

The County of Simcoe Official Plan



Consolidated August 2007



COPY

I, Glen Knox, Clerk of the County of Simcoe, do hereby certify, under my hand and the seal of the County that this is a true and correct copy of the Office Consolidation of the Official Plan of the County of Simcoe in effect as of this day.

Dated the 7th day of August, 2007.



Glen R. Knox, County Clerk

BY-LAW NO. 4354

OF

THE CORPORATION OF THE COUNTY OF SIMCOE

A by-law to adopt an official plan for the
County of Simcoe.

WHEREAS, Section 17 of the Planning Act, R.S.O. 1990 c.P. 13, as amended states that a county may adopt an official plan by by-law; and


WHEREAS, O. Regulation 154/95 under the Planning Act prescribes the County of Simcoe to prepare and adopt an official plan on or before December 31, 1997; and

WHEREAS, a public meeting was held in accordance with Section 17 of the Planning Act, R.S.O. 1990 c.P. 13 on June 26, 1997 and October 22, 1997 to receive public input on a proposed official plan for the County of Simcoe;

NOW THEREFORE, the Council of the Corporation of the County of Simcoe enacts as follows:

1. **THAT** the proposed official plan of the County of Simcoe attached as Schedule 1 to Planning Services Committee Report No. 97-039, dated September 30, 1997 as amended by Planning Services Committee Report No. 97-041 as amended, is hereby enacted as the official plan of the Corporation of the County of Simcoe according to provisions of Section 17 of the Planning Act, R.S.O. 1990 c.P. 13, as amended.
2. **THAT** the Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs and Housing for approval of the aforementioned Official Plan for the County of Simcoe.

By-law read a first, second and third time and finally enacted this 28th day of October, A.D. 1997.


Warden, County of Simcoe


Clerk, County of Simcoe

Official Plan and Amendment Status – August 2007

Adopted by County Council October 28, 1997.

Approved by MMAH April 1, 1998 and by the Ontario Municipal Board November 2, 1999.

And the following disposition of matters since approval:

<u>Non- Decisions at Approval Section B</u>	<u>Municipality</u>	<u>Location</u>	<u>Status</u>	<u>Date of Decision</u>	<u>Date of Consolidation</u>
1	County-wide	Section 3.3.2	Approved	August 12, 1999	Feb 2006
2	County-wide	a) 3.6.12(a) b) 3.6.12(b) c) 4.3.3	Approved	October 5, 1999 (a) & (b) December 21, 2005 (c)	Feb 2006
3	Ramara	Schedule 5.2.1 as it relates to Ramara	Approved	December 21, 2005	Feb 2006
4.	The following settlements:				
	Clearview	Osler Bluff Shown as Settlement Non Decision	Removed as settlement from 5.1 Appealed to OMB	December 21, 2005	June 2000
	Clearview	Collingwoodlands Shown as Settlement Non Decision	Removed as settlement from 5.1 Appealed to OMB	December 21, 2005	June 2000
	Clearview	Old Sunnidale Shown as Settlement Non Decision	No Decision	April 1, 1998	June 2000
	Tecumseth Pines	New Tecumseth Shown as Settlement Non Decision	Removed as settlement from 5.1	December 21, 2005	Feb 2006
	Rich Hill	New Tecumseth Shown as Settlement Non Decision	Removed as settlement from 5.1	December 21, 2005	Feb 2006
	Sandy Cove Acres	Innisfil Shown as Settlement Non Decision	No Decision	April 1, 1998	June 2000

<u>Non- Decisions at Approval Section B</u>	<u>Municipality</u>	<u>Location</u>	<u>Status</u>	<u>Date of Decision</u>	<u>Date of Consolidation</u>
	Lagoon City	Ramara Shown as Settlement Non Decision	No Decision	April 1, 1998	June 2000
5	Schedules 5.1 and 5.4 as they relate to the New Lowell Area	Clearview	Approved both Schedules	January 8, 1999	June 2000
6	Division Road Secondary Plan Area, OPA 2	Severn	Approved	December 21, 2005	Feb 2006
7	Lot 15, Concession IV owned by Tosorontio Developments Inc.	Adjala- Tosorontio	Approved by OMB	October 29, 1999	June 2000
8	Those Provincial Wetlands shown in cross hatching on Schedule 5.1		Approved for whole County	December 21, 2005	Feb 2006

<u>Amendments Since Approval</u>	<u>Municipality</u>	<u>Location</u>	<u>Applicant</u>	<u>Status & Date</u>	
1	Adjala- Tosorontio & New Tecumseth	Oak Ridges Moraine various sections & Schedule 5.7	County	Fully Approved March 2006	Feb 2006 & August 2007
2	Oro-Medonte	Part of Lot 27, 28 Concession 5, former Oro 386 lifestyle units and golf course	Ucci	Decision yet to be confirmed by Cabinet	

3	County	Housekeeping various sections	County	Approved August 17, 2006 Except 4.9, Appendix 8, Assessment Definition & Map Disclaimer which are before OMB	August 2007 excepting portions before OMB
4	Oro-Medonte	Lot 3, Concession 11, former Medonte To allow undersized consent in agricultural area for small animal vet	Dr. Webb	Adopted November 2006 Before Province	

Changes to Information Schedules

<i>Schedule</i>	<i>Location of Change</i>	<i>Applicant</i>	<i>Date of Adoption</i>	<i>Date of Consolidation</i>
5.2.2 Wetlands	Township of Ramara • Lots 1 & 2, Concession 11 Township of Springwater • Part of Lots 51 to 54, Concession 1	MNR	June 2007 CS 07-128	August 2007
	Replaced Schedule	MNR	March 2005 CS 05-077	Feb 2006
	Innisfil • Part of Lots 24 to 27, Concession 9 & 10 • Part of Lots 21 to 25, Concessions 4 & 5 • Part of Lot 24, Concession 3	MNR	August 2006 CS 06-221	August 2007
	Collingwood • Part of Lots 44 to 49, Concession 10 & 11	MNR	February 2007 CS 07-044	August 2007
5.2.3 Areas of Natural and Scientific Interest	<ul style="list-style-type: none"> • An additional portion of Matchedash Bay has been recognized (#50) as a Provincial ANSI (Approx. Lots 8 & 9, Concession 11, 12 former Matchedash). • An ANSI was removed from Lot 10, Concession 4, Tay. • An ANSI was added to Giant's Tomb (#59). • An ANSI was removed from Cedar Point in Tiny (Lot 20, Concession 20). 	MNR	March 2006 CS 06-095	Feb 2006

