

February 02, 2023

Julianna Zhuo
 Environmental Registry of Ontario
 Central Ontario
 16th Floor – 777 Bay Street
 Toronto Ontario
 M7A 2J3

**RE: 85 Old County Road, Township of Oro Medonte, County of Simcoe
 ERO Number: 019-6113 (County of Simcoe OPA No. 7)**

Ms. Zhuo,

This submission is in response to 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 85 Old County Road within the Township of Oro-Medonte, County of Simcoe. The property is adjacent to the Moonstone 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 Moonstone Settlement Area to include 85 Old County Road.

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

Property Information	
Existing Conditions	
Municipal Address	85 Old County Road
Roll Number	434602000516901
Lot Area	± 8.3 hectares (20.5 acres)
Lot Frontage	± 420 metres (Moonstone Road East) ± 590 metres (Old County Road)
Official Plan Designation (County)	Rural, Greenlands
Current Official Plan Designation (Township)	Rural, Environmental Protection Two
Adopted Official Plan Designation (Township)	Rural, Greenlands
Zoning	Agricultural/ Rural (A/RU) (<i>Schedule A-24 of Township Zoning By-law</i>)
Settlement Area	<i>No, the property is adjacent to the Moonstone Settlement Area</i>
Provincial Natural Heritage Mapping	A portion of the property is within the NHS
Provincial Agricultural System Portal	Not applicable

