Definitions) is amended by replacing the definition of 'municipal comprehensive review' with a new definition as per below:

"Municipal Comprehensive Review means a new official plan, or an official plan amendment, initiated by an upper-or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan.

Item 71: Section 5.7 (Definitions) is amended by deleting '2005' in the

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definition of Provincial Policy Statement and replacing it with "2020".

Item 72: Section 5.7 (Definitions) is amended by replacing the definition of 'public service facilities' with a new definition as per below:

"Public Service Facilities means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services and cultural services. Public service facilities do not include *infrastructure*."

Item 73: Section 5.7 (Definitions) is amended by adding a new definition for 'rural settlements' as per below:

"Rural Settlements means existing hamlets or similar existing small *settlement areas* that are long-established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth. All *settlement areas* that are identified as hamlets in the Greenbelt Plan, as rural settlements in the Oak Ridges Moraine Conservation Plan, or as minor urban centres in the Niagara Escarpment Plan are considered *rural settlements* for the purposes of this Plan, including those that would not otherwise meet this definition."

Item 74: Section 5.7 (Definitions) is amended by deleting the definition of 'secondary uses'

Item 75: Section 5.7 (Definitions) is amended by replacing the definition of 'settlement areas' with a new definition as per below:

"Settlement Areas means urban areas and *rural settlements* within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and

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- b) lands which have been designated in an official plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the *settlement area* may be no larger than the area where development is concentrated."

Item 76: Section 5.7 (Definitions) is amended by adding a new definition for 'stormwater master plan' as per below:

"Stormwater Master Plan means a long-range plan that assesses existing and planned stormwater facilities and systems and outlines stormwater *infrastructure* requirements for new and existing development within a *settlement area*. *Stormwater master plans* are informed by *watershed planning* and are completed in accordance with the Municipal Class Environmental Assessment."

Item 77: Section 5.7 (Definitions) is amended by adding a new definition for 'strategic growth areas' as per below:

"Strategic Growth Areas means within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating *intensification* and higher-density mixed uses in a more *compact built form*. *Strategic growth areas* include *urban growth centres*, *major transit station areas*, and other major opportunities that may include infill, *redevelopment*, *brownfield sites*, the expansion or conversion of existing buildings, or *greyfields*. Lands along major roads, arterials, or other areas with existing or planned *frequent transit* service or *higher order transit* corridors may also be identified as *strategic growth areas*."

Item 78: Schedule 5.1 is amended by expanding the Alcona Settlement designation as shown on Schedule 'A' attached.

Item 79: Schedule 5.1 is amended by delineating a Protected Major Transit Station Area in the Town of Innisfil as shown on Schedule 'B' attached.

Item 80: Schedule 5.1 is amended by delineating a Major Transit Station Area in the Town of Bradford West Gwillimbury as shown on Schedule 'C' attached.