	<ul style="list-style-type: none"> • An additional ANSI description was added to the Awenda Shoreline Upland Forest Unit (Lot 2, Concession 18, Tiny) (#75). • An ANSI was recognized (#62) on the eastern edge of Wasaga Beach within Lot 21, Concession 8, former Flos). • More detailed definitions have been added to the various ANSI's within Wasaga Beach (#'s 67 & 68). • An ANSI was redefined and removed from Simcoe County within Lots 36, 37, Concession 12, former Nottawasaga). • A new ANSI is recognized (#45) within Lots 13 to 19, Concessions 1 and 2, former Tosorontio now the Township of Adjala-Tosorontio. It is called the Oak Ridges South Slope Forests. • The Headwaters of the Humber (#86) are now recognized as an ANSI within the southern most portion of Adjala-Tosorontio on the Oak Ridges Moraine. 			
<p>5.5 County Roads System</p>	<p>Changes to County Roads: 3, 4, 10, 21, 26, 27, 30, 39, 42, 44, 46, 50, 54, 56, 88, 89, 90, 91, 92, 93, 95</p>	<p>County</p>	<p>February 2006 CS 06-060</p>	<p>Feb 2006</p>
<p>5.6 Waste Disposal Sites</p>	<ul style="list-style-type: none"> • Site 15: was shown as active, but is now inactive. • Site 6: was shown as active, but is now inactive. • Site 14: was shown as active, but is now inactive. • Site 4: was shown as active, but is now inactive. • The CFB Borden landfill site is indicated as a private active site. • The inactive site at 8512 County Road 9 is relocated to the correct side of the road. • The Tiny Stump Dump is shown - Part of Lot 21, Concession 20 • Part Lot 6, Concession 1 (Former Nottawasaga) in Clearview is now shown as an inactive County Landfill Site. • 5084 25th Sideroad in the Township of Essa is now shown as an inactive County 	<p>County</p>	<p>February 2006 CS 06-057</p>	<p>Feb 2006</p>

	<p>Landfill Site.</p> <ul style="list-style-type: none"> • 2019 Gatrix Road in the Township of Tay is shown as an inactive County Landfill Site. • Part of Lot 9, Concession 9 in Tiny Township is now shown as a County inactive landfill site. • Part of Lot 11, Concession 4 in the Township of Tiny is now shown as an inactive private site that was previously not included in the County Plan but is shown in the Township Plan. 			
	<ul style="list-style-type: none"> • Part of Lot 48, Concession 12, former Nottawasaga in Collingwood, refined boundaries based on new information 	<p>OMB Settlement Decision</p>	<p>July 7, 2005 Decision/Order No. 2074</p>	<p>August 2007</p>

**OFFICIAL PLAN OF THE
COUNTY OF SIMCOE**

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* MMAH Non-Decision

Part 1 Introduction

1.1 Purpose

The Official Plan of the County of Simcoe is prepared under the Planning Act, as amended, of the Province of Ontario. The Plan provides a policy context for land use planning taking into consideration the economic, social, and environmental impacts of land use and *development* decisions.

The Plan provides a policy basis for exercising the approval authorities for local municipal Official Plans and amendments, and applications for *subdivision* of land.

The Plan is a document designed to assist in growth management in a County expected to experience rapid growth in population and urban development over the next twenty years. It attempts to achieve a balance between the demands for economic development, community building and environmental conservation and provide a framework for coordinated planning with adjacent municipalities, agencies, and other levels of government.

1.2 Scope, Effect, and Legislative Authority

The Plan applies to sixteen towns and townships, or local municipalities, which constitute the County of Simcoe. As stated in the Planning Act, 1996, where an Official Plan is in effect, no public work shall be undertaken and no bylaw shall be passed for any purpose that does not conform therewith. The Act further states that local Official Plans and zoning bylaws shall be brought into conformity with the County Plan.

Regulations under the Act prescribe that the County of Simcoe shall prepare an Official Plan. The County's Strategic Plan, adopted in 1993 by County Council, calls for the preparation and adoption of an Official Plan.

The Plan is a broad policy document which is implemented through local municipal official plans, zoning bylaws, and *subdivision* approvals, together with long term transportation, sewer, water, and waste management Plans, environmental assessments, *watershed management plans*, financial programs, capital budgets, economic development initiatives, and human services plans.

Part of the County, in the Township of Clearview, falls within the Niagara Escarpment Plan Area. The Niagara Escarpment Plan is the senior document and its provisions prevail in case of conflict between it and the County Plan or local municipal Official Plan. Specific references to its provisions and jurisdictions are found in this Plan.

1.3 County Strategic Plan

In 1992, the County assumed a policy setting role in land use planning to ensure that long term and strategic issues related to the County's development, resource base, and natural environment are addressed. This led to a decision to "Prepare and adopt a County Official Plan" which supports the County's objectives in all relevant areas including (but not limited to) environmental protection, resource management, economic and community development, transportation, and cultural and visible heritage".

1.4 Goals of the Official Plan

The Plan's provisions are aimed at the achievement of particular and interdependent goals which are derived from the County's Strategic Plan, the *Provincial Policy Statement* (1997) on planning, and research undertaken during preparation of this Plan including public input.

The goals are:

- protect, conserve, and enhance the County's natural and cultural heritage;
- wise management and use of the County's resources;
- growth management to achieve lifestyle quality and efficient and cost-effective municipal servicing, development and land use;
- achievement of coordinated land use planning among the County's local municipalities and with neighbouring counties, district, regions, and separated cities, and First Nations lands;
- community economic *development* which promotes economic sustainability in Simcoe County communities, providing employment and business opportunities;
- protect public health and safety.

1.5 Structure of the Plan

The Plan is divided into five sections. Following this introductory section, Section 2 describes the County and its features. Section 3 on Growth and Settlement includes population projections and land use designations. Section 4 contains Policy Statements on planning topics, providing policies and guidelines for implementation and *development* within the land use designations. Section 5 contains schedules, definitions, maps, and background material.

This Plan should be consulted in its entirety to enable complete and correct interpretation of its provisions.

Part 2 - Structure and Features of the County

2.1 Municipal Organization

The County of Simcoe is comprised of sixteen towns and townships. The Cities of Barrie and Orillia are administratively separate from the County, but are economically and geographically an integral part of the County. Planning decisions in the Cities of Barrie and Orillia are not subject to the provisions of this Plan.

Thus, County municipal government is organized in two tiers and municipal functions are split between them. The planning function is a shared responsibility; the County sets a broad policy framework for planning while local municipalities establish a more detailed set of policies all of which are implemented through local official plans and decisions on planning applications and other related matters such as infrastructure, human services, and economic development.

The adoption and approval of the County Plan will bring about a direct role for the County as approval authority for *subdivisions*, condominiums, and local official plans.

2.2 Physical Geography

The following description is composed of excerpts from the report "*Development of a Natural Heritage System for the County of Simcoe*", one of the background reports for the Official Plan preparation:

“Simcoe County is one of the most geologically diverse areas in Ontario, containing a wide array of prominent physiographic features. Two areas of high topographic relief, the Niagara Escarpment and the Oak Ridges Moraine, form much of the County's western and southern boundaries, respectively. The Oro or Bass Lake Moraine is the dominant landform northwest of Lake Simcoe, while on the east side of the lake is an extensive limestone plain. Granitic bedrock at surface occupies the northeast quadrant of the County. The interior is characterized by a mix of till plains south of the City of Barrie, and sand plains, till plains, and clay plains to the north of Barrie. Several of the larger river systems that drain north into Georgian Bay, notably the Nottawasaga and Wye, occupy wide, flat valleys underlain by extensive beds of silt and organic deposits which in turn give rise to several large *wetlands* such as Minesing Swamp and Wye Marsh.”

