



February 2, 2023

Julianna Zhuo  
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 16<sup>th</sup> Floor – 777 Bay Street  
 Toronto Ontario  
 M7A 2J3

**RE: ERO No. 019-6113 (County of Simcoe OPA No. 7)  
 26 Winstar Road, Township of Oro-Medonte, County of Simcoe**

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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 26 Winstar Road within the Township of Oro-Medonte, County of Simcoe. The property is adjacent to the Guthrie Settlement Area.

The purpose of the submission is to request that the province amend County of Simcoe Official Plan Amendment No 7 by expanding the Guthrie Settlement Area to include 26 Winstar Road.

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

<b>Property Information</b>	
Existing Conditions	
Municipal Address	26 Winstar Road
Roll Number	434601000811100
Lot Area	± 20.2 hectares (50 acres)
Lot Frontage	± 225 metres (Highway 11 North) ± 20 metres (Winstar Road)
County Official Plan Designation	Split Greenlands and Agricultural
Current Township Official Plan Designation	Agricultural
Adopted Township Official Plan Designation	Split Greenlands and Agricultural
Zoning	Agricultural / Rural (A/RU) Zone

Settlement Area	No - <i>Directly adjacent to the Guthrie Settlement Area</i>
Provincial Natural Heritage System	Yes

**Figure 1** – Aerial Image of 26 Winstar Road



## Background

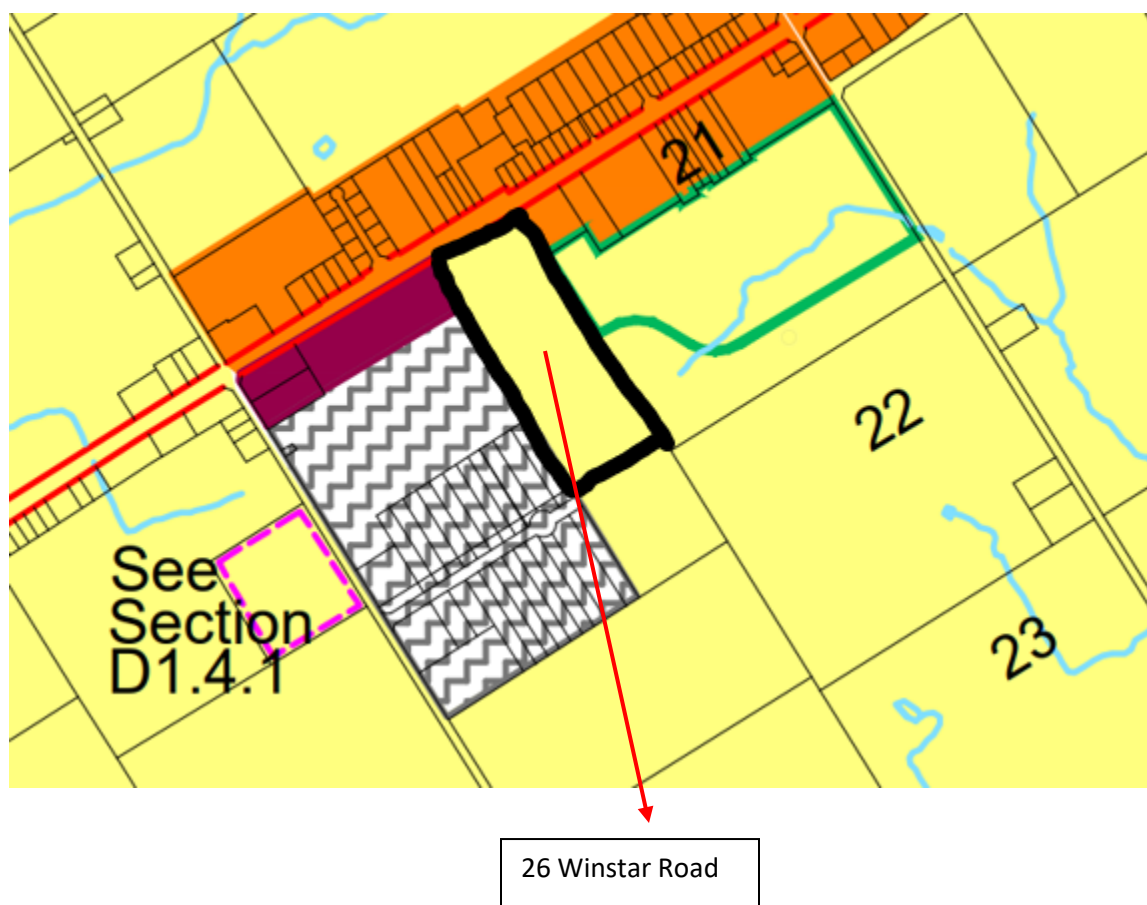
The property owner has a long-standing Official Plan Amendment (“OPA”) Application (2009-OPA-03) pertaining to 26 Winstar Road in Oro-Medonte. The purpose of the OPA is to re-designate the lands from ‘Agricultural’ to an ‘Industrial’ and an ‘Environmental Protection 1’ designation. The requested OPA would permit the extension and connection of the two adjacent industrial subdivisions. An aerial image of the subject property is provided below.

