

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 17(40) of the Planning Act, R.S.O. 1990, c.
P.13, as amended

Appellant: 451082 Ontario Limited
Appellant: 861945 Ontario Ltd. et al
Appellant: County of Simcoe
Appellant: Estate of Mary Louise Francom; and others
Subject: Failure to announce a decision respecting Proposed Official
Plan Amendment 43-OP-2008
Municipality: Upper Tier of Simcoe
OMB Case No.: PL091167
OMB File No.: PL091167

MOTION RECORD

THOMSON, ROGERS
Barristers and Solicitors
Suite 3100
390 Bay Street
Toronto, Ontario
M5H 1W2

ROGER T. BEAMAN
L.S.U.C. No. 14079T
416-868-3157
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Lawyers for the Corporation
of the County of Simcoe

Ontario Municipal Board
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NOTICE OF MOTION
(Motion for Partial Approval, returnable April 19, 2013)

THE CORPORATION OF THE COUNTY OF SIMCOE (the "County") will make a motion to the Ontario Municipal Board on **Friday, April 19, 2013 at 10:00 am**, or as soon after that time as the motion can be heard, at the Nottawasaga Inn, 6015 Highway 89, Room 1, 2 and 3, Alliston, Ont., L9R 1A4.

THE MOTION IS FOR:

1. An Order approving portions of the County's Official Plan (the "Plan") as adopted by the County on November 25, 2008 and as endorsed by the County to be modified on January 22, 2013, subject to further modifications as recommended in the supporting material herein, excepting those policies, schedules and appendices that will not be approved and will remain under appeal.

The details of the modifications, policies, schedules and appendices to be approved or not to be approved at this time are set out in the Affidavit of Kathy Suggitt filed in support of this Motion.

2. Such further relief as counsel may advise and the Board may deem appropriate.

THE GROUNDS FOR THE MOTION ARE:

1. Section 17(50) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.
2. Sections 87 and 88 of the *Ontario Municipal Board Act*, R.S.O. 1990, c. O.28, as amended.
3. The Plan has been subject to extensive public review and constitutes the County's conformity exercise respecting implementation of the Growth Plan for the Greater Golden Horseshoe, as amended (the "Growth Plan").
4. The Plan and the proposed modifications requested meet all applicable policies of the Province and represent good planning.
5. The purpose and effect of approval by the Board would be to bring certain parts of the Plan into conformity with all relevant Provincial policies and provide finality to the planning process.
6. The Board's Rules of Practice and Procedure.
7. Such further grounds as counsel may advise and the Board may permit.

THE FOLLOWING DOCUMENTARY EVIDENCE WILL BE RELIED UPON AT THE HEARING OF THE MOTION:

- (a) The Affidavit of Kathy Suggitt, MCIP, RPP, Manager of Policy Planning, Planning Department, County of Simcoe and all exhibits attached thereto;
- (b) The Board's records, files and exhibits in respect of these proceedings; and
- (c) Such further evidence as counsel may advise and the Board may permit.

Dated: March 28, 2013

THOMSON, ROGERS
Barristers and Solicitors
Suite 3100
390 Bay Street
Toronto, Ontario
M5H 1W2

ROGER T. BEAMAN
L.S.U.C. No. 14079T
416-868-3157
Fax No. 416-868-3134

Lawyers for the Corporation
of the County of Simcoe

TO: **ALL APPELLANTS, PARTIES AND PARTICIPANTS LISTED IN SCHEDULE "A"**

AND TO: **ONTARIO MUNICIPAL BOARD**
655 Bay Street
15th Floor
Toronto, Ontario
M5G 1E5

Attention: Ryan Co, Planner
Ryan.Co@ontario.ca

Phone: 416-326-8946
Fax: 416-326-5370

SCHEDULE "A"
LIST OF APPELLANTS – COUNTY OF SIMCOE OFFICIAL PLAN PL091167

No.	Appellant	Lawyer/Agent	E-mail Address
1	County of Simcoe	Roger Beaman	rbeaman@thomsonrogers.com
2	2a Carson Road Development Inc. 2b Midhurst Development Doran Road Inc.	Susan Rosenthal David White	susanr@davieshowe.com david@davidwhite.ca
3	Craighurst Land Corp.	Susan Rosenthal	susanr@davieshowe.com
4	Huntingwood Trails (Collingwood) Ltd.	Susan Rosenthal Tanya Nayler	susanr@davieshowe.com tanyan@davieshowe.com
5	Midhurst Rose Alliance Inc.	Ira Kagan Paul DeMelo	ikagan@ksllp.ca pdemelo@ksllp.ca
6	Township of Springwater	Barnet Kussner	bkussner@weirfoulds.ca
7	451082 Ontario Limited	James Feehely	jfeehely@feehelygastaldi.com
8	8a 861945 Ontario Ltd. 8b Golfview Estates Limited 8c Mark Rich Homes Limited 8d Silver Spring View Estates Limited 8e Simcoe Estates Limited 8f Royal Heights Estates Limited 8g OMC Development Corp.	David White	david@davidwhite.ca
9	Innisfil Aleona Limited	Lynda Townsend Jennifer Meader	lyn.townsend@ltownsend.ca jennifer.meader@ltownsend.ca
10	Tesmar Holdings Inc.	Lynda Townsend Jennifer Meader	lyn.townsend@ltownsend.ca jennifer.meader@ltownsend.ca
11	Janice & David Wright	David White	david@davidwhite.ca
12	12a Snow Valley Planning Corporation 12b 453211 Ontario Limited	David White	david@davidwhite.ca
13	McMahan Woods Developments Ltd.	David White	david@davidwhite.ca
14	Innisfil Beach Farms Inc.	David White	david@davidwhite.ca
15	Estate of Marie Louise Frankcom	David Bronskill	dbronskill@goodmans.ca
16	Midhurst Ratepayers' Association [incorporated body]	David Strachan Margaret Hutchison	davidstrachan@yahoo.com mhutchis1000@gmail.com
17	Narinder Mann	Ian Rowe Adrianna Pilkington	irowe@barristonlaw.com apilkington@barristonlaw.com
18	Yorkwood Group of Companies	Patricia Foran	pforan@airdberlis.com
19	19a Rama Resorts International Inc. 19b Fernbrook Homes (Rama) Limited	Brian Goodreid	briangoodreid@hotmail.com
20	1091402 Ontario Ltd.	David White	david@davidwhite.ca
21	Nicole and Brent Fellman	David White	david@davidwhite.ca
22	Travel-Rite Property Corp.	David White	david@davidwhite.ca
23	Aqua-Gem Investments Ltd.	David White	david@davidwhite.ca
24	442023 Ontario Limited	David White	david@davidwhite.ca
25	1045901 Ontario Limited	David White	david@davidwhite.ca
26	Kellwatt Limited	David White	david@davidwhite.ca

Note: As of April 1, David White's email will be david.white@devrylaw.ca

REQUESTING PARTY STATUS- COUNTY OF SIMCOE OFFICIAL PLAN PL091167

No.	Party	Representative/Agent	E-mail Address
A	Ministry of Municipal Affairs and Housing	Ken Hare Soojin Lee	ken.hare@ontario.ca soojin.lee@ontario.ca
B	Town of Collingwood	Leo Longo	llongo@airdberlis.com
C	C1 Town of Penetanguishene C2 Township of Ramara	Edward Veldboom	eveldboom@russellchristie.com
D	Town of Innisfil	Quinto Annibale	qannibale@loonix.com
E	Town of Bradford West Gwillimbury	Tom Halinski	thalinski@airdberlis.com
F	Town of Midland	Paul Peterson	ppeterson@hgrgp.ca
G	G1 Township of Clearview G2 Township of Tiny G3 Town of Wasaga Beach	Ian Rowe Adrianna Pilkington	irowe@barristonlaw.com apilkington@barristonlaw.com
H	Town of New Tecumseth	James Feehely	jfeehely@feehelygastaldi.com
I	Township of Adjala-Tosorontio	Jacque Tschekalin	jtschekalin@townshipadjtos.on.ca
J	J1 Ontario Stone, Sand and Gravel Association J2 CBM Aggregates, a division of St. Marys Cement (Canada) Inc. J3 Lafarge Canada Inc. J4 Holcim (Canada) Inc. J5 James Dick Construction Limited J6 Walker Aggregates Inc.	Mary Bull Sharmini Mahadevan	mbull@woodbull.ca smahadevan@woodbull.ca
K	Georgian International Land Corp.	Mary Bull Sharmini Mahadevan	mbull@woodbull.ca smahadevan@woodbull.ca
L	San Marco in Lamis Ltd.	Michael Vaughan	michaelbvaughan@yahoo.ca
M	White Water Holdings Ltd.	Barry Horosko Caterina Facciolo	bhorosko@bratty.com cfacciolo@bratty.com
N	Remington Group Inc. Black Marlin Management Inc.	Caterina Facciolo Barry Horosko	cfacciolo@bratty.com bhorosko@bratty.com
O	No Jet Construction Inc. Remington Homes (Manhattan) Inc.	Caterina Facciolo Barry Horosko	efacciolo@bratty.com bhorosko@bratty.com
P	Sleeping Lion Development Corporation	John Dawson	jdawson@mccarthy.ca
Q	John Barzo Limited	John Barzo	jbarzo@rogers.com
R	Innisfil Mapleview Developments Limited	Susan Rogers	susan.rogers@sdrogerslaw.ca
S	2133952 Ontario Inc.	Harold Elston	harold@elstons.ca
T	Talisker Corporation	Harold Elston	harold@elstons.ca
U	U1 Ontario Potato Distributing Inc. U2 1567219 Ontario Limited	Chris Barnett	cbarnett@davis.ca

REQUESTING PARTICIPANT STATUS — COUNTY OF SIMCOE OFFICIAL PLAN PL091167

No.	Participant	Representative/Agent	E-mail Address
1	AWARE Simcoe	William French	bill.french@hotmail.com
2	(Everett)	Linda Gaspar	chickenqueen17@yahoo.ca
3	(Midhurst)	Ann Romano	am_romano@hotmail.com
4	Township of Oro-Medonte	Chris Williams Andria Leigh	cwilliams@airdberlis.com aleigh@oro-medonte.ca
5	Tsam Investments Ltd.	Raivo Uukkivi Signe Leisk	ruukkivi@casselsbrock.com sleisk@casselsbrock.com
6	Walton Development and Management L.P.	Jason Child Paolo Sacilotto	jchild@walton.com psacilotto@walton.com
7	AWARE Simcoe	Sandy Agnew	sagnew@ecomedic.ca
8	AWARE Simcoe	Alec Adams	alec.adams@rogers.com
9	AWARE Simcoe	David Collacut	dave@collacutt.ca
10	AWARE Simcoe	Tom Kurtz	tom.kurtz@sympatico.ca
11	(Midhurst)	Paul Frankcom	pfrankcom@rogers.com
12	Ontario Farmland Preservation	Bernard Pope	bernard@ontariofarmlandpreservation.org
13	Simcoe County Federation of Agriculture	Colin Elliott	rockeynol32@gmail.com
14	Angus Ratepayers Association	Wendy Harry	TCB4E@primus.ca
15	(Everett)	Chantale Gagnon	chantalegagnon@bell.net
16	Township of Severn	Henry Sander	hsander@townshipofsevern.com
17	K. Winter Sanitation Inc. Kenneth and Ruth Winter	Marvin Geist	marvin@marvingeist.ca
18	(ANSI – Oro-Medonte)	Joe & Ruth-Ann Langman	ruthannlangman@gmail.com
19	(ANSI – Severn)	Don & June Bickell	N/A