“In terms of life science, Simcoe County is home to over 1500 species of vascular plants, over 150 species of nesting birds, 50 mammals, and 33 reptiles and amphibians. It supports specialized vegetation communities adapted to unique habitats such as coastal plains, prairies and savannas, alvars, bogs and fens, the Great Lakes shoreline, and Niagara Escarpment cliff faces and talus slopes.”

"The County contains 66 *provincially significant wetlands*, 21 *provincially significant Areas of Natural and Scientific Interest*, and at least 64 species of plants and animals considered to be vulnerable, threatened, or endangered in Ontario and/or Canada. Extensive tracts of undisturbed forest in the north and east of the County are habitats for forest interior bird species and mammals such as Black Bear, Marten, and Fisher. Because the County is situated at the contact zone between the Precambrian Shield and till/morainal deposits to the south it has elements of both Boreal Forest and Great Lakes-St. Lawrence Forest represented together. This results in an unusual mix of northern species of plants and animals at the southern edge of their ranges coexisting with southern species at or near their northern limits."

The County contains features which have received international recognition for their environmental significance: Minesing Swamp, Matchedash Bay and the Niagara Escarpment. The first two are protected as *provincially significant wetlands*, the latter by the Niagara Escarpment Plan which takes precedence over this Plan.

The County also contains extensive shoreline areas, as it borders three major water bodies -- Georgian Bay, Lake Simcoe, and Lake Couchiching -- and contains several smaller lakes. The shoreline areas and associated beaches and other landscape features are major elements shaping not only the ecological system but (1) the economy of the County, given their contribution to tourism and recreation, and (2) the settlement pattern, given the large number of dwellings serving seasonal and retired residents along the shoreline. Now, with increasing automobile mobility and changing lifestyles, shoreline areas are housing increasing numbers of permanent and employed residents.

2.3 Settlement

The County of Simcoe has a 1996 population of 223,000. In addition about 107,000 people reside in the adjacent cities of Barrie and Orillia. Projected growth to the year 2016 is in Section 3.2.

Population density in general and urban *development* in particular, is greater in the southern portion of the County. This is as a result of economic and employment links with the highly urbanized Greater Toronto Area immediately south of Simcoe County. Residential *development* has also been attracted to the shores of Georgian Bay and Lake Simcoe. This *development* is a mixture of permanent and seasonal occupancy. In summer months, seasonal occupancy swells the population of the County well above the permanent population of 223,000.

Much *development* is focused in numerous urban *settlements*, ranging in size from towns of about 15,000 people to small hamlets of only a few dozen people. However, thousands are housed in country residential or cottage clusters, or isolated lots, found throughout the County.

Agricultural settlement is found almost everywhere, except in the Precambrian Shield at the northern end of the County.

Settlement of the County by First Nations and subsequently by non-aboriginal settlers has resulted in a wealth of cultural heritage resources.

2.4 Resources and Economic Base

Simcoe County has a diverse economic base which includes traditional, resource based industries and industries based on modern manufacturing and technology.

The transitional geography of Simcoe County supports a wide variety of agricultural pursuits. Forestry is returning as an important activity, given the reforestation efforts of the past decades. Aggregate resources - sand, gravel, and stone - are extracted in many parts of the County, with abundant resources found in Severn, Oro-Medonte, and Ramara Townships.

Industrial activities include automotive manufacturing, industrial research and development, and many smaller manufacturing establishments.

Tourism and recreation is a large and growing economic sector in Simcoe County. It includes both attraction oriented travel and seasonal residence activity. Other service sector activities, including recreation, are growing in concert with population growth.

Part 3 - Growth Management Strategy

3.1 Strategy

The planning strategy of this Plan is based on four themes:

- Direction of most non resource related growth and *development to settlements*.
- Enabling and managing resource based development including agriculture, forestry, aggregates, and tourism and recreation.
- Protection and enhancement of the County's natural and cultural heritage, including water resources.
- *Development* of communities with diversified economic functions and opportunities.

Principles and policies which are stated throughout the Plan will be directly or indirectly related to these themes, which are inter-related in that achievement of objectives in any area can have impacts on other objectives.

3.1.1 Direction of most non resource growth and *development to settlements* - In this Plan, *settlements* include traditional mixed use central places such as towns, villages and hamlets. Some have both water and sewer services, some have only one, while small ones depend on individual services. *Settlements* are identified in Schedule 5.1, Land Use Designations.

The County has numerous identifiable *settlements*. They are found in every municipality and provide a basis for future urban forms of growth. A strategy of directing growth to *settlements* is fully compatible with the *Provincial Policy Statement*, which says in 1.1.1 a) that "Urban areas and *rural* settlement areas (cities, towns, villages, and hamlets) will be the focus of growth". In this Plan, both urban areas and *rural* settlement areas will be referred to as "*settlements*".

There are several reasons for this approach. *Settlements* tend to be developed at higher densities than scattered *development*, which makes them more economical to service. *Settlements* provide a focus for both private and public services in traditional and newer central places. The higher density of *settlements* means that more resource lands and environmentally valuable lands can be conserved. The wide range of land uses provides an opportunity for people to live, work, shop, and find recreation in one compact community. Given the diversity of size, setting and extent/types of hard and soft services which characterize the County's *settlements*, some are more suitable for accommodating long-term growth. Local municipal official plans shall form the basis for identifying the extent of growth appropriate for the various settlement areas.

In order to direct growth to the *settlements*, it is part of this strategy to encourage local municipalities to develop Plans and Secondary Plans that make up to a 20 year provision for

residential, commercial, industrial, and institutional *development* in their settlement areas including provision for necessary services.

At the same time as the majority of growth is directed to *settlements*, it is also anticipated that some growth will be accommodated through *country residential subdivisions, recreational districts*, shoreline areas, special development areas, *business parks* and *rural* consents. Local municipalities are to undertake growth management strategies which form the basis for identifying the amount of growth to be directed to settlement areas and these other land use categories.

3.1.2 Enabling and managing resource based development including agriculture, forestry, aggregates, and tourism and recreation - The resources of the land are key elements in the economic development of the County and provide environmental benefits. Planning includes (1) managing the use of these resources so that we achieve the economic and environmental benefits balanced with attractive living environments, (2) managing the resources so they do not conflict with one another, and (3) wise use of the land base which spawns the resources.

3.1.3 Protection and enhancement of the County's natural and cultural heritage - The natural and cultural heritage of the County is an important part of its economic base and its lifestyle quality. The key features and functional elements of the *natural heritage* of the County have been identified and mapped as “greenlands”. Although not mapped as greenlands, the major lakes of Simcoe and Couchiching, plus Georgian Bay, are important complementary components of the County’s ecological system. The rich cultural heritage of the County has been partially documented and is to be protected through the requirements for appropriate archaeological and cultural heritage assessments; the Plan contains provisions for gathering additional cultural heritage resource information.

Water, both surface and underground, is a key part of the *natural heritage* that is under stress. Water quantity and quality is important to industrial, commercial, and residential *development* as well as the tourism industry. Pressures to export water from the County must be carefully monitored; action may be required to make sure a high quality and sufficient quantity of the resource is always available within the County. In general, it is the intent of this Plan to encourage the conservation of water resources within the County, in order to protect the long term quality and quantity of this critical resource.