The owner appealed to the former Ontario Municipal Board (“OMB”) in 2013 on the basis that the Township had not made a decision. In April of 2016 the OMB issued a Notice of Decision, adjourning the hearing until the Township undertook their OP review and to give Council an opportunity to consider the owner’s application. In October of 2022 the Township adopted a new Official Plan, which has been sent to the County of Simcoe for ratification. The adopted Township Official Plan places the property in split Greenlands and Agricultural designations. The appeal remains adjourned.

While the OPA appeal remains before the Ontario Land Tribunal and is neither dependent on the Township's OP review or a settlement boundary expansion, a request to the County for a settlement area boundary expansion via its ongoing MCR process was made in November 2021. To date, the County of Simcoe has not accommodated the November 2021 request to expand the Guthrie Settlement Area to include 26 Winstar Road.

Below is an excerpt from the Land Use Schedule A of the Township's current Official Plan. The image illustrates the subject property, the Guthrie Settlement Area immediately north and east of the subject property and industrially designated land immediately west of the subject property.

**Figure 2** – Current Official Plan Land Use Schedule A



## Overview of Request

The purpose of the submission is to request that the province amend County of Simcoe Official Plan Amendment No 7 by expanding the Guthrie Settlement Area to include 26 Winstar Road.

As illustrated by Figure 2, the location of this site at Highway 11 adjacent to the existing Guthrie Settlement Area would permit a logical extension to the settlement boundary providing additional employment lands with a connection to two existing adjacent industrial subdivisions.

Section 2.2.8 of A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (“the Growth Plan”), enables settlement area boundary expansions subject to the criteria outlined in Growth Plan Sections 2.2.8.2 and 2.2.8.3.

In support of this request, a summary of the directive Growth Plan policies together with our comments for preliminary consideration are listed in the following tables.

<b>A Place to Grow: The Growth Plan for the Greater Golden Horseshoe</b>		
<b>2.2.8.2</b>	<b>A settlement area boundary expansion may only occur through a municipal comprehensive review where it is demonstrated that:</b>	
	<b>Criteria</b>	<b>Comment</b>
a)	Based on the minimum intensification and density targets in this Plan and a land needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this Plan are not available through intensification and in the designated greenfield area: <ul style="list-style-type: none"> <li>i) Within the upper or single-tier municipality, and</li> <li>ii) Within the applicable lower-tier municipality;</li> </ul>	<p>The County of Simcoe’s MCR process is underway, including a land needs assessment.</p> <p>Drafts of the lower-tier land needs assessments were released for comment on October 5, 2021.</p> <p>It is understood that the Township’s consultants have identified a shortfall of employment land in Oro-Medonte through to the 2051 growth horizon.</p> <p>The request for an expansion of the Guthrie Settlement Area to incorporate additional employment lands would assist the Township in achieving its density targets.</p>
b)	The proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2(a), while minimizing land consumption; and	<p>Drafts of the lower-tier land needs assessments were released for comment on October 5, 2021.</p> <p>It is understood that the Township’s consultants have identified a shortfall</p>

		<p>of employment land in Oro-Medonte through to the 2051 growth horizon.</p> <p>The request for an expansion of the Guthrie Settlement Area to incorporate additional employment lands would assist the Township in achieving its density targets and would have the effect of connecting the Guthrie Settlement Area with two adjacent industrial subdivisions.</p>
c)	<p>The timing of the proposed expansion and the phasing of development within the designated greenfield areas will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan.</p>	<p>The expansion of the Guthrie Settlement Area to include 26 Winstar Road would enable the Township to achieve the minimum intensification and density targets of the Growth Plan.</p>