ONTARIO MUNICIPAL BOARD

MOTION RECORD

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of the County of Simcoe

(050873 RTB/aph)

PL091167

ONTARIO MUNICIPAL BOARD

IN THE MATTER OF subsection 17(40) of the *Planning Act*, R. S.O. 1990, c. P.13, as amended

Appellant: 451082 Ontario Limited
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AFFIDAVIT OF KATHY SUGGITT, MCIP, RPP

**I, KATHY SUGGITT, MCIP, RPP, of the City of Barrie, in the Province of Ontario,
 MAKE OATH AND SAY AS FOLLOWS:**

1. I am the Manager of Policy Planning in the Planning Department at the County of Simcoe (the "County"). As such, I have knowledge of the matters deposed to herein.
2. I am a Registered Professional Planner in the Province of Ontario and have 23 years of experience in private and public sector planning. A copy of my curriculum vitae is attached as Attachment "A".
3. I have been directly involved in matters respecting the County's updated Official Plan at all stages of the process since August 2008 leading to its adoption by the County on November 25, 2008 through to the endorsement of the proposed modified Plan by County Council on January 22, 2013 and to the present. Exhibit 3 in these proceedings is a chronology which I prepared that provides more details of the processing of the Plan.
4. The Plan update as prescribed under the *Planning Act*, began in 2004. This was the first comprehensive update to the County's Plan given that the first Plan was approved for the County in 1999. The update was undertaken to provide a five year review and to bring the Plan into conformity with new Provincial legislation. As of the date of adoption in 2008, the Plan represented a conformity update with respect to the Provincial Policy Statement, 2005, the Greenbelt Plan, 2005 and the Growth Plan for the Greater Golden Horseshoe, 2006 (the "Growth Plan"), prior to its revision with Amendment 1.
5. The Ministry of Municipal Affairs and Housing did not make a decision on the adopted Plan within the statutory period prescribed by the *Act* and in December

2009 the County appealed the lack of decision. Since then additional appeals for lack of decision have been filed.

6. Since the Plan was adopted, numerous legislative and policy changes have occurred to which the Plan must conform including the Lake Simcoe Protection Plan, 2009 and Amendment 1 to the Growth Plan. In an effort to update the adopted Plan for conformity, County planning staff prepared modifications for County Council's consideration.
7. County Council authorized the release of the proposed updated Plan in June 2012 for public review and comment. Over 100 submissions were received by the County. Working through the issues that were identified, County planning staff proposed further updates, where appropriate, to address many of the issues raised.
8. On January 22, 2013 County Council endorsed the updated Plan. That version of the Plan was advertised on the County's website and referenced in the notices of the first Pre-hearing Conference of March 5, 2013.
9. Based on the issues identified by the appellants and those seeking party status and participant input at these proceedings, the County has identified sections of the updated Plan policies, schedules and appendices for which partial approval is sought as a first step in these proceedings.

Additional Modifications Proposed to the January 22, 2013 Plan:

10. Attachment "B" addresses a specific modification required to Section 3.9.3, namely the Innisfil Heights Strategic Settlement Employment Area, based upon the issuance of the final letter from the Minister of Infrastructure on February 4, 2013. I support the modification as it will implement the Ministerial directive and bring Section 3.9 of the Plan into conformity with the Growth Plan. As modified, Section 3.9 in its entirety would be in conformity with the Growth Plan and would meet all other relevant Provincial policy.
11. Attachment "C" addresses a modification required to Table 5.4 – County Transportation Systems to remove the reference to County Road 30 which is no longer under the County's jurisdiction. I support the proposed modification as the road is now entirely within the City of Barrie and no longer forms part of the County road transportation system.
12. Attachment "D" and the attached maps, outline three map schedules that are proposed to be modified for conformity. Map Schedule 5.1.2 – Simcoe Sub-Area required two of the symbols to be moved slightly to more accurately reflect Schedule 8 of the Growth Plan, as amended. Map Schedule 5.2.1 – High Potential Mineral Aggregate Resources has been updated to 2013 with the most

up-to-date data layer from the Ministry of Natural Resources for licensed pits and quarries. The old Schedule should be replaced with the new Schedule. Map Schedule 5.3.3 – Greenbelt Plan has been modified to correct the legend to show the Greenbelt Natural Heritage System. I support these changes.

13. Two minor textual modifications are also necessary. A minor modification in 3.4.6 is necessary to correct the name of the Ontario Regulation by deleting the words “for the Greater Golden Horseshoe, 2006” and adding an “s” to the word “Plan” so that it reads “Ontario Regulation 311/06 – Transitional Matters – Growth Plans”. The second is in the Note at the end of Appendix 2 – General Guidelines for Traffic Impact Studies. The Note should be modified to delete the words “and are subject to revision at anytime” so that the sentence reads “Note: These guidelines are not intended to cover all development conditions.”

Proposal for Partial Approval:

14. Together with the modifications outlined in paragraphs 10 to 13, Attachment “E” lists the sections/sub-sections of the Plan that would remain under appeal. Further detail is provided below.
15. In the Plan, Part 1 – Introduction sets out the broad purpose, goals, legislative authority and structure of the Plan. Part 2 – Structure and Features of the County outlines the municipal organization in the County, describes the physical geography, settlement pattern and resources and economic base. These two sections required only minor updates from the current in-effect Plan.
16. Part 3 – Growth Management Strategy is a broad section of the Plan with several Sections dealing with a range of topics from population and employment projections to general development policies, to land use designations and specific Provincial Plans. The County is seeking approval of all of Section 3.9 as modified and outlined above in paragraph 10, all of Section 3.10 Niagara Escarpment Plan, all of Section 3.11 Oak Ridges Moraine Conservation Plan, all of Section 3.12 Greenbelt Plan, Section 3.13 Lake Simcoe Protection Plan except for policy 3.13.49 b), and all of Section 3.14 Special Development Area.
17. On January 19, 2012 the Province amended the Growth Plan and introduced a new chapter specific to the Simcoe Sub-Area. Schedule 7 of the Growth Plan is a distribution of population and employment for Simcoe County and the cities of Barrie and Orillia and this is shown in Part 3 Section 3.2 Population and Employment Projections/Allocations including Table 1. The County is seeking approval of Section 3.1 Strategy and 3.2 except for policies in those Sections listed in Attachment “E”.
18. Section 3.3 – General Development Policies deals with a range of topics from lot creation, natural heritage, stormwater management, traffic impact studies,

emissions, railway lines and pipelines. The County is seeking approval of this Section with the exception of the policies listed in Attachment "E".

19. Part 3 Section 3.4 Land Use Designations sets out the broad parameters of the land use designations and boundary interpretation within the County. The County seeks approval of the modification to sub-section 3.4.6 as outlined in paragraph 13, however 3.4.1 and 3.4.6 would remain under appeal.
20. Part 4 Policy Statements contains a set of policies that supplement Part 3 and deal with specific topics, procedures and uses that affect more than one land use designation. The topics range from affordable housing, to aggregate developments, to resource conservation, cultural heritage conservation, infrastructure, transportation, waste management, direction on local municipal official plans and implementation. The County is seeking approval of Sections 4.1 and 4.3 in their entirety. As well the County is seeking approval of Sections 4.4 Aggregate Developments, 4.5 Resource Conservation, 4.6 Cultural Heritage Conservation, 4.7 Infrastructure, 4.8 Transportation, 4.9 Waste Management, 4.10 Local Municipal Official Plans and 4.11 Implementation except for the sub-sections listed in Attachment "E".
21. The County is seeking approval of Part 5 – Schedules except as listed in Attachment "E". The County is seeking approval of Section 5.8 Definitions except for those terms listed in Attachment "E".
22. The County is seeking approval of all map Schedules, with the modifications outlined in Attachment "D", except for those Schedules listed in Attachment "E".
23. In Part 6 – Appendices the County is seeking approval of Appendices 2, 3, 4 and not Appendix 1 – Environmental Impact Statement (EIS) Requirements and Appendix 5 – D-4 Assessment Area Implementation.

Summary Opinion

24. The County seeks partial approval of the updated Plan policies, schedules and appendices set out in Attachment "E" and detailed in this Affidavit, together with the modifications discussed in paragraphs 10 to 13 above.
25. In my professional planning opinion, all matters sought in this Affidavit including the policies, schedules and appendices, and proposed modifications to the Plan as requested by the County are 1) consistent with the Provincial Policy Statement, 2005; 2) conform with the Growth Plan, as amended; 3) conform with the Greenbelt Plan where applicable; 4) conform with the Oak Ridges Moraine Conservation Plan where applicable; 5) conform with the Lake Simcoe Protection Plan where applicable; 6) are not in conflict with the Niagara Escarpment Plan where applicable, and 7) represent good planning.

ATTACHMENT "A"
CURRICULUM VITAE
KATHY SUGGITT, M.C.I.P., R.P.P.

*This is attachment "A"
to the affidavit of
Kathy Suggitt.*

*Sworn in front of
me this date,
March 28, 2013*

Amanda Flynn

Amanda Flynn, Deputy Clerk
A Commissioner for the
Corporation of the
County of Simcoe

EXPERIENCE

Municipal Sector:

County of Simcoe, Midhurst, ON

Manager of Policy Planning, August 2008 – present

City of Orillia, Orillia, ON

Director of Planning and Development, March 2006 – August 2008

Senior Planner, August 2005 – March 2006

District of Muskoka, Bracebridge, ON

District Planner, February 2001 – January 2003

City of Calgary, Calgary, AB

Planner, 1998 – 2001

Consulting:

The Jones Consulting Group Ltd., Barrie, ON

Planner/Project Manager, 2003 – 2005

Corporate:

CIBC Development Corporation, Toronto, ON, Calgary, AB & Winnipeg, MB

Planner, 1989 – 1998

ACADEMIC/PROFESSIONAL

- Master of Urban and Regional Planning, Queen's University, 1992
- Hon. Bachelor of Arts, Urban Geography, University of Western Ontario, 1987
- Full member of the Canadian Institute of Planners and the Ontario Professional Planners Institute, Registered Professional Planner

ATTACHMENT "B"

The County of Simcoe ("County") has two Strategic Settlement Employment Areas and two Economic Employment Districts which are the subject of specific Ministerial direction under the Growth Plan for the Greater Golden Horseshoe, 2006 as amended. The Minister of Infrastructure issued directives on three of the four sites on September 24, 2012.

The County has implemented the three directives in Section 3.9 of the Updated County of Simcoe Official Plan. At the time County Council received and endorsed the Updated Official Plan on January 22, 2013 the fourth site, being the Innisfil Heights Strategic Settlement Employment Area ("Innisfil Heights"), was not subject to a Ministerial letter. On February 4, 2013 the Minister of Infrastructure issued the final letter.

Included in this Attachment are the four Ministerial letters which delineate the boundaries and uses permitted. Section 3.9.3 of the Updated County Official Plan requires modification to insert the relevant February 4, 2013 date for the Innisfil Heights

Schedule 5.1 – Land Use Designations will also need to be modified to be consistent with the boundary delineated in the February 4, 2013 letter from the Minister.