Identification of *natural heritage* features and linkages included as Greenlands was undertaken within the context of a functional assessment approach. As such, this Plan contains policies to require the analysis and protection of natural functions such as groundwater recharge, stream/river baseflow, wildlife movement and biotic diversity. These functions are to be protected through the requirement for local Official Plans to identify and protect both the

County Greenlands and local *natural heritage* systems which compliment and support the County system such as valley and stream corridors, lower order *wetlands* and locally

significant forests, and through requirements for appropriate *natural heritage* assessments and/or environmental impact statements in the consideration of new Official Plans/amendments, settlement expansions and *development* applications. The functional approach is also supported by the policies of this Plan relating to watershed based planning.

Various features and functions are found and occur within larger water and land based areas such as watersheds and moraines located both within and beyond the County. The watersheds of Georgian Bay, Severn Sound and Lake Simcoe, the Oro and Oak Ridges Moraine and the Niagara Escarpment all represent examples of these broader natural areas. This Plan therefore calls for environmental analyses and policy development to be undertaken in the context of these broader systems.

The growth and settlement strategy and the conservation strategies for economic and heritage resources are closely linked. *Development* at higher densities in *settlements* will conserve greater land areas for resource development and *natural heritage* protection. Avoidance of scattered *development* which could and should go to settlement areas is a complementary strategy.

3.1.4 Development of communities with diversified economic functions and opportunities - The Plan recognizes the need to enable and encourage the development of a wide range of business and employment opportunities to meet the needs of a growing population. Population growth in the late 1900's is largely fuelled by new residents who commute to jobs outside the County, notably in the Greater Toronto Area. Such residents will seek appropriate employment opportunities in Simcoe County over time; reduced commuting has both lifestyle and environmental conservation advantages.

In terms of individual communities and *settlements*, a wider range of employment enables those areas to better withstand the economic changes and cycles regularly encountered. Such employment opportunities arise from the resource base of the County described above, from manufacturing to meet the needs of markets both within and outside Simcoe County, and from a service sector which provides a wide range of services to the residents of the County.

Thus, land use policies provide for and encourage the multi-use expansion of *settlements*, the *development* of *rural business parks* and *highway commercial development* where appropriate, the development of home based businesses, and the wise management and use of agricultural, aggregate, forestry and other resource lands.

Finally, the growth of locally sponsored business is particularly encouraged as it provides a more stable and secure employment base developed with local involvement.

3.2 Population, Housing, and Employment Projections/Allocations

The County of Simcoe is expecting rapid population growth in the 20 years between 1996 and 2016. From 223,000 in 1996, the County's population is expected to grow to 321,000 by 2016. Table 1 shows the projected population, and employment household levels for each *local municipality*. The separated Cities of Barrie and Orillia are projected to have a combined population of 167,000 by 2016: this results in an overall area population of 488,000.

Table 1 – Projections by Municipality for the Year 2016

Municipality	Population 1996	Population 2016	Households 2016	Employment 2016
Adjala-Tosorontio	9,361	13,700	4,580	2,590
Bradford West Gwillimbury	20,213	34,400	11,340	8,870
Clearview	12,407	16,700	6,200	1,980
Collingwood	15,596	18,900	8,180	12,960
Essa	16,363	18,400	6,330	9,730
Innisfil	24,711	40,800	15,170	7,490
Midland	15,035	18,985	7,300	13,590
New Tecumseth	22,902	32,300	11,700	8,710
Oro-Medonte	16,698	25,000	9,410	4,090
Penetanguishene	7,291	10,640	3,940	3,970
Ramara	7,812	12,400	5,110	1,890
Severn	10,257	15,500	6,020	1,790
Springwater	14,793	22,600	7,790	4,670
Tay	10,965	11,175	4,140	4,250
Tiny	8,644	13,100	5,270	2,400
Wasaga Beach	8,698	14,400	7,070	2,880
COUNTY TOTAL	221,746	319,000	119,550	91,860
Barrie and Orillia	107,037	168,800	64,770	109,840

The above population projections are affected by the transfer, in 1998, of lands from the Township of Tay to the Towns of Midland and Penetanguishene. The rate of growth from 1996 to 2016 is understated in Tay and overstated in Midland and Penetanguishene.

The above projections are intended to be used as guidelines for growth in the County. They are used as a basis to designate land and identify *settlement* boundaries; determine transportation, sewer, and water requirements; estimate housing, social programs and school needs; and to provide a framework for other service and program planning undertaken by municipalities, agencies, senior governments, and business. Given the assumptions used in developing projections, the projections in Table 1 will be monitored and updated when appropriate and are not considered as a limitation or target by which municipalities are constrained provided that adequate justification, acceptable to the County, is provided where local projections exceed the projections in Table 1. Local municipal official plans shall have regard to the projections as a basis for their projections and allocations among *settlements* and *rural* areas. More detailed projections are found in Appendix 2.

Population projections do not try to anticipate special events or changes to the basis for population change. A major *development* may have impacts on population change - impacts that cannot be predicted. For example, the approval and *development* of a large adult retirement community may significantly increase the population growth of a *local municipality*. Thus, population projections should be updated at least every five years.

The County's rapid population growth is primarily a result of in migration from the adjacent Greater Toronto Area (GTA). Thus, the local municipalities in the southern part of the County or with good highway access to the GTA are those which are expected to grow the most. Growth in the City of Barrie is also expected to generate spin off growth in nearby townships. Limited growth rates, for permanent residents, are expected in *shoreline residential* and *rural* areas.

Following national trends, the annual growth rate of Simcoe County is expected to gradually decline from 2.7% in 1996 to 1.7% in 2016. The rate of decline reflects declining birth rates. These growth rates are high in comparison to national trends and reflect the County's relationship to the growing GTA city region.

Household formation, while generally following population growth, does not exhibit the exact same pattern of change. Household formation is dependant as well on the age structure of the population. The older a population, the more households a fixed level of population creates, because an older population has a larger number of one and two person households. About 41,000 new housing units are expected to be built in the County over the next twenty years. New housing built is expected to continue to be dominated by detached dwellings or other ground oriented housing, with multiple unit housing expected to be concentrated within the larger *settlement* areas of the County.

While not part of the permanent household base, seasonal dwellings impact on servicing needs. Seasonal residents require services in almost all areas of traditional municipal servicing, but are generally not counted as part of the permanent population. Municipalities with large seasonal communities are found primarily bordering Lake Simcoe, Lake Couchiching, and Georgian Bay and to a lesser extent around other inland lakes. Estimates of seasonal dwellings are contained in Appendix 3, but seasonal populations are not part of the population projections of the Plan.

Employment is influenced by one national trend and one local trend. Nationally, and in Simcoe County, over the 20 year forecast period, the "baby boom" generation will start to retire while the number of young people entering the labour force will be declining. From a demographic perspective, this will result in a less abundant supply of labour. Locally, the high rate of commuting to jobs outside Simcoe County (23% of labour force in 1991) is expected to decline to 18% by 2016 as residents find jobs closer to their residence.

3.3 General Subdivision and Development Policies

THE FOLLOWING SECTION DESCRIBES GENERAL SUBDIVISION AND DEVELOPMENT POLICIES WHICH APPLY IN ALL LAND USE DESIGNATIONS AS DESCRIBED IN SECTIONS 3.4 TO 3.7 AND 3.9. ADDITIONAL POLICIES ARE FOUND IN SECTION 4, POLICY STATEMENTS.

