

February 02, 2023

Julianna Zhuo  
 Environmental Registry of Ontario  
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 Toronto Ontario  
 M7A 2J3

**RE: 1922 Warminster Sideroad (Roll: 434602000419200)**  
**Township of Oro Medonte, County of Simcoe**  
**ERO Number: 019-6113 (County of Simcoe OPA No. 7)**

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Ms. Zhuo,

This submission is in response to the Environmental Registry of Ontario’s posting number 019-6113 with respect to the County of Simcoe’s Official Plan Amendment No. 7.

This submission focuses on the lands located at 1922 Warminster Sideroad, within the Township of Oro-Medonte, County of Simcoe. The property is adjacent to the Warminster Settlement Area.

The purpose of this submission is to request that the Province amend County of Simcoe Official Plan Amendment No. 7 by expanding the Warminster Settlement Area to include 1922 Warminster Sideroad.

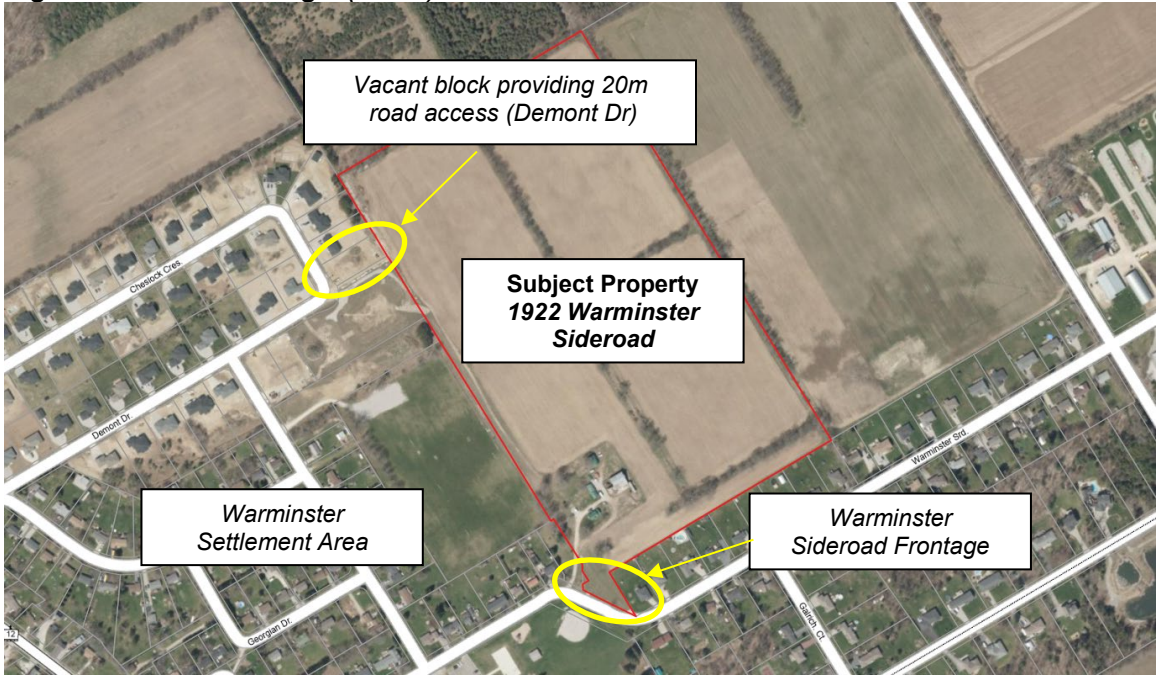
An overview of the property and its existing conditions is provided below:

Property Information	
Municipal Address	1922 Warminster Sideroad
Roll Number	434602000419200
Lot Area	± 18 hectares (44 acres)
Lot Frontage	± 65 metres (Warminster Sideroad) 23 metre future right of way connection to Demont Drive (west)
Official Plan Designation (County)	Agricultural
Current Official Plan Designation (Township)	Agricultural
Adopted Official Plan Designation (Township)	Agricultural
Zoning	Agricultural/ Rural (A/RU)
Settlement Area	N/A <i>Located directly adjacent (east, north) of the Township of Oro-Medonte’s Warminster Rural Settlement Area</i>
Provincial Natural Heritage Mapping	Not Included in NHS Boundary
Provincial Agricultural System Portal	Prime Agricultural

Figure 1 – Location Map – 1922 Warminster Sideroad



Figure 2 – Aerial Image (2022)



### Development Opportunity

The property is approximately 18 hectares (44 acres) in total lot area, and benefits from future road connections extending east from Demont Drive, as well as north from Warminster Sideroad.