*This is attachment "B"
to the affidavit of
Kathy Suggitt.
Sworn in front of me
this date, March 28, 2013*



Amanda Flynn, Deputy Clerk
A Commissioner for the
Corporation of the
County of Simcoe

3.9 Strategic Settlement Employment Areas and Economic Employment Districts

This *Plan* recognizes two *strategic settlement employment areas* and two *economic employment districts* within the *County*. This *Plan* identifies the lands that are designated as such and refers to the direction from the Minister of Infrastructure for the comprehensive planning of such areas by the *local municipalities* in order to maximize their economic benefits and long-term vitality.

- 3.9.1 Within the *Lake Simcoe Regional Airport Economic Employment District*, development will be in accordance with the directive issued by the Minister of Infrastructure on September 24, 2012.
- 3.9.2 Within the *Rama Road Economic Employment District*, development will be in accordance with the directive issued by the Minister of Infrastructure on September 24, 2012.
- 3.9.3 Within the *Innisfil Heights Strategic Settlement Employment Area*, development will be in accordance with the directive issued by the Minister of Infrastructure on February 4, 2013.
- 3.9.4 Within the *Bradford West Gwillimbury Strategic Settlement Employment Area*, development will proceed in accordance with the directive issued by the Minister of Infrastructure on September 24, 2012.
- 3.9.5 In the directive issued by the Minister of Infrastructure, the boundaries and appropriate uses permitted in the *strategic settlement employment areas* and the *economic employment districts* are detailed and may be reviewed and amended from time to time or at the request of the *local municipalities*.
- 3.9.6 The *strategic settlement employment areas* and the *economic employment districts* are identified on Schedule 5.1.2 to this *Plan* and the boundaries as determined by the Minister of Infrastructure are shown on Schedule 5.1. The *local municipalities* in which they are located will delineate the location and boundaries in their official plans and develop official plan policies to implement the matters detailed in the directive issued by the Minister of Infrastructure including but not limited to permitted uses.
- 3.9.7 Lands within the *strategic settlement employment areas* and *economic employment districts* are considered *designated Greenfield area* and subject to the *density target* of the respective *local municipality*.
- 3.9.8 The *local municipalities* shall identify and protect the *natural heritage systems*, natural features and functions within the *strategic settlement employment areas* and *economic employment districts*.

Ministry of Infrastructure

Ministère de l'Infrastructure

Ministry of Transportation

Ministère des Transports

Ministry of Municipal Affairs and Housing

Ministère des Affaires municipales et du Logement

Office of the Minister

Bureau du ministre

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77 Wellesley St. West
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www.ontario.ca/infrastructure
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www.ontario.ca/infrastructure
www.mta.gov.on.ca
www.ontario.ca/MAH

FEB 04 2013

Her Worship Barb Baguley
Mayor
Town of Innisfil
2101 Innisfil Beach Road
Innisfil ON L9S 1A1

Mr. Cal Patterson
Warden
County of Simcoe
Administration Centre
1110 Highway 26
Midhurst ON L0L 1X0

Dear Mayor Baguley and Warden Patterson:

I am pleased to issue the boundary of the Innisfil Heights Strategic Settlement Employment Area and establish the permitted uses and details regarding employment-supportive uses and lot sizes that are appended to this letter.

The "made in Simcoe" amendment to the *Growth Plan for the Greater Golden Horseshoe, 2006*, came into effect on January 19, 2012. The development and implementation of Amendment 1 has and continues to be a shared effort among all of us who are interested in and concerned with the future of the region. This is part of the Ontario government's plan to protect the environment while creating jobs, attracting new investment and strengthening the economy in the Simcoe region.

Highway 400 is the Simcoe area's most significant goods movement corridor and a key link in the Greater Golden Horseshoe's transportation network. The Innisfil Heights Strategic Settlement Employment Area, located along this highway, offers high potential to support the creation of high quality jobs in the manufacturing and industrial sectors. Determining the boundary and uses permitted in this employment area provides communities with planning certainty, supports local decision-making, unlocks planned projects and creates investment opportunities.

The details in this letter are the result of extensive consultation on Proposed Amendment 1 with the affected municipalities, stakeholders, other interested communities, my colleagues and the Ontarians who call the Simcoe area home. I would also like to acknowledge the exceptional work of the Provincial Development Facilitator in helping to advise on how best to implement the *Growth Plan for the Greater Golden Horseshoe, 2006*, in the Simcoe area.



MC-2012-534

COPY

Under the *Growth Plan for the Greater Golden Horseshoe, 2006*, the Minister of Infrastructure has the authority to establish the boundaries and permitted uses of the strategic settlement employment areas. Municipalities may request the Minister to consider a review of the boundary or the permitted uses by providing a detailed and complete written rationale outlining why the review is necessary. Should a request be made, the Minister may further consult with affected municipalities, stakeholders and other interested communities.

Our Government is proud of what we have been able to accomplish by working together. By continuing to implement our shared vision for growth in Simcoe, the Province will help to ensure that the Simcoe area and the rest of the Greater Golden Horseshoe remain great places to live, work, play and invest in, long into the future.

I look forward to continuing our work together on the implementation of the *Growth Plan for the Greater Golden Horseshoe, 2006*. For further information, or to access an electronic copy of this letter, please visit the Places to Grow website at www.placestogrow.ca.

I welcome your feedback on all matters pertaining to growth planning in Ontario and invite you to contact the Ontario Growth Secretariat toll free at 1-888-668-4636 or email at placestogrow@ontario.ca.

Sincerely,



Bob Chiarelli
Minister

Enclosure

- c: Jason Reynar, Clerk, Town of Innisfil
- John Skorobohacz, CAO, Town of Innisfil
- Brenda Clark, Clerk, County of Simcoe
- Mark Aitken, CAO, County of Simcoe
- Marvin Geist, Barrister and Solicitor, K. Winter Sanitation Inc./Winter's Holding Inc.
- Victor Severino, Assistant Deputy Minister, Ontario Growth Secretariat
- Drew Fagan, Deputy Minister of Infrastructure

The Location, Boundary of and Details Regarding the Permitted Uses in the Innisfil Heights Strategic Settlement Employment Area

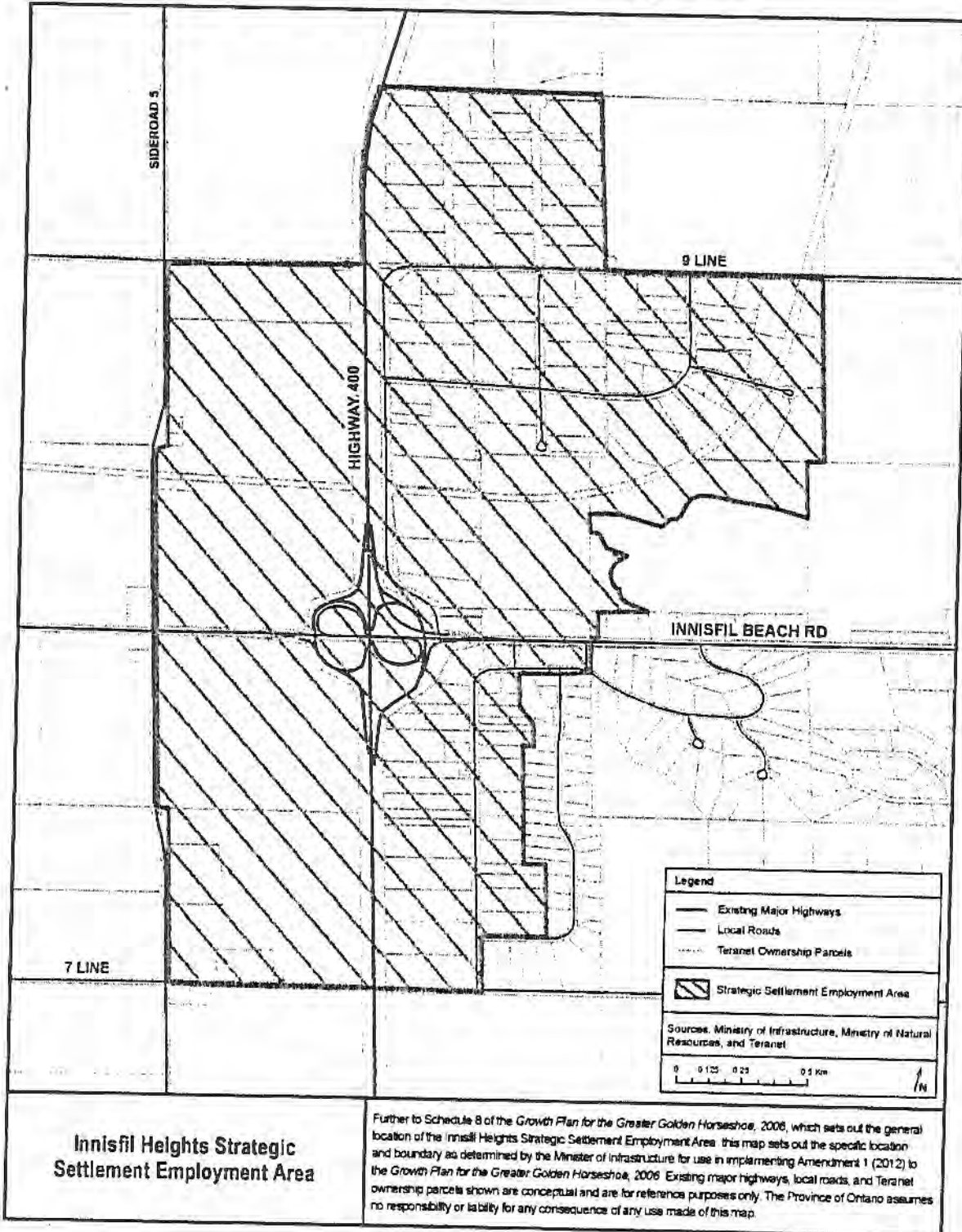
The *Growth Plan for the Greater Golden Horseshoe, 2006*, ("Growth Plan") was prepared and approved under the *Places to Grow Act, 2005* and took effect on June 16, 2006. Amendment 1 (2012) to the Growth Plan for the Simcoe Sub-area was prepared and approved under the

Places to Grow Act, 2005 and came into effect on January 19, 2012.

This report contains the location, boundary of, permitted uses and details regarding employment-supportive uses, and lot sizes in the Innisfil Heights Strategic Settlement Employment Area, issued by the Minister of Infrastructure on February 4, 2013 pursuant to policy 6.4.2 of the Growth Plan.

The Innisfil Heights Strategic Settlement Employment Area is identified and defined in the Growth Plan. For a copy of the Growth Plan or additional information, please contact the Ontario Growth Secretariat, Ministry of Infrastructure toll-free at 1-866-479-9781, email at placestogrow@ontario.ca or visit our website at www.placestogrow.ca.