Figure 1 - Location Map – 85 Old County Road, Township of Oro Medonte

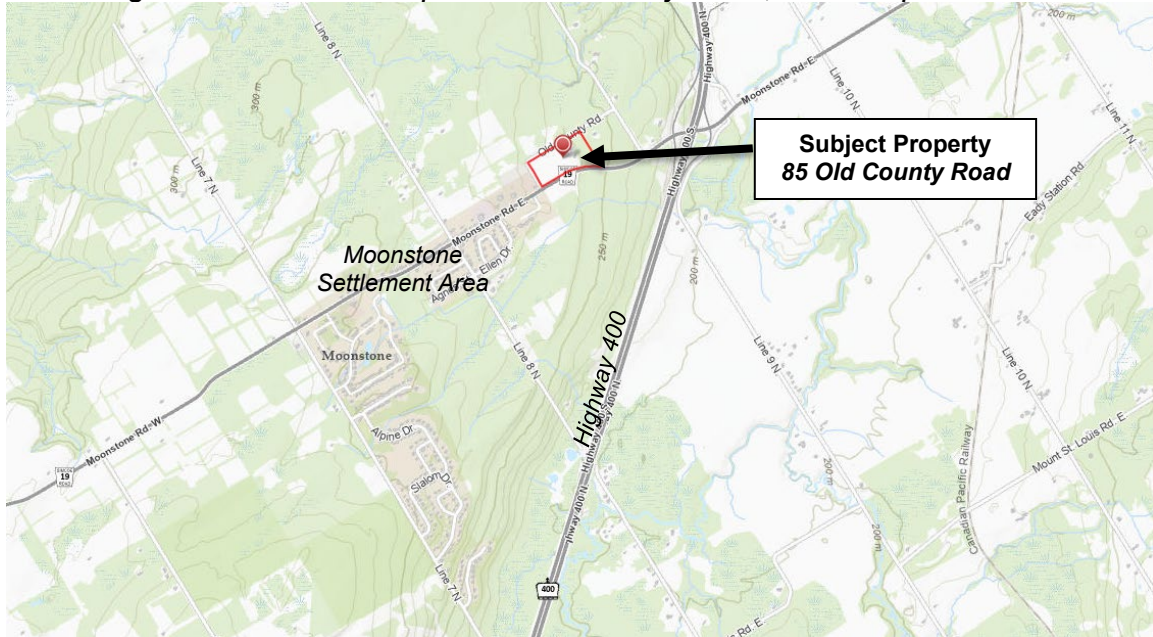
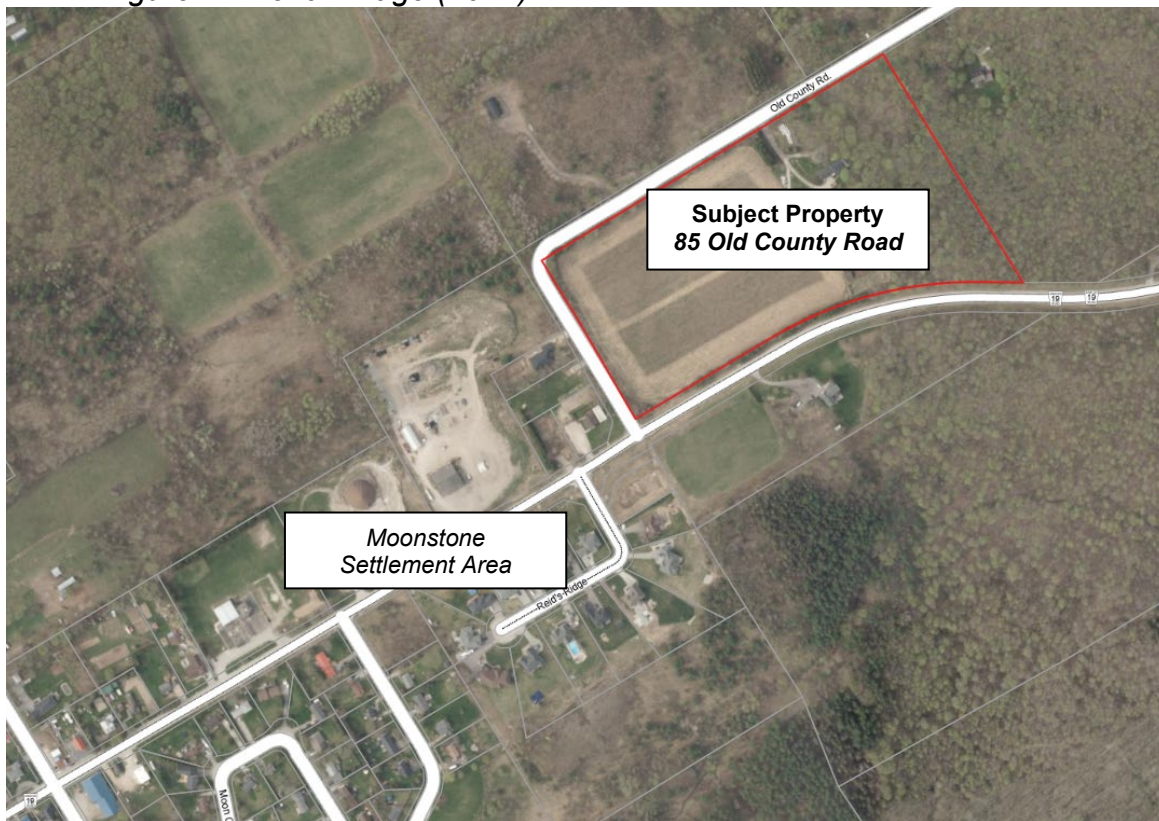


Figure 2 - Aerial Image (2022)



Development Opportunity

As identified in the above figures, the subject property is located adjacent to the Moonstone Rural Settlement Area to the east which has existing municipal water servicing. The subject property has frontage along three of its four lot boundaries, being Moonstone Road East, and Old County Road. For these reasons, the property provides an opportunity for efficient future residential development, for example, residential lots fronting onto the existing municipal right of ways. If required, an internal development with a new right of way off of Old County Road would have minimal impact on surrounding properties based on the existing lot fabric adjacent to the property.

In considering alternative properties for the expansion of the Moonstone Rural Settlement Area, it appears that the subject property provides an ideal opportunity for development that is not encumbered by existing natural heritage features (not including a small woodlot portion of lands to the east), and is not identified as Prime Agricultural lands. The property has multiple road frontages and is of a size and configuration that would result in a grid pattern that would mirror the existing rural lot character of the Moonstone Rural Settlement Area.