3.3.1 *Subdivision* of land by Plan or consent, or Plans of condominium, are permitted only for the land uses permitted in the Designation or that maintain the intent of the Plan's objectives and policies.

3.3.2 In the Rural and Agricultural, and Greenlands Designations, only one detached dwelling may be located on an existing lot, subject to appropriate zoning and local municipal bylaws and official plans may make provision for semi detached dwelling units, accessory apartments, structures providing accommodation for temporary or seasonal farm help, garden suites, or other temporary accommodations, subject to the provision of adequate water and sewage treatment facilities. Nevertheless, a second detached dwelling may be established on a farm in a Rural area designated in a local official plan, subject to the availability of access to a public road in accordance with County and local municipal policies and bylaws, the provision of adequate water and sewage treatment facilities, and the provisions of local municipal policies and bylaws. Second detached dwellings where permitted should be located in the farm building cluster and subsequent consents to create separate lots for the two dwellings are not permitted.

In the Settlement Designation, in addition to lots for commercial, industrial, institutional, recreational, and other urban uses, zoning bylaws may make provision for detached dwelling units, garden suites, and multi dwelling residential buildings.

3.3.3 Lots may be created only where they have access to and frontage on a public highway and where an access permit to that highway can be obtained in accordance with the policies of this Plan and the County of Simcoe, the *Province of Ontario*, and *local municipalities*. Exceptions may occur in identified seasonal dwelling and resort areas where lots may be created on private roads or with water only access, subject to local municipal bylaws.

3.3.4 Consents for the purpose of boundary adjustments and consolidation of land holdings are permitted but shall not be for the purpose of creating new lots except as otherwise permitted in this Plan. All lots created shall conform to all applicable municipal policies and bylaws.

3.3.5 Development and/or site alteration is not permitted in Class 1, 2, or 3 *Wetlands* (Schedule 5.2.2), the habitat of threatened or endangered species, or *hazardous lands*. *Development* and *site alteration* may be permitted within 120 metres of these features where such *development* is otherwise permitted by this Plan and local municipal Plans and where an *EIS* can demonstrate that there will be no negative impact on the *natural features* or on the ecological functions, including water resources, for which the area is identified.

3.3.6 Subject to Sections 3.3.11 and 3.8, *subdivision* of land by plan or consent, *development* and *site alteration* may be permitted in or within 50 metres of fish habitat, *significant* woodlands, *significant* valley lands, *significant* wildlife habitat, and *significant* areas of natural and scientific interest (Schedule 5.2.3) where such *development* is otherwise permitted by this Plan, the Niagara Escarpment Plan, where applicable, and local municipal Plans and where an *EIS* can demonstrate that there will be no negative impact on the *natural features* or on the ecological functions, including water resources for which the area is identified.

3.3.7 Decisions on the location and form of *subdivision* and *development* should be made with an objective of conserving high quality landscapes, including views and vistas.

3.3.8 Where feasible, and subject to local municipal policies and bylaws, community and utility uses such as public community facilities, utility installations, railways, communication towers, transmission lines and pipelines, energy generation facilities, municipal buildings, and public parks may be located in any designation of this Plan, subject to Sections 3.3.4, 3.3.5, 3.8, and 4.2 and the requirements of the Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan, where applicable and applicable provincial and federal legislation. The only such uses permitted in the areas identified in Sections 3.3.4 and 3.3.5 are those which have successfully completed any required provincial and/or federal environmental assessment process or proceeding under the Drainage Act.

3.3.9 This Plan is not intended to prevent the continuation, expansion, or enlargement of legally existing uses which do not conform to the designations of the Plan. Expansions or enlargements shall include consideration of Section 4 Policy Statements, local official plans and by-laws, and where applicable, be subject to the Niagara Escarpment Plan and the Oak

Ridges Moraine Conservation Plan.

3.3.10 A *local municipality* shall require that applicants for *subdivision* by plan enter into appropriate agreements which shall be registered against the title of the subject lands including but not limited to such matters as financial requirements, local and County roads, provision of services, drainage, grading, landscaping, sidewalks, and dedication of land or cash in lieu for public purposes where appropriate.

3.3.11 Local municipal official plans should map *natural heritage* features or areas which may be of local significance and/or which contribute to the viability of the County Greenland system, in addition to those identified in this Plan, and shall provide appropriate policies to implement the County and local natural heritage systems and protect the features and ecological functions contained therein. Local municipal land use policy, where it is more restrictive than the County Official Plan, shall apply in those areas. The identification of *natural heritage* features and functions of local significance shall be incorporated into a municipal growth management strategy for *settlements*, special development areas, recreation districts, or other major *development*.

3.3.12 *Development*, including the creation of new lots, within the area of the Niagara Escarpment Plan is subject to compliance with the policies of Part 3.8 and the Development Criteria of Part 2 of the Niagara Escarpment Plan.

3.3.13 All new land uses, including the creation of lots and new or expanding livestock facilities, will comply with the Minimum Distance Separation Formulae as prepared by the *Province* and decisions on the location and form of *subdivision* and *development* should be made with an objective of protecting *agricultural areas* for agriculture and minimizing land use conflicts between agriculture and other uses.

3.3.14 New lots for non-agricultural uses shall not be permitted to extend into provincially significant wetlands, the habitat of threatened and endangered species, and hazardous lands, except where may be permitted by Section 4.5.2. Where necessary to conserve natural features and ecological functions, as determined by an Environmental Impact Statement, they should not extend into other wetlands and significant woodlands.

The area of environmental constraint, as defined by an EIS, should be identified on the plan as a separate block or should be attached to an individual lot to maintain separate ownership. Public ownership, use of easements, or other devices is encouraged to ensure their long term environmental function and to provide areas for public open space. Such areas, regardless of ownership, shall be placed in restrictive designations and/or zones in local municipal official plans and bylaws.

3.3.15 *Natural heritage* conservation and forestry uses are permitted in all designations of this Plan, subject to County and local municipal bylaws.

3.3.16 All Plans of *subdivision* and condominium and the creation of more than five (5) new lots or units by consent shall be accompanied by a Stormwater Management (SWM) Report. A SWM Report will also be required for industrial, commercial and institutional *development* where impervious areas of over 1000 square metres and/or chemical storage and use is proposed. The SWM report shall be prepared by a qualified professional to the satisfaction of the appropriate approval authority. The Stormwater Management Report shall be prepared in accordance with the Stormwater Management Practices Planning and Design Manual 2 (1994), or its successor, and the Fish Habitat Protection Guidelines For Developing Areas (1994), or its successor, as prepared by the *Province*.

Stormwater management Plans and facilities are to address the following:

- maintain pre-development water quality and improve run-off quality where appropriate;
- accommodate flows created by a one in 100 year storm event, or accepted engineering standards for a *local municipality* to the satisfaction of the County and any appropriate agencies;
- at minimum, maintain current flow rate beyond property boundary;
- other matters are considered appropriate based on characteristics of the area; and,
- determine and describe the necessary measures required to be undertaken during construction to mitigate the potential *negative impacts of development*.