Map Delineating the Location and Boundary of the Innisfil Heights Strategic Settlement Employment Area:



Permitted Uses, Details Regarding Employment-Supportive Uses and Lot Sizes within the Innisfil Heights Strategic Settlement Employment Area:

1. Permitted uses in the Innisfil Heights Strategic Settlement Employment Area will be limited to manufacturing, warehousing, assembly, processing, research facilities and outdoor storage uses that depend on access to, and the efficient movement of goods on, Highway 400; and employment-supportive uses. Major retail and residential uses are not permitted in the Innisfil Heights Strategic Settlement Employment Area as set out in the definition of Strategic Settlement Employment Area in the *Growth Plan for the Greater Golden Horseshoe, 2006*.
2. Employment-supportive uses in the Innisfil Heights Strategic Settlement Employment Area will be limited to commercial and highway commercial uses, office, tourist and recreational uses that are accessory to a permitted use, which are compatible with permitted uses, or serve the permitted uses.
3. The Innisfil Heights Strategic Settlement Employment Area will be planned to ensure the availability of large lots that support the permitted uses that depend upon the efficient movement of goods and access to Highway 400.
4. Employment-supportive uses will occupy no more than 25 per cent of the total area of the Innisfil Heights Strategic Settlement Employment Area.
5. Where employment-supportive uses are permitted in the Innisfil Heights Strategic Settlement Employment Area, they will be planned to be compact in design and limited in scale to maintain the primary function and character of the Innisfil Heights Strategic Settlement Employment Area, and will be developed concurrently with the development of the permitted uses they support.
6. The following are select definitions from the *Growth Plan for the Greater Golden Horseshoe, 2006*:

Strategic Settlement Employment Area: to be planned and protected for employment uses that require large lots of land and depend upon efficient movement of goods and access to Highway 400. These are not *settlement areas**. Major retail and residential uses are not permitted.

**Settlement areas* are defined in the *Growth Plan for the Greater Golden Horseshoe, 2006*.

Innisfil Heights Strategic Settlement Employment Area: location set out in Schedule 8. The Innisfil Heights Strategic Settlement Employment Area boundary is determined by the Minister of Infrastructure and planned for in accordance with policy 6.4.

Ministry of Infrastructure

Ministère de l'Infrastructure

Ministry of
Transportation

Ministère des
Transports

Office of the Minister

Bureau du ministre

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77 Wellesley St. West
Toronto, Ontario
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www.mto.gov.on.ca

SEP 24 2012

20.
C. S. Cross
R. Newlove
D. Parks
K. Suggitt



MC-2012-534

His Worship Doug White
Mayor
Town of Bradford West Gwillimbury
100 Dissette Street
Bradford ON L3Z 2A8

Mr. Cal Patterson
Warden
County of Simcoe
Administration Centre
1110 Highway 26
Midhurst ON L0L 1X0

Dear Mayor White and Warden Patterson:

I am pleased to issue the boundary of the Bradford West Gwillimbury Strategic Settlement Employment Area and establish the permitted uses for specific areas within this boundary that are appended to this letter.

The "made in Simcoe" amendment to the *Growth Plan for the Greater Golden Horseshoe, 2006*, came into effect on January 19, 2012. The development and implementation of Amendment 1 has and continues to be a shared effort among all of us who are interested in and concerned with the future of the region. This is part of the McGuinty government's plan to protect the environment while creating jobs, attracting new investment and strengthening the economy in the Simcoe region.

Highway 400 is the Simcoe area's most significant goods movement corridor and a key link in the Greater Golden Horseshoe's transportation network. The Bradford West Gwillimbury Strategic Settlement Employment Area, located along this highway, offers high potential to support the creation of high quality jobs in the manufacturing and industrial sectors. Determining the boundary and uses permitted in this employment area provides communities with planning certainty, supports local decision-making, unlocks planned projects and creates investment opportunities.

The details in this letter are the result of extensive consultation on Proposed Amendment 1 with the affected municipalities, stakeholders, other interested communities, my colleagues and the Ontarians who call the Simcoe area home. I would also like to acknowledge the exceptional work of the Provincial Development Facilitator in helping to advise on how best to implement the *Growth Plan for the Greater Golden Horseshoe, 2006*, in the Simcoe area.

.../cont'd


Under the *Growth Plan for the Greater Golden Horseshoe, 2006*, the Minister of Infrastructure has the authority to establish the boundaries and permitted uses of the strategic settlement employment areas. Municipalities may request the Minister to consider a review of the boundary or the permitted uses by providing a detailed and complete written rationale outlining why the review is necessary. Should a request be made, the Minister may further consult with affected municipalities, stakeholders and other interested communities.

Our Government is proud of what we have been able to accomplish by working together. By continuing to implement our shared vision for growth in Simcoe, the Province will help to ensure that the Simcoe area and the rest of the Greater Golden Horseshoe remain great places to live, work, play and invest in, long into the future.

I look forward to continuing our work together on the implementation of the *Growth Plan for the Greater Golden Horseshoe, 2006*. For further information, or to access an electronic copy of this letter, please visit the Places to Grow website at www.placestogrow.ca.

I welcome your feedback on all matters pertaining to growth planning in Ontario and invite you to contact the Ontario Growth Secretariat toll free at 1-888-668-4636 or email at placestogrow@ontario.ca.

Sincerely,



Bob Chiarelli
Minister

Enclosure

c: Glen Knox, Acting Clerk, Town of Bradford West Gwillimbury
Jay Currier, Town Manager/CAO, Town of Bradford West Gwillimbury
Brenda Clark, Clerk, County of Simcoe
Mark Aitken, CAO, County of Simcoe
Victor Severino, Assistant Deputy Minister, Ontario Growth Secretariat
Drew Fagan, Deputy Minister of Infrastructure

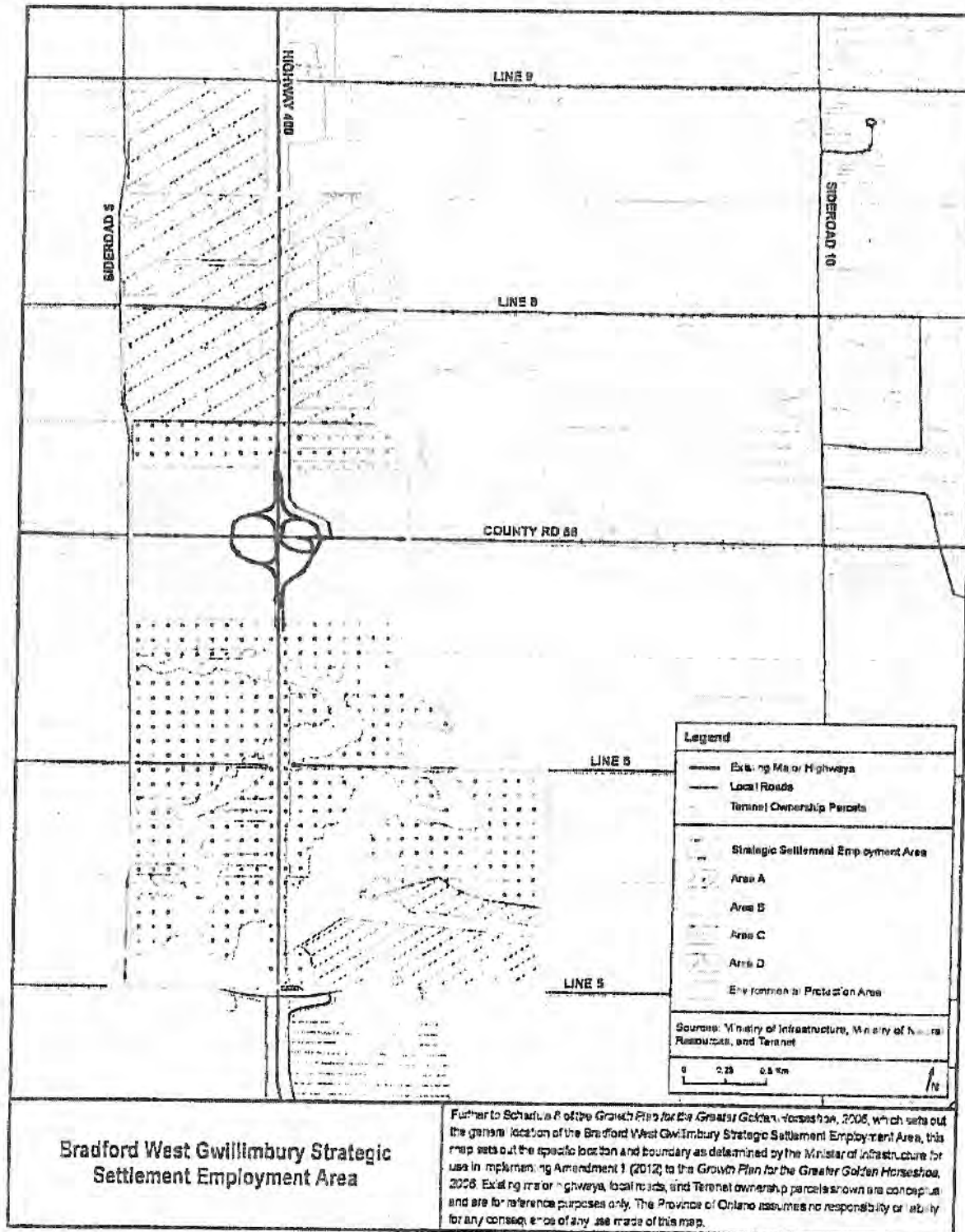
**The Location, Boundary of and Details Regarding the Permitted Uses in
the *Bradford West Gwillimbury Strategic Settlement Employment Area***

The *Growth Plan for the Greater Golden Horseshoe, 2006*, ("Growth Plan") was prepared and approved under the *Places to Grow Act, 2005*, which took effect on June 16, 2006. Amendment 1 (2012) to the Growth Plan, for the Simcoe Sub-area, was prepared and approved under the *Places to Grow Act, 2005* and came into effect on January 19, 2012.

This report contains the location, boundary of and details regarding the permitted uses in the *Bradford West Gwillimbury Strategic Settlement Employment Area*, issued by the Minister of Infrastructure on September 24, 2012 pursuant to policy 6.4.2 of the Growth Plan.

The *Bradford West Gwillimbury Strategic Settlement Employment Area* is identified and defined in the Growth Plan. For a copy of the Growth Plan or additional information, please contact the Ontario Growth Secretariat, Ministry of Infrastructure toll-free at 1-888-668-4636, email at placestogrow@ontario.ca or visit our website at www.placestogrow.ca.

**Map Delineating the Location, Boundary of and Specific Areas within the
Bradford West Gwillimbury Strategic Settlement Employment Area:**



Bradford West Gwillimbury Strategic Settlement Employment Area

Further to Schedule F of the Growth Plan for the Greater Golden Horseshoe, 2008, which sets out the general location of the Bradford West Gwillimbury Strategic Settlement Employment Area, this map sets out the specific location and boundary as determined by the Minister of Infrastructure for use in implementing Amendment 1 (2012) to the Growth Plan for the Greater Golden Horseshoe, 2008. Existing major highways, local roads, and Terrestrial ownership parcels shown are conceptual and are for reference purposes only. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

The Location, Boundary of and Details Regarding the Permitted Uses
in the Bradford West Gwillimbury Strategic Settlement Employment Area
September 24, 2012

Permitted uses, details regarding the specific areas set out on the map above, the mix and percentage of permitted uses, and lot sizes:

(Terms set out in italics are defined as set out below)

1. The *Bradford West Gwillimbury Strategic Settlement Employment Area* is further subdivided into four Areas: A, B, C and D.
2. The combined Areas B and C will be planned to include fourteen, 8ha minimum, lots and two, 20ha minimum, lots.
3. The uses in Areas B and C will be allowed as follows:
 - a) Employment-supportive uses in Area B will be permitted to a maximum of 8.5 per cent of the combined net land area of Areas B and C.
 - b) Employment-supportive uses in Area C will be permitted to a maximum of 2.8 per cent of the combined net land area of Areas B and C.
 - c) *Office* uses in the combined Areas B and C will be permitted to a maximum of 5.7 per cent of the combined net land area of Areas B and C.
 - d) Employment uses in the combined Areas B and C will be permitted to a minimum of 83 per cent of the combined net land area of Areas B and C.
4. Employment-supportive uses will be planned to be compact in design and limited in scale to maintain the primary function and character of the *Bradford West Gwillimbury Strategic Settlement Employment Area*.
5. Area A

Permitted uses: Manufacturing, assembly, fabrication and processing of mechanical equipment, and warehousing. *Ancillary* uses: retail sales, cafeteria/restaurant, day care facility, equipment servicing areas, outdoor display of machinery, outdoor storage, test yard (sandbox/sandpit) for testing equipment, training facilities, administration office and parking.
6. Area B
 - a) Permitted employment uses: Distribution centre, food processing, manufacturing, *research facility* including *laboratory*, warehouse, and *training facility*. *Data centre* if total gross floor area is less than 10,000 m². *Ancillary* office. *Ancillary* retail sales with a maximum of 10 per cent of the gross floor area of the total gross floor area of the building or structure.
 - b) Permitted *office* uses: To a maximum gross floor area of 10,000 m².
 - c) Permitted employment-supportive uses: Automobile service station, bank, convenience store, day care facility, fitness centre, food store to a maximum gross floor area of 600 m² (the maximum aggregate gross floor area of all food stores shall not exceed 1,200 m²), hotel (including *ancillary* banquet and convention facilities) to a maximum gross floor area of 8,000 m², *machinery and equipment sales and rental*, personal service shop, restaurant, *retail establishment* (to a maximum gross floor area of 3,500 m² per *retail establishment*), *service shop* and *private training centre*.
 - d) Other permitted uses. Existing uses, parks and open space, and *public uses*.