In considering the disturbed area of the property that is suitable for future residential development, it is anticipated that a lot yield of up to 25 single family residential lots. This is based on the average lot area and lot frontages within the Moonstone Rural Settlement Area.

Moonstone Rural Settlement Area – Expansion Required

The subject property is currently located adjacent to the Moonstone Rural Settlement Area, which is considered a rural settlement area (partial servicing – municipal water) within the Township. In order to proceed in the development of the subject lands, an expansion to the Moonstone Rural Settlement Area would be required.

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 Moonstone Rural Settlement Area would provide efficient growth opportunity for the Township and County as a whole, for the following reasons:

1. Lot Size and Configuration
 - As identified in the location map above, the subject property is located adjacent to the Moonstone Rural Settlement Area boundary to the east;
 - The inclusion of the subject property would create a reasonable 'rounding out' of the Settlement Area boundary; and,

- The lot size and configuration provides the opportunity for efficient use of existing road frontage on two (2) municipal right of ways.
2. Servicing – Efficient and Economical
- Moonstone is a partially serviced Rural Settlement Area (water only);
 - It is understood that there is water infrastructure located along Moonstone Road,
 - From a cursory review of the surrounding properties along the Settlement Area Boundary, it is clear that the subject lands is an economical and efficient location for an expansion, given its close proximity to existing service infrastructure and frontage onto two existing public right of ways, not requiring any servicing expansion through privately held lands.
3. Natural Heritage Features
- As identified on the aerial imagery, a portion of the subject property is encumbered by an existing woodlot that is approximately 3 hectares in total area. This area has been accurately identified in both the County of Simcoe and Township Official Plan Mapping; however, multiple requests to remove the disturbed field and developed area from the proposed Natural Heritage System Mapping have been made to the County of Simcoe.
 - As demonstrated, inclusive of this feature is an opportunity for an efficient and effective lot plan of approximately 5.2 hectares/ 13 acres in developable area.
4. Bill 23 – More Homes Built Faster Act, 2022 (*Royal Assent Received November 28, 2022*) and County of Simcoe MCR Process
- Intention was to implement changes to nine (9) pieces of legislation related to development in the Province;
 - Act described as part of the Province’s long-term strategy to increase housing supply and provide more options for housing with the goal of increasing 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 identify the subject lands being added to the Moonstone Settlement Area Boundary, as well as include additional population and housing allocation to reflect the proposed development within the Township of Oro Medonte's forecasted growth.

MP&D are of the opinion that the subject property is appropriately located to efficiently accommodate additional residential homes that would complement the existing character of the Moonstone Rural Settlement Area. This action would assist the Township in achieving its density target to 2051 and reducing the identified shortfall in residential units through the County of Simcoe's MCR process.

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

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 – 85 Old County Road, Township of Oro Medonte