3.3.17 Where appropriate, the County shall require *development* applicants to undertake and implement a traffic impact study to the satisfaction of the appropriate road authorities. They are generally required where County road improvements may be necessary based on proposed, existing, and future (20 year horizon) traffic volumes. The County may enter into agreements or apply area development charges by-laws in order to facilitate construction of needed road improvements.

Where a secondary Plan or major *development* is proposed either adjacent to or in the vicinity of a *provincial* highway, a traffic impact study will be required. For an Official Plan amendment, the study is required prior to adoption. For a draft Plan of *subdivision*, the study is required before draft approval. Such a traffic impact study requires the review and approval by the *Province*. The proportionate share of any highway improvements recommended by the approved transportation studies that are attributable to and benefiting the proposed *development(s)* would be the financial responsibility of the proponent(s).

3.3.18 Where a land use change is proposed that is likely to adversely affect existing uses or be adversely affected by existing uses, a feasibility study that assesses the impacts of odour, noise, vibration, particulates, or other emissions may be required in accordance with *provincial* government guidelines. Some uses (e.g. residential) may be sensitive to the odour, noise, vibration or other emissions, associated with facilities such as highways, arterial roads, railway corridors, various types of industries and sewage treatment facilities. The feasibility study shall be prepared to the satisfaction of the local municipal council and other appropriate agencies and shall include recommendations on how impacts can be mitigated. The approval

of the *development* proposals shall be based upon the achievement of adequate separation distances between land uses and other mitigation recommendations.

Development adjacent to a railway corridor shall ensure that appropriate safety measures, such as setbacks, berms, and security fencing are provided to the satisfaction of the Local Municipal Council in consultation with the appropriate railway company.

3.3.19 If the site of a proposed land use is known or suspected to be contaminated, the local municipal council shall require a study be prepared in accordance with *provincial* government guidelines to determine the nature and extent of the contamination and the identification of a remedial Plan if required. Where the need for remediation is identified, the site shall be restored in accordance with the remedial Plan before *development* occurs to ensure there will be no adverse effects on the proposed use or adjacent land uses.

3.3.20 All *development* within the area of the Oak Ridges Moraine Conservation Plan area shall conform the policies of Part 3.10 and the policies of the Oak Ridges Moraine Conservation Plan.

3.4 Land Use Designations

THE FOLLOWING SECTIONS, 3.5 TO 3.7 INCLUSIVE AND 3.9 AND 3.10, DESCRIBE THE LAND USE DESIGNATIONS INTO WHICH THE COUNTY IS DIVIDED ON SCHEDULE 5.1 AND 5.3.2. EACH DESIGNATION WILL PROVIDE FOR A PARTICULAR FORM OF DEVELOPMENT OR SET OF LAND USES. THE OBJECTIVES OF EACH DESIGNATION ARE STATED FOLLOWED BY THE POLICIES USED TO ACHIEVE THE OBJECTIVES.

3.4.1 Where the policies of local municipal official plans are considered more restrictive than the policies of this Plan, the more restrictive policies shall apply.

3.4.2 Where it is stated in the following sections that particular land uses or lot creation are permitted, a planning application will still be subject to the locational and siting criteria and other policies of Section 4 of this Plan as well as local municipal official plans, zoning bylaws, and other bylaws as appropriate, as well as the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, where applicable.

3.4.3 Where specific numbers of lots, size of lots or *developments*, or distances are included in the following policies, local municipal official plans may propose minor variations to the prescriptions to fit local geographic circumstances provided that the objectives and intent of the County Official Plan are maintained and the policy statements of Section 4 are followed.

3.4.4 The features and designation boundaries shown on the schedules to this Plan are approximate and can be considered absolute only when bounded by clearly definable natural or built features.

3.4.5 The land uses listed in the designations are not intended to be all inclusive. Other uses which meet the intent of the designation and other objectives of this Plan may be considered and may be listed in local municipal official plans and zoning bylaws.

3.4.6 *Development* within land use designations, draft *subdivision* approvals, site plans, and other *development* approvals complying with local official plans approved prior to the approval of this Plan may proceed and does not require an amendment to this Plan.

3.4.7 Notwithstanding the above, *development* within the Oak Ridges Moraine Conservation Plan Area shown on Schedule 5.3.2 must be in conformity with Section 3.10 of this Plan and with the Oak Ridges Moraine Conservation Plan.

3.5 Settlements

Objectives

3.5.1 To utilize existing *settlements* where appropriate in accordance with the policies of this Plan, as the setting for urban uses and/or most non-resource related growth and *development*.

3.5.2 To develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services.

3.5.3 To develop mixed use *settlements* as strong and economically viable central places.

Policies

3.5.4 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. The boundaries of settlement areas are shown in local municipal official plans and are considered to be the approved settlement area boundaries of this Plan. A County of Simcoe official plan amendment is not required to adjust settlement area boundaries, except in the case of the establishment of a new settlement area. Where a local municipality does not support or fails to approve an amendment to permit the expansion of a settlement area, the proposed adjustment to the settlement area boundaries shall be deemed to not conform to this Plan.

3.5.5 Existing *settlement* areas and planned expansion areas for an estimated 10 to 20 years growth, including residential, commercial, industrial, and institutional, shall be shown in local municipal official plans. Local municipalities shall prepare the necessary official plan, secondary Plan, or official plan amendments prior to expanding designated settlement boundaries.

3.5.6 Local municipalities shall undertake growth management strategies or similar strategic planning to identify *settlements* which are best suited to accommodate growth based on the

considerations set out in Section 3.8 and 4.1 and in doing so need not accommodate a complete range of land uses in any one settlement area. Expansion of *settlements* into *prime agricultural areas* and the Greenland designation is generally discouraged and only permitted where it has been demonstrated that there are no reasonable alternatives which avoid *prime agricultural areas*. Where settlement expansions cannot avoid *prime agricultural areas*, lower quality agricultural lands will be given priority. Where a local municipal growth management strategy recommends expansion of *settlements* in to the Greenland designation, the official plan, official plan amendment or secondary plan shall be supported by an *EIS* which addresses Section 3.7.5 as well as the other policies of this Plan.

3.5.7 *Settlement* areas designated for major long term expansion should be considered suitable for the installation or expansion of municipal or communal water and sewer systems in accordance with Section 4.7 of this Plan. Partial service systems (water or sewer only) may be expanded in accordance with Section 4.7.

3.5.8 *Settlement* areas should be planned to accommodate a diversity of land uses, including residential, commercial, industrial, and institutional, to reinforce their traditional role as central places and service centres. Local municipalities may develop a hierarchy of *settlement* areas which may include the limiting of growth in any *settlement* area.

3.5.9 Where a *settlement* has municipal water and sewer services, compact *development* shall be promoted.

3.5.10 Where transportation, water, and sewer services are available, *business parks* or zones shall be located in settlement areas except as specified in Section 3.6.10.

3.5.11 Subject to Section 4.2, Social Services and *community facilities* should be located in Settlement Designations.

3.5.12 In Settlement Designations, *subdivision* may occur by plan or by consent. Expansion of Settlement Designations should normally be by plan of *subdivision*, while urban infill may take place through *subdivision* by consent, subject to Section 3.5.6.

3.5.13 The portions of Colgan and Tottenham within the ORMCP area on Schedule 5.1 and designated *Rural Settlement* on Schedule 5.3.2 are subject to the policies of Section 3.10 and the ORMCP.