7. Area C

- a) Permitted employment uses: Distribution centre, food processing, manufacturing, outdoor storage as an accessory use, *research facility* including *laboratory*, warehouse, and *training facility*. *Data centre* if total gross floor area is less than 7,500m². *Ancillary office*. *Ancillary retail sales* with a maximum of 10 per cent of the gross floor area of the total gross floor area of the building or structure.
- b) Permitted *office* uses: To a maximum gross floor area of 7,500 m².
- c) Permitted employment supportive uses: Automobile service station, bank, convenience store, day care facility, fitness centre, *machinery and equipment sales and rental* personal service shop, restaurant, *service shop* and *private training centre*.
- d) Other permitted uses: Parks and open space and *public uses*.

8. Area D

Permitted uses: *Agricultural uses*, *agricultural-related uses* and *secondary uses*, single dwelling, home occupation, seasonal farm product sales outlet and existing uses.

9. Environmental Protection Area

Permitted uses: Conservation and management of plants and wildlife; flood and erosion control; open space and walking, hiking, bicycling, and cross-country skiing trails. Open space and walking, hiking, bicycling, and cross-country skiing trails are not permitted in Area D.

10. Major retail and residential uses are not permitted in the *Bradford West Gwillimbury Strategic Settlement Employment Area* as set out in the definition of *Strategic Settlement Employment Areas* in the *Growth Plan for the Greater Golden Horseshoe, 2006*.

11. Definitions of these terms apply to the *Bradford West Gwillimbury Strategic Settlement Employment Area*

Agricultural uses: means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment. (Provincial Policy Statement, 2005)

Agricultural-related uses: means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation. (Provincial Policy Statement, 2005)

Ancillary: means a use incidental, subordinate and exclusively devoted to the principal use of the lot and buildings thereon, located on the same lot.

Data Centre: shall mean premises used to house computer systems and associated components, such as telecommunications and storage systems, and may generally include redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and security devices. Office uses are limited to those permitted by the definition of *ancillary office use*.

Laboratory: means a building, or part thereof, used for scientific, medical and/ or dental testing, experimentation and/or research.

Machinery and Equipment Sales and Rental: means premises in which industrial and agricultural machinery and equipment are offered or kept for sale, rent, lease, or hire.

Office: shall mean premises that, in the ordinary course of business, provide services directly to uses, or for the management, design and/or creation of the uses, which are permitted within industrial areas such as business or professional services including but not limited to management, architectural, engineering, town planning, land surveying, industrial design and/or interior design services and other professional services.

Private Training Centre: means a building or place where training in trade skills or other employment related skills is provided for compensation.

Public Use: means uses that are owned or leased by a public authority for community, recreational, administrative, educational, health care, protection, utility or other governmental purposes, and includes accessory uses to public use.

Research Facility: means a building or part of a building in which are located facilities for scientific research, investigation, testing, experimentation and product development including a *laboratory*.

Retail Establishment: means a building or place where goods or materials are sold or kept for sale to the general public.

Service Shop: means premises for the servicing, repairing or renting of machinery, equipment, articles, goods or materials but shall not include any form of vehicles or boats.

Secondary Uses: means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property. (Provincial Policy Statement, 2005)

Training Facility: means a building or campus operated by a college, university or similar institution which provides postsecondary school training focused on supporting industrial operations permitted as Employment Uses by re-training and education in trades, apprenticeships, or other similar skills development.

12. Definitions from the *Growth Plan for the Greater Golden Horseshoe, 2006*

Strategic Settlement Employment Areas: to be planned and protected for employment uses that require large lots of land and depend upon efficient movement of goods and access to Highway 400. These are not *settlement areas**. Major retail and residential uses are not permitted.

**Settlement Areas* are defined in the *Growth Plan for the Greater Golden Horseshoe, 2006*.

Bradford West Gwillimbury Strategic Settlement Employment Area: location set out in Schedule 8. The Bradford West Gwillimbury Strategic Settlement Employment Area boundary is determined by the Minister of Infrastructure and planned for in accordance with policy 6.4.

Ministry of Infrastructure

Ministère de l'Infrastructure

Ministry of
Transportation

Ministère des
Transports

Office of the Minister

Bureau du ministre

Ferguson Block, 3rd Floor
77 Wellesley St. West
Toronto, Ontario
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www.ontario.ca/infrastructure
www.mto.gov.on.ca

27.
CS Conner
R. Newlove
D. Parks
K. Suggs

Ontario



MC-2012-534

SEP 24 2012

His Worship Harry S. Hughes
Mayor
Township of Oro-Medonte
148 Line 7 South, PO Box 100
Oro ON L0L 2X0

Mr. Cal Patterson
Warden
County of Simcoe
Administration Centre
1110 Highway 26
Midhurst ON L0L 1X0

Dear Mayor Hughes and Warden Patterson:

I am pleased to issue the boundary of the Lake Simcoe Regional Airport Economic Employment District and establish the uses permitted in this Economic Employment District that are appended to this letter.

The "made in Simcoe" amendment to the *Growth Plan for the Greater Golden Horseshoe, 2006*, came into effect on January 19, 2012. The development and implementation of Amendment 1 has and continues to be a shared effort among all of us who are interested in and concerned with the future of the region. This is part of the McGuinty government's plan to protect the environment while creating jobs, attracting new investment and strengthening the economy in the Simcoe region.

The Lake Simcoe Regional Airport Economic Employment District offers high potential to support the creation of high-quality jobs in the manufacturing and industrial sectors. Determining the boundary and uses permitted in this employment district provides communities with planning certainty, supports local decision-making, unlocks planned projects and creates investment opportunities.

The details in this letter are the result of extensive consultation on Proposed Amendment 1 with the affected municipalities, stakeholders, other interested communities, my colleagues and the Ontarians who call the Simcoe area home. I would also like to acknowledge the exceptional work of the Provincial Development Facilitator in helping to advise on how best to implement the *Growth Plan for the Greater Golden Horseshoe, 2006*, in the Simcoe area.

.../cont'd

- 2 -

Under the *Growth Plan for the Greater Golden Horseshoe, 2006*, the Minister of Infrastructure has the authority to establish the boundaries and permitted uses of the economic employment districts. Municipalities may request the Minister to consider a review of the boundary or the permitted uses by providing a detailed and complete written rationale outlining why the review is necessary. Should a request be made, the Minister may further consult with affected municipalities, stakeholders and other interested communities.

Our Government is proud of what we have been able to accomplish by working together. By continuing to implement our shared vision for growth in Simcoe, the Province will help to ensure that the Simcoe area and the rest of the Greater Golden Horseshoe remain great places to live, work, play and invest in, long into the future.

I look forward to continuing our work together on the implementation of the *Growth Plan for the Greater Golden Horseshoe, 2006*. For further information, or to access an electronic copy of this letter, please visit the Places to Grow website at www.placestogrow.ca.

I welcome your feedback on all matters pertaining to growth planning in Ontario and invite you to contact the Ontario Growth Secretariat toll free at 1-888-668-4636 or email at placestogrow@ontario.ca.

Sincerely,



Bob Chiarelli
Minister

Enclosure

c: Doug Irwin, Clerk, Township of Oro-Medonte
Robin Dunn, CAO, Township of Oro-Medonte
Brenda Clark, Clerk, County of Simcoe
Mark Aitken, CAO, County of Simcoe
His Worship Jeff Lehman, Mayor, City of Barrie
Michael Drumm, Manager, Lake Simcoe Regional Airport
Victor Severino, Assistant Deputy Minister, Ontario Growth Secretariat
Drew Fagan, Deputy Minister of Infrastructure

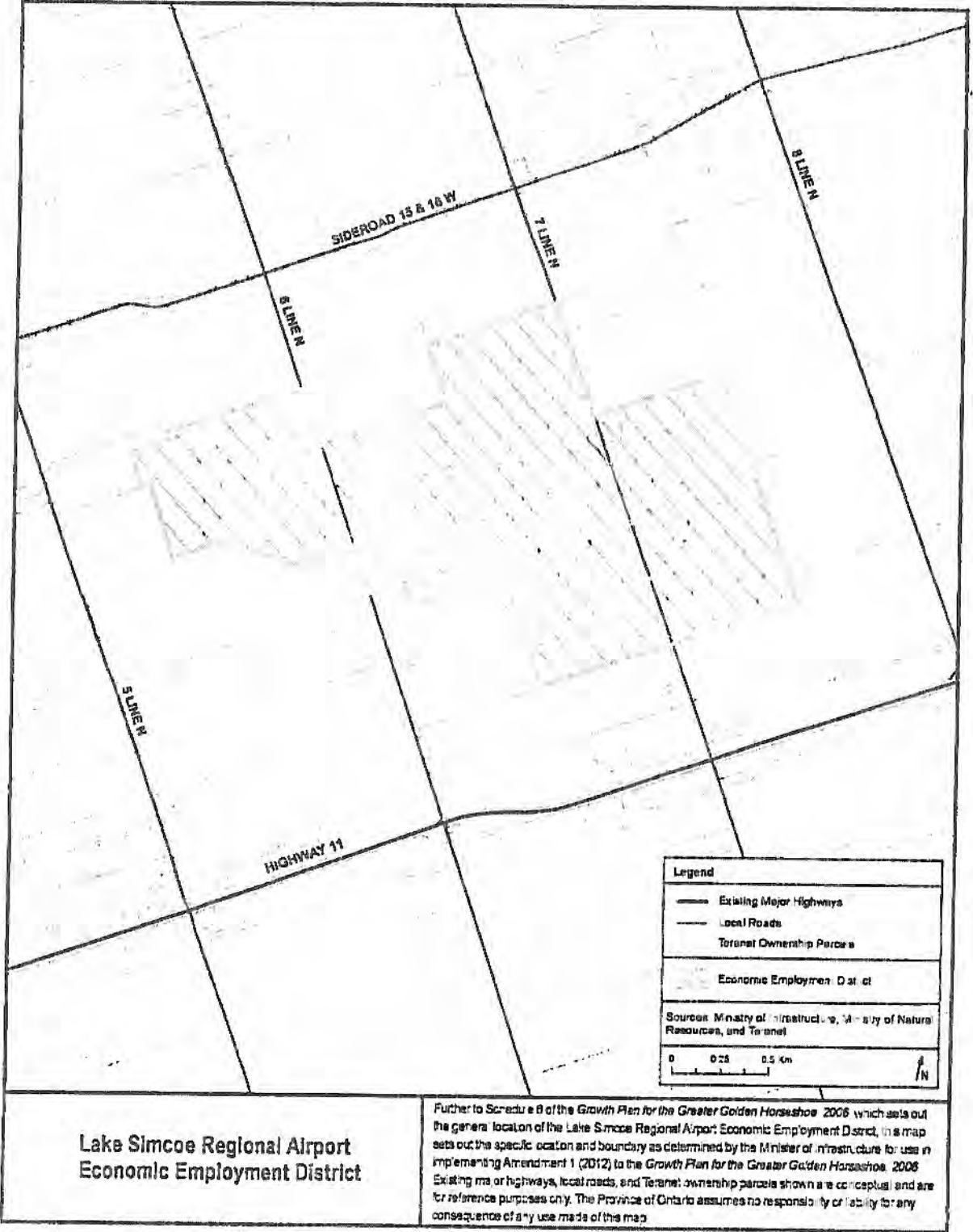
**The Location, Boundary of and Uses Permitted in
the Lake Simcoe Regional Airport Economic Employment District**