	<b>A Place to Grow: The Growth Plan for the Greater Golden Horseshoe</b>	
<b>2.2.8.3</b>	<b>Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be identified based on the comprehensive application of all of the policies in this Plan, including the following:</b>	
	<b>Criteria</b>	<b>Comment</b>
a)	<p>There is sufficient capacity in existing or planned infrastructure and public service facilities;</p>	<p>Guthrie is defined as a Rural Settlement Area. The Guthrie Settlement Area is un-serviced, therefore all development occurs on private water and private septic disposal systems, and all stormwater management infrastructure would be contained on either individual property.</p>
b)	<p>The infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets.</p>	<p>See above (Item A)</p>
c)	<p>The proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent;</p>	<p>See above (Item A)</p>

d)	The proposed expansion including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid... any potential negative impacts on watershed conditions and the water resource systems, including the quality and quantity of water.	See above (Item A). The servicing referred to above would be designed to avoid potential negative impacts.
E	Key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible.	<p>An Environmental Impact Study was submitted in support of the original OPA application and delineates the natural heritage features which are present on the property.</p> <p>An expansion of the Guthrie Settlement Area to incorporate the subject property would protect the natural heritage features together with the requisite setbacks within both a protective Environmental Protection zone and an Environmental Protection land use designation.</p>
f)	Prime Agricultural Areas should be avoided where possible.	An Agricultural Justification Report was prepared in support of the OPA application, which concluded that there is no reasonable expectation the lands are feasible for agriculture.
g)	The settlement area to be expanded is in compliance with the minimum distance separation (MDS) formulae;	There are no known livestock facilities within close proximity to the subject property.
h)	Any adverse impact on the agri-food network, including agricultural operations from expanding settlement areas would be avoided....	An Agricultural Justification Report was prepared in support of the OPA application, which concluded that there is no reasonable expectation the lands are feasible for agriculture.
i)	The policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement (PPS) are applied.	<p>An Environmental Impact Study was submitted in support of the original OPA application and delineates the natural heritage features which are present on the property.</p> <p>An expansion of the Guthrie Settlement Area to incorporate the subject property would need to place</p>

		the natural heritage features together with the requisite setbacks within both a protective Environmental Protection zone and an Environmental Protection land use designation.
j)	Not applicable	Not applicable.
k)	Not applicable	Not applicable

On the basis of the foregoing, we respectfully request that the province amend County of Simcoe Official Plan Amendment No 7 by expanding the Guthrie Settlement Area to include 26 Winstar Road.

Respectfully submitted,  
MORGAN Planning & Development Inc.