It is MP&D's opinion that the subject property would serve as a logical property to be incorporated within the Warminster Settlement Area. The lands abut existing residential development on its south and west boundaries, as well as a municipal recreation facility (soccer fields at 15 Richelieu Road). The subject property is within walking distance (10 minutes) to Warminster Elementary School, and can access municipal water servicing from either or both of its road connection opportunities for efficient use of existing infrastructure.

It is anticipated that the subject property could accommodate approximately 50 new single family residential lots, while ensuring appropriate road widths, stormwater management and pedestrian accessibility throughout the development.

### Warminster Rural Settlement Area – Expansion Required

The subject property is currently located adjacent to the Warminster Rural Settlement Area, which is considered a rural settlement area (partial servicing – municipal water). Development of the property requires an expansion to the boundaries of the Warminster Settlement Area.

An expansion to a settlement area can only occur during a Municipal Comprehensive Review, which is currently taking place by the County of Simcoe. It is the opinion of the undersigned that the addition of the subject property into the Warminster Rural Settlement Area would provide efficient growth opportunity for the Township and County as a whole. This opinion has been reached for the following reasons:

#### 1. Lot Size and Configuration

- As identified on the location map, the subject property is located adjacent to the Warminster Settlement Area.
- The inclusion of the subject property would create a reasonable 'rounding out' of the Settlement Area boundary.
- The lot size and configuration provide the opportunity for efficient use of existing road connection opportunities and traditional lot pattern.

2. Servicing – Efficient and Economical
  - Warminster is a partially serviced Settlement Area (water only);
  - It is understood that there is water infrastructure located along both roads that extend to the subject property (Warminster Side Road and Demont Drive),
  - The adjacent road connections, the proximity of the property to an elementary school, and the proximity of the property to two municipally owned recreation fields, uniquely positions the property for residential growth.
  
3. Bill 23 – More Homes Built Faster Act, 2022 (*Royal Assent Received November 28, 2022*) and County of Simcoe MCR Process
  - The Act is a key part of the Province’s objective to increase the provincial housing supply by 1.5 million homes in the next ten years.
  - The County of Simcoe’s MCR process identified a shortfall of 804 residential units within the Township of Oro Medonte through to 2015, based on the draft land needs assessment issued for public review. The proposed expansion would assist the Township and County in reducing this shortfall; and,
  - The proposed settlement area expansion will assist with the provincial mandate to increase the number and types of housing opportunities throughout the Province.

### Request

Please accept this letter as a formal request for the Province to consider a modification to the County of Simcoe’s Official Plan Amendment No. 7. This modification would be the addition of a ‘Schedule D’ to the Official Plan, which would add 1922 Warminster Sideroad to the Warminster Settlement Area, as well as include additional population and housing allocation to reflect the proposed development within the Township of Oro Medonte’s forecasted growth.

Thank you for your consideration. We are available to discuss the proposal with you or your department should you have any further questions.

Respectfully,  
MORGAN Planning & Development Inc.



Josh Morgan, RPP  
*Principal*

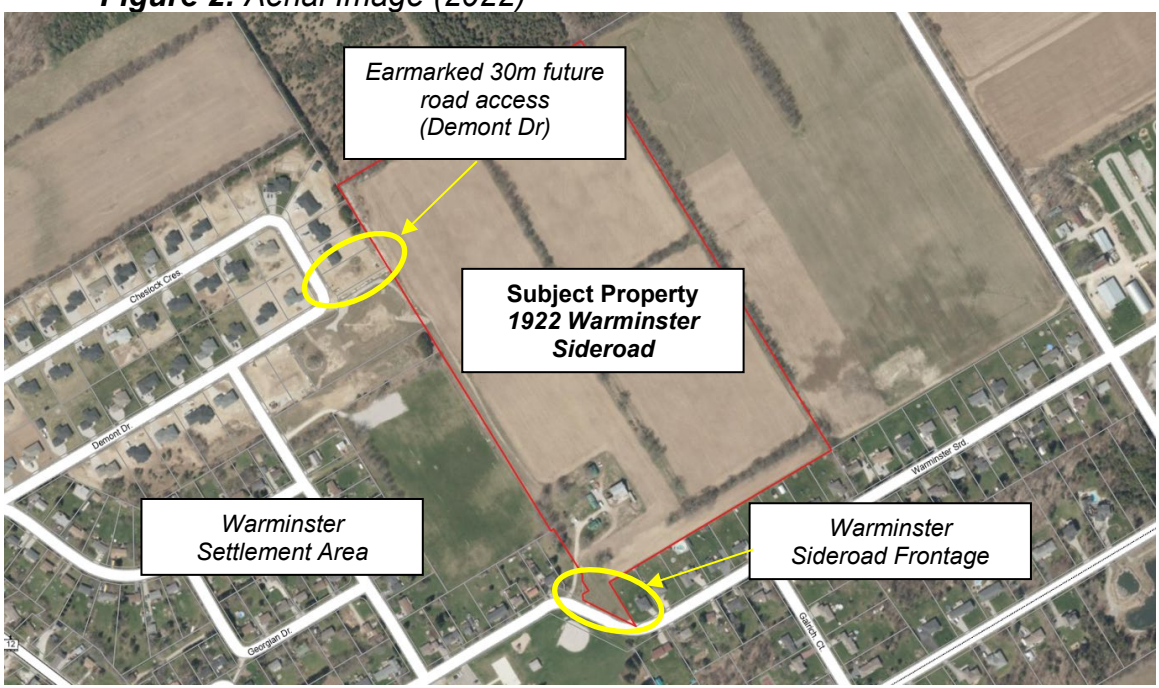
Attachments:

- 1. Figure 1: Location Map
- 2. Figure 2: Aerial Imagery (2022) – County of Simcoe Interactive Mapping
- 3. Figure 3: Township Official Plan Land Use Schedule (current)
- 4. Figure 4: Township Official Plan Land Use Schedule (adopted)

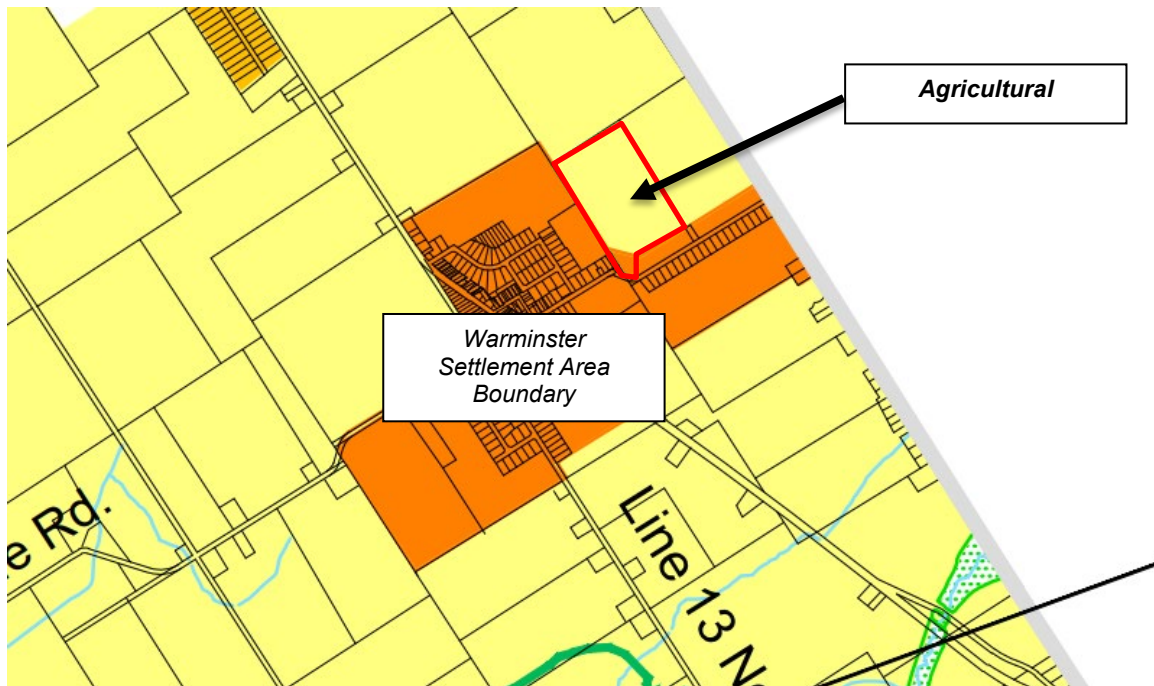
**Figure 1: Location Map – 1922 Warminster Sideroad**



**Figure 2: Aerial Image (2022)**



**Figure 3: Township Official Plan (Current) Mapping**



**Figure 4: Township Official Plan (Adopted) Mapping**