The *Growth Plan for the Greater Golden Horseshoe, 2006*, ("Growth Plan") was prepared and approved under the *Places to Grow Act, 2005*, which took effect on June 16, 2006. Amendment 1 (2012) to the Growth Plan, for the Simcoe Sub-area, was prepared and approved under the *Places to Grow Act, 2005* and came into effect on January 19, 2012.

This report contains the location, boundary of and uses permitted in the *Lake Simcoe Regional Airport Economic Employment District* issued by the Minister of Infrastructure on September 24, 2012 pursuant to policy 6.4.3 of the Growth Plan.

The *Lake Simcoe Regional Airport Economic Employment District* is identified and defined in the Growth Plan. For a copy of the Growth Plan or additional information, please contact the Ontario Growth Secretariat, Ministry of Infrastructure toll-free at 1-888-668-4636, email at placestogrow@ontario.ca or visit our website at www.placestogrow.ca.

Map Delineating the Location and Boundary of the Lake Simcoe Regional Airport Economic Employment District:



Uses Permitted in the *Lake Simcoe Regional Airport Economic Employment District*:

Uses are limited to airport facilities and accessory uses, airport-related manufacturing, assembly, maintenance, processing, fabrication, storage and warehousing, airport-related training facilities, research establishments, wholesaling establishments and office uses. As set out in the definition of the *Lake Simcoe Regional Airport Economic Employment District* in the *Growth Plan for the Greater Golden Horseshoe, 2006*, major retail and residential uses are not permitted uses. The Lake Simcoe Regional Airport is subject to federal government regulation and the airport use may not be subject to these restrictions.

Definitions from the *Growth Plan for the Greater Golden Horseshoe, 2006*:

Economic Employment Districts: to be planned and protected for locally significant employment uses. These are not *settlement areas*.*

**Settlement areas* are defined in the *Growth Plan for the Greater Golden Horseshoe, 2006*.

Lake Simcoe Regional Airport Economic Employment District: location set out in Schedule 8. The Lake Simcoe Regional Airport Economic Employment District boundary is determined by the Minister of Infrastructure and planned for in accordance with policy 6.4. Major retail and residential uses are not permitted.

Ministry of Infrastructure	Ministère de l'Infrastructure
Ministry of Transportation	Ministère des Transports
Office of the Minister	Bureau du ministre
Ferguson Block, 3 rd Floor 77 Wellesley St. West Toronto, Ontario M7A 1Z8 (416) 327-9200 www.ontario.ca/infrastructure www.mto.gov.on.ca	Édifice Ferguson, 3 ^e étage 77, rue Wellesley ouest Toronto (Ontario) M7A 1Z8 (416) 327-9200 www.ontario.ca/infrastructure www.mto.gov.on.ca

C. Conroy
 R. Newlove
 D. Parks
 K. Suggitt



MC-2012-534

SEP 24 2012

His Worship Bill Duffy
 Mayor
 Township of Ramara
 PO Box 130, 2297 Highway 12
 Brechin ON L0K 1B0

Mr. Cal Patterson
 Warden
 County of Simcoe
 Administration Centre
 1110 Highway 26
 Midhurst ON L0L 1X0

Dear Mayor Duffy and Warden Patterson:

I am pleased to issue the boundary of the Rama Road Economic Employment District and establish the uses permitted in this Economic Employment District that are appended to this letter.

The "made in Simcoe" amendment to the *Growth Plan for the Greater Golden Horseshoe, 2006*, came into effect on January 19, 2012. The development and implementation of Amendment 1 has and continues to be a shared effort among all of us who are interested in and concerned with the future of the region. This is part of the McGuinty government's plan to protect the environment while creating jobs, attracting new investment and strengthening the economy in the Simcoe region.

The Rama Road Economic Employment District offers high potential to support the creation of high-quality jobs in the tourism and recreation sectors. Determining the boundary and uses permitted in this employment district provides communities with planning certainty, supports local decision-making, unlocks planned projects and creates investment opportunities.

The details in this letter are the result of extensive consultation on Proposed Amendment 1 with the affected municipalities, stakeholders, other interested communities, my colleagues and the Ontarians who call the Simcoe area home. I would also like to acknowledge the exceptional work of the Provincial Development Facilitator in helping to advise on how best to implement the *Growth Plan for the Greater Golden Horseshoe, 2006*, in the Simcoe area.

.../cont'd

- 2 -


Under the *Growth Plan for the Greater Golden Horseshoe, 2006*, the Minister of Infrastructure has the authority to establish the boundaries and permitted uses of the economic employment districts. Municipalities may request the Minister to consider a review of the boundary or the permitted uses by providing a detailed and complete written rationale outlining why the review is necessary. Should a request be made, the Minister may further consult with affected municipalities, stakeholders and other interested communities.

Our Government is proud of what we have been able to accomplish by working together. By continuing to implement our shared vision for growth in Simcoe, the Province will help to ensure that the Simcoe area and the rest of the Greater Golden Horseshoe remain great places to live, work, play and invest in, long into the future.

I look forward to continuing our work together on the implementation of the *Growth Plan for the Greater Golden Horseshoe, 2006*. For further information, or to access an electronic copy of this letter, please visit the Places to Grow website at www.placestogrow.ca.

I welcome your feedback on all matters pertaining to growth planning in Ontario and invite you to contact the Ontario Growth Secretariat toll free at 1-888-668-4636 or email at placestogrow@ontario.ca.

Sincerely,



Bob Chiarelli
Minister

Enclosure

c: Janice McKinnon, Clerk, Township of Ramara
Richard Bates, CAO, Township of Ramara
Brenda Clark, Clerk, County of Simcoe
Mark Aitken, CAO, County of Simcoe
Victor Severino, Assistant Deputy Minister, Ontario Growth Secretariat
Drew Fagan, Deputy Minister of Infrastructure

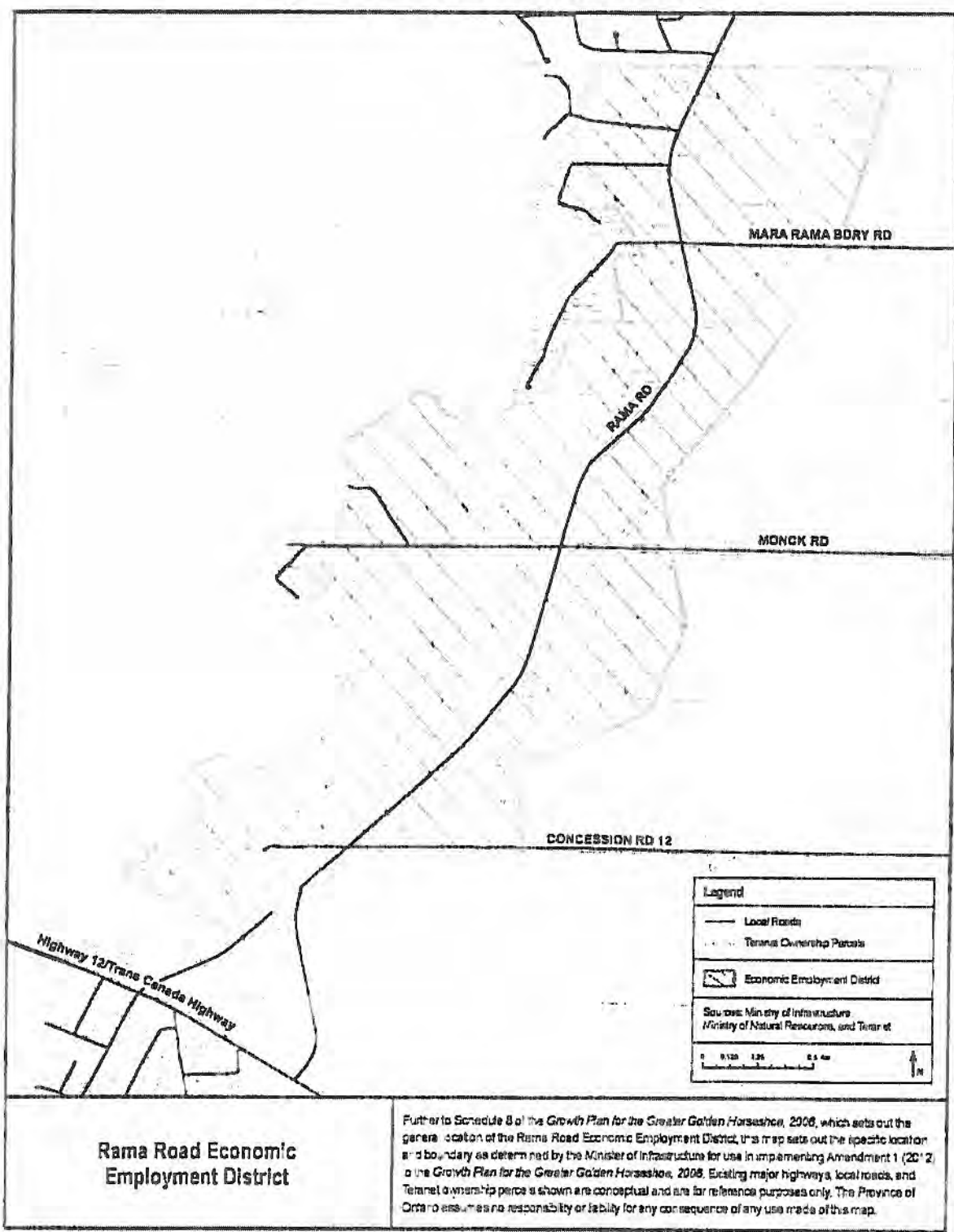
**The Location, Boundary of and Uses Permitted in
the Rama Road Economic Employment District**

The *Growth Plan for the Greater Golden Horseshoe, 2006*, ("Growth Plan") was prepared and approved under the *Places to Grow Act, 2005*, which took effect on June 16, 2008. Amendment 1 (2012) to the Growth Plan, for the Simcoe Sub-area, was prepared and approved under the *Places to Grow Act, 2005* and came into effect on January 19, 2012.