3.6 Rural and Agricultural

Objectives

3.6.1 To enable the agricultural industry to function effectively in *prime agricultural areas* by minimizing conflicting and competing uses while accommodating uses and facilities which

support the agricultural industry in accordance with the Farm Practices Protection Act and its successors.

3.6.2 To provide in non-*prime agricultural areas* for *rural* uses such as resource activity, recreation and limited residential, subject to the other policies of this Plan including Section 3.6.8, while protecting the *rural* character and the viability of existing agricultural operations.

3.6.3 To encourage maintenance and restoration of *natural heritage* areas where appropriate and to have regard for the resource of built heritage and *cultural heritage landscapes* associated with *rural* and agricultural areas.

Policies

3.6.4 In the Rural and Agricultural Designation, local municipalities shall determine and map areas considered *prime agricultural areas* in their Official Plans. The mapping of the *prime agricultural areas* shall be subject to the agreement of the County of Simcoe and shall be based on Canada Land Inventory (Schedule 5.2.4) soil classifications 1 to 3 inclusive and specialty crop lands. *Prime agricultural areas* may also be identified through an alternative land evaluation system agreed to by the County and *local municipality*, and approved by the *Province*.

3.6.5 Until such time as a local municipal official plan maps *prime agricultural areas*, the land use policies for *prime agricultural areas* shall apply throughout the Rural and Agricultural Designation in that municipality.

3.6.6 *Prime agricultural areas* will be protected for agriculture and compatible uses. Permitted uses are agriculture, *agriculture related uses*, *secondary uses*, *natural heritage* conservation and forestry, aggregate *developments* subject to Section 4.4, processing of agricultural products, and agricultural produce sales outlets generally relating to production in the local area. Subject to Section 4.10.1, lots may be created for an agricultural use, a *farm retirement lot*, a *residence surplus to a farming operation* and *residential infilling*. New lots for *agricultural uses* should generally not be less than 35 hectares or the original survey lot size, whichever is lesser, or 4 hectares on organic soils used for specialty crops.

Outside of areas of organic soils, local municipal official plans may establish policies to allow for the creation of farm parcels for specialized *agricultural uses* which vary from the above subject to the following criteria:

- a) specialized agriculture must be defined with such uses being primarily related to the suitability of soils or climate to produce specialty crops or, in limited circumstances, the presence of facilities relating to the production, storage or processing of such agricultural products;
- b) justification shall be required of specific applications to demonstrate the above and that other lots of the proposed size are not available in the vicinity; and

- c) the size of parcels shall be sufficient size to accommodate *agricultural uses* common to the area.

3.6.7 In *rural* areas, uses permitted are those listed in 3.6.6 plus *highway commercial*, institutional, residential lots created by consent, *country recreational facilities*, *country residential subdivisions* to a maximum of 40 lots, and *rural business parks*.

Single industrial uses are generally not permitted outside of *settlements*, *business parks*, or Special Development Area designations. Consideration of such proposals will require local official plan amendments and must meet the following criteria:

- the use is for the primary processing of land related resources found on the site or in close proximity of the site;
- the use is incompatible in the proximity of other industrial uses;
- the use has large land requirements that cannot be satisfied in *settlements*, *business parks*, or Special Development Area designations either through existing infill opportunities or expansion.

The proposed must:

- generate minimal truck traffic or be in the proximity of an arterial road;
- have sewer and water service needs suitable for individual services;
- have a small number of employees;
- not be located in the proximity of residential or other incompatible uses in accordance with applicable guidelines for industrial use and distance separation; and
- except for agriculturally related industries and *secondary uses*, not be located in *prime agricultural areas*.

Local official plans should contain policies which require applicants to consider, as part of the official plan amendment, matters such as site hydrogeology, storm water management, and spills containment.

County residential *subdivisions* may exceed 40 lots only where:

- a) the local official plan contains policies which restrict *rural* lot creation and direct the majority of growth to established settlement areas;
- b) the local official plan identifies a proportion of growth that is to be accommodated by country residential *development* derived from an approved growth management strategy;
- c) the proposed *development* does not cause the projected proportion of *rural* growth to be exceeded for the municipality; and

- d) the local official plan policies are consistent with the direction provided in Section 4 of this Plan.

3.6.8 In *rural* areas, *subdivision* by consent is permitted for agricultural, agricultural related, *highway commercial*, and institutional uses. Lots should be restricted in size in order to conserve other lands in larger blocks for agricultural or environmental purposes.

3.6.9 In *country residential subdivisions*, lot sizes should average no larger than one hectare in order to conserve larger blocks of land for agricultural purposes or for their environmental value. Larger lot size averages may be permitted where required for servicing purposes, environmental conservation considerations, or to fit with existing *development* or the lot pattern in the vicinity.

3.6.10 *Business parks* may be located in *rural* areas or at limited access highway interchanges where appropriate sites within *settlements* are not available, where the economic need can be justified, and where there is the presence of specific complementary features such as airports or other transportation facilities, land based resources, or existing industrial and/or commercial *development*. The establishment of a *rural* business park shall be through the development of a secondary plan or appropriate local municipal official plan amendment demonstrating that suitable water, sewer, roads, and other infrastructure can be provided, and where they would have no negative impact on natural and cultural heritage features. Large scale retail establishments and *business parks* with primarily retail establishments shall be located on municipal sewer and water systems; exceptions shall be limited to uses which have water and sewer needs suitable for individual services and which are:

- a) uses with extensive outdoor storage, or
- b) uses that only retail merchandise produced on site or locally.

3.6.11 In *rural* areas, *country residential development* through *subdivision* by Plan, rather than consent, is preferred. However, lots may be created by consent according to the following guidelines:

- a) Lots should be restricted in size in order to conserve other lands in larger blocks for agricultural or environmental purposes. Consent lots should be developed to an approximate maximum size of one hectare, except where larger sizes may be suitable because of environmental constraints or design considerations.
- b) The number of lots on the grid road system should be restricted in order to maintain the *rural* character and road function and to avoid strip *development*.
- c) In geographic areas set out in local official plans, provision may be made for residential lot areas larger than 1 ha. where required for servicing purposes, environmental considerations, or to maintain established lot and development patterns.

Proposals for *country residential subdivisions* must be justified within the context of the policies of the local official plan in relation to both need and the *local municipality's* long range growth objectives. Proposals shall be supported by hydrogeological and *natural heritage* analyses regarding suitability and design of the site, and appropriate mitigation of *natural heritage* impacts.

Country residential *development* should not be considered in areas adjacent to or within one concession block of a settlement area or adjacent or in proximity to another *country residential subdivision* where the total number of lots would exceed 40; in areas adjacent or in close proximity to commercial, industrial or aggregate resource areas or operations; and/or, in areas of high water table or sensitive groundwater recharge. If a local official plan has policies in accordance with Section 3.6.7 of this Plan, a country residential *development* may be considered adjacent to or in proximity to another *country residential subdivision*, where the total number of lots exceeds 40, only where an approved local secondary plan has examined the impacts of the proposal on the existing *subdivision* and evaluates the cumulative transportation, water and sewer, and general servicing issues. All proposals should be supported by a municipal growth management strategy and shall be supported by appropriate hydrogeological and environmental analyses which ensure there is no negative impact on *natural features* and functions. Where existing or approved *country residential subdivisions* are physically joined or directly linked by internal roads or services, they shall be considered a unitary *development* for the purpose of this Plan.