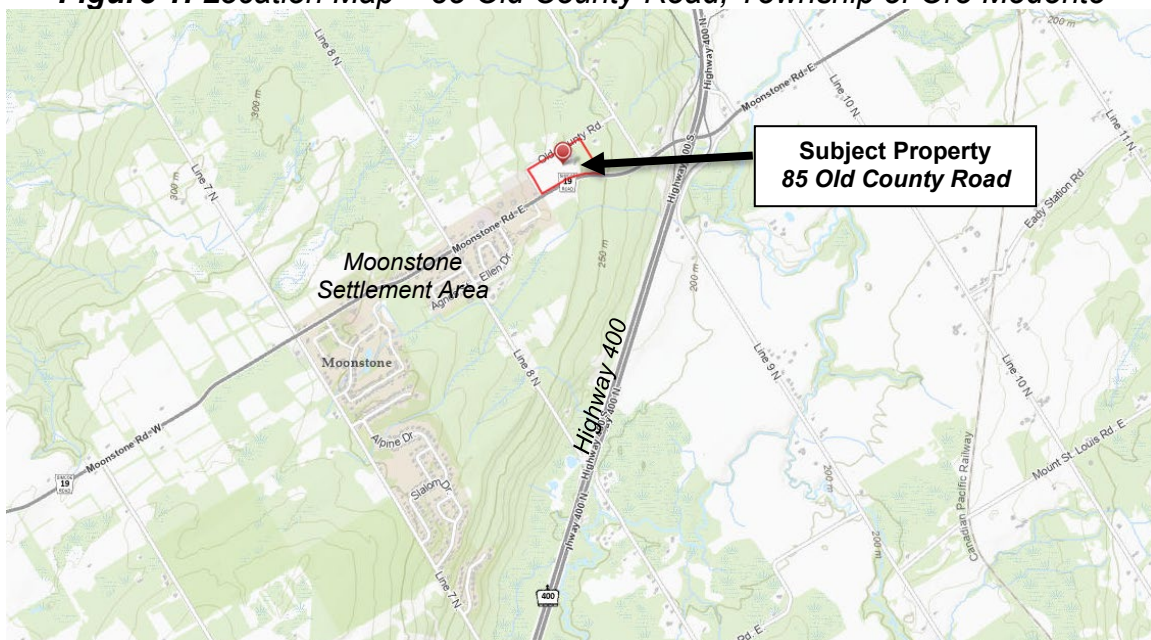


Figure 2: Aerial Image (2022)



Figure 3: Township Official Plan (Current) Mapping

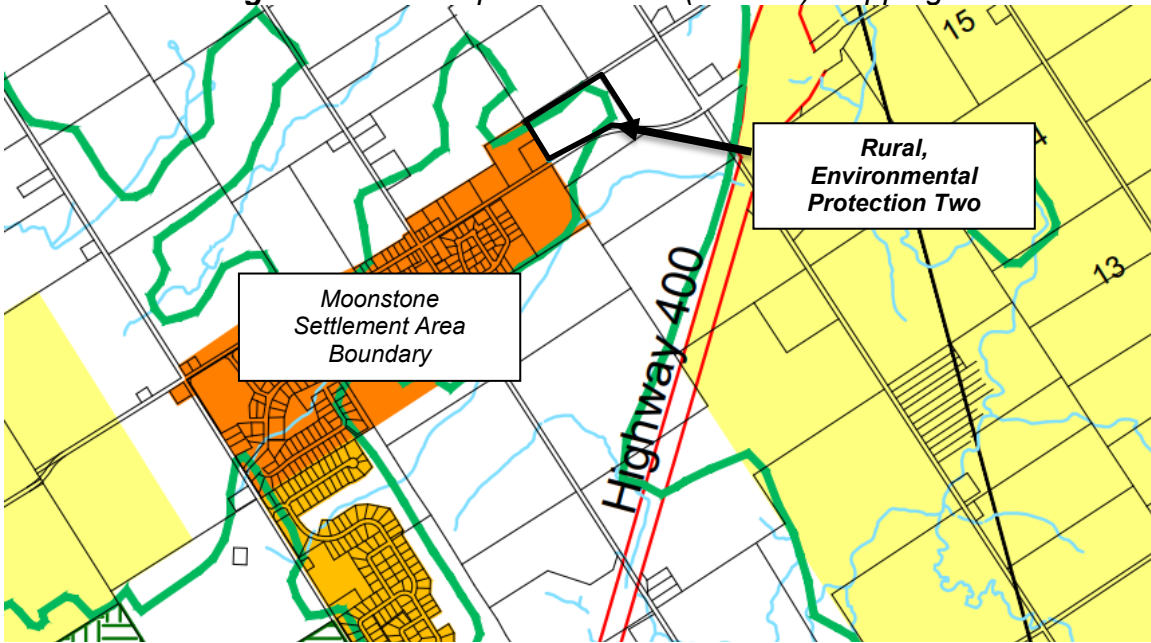


Figure 4: Township Official Plan (Adopted) Mapping