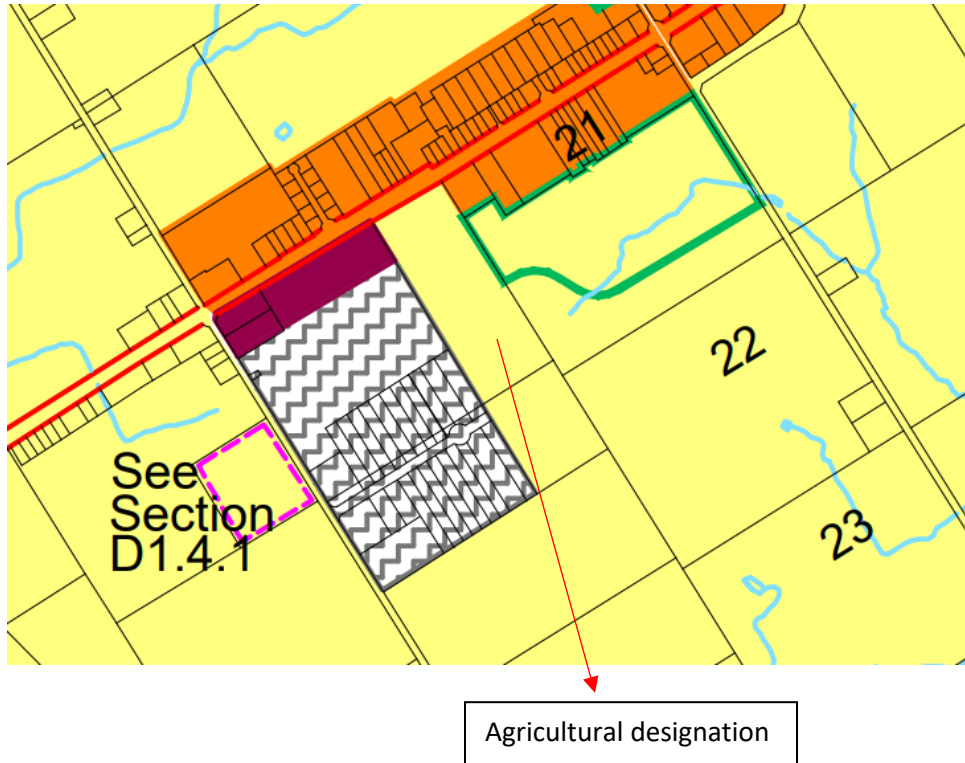


Joshua Morgan, RPP

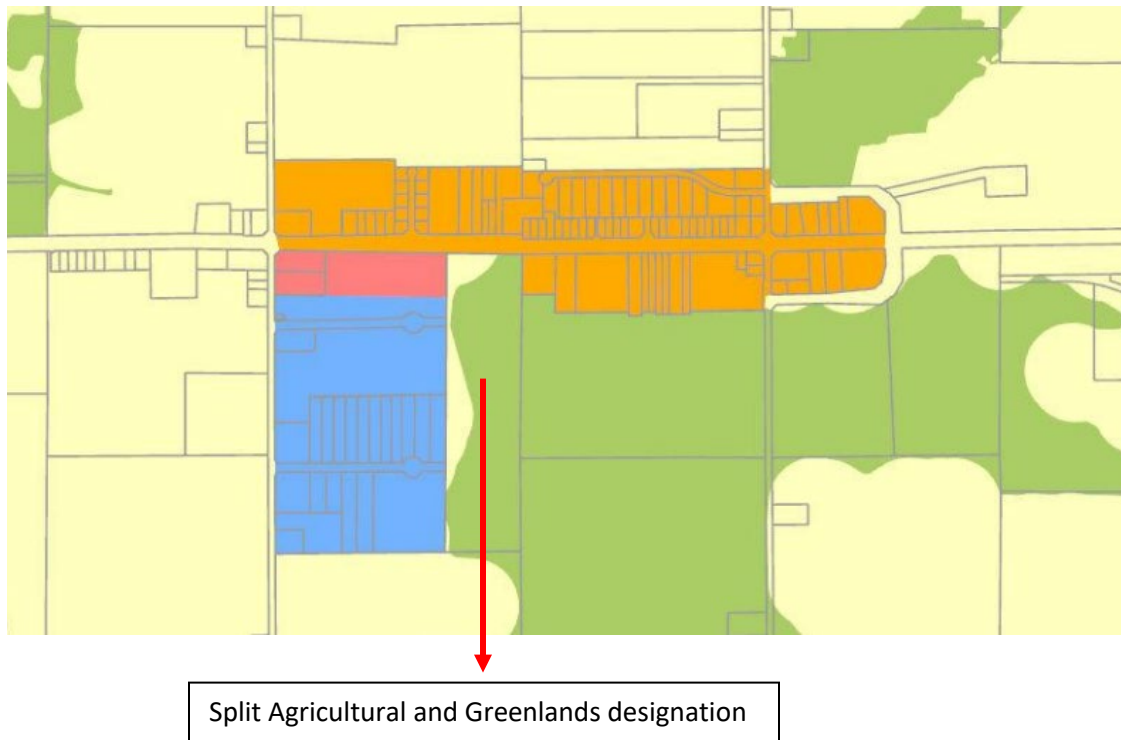
#### Attachments

1. Figure 3: Township Official Plan Land Use Schedule (current)
2. Figure 4: Township Official Plan Land Use Schedule (adopted)
3. Figure 5: County of Simcoe Land Use Schedule

**Figure 3 - Current Township of Oro Medonte Land Use Schedule 'A'**



**Figure 4 – Adopted Township of Oro-Medonte Land Use Schedule 'A'**



**Figure 5 – County of Simcoe Land Use Schedule 5.1**



Split Agricultural and Greenlands designation