This report contains the location, boundary of and uses permitted in the *Rama Road Economic Employment District* issued by the Minister of Infrastructure on September 24, 2012 pursuant to policy 6.4.3 of the Growth Plan.

The *Rama Road Economic Employment District* is identified and defined in the Growth Plan. For a copy of the Growth Plan or additional information, please contact the Ontario Growth Secretariat, Ministry of Infrastructure toll-free at 1-888-668-4636, email at placestogrow@ontario.ca or visit our website at www.placestogrow.ca.

Map Delineating the Location and Boundary of the Rama Road Economic Employment District:



Rama Road Economic Employment District

Further to Schedule 8 of the Growth Plan for the Greater Golden Horseshoe, 2008, which sets out the general location of the Rama Road Economic Employment District, this map sets out the specific location and boundary as determined by the Minister of Infrastructure for use in implementing Amendment 1 (2012) of the Growth Plan for the Greater Golden Horseshoe, 2008. Existing major highways, local roads, and Terasen ownership parcels shown are conceptual and are for reference purposes only. The Province of Ontario assumes no responsibility or liability for any consequence of any use made of this map.

Uses Permitted within the Rama Road Economic Employment District:

Uses are limited to tourism-related and recreational uses that accommodate large area commercial activities that are destinations or serve the needs of visitors. Such uses are limited to: entertainment; hotels, resorts, and other non-permanently occupied units; and accessory uses. As set out in the definition of the *Rama Road Economic Employment District* in the *Growth Plan for the Greater Golden Horseshoe, 2006*, major retail uses are not permitted uses.

Definitions from the *Growth Plan for the Greater Golden Horseshoe, 2006*:

Economic Employment Districts: to be planned and protected for locally significant employment uses. These are not *settlement areas**.

**Settlement Areas* are defined in the *Growth Plan for the Greater Golden Horseshoe, 2006*.

Rama Road Economic Employment District: location set out in Schedule 8. The Rama Road Economic Employment District boundary is determined by the Minister of Infrastructure and planned for in accordance with policy 6.4. Major retail uses are not permitted.

ATTACHMENT "C"

On January 1, 2010 the *Barrie-Innisfil Boundary Adjustment Act, 2009* came into effect resulting in approximately 2,293 gross hectares of land being added to the City of Barrie from the Town of Innisfil. The former Simcoe County Road 30 which went from County Road 27 to the City of Barrie Limits as a Primary Arterial was entirely transferred to the City of Barrie at that time. County of Simcoe Official Plan map Schedule 5.5.1 – County Transportation Systems has been updated to reflect this deletion. However, Table Schedule 5.4 on page 116 of the Updated County Official Plan should also be modified to delete reference to County Road 30. This proposed amendment follows.

This is attachment "C"
to the affidavit of
Kathy Suggitt.

Sworn in front of me
this date, March 28/13



Amanda Flynn, Deputy Clerk
A Commissioner for the
Corporation of the
County of Simcoe

Updated to January 22, 2013

	County Road 6		
	County Road 6 to Lafontaine	Secondary Arterial	30.5 m
27	Highway 9 to County Road 90	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
	Highway 26 to Highway 93	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
28	County Road 90 to Highway 26	Primary Arterial	30.5 m
29	County Road 22 to County Road 92	Primary Arterial	36.0 m
	County Road 92 to Concession 3/4 Tiny	Secondary Arterial	30.5 m
30	County Road 27 to City of Barrie Limits	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
32	Collingwood to Grey Boundary/County Road 34	Primary Arterial	36.0 m
34	Simcoe/Grey Boundary Road	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
39*	County Road 3 to County Road 21	Secondary Arterial	40.0 m (36.0 metre minimum where constraints exist)
40	Barrie to Dobson Road	Primary Arterial	40.0 m
	Dobson Road to County Road 90	Primary Arterial	36.0 m
42	Dufferin Boundary to Stayner	Primary Arterial	36.0 m
43	Highway 26 to County Road 28	Primary Arterial	36.0 m
44	County Road 169 to Benson Road/Concession 2	Primary Arterial	30.5 m
	Highway 12 to Benson Road/Concession 2	Controlled Access	40.0 m
45	County Road 44 to City of Kawartha	Secondary Arterial	30.5 m

ATTACHMENT "D"

County of Simcoe Official Plan – Map Schedules

Seek approval to the following map schedules with proposed modifications:

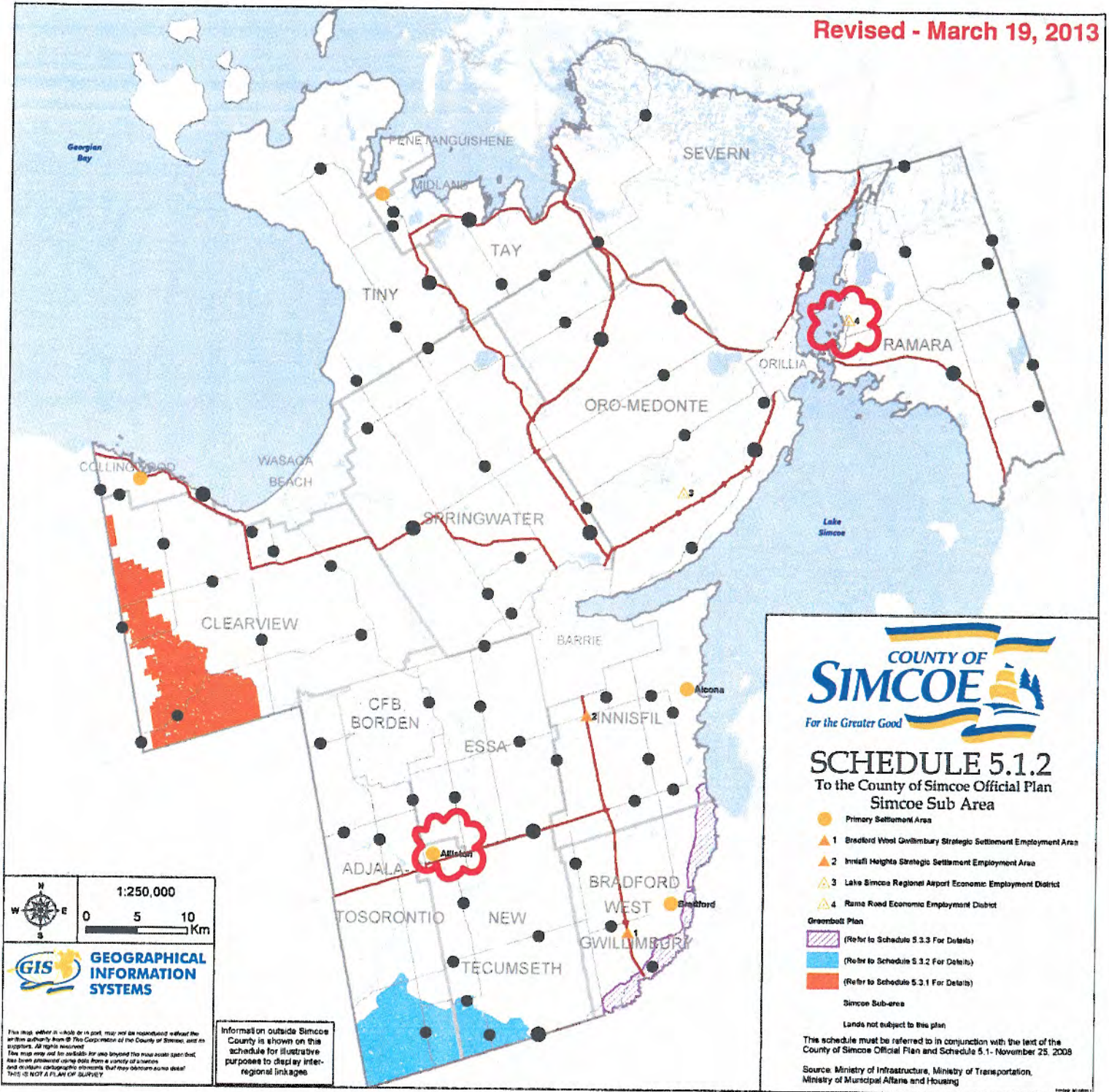
Map Schedule	Proposed Modification
5.1.2 – Simcoe Sub-Area	Minor adjustment to where symbols are for Primary Settlement Area for Alliston and Rama Road Economic Employment District to be consistent with Schedule 8 of the Growth Plan
5.2.1 – High Potential Mineral Aggregate Resources	Updated data layer (Q1 2013) from Ministry of Natural Resources for licensed pits and quarries
5.3.3 – Greenbelt Plan Land Use Designations	Minor correction to the boundary and show the Greenbelt Natural Heritage System in the legend

*This is attachment "D"
to the affidavit of
Kathy Suggitt
Sworn in front of me
this date, March 28, 2013*



Amanda Flynn, Deputy Clerk
A Commissioner for the
Corporation of the
County of Simcoe

Revised - March 19, 2013

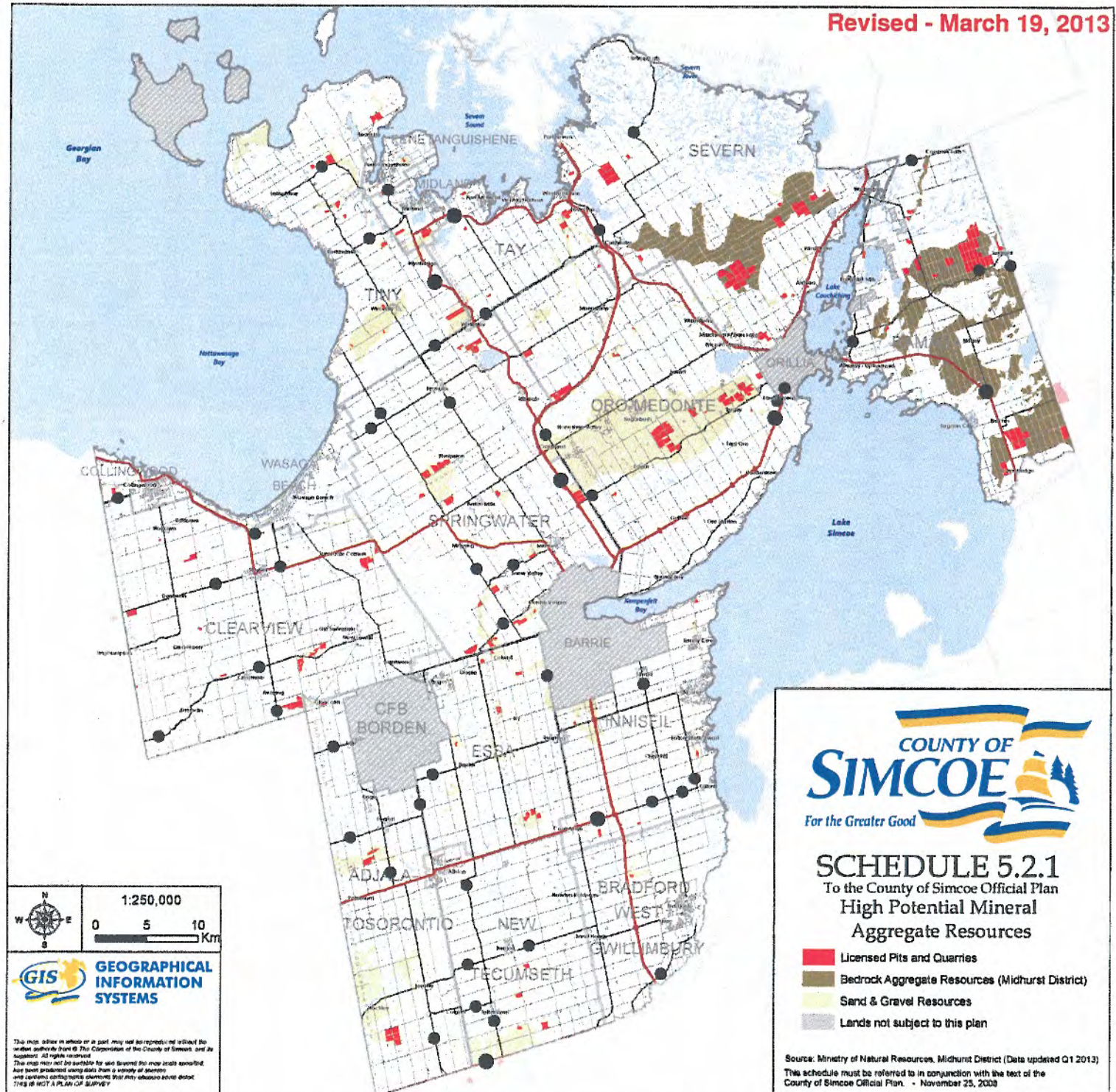


This map schedule forms part of attachment "D" to the affidavit of Kathy Suggitt.

Amanda Flynn
Amanda Flynn, Deputy Clerk
Commissioner for the
Corporation of the
County of Simcoe

Sworn in front of me, this date, March 28, 2013.

Revised - March 19, 2013



COUNTY OF SIMCOE
For the Greater Good

SCHEDULE 5.2.1
To the County of Simcoe Official Plan
High Potential Mineral
Aggregate Resources

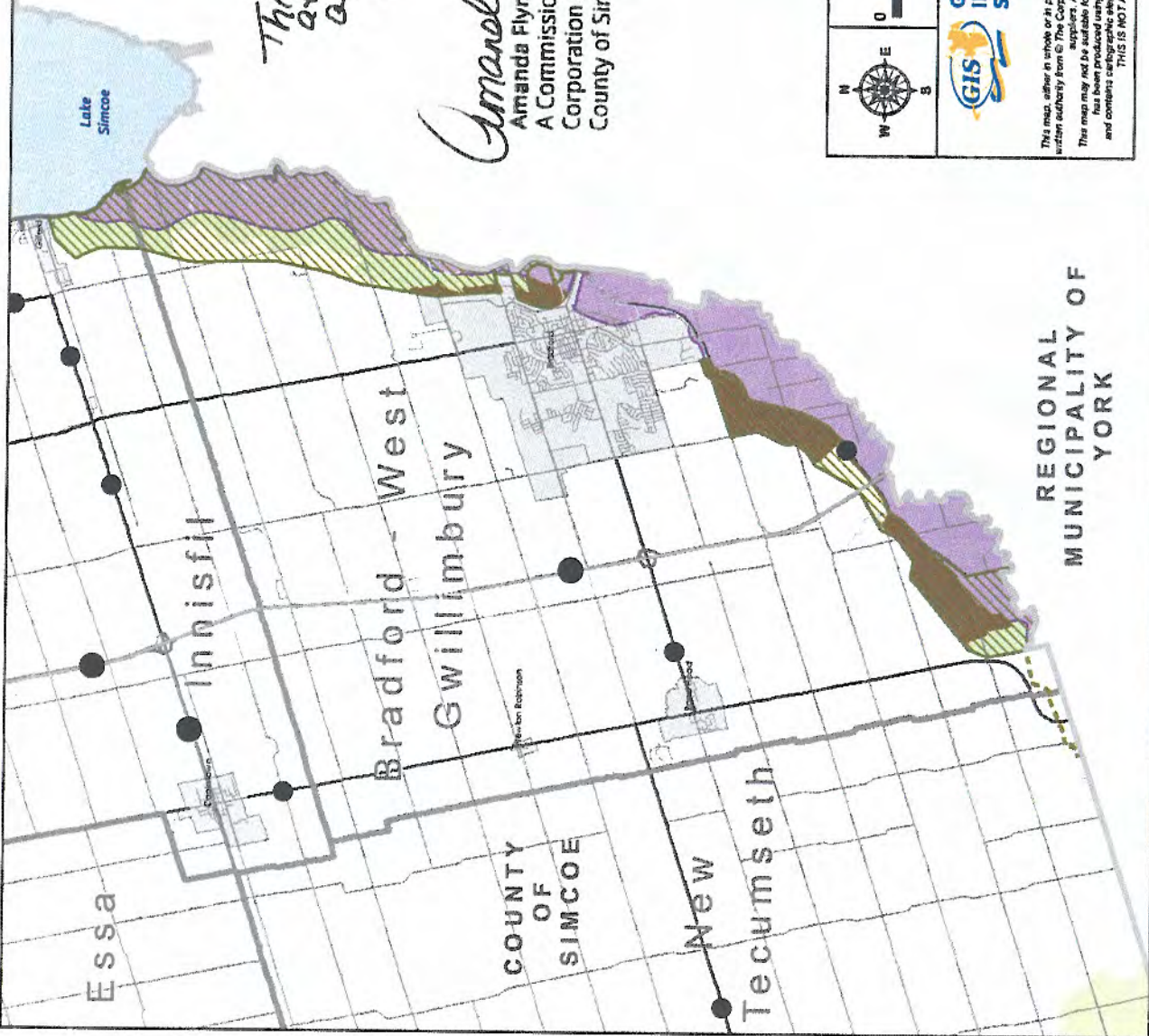
- Licensed Pits and Quarries
- Bedrock Aggregate Resources (Midhurst District)
- Sand & Gravel Resources
- Lands not subject to this plan

Source: Ministry of Natural Resources, Midhurst District (Data updated Q1 2013)
This schedule must be referred to in conjunction with the text of the County of Simcoe Official Plan. - November 25, 2008

This map schedule forms part of Attachment "D" to the affidavit of Kathy Suggitt. Sworn in front of me this date, March 28, 2013

Amanda Flynn
Amanda Flynn, Deputy Clerk
A Commissioner for the
Corporation of the
County of Simcoe

Revised - March 19, 2013



*This map schedule forms part of
 attachment "D" to the affidavit
 of Kathy Suggitt.
 Sworn in front of me, My date,
 March 28, 2013.*

Amanda Flynn
 Amanda Flynn, Deputy Clerk
 A Commissioner for the
 Corporation of the
 County of Simcoe



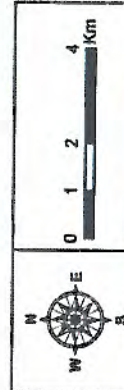
SCHEDULE 5.3.3
 To the County of Simcoe Official Plan
 Greenbelt Plan

- Greenbelt Area*
- Protected Countryside
- Greenbelt Natural Heritage System
- Holland Marsh (Specialty Crop Areas)
- Agricultural
- Rural
- Oak Ridges Moraine Area
- Settlement Areas Outside of the Greenbelt
- River Valley Connections (outside of the Greenbelt)

*Ontario Regulation 59/05

This schedule must be referred to in conjunction with the text of the
 County of Simcoe Official Plan. - November 25, 2008

ORIMCP Area and NEP Area are part of the Greenbelt Plan
 Source: Ministry of Municipal Affairs and Housing



GIS
GEOGRAPHICAL INFORMATION SYSTEMS

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 and contains cartographic elements that may obscure some detail.
 THIS IS NOT A PLAN OF SURVEY.

REGIONAL MUNICIPALITY OF
 YORK

This is Attachment "E" to the affidavit of Kathy Suggitt:

Sworn in front of me this date: March 28, 2013

ATTACHMENT "E"

Matters Remaining Under Appeal

Part 2 – Structure and Features of the County

Section 2.3 – Settlement

Addition to Section 2.3

Part 3 – Growth Management Strategy

Section 3.1 – Strategy

3.1.1, 3.1.2, 3.1.3

Section 3.2 – Population and Employment Projections/Allocations

3.2.2, 3.2.3, 3.2.4, 3.2.9, 3.2.14, 3.2.15, 3.2.16

Section 3.3 – General Development Policies

3.3.2, 3.3.3, 3.3.5, 3.3.6, 3.3.7, 3.3.15, 3.3.16, 3.3.17, 3.3.18, 3.3.21, 3.3.23

Section 3.4 – Land Use Designations

3.4.1, 3.4.6

Section 3.5 – Settlements

Entire Section

Section 3.6 – Agricultural

3.6.1, 3.6.3, 3.6.4, 3.6.5, 3.6.9

Section 3.7 – Rural


Entire Section

Section 3.8 – Greenlands

Entire Section

Section 3.13 - Lake Simcoe Protection Plan

3.13.49 b)


Amanda Flynn, Deputy Clerk
A Commissioner for the
Corporation of the
County of Simcoe

Part 4 – Policy Statements

Section 4.2 – Community Facilities and Services

Entire Section

Section 4.4 – Aggregate Developments

4.4.1, 4.4.2, 4.4.6, 4.4.11

Section 4.5 – Resource Conservation

4.5.1, 4.5.2, 4.5.6, 4.5.9, 4.5.10, 4.5.15, 4.5.18, 4.5.37,
4.5.41, 4.5.46, 4.5.47

Section 4.6 – Cultural Heritage Conservation

4.6.5

Section 4.7 – Infrastructure

4.7.4, 4.7.5, 4.7.8, 4.7.9, 4.7.11

Section 4.8 – Transportation

4.8.4, 4.8.9 (first), 4.8.9 (second to be renumbered), 4.8.33, 4.8.41

Section 4.9 – Waste Management

4.9.20, 4.9.21, 4.9.22, 4.9.23, 4.9.24, addition to Section

Section 4.10 – Local Municipal Official Plans

4.10.2, 4.10.9, 4.10.10, 4.10.14

Section 4.11 – Implementation

4.11.1, 4.11.4, 4.11.7, 4.11.8

Part 5 – Schedules

Schedule 5.1 Land Use Designations

Schedule 5.2.2 Streams and Evaluated Wetlands

Schedule 5.2.3 Areas of Natural and Scientific Interest

Only with respect to Part Lots 10 and 11, Concession 7, Oro

Only with respect to Lot 25, Concession 12, Clearview

Schedule 5.3.1 Niagara Escarpment Plan Land Use

Only with respect to Lot 25, Concession 12, Clearview

Schedule 5.5.1 County Transportation System

Schedule 5.5.2 Future County Transportation System

Schedule 5.6.1 County Waste Disposal Sites

Schedule 5.6.2 Local Municipal and Private Waste Disposal Sites

Table 5.1 Recognized Settlement Areas

Only with respect to Tioga and addition of Fennell's Corners

Table 5.4 Simcoe County Road System

Only with respect to County Road 91 (addition of *)

Section 5.8 – Definitions:

Affordable

Cultural Heritage Landscape

Cultural Features

Environmental Impact Statement "EIS"

Natural Heritage Features and Areas (Natural Heritage)

Natural Heritage System

Primary Settlement Areas

Rural Employment Areas

Settlements or Settlement Areas

Significant

Significant Woodlands

Wildlife Habitat

Woodlands

Part 6 – Appendices

Appendix 1 – Environmental Impact Statement (EIS) Requirements

Appendix 5 – D-4 Assessment Area Implementation