3.6.12 The land use policies for *prime agricultural areas* shall apply to land within one kilometre of an adjacent municipality's settlement area except where designated Settlement areas exist adjacent to one another or where the affected municipalities have determined and mutually agreed upon long term future expansion plans and servicing arrangements. In certain circumstances, the existence of natural or man made boundaries can be considered justification for an increase or decrease in the one kilometre distance. *Development*, including lot creation, is discouraged adjacent or in close proximity to settlement area boundaries in order to enable the efficient expansion of settlement areas.

3.6.13 In *rural* areas, the County contains districts which have developed as recreation destinations and attracted *significant* seasonal and permanent residential development, such as the ski resort districts associated with the Oro Moraine and the Niagara Escarpment. Local municipal official plans shall Plan for these areas by designating them as *recreational districts* with the objective of protecting the environment, developing the economic potential of these districts as tourism and recreation resources, protecting the visual, landform and *rural* character, and ensuring the effective, efficient and environmentally sustainable delivery of services and infrastructure. The districts shall be mapped and planned in accordance with the following criteria:

- a) Delineation of the districts shall be based on the particular geographic features and associated areas for recreational, residential and related commercial *development*.

- b) *Development* and land use in *recreational districts* should be planned and mapped on a comprehensive basis and implemented through a secondary plan or appropriate official plan amendment(s) in order to assess and address their cumulative impacts. Planning should be based on a projection of anticipated growth and take into account the factors listed in Section 4.1.2 of this Plan. *Development* within Greenlands is discouraged unless alternate sites are not available. Minor expansions of and infilling within development centres may proceed prior to completion of the comprehensive plan, but major expansions and the establishment of new development centres may proceed only within the context of the comprehensive plan.
- c) Where communal or full servicing exists in recreation districts, new *development* shall also occur on these services. Where existing *development* is on private services, new *development* shall be subject to the servicing policies of Section 4.7.

3.6.14 Notwithstanding the policies of Section 3.6, within the area of the Niagara Escarpment Plan as identified on Schedule 5.1 and 5.3.1, *development* is subject to Section 3.8.

3.6.15 *Development* in the South of Division Road Secondary Plan area shall occur in accordance with the policies of the Township of Severn's South Division Road Secondary Plan as approved. Future *development* beyond the areas identified for *development* in the secondary Plan, requiring a local official plan amendment, shall only be considered within the context of a County official plan amendment to designate the area a *Settlement* or a new suitable alternate designation. An amendment to designate the area as *Settlement* shall be subject to the applicable policies of this Plan. An amendment for a new alternate designation shall have regard to the general goals and objectives of this Plan. Such an amendment shall be considered within the context of current *provincial* policy, the local municipality's growth objectives, and the South of Division Road Secondary Plan. Notwithstanding the above, for the purposes of this subsection, such an amendment to the County official plan is not required for proposed uses permitted within the *rural* policies of this Plan, save and except for *country residential subdivisions* and *rural business parks*.

3.6.16 Notwithstanding the policies of Section 3.6, lands within the Oak Ridges Moraine Conservation Plan area shown on Schedule 5.1, and further designated on Schedule 5.3.2, are subject to the policies of Section 3.10 and the Oak Ridges Moraine Conservation Plan.

3.7 Greenlands

THE MAPPING (SCHEDULE 5.4) AND ACCOMPANYING RATIONALE FOR THE GREENLANDS DESIGNATION IS FOUND IN A BACKGROUND REPORT.

PREPARED FOR THE COUNTY OF SIMCOE OFFICIAL PLAN TITLED "DEVELOPMENT OF A NATURAL HERITAGE SYSTEM FOR THE COUNTY OF SIMCOE". DESCRIPTION OF THE STRUCTURE OF THE NATURAL HERITAGE

SYSTEM IS FOUND IN APPENDIX 4. THE PURPOSE OF THE GREENLANDS DESIGNATION IS TO ENSURE THAT THE SCALE, FORM AND LOCATION OF DEVELOPMENT ARE SUCH THAT THE FEATURES AND FUNCTIONS OF THE NATURAL HERITAGE SYSTEM ARE SUSTAINED FOR FUTURE GENERATIONS.

GENERALLY, THE GREENLANDS DESIGNATION INCLUDES WETLANDS, ANSI'S, SIGNIFICANT WOODLANDS, SIGNIFICANT WILDLIFE HABITAT, SIGNIFICANT VALLEY LANDS, FISH HABITAT, ENVIRONMENTALLY SENSITIVE AREAS (ESA'S), MAJOR LAKE, RIVER AND CREEK SYSTEMS AND NIAGARA ESCARPMENT NATURAL AREAS. LOCAL GREENLANDS SYSTEMS AUGMENT AND SUPPORT THE COUNTY GREENLANDS SYSTEM AND THUS LOCALLY SIGNIFICANT FEATURES AND FUNCTIONS WHICH SUPPORT THE COUNTY GREENLANDS SYSTEM ARE TO BE IDENTIFIED AND PROTECTED IN LOCAL MUNICIPAL OFFICIAL PLANS IN ACCORDANCE WITH SECTION 3.3.10.

POTENTIAL 'GREENLANDS LINKAGES' ARE IDENTIFIED ON SCHEDULE 5.1 LAND USE DESIGNATIONS AND ON SCHEDULE 5.4, NATURAL HERITAGE SYSTEM. THEY ARE AREAS IN WHICH IT WOULD BE DESIRABLE TO RESTORE LOST OR SEVERED CORRIDORS THROUGH NATURAL SUCCESSION AND/OR SUPPLEMENTARY PLANTING. THEY ARE NOT LAND USE DESIGNATIONS IN THIS PLAN AND ARE PART OF THE RURAL AND AGRICULTURAL DESIGNATION. THEY ARE AREAS IN WHICH RESTORATION WOULD PROVIDE A GREATER CONTRIBUTION TO THE SUSTAINABILITY OF NATURAL HERITAGE THAN IN OTHER PARTS OF THE RURAL AND AGRICULTURAL DESIGNATION. THEY ARE TO BE IMPLEMENTED THROUGH A VARIETY OF STREARDSHIP APPROACHES AND THE CONSIDERATION OF APPLICATIONS FOR LAND USE CHANGE.

Objectives

3.7.1 To conserve the natural character, form, and function of the Greenland system throughout the County of Simcoe as a means of sustaining or restoring our *natural heritage*.

3.7.2 To promote the rehabilitation of the Greenlands system toward a *natural heritage* state.

3.7.3 To protect, improve or restore the quality and quantity of surface water and ground water and the function of sensitive ground water recharge/discharge areas, aquifers, and headwater areas within the County.

3.7.4 To link the County Greenlands system with the *natural heritage* systems of adjoining jurisdictions and to establish a comprehensive and suitable Greenlands system for the County by encouraging the identification and protection of locally supportive Greenlands features and functions.

Policies

3.7.5 Development and/or site alteration is not permitted within provincially significant wetlands and the habitat of threatened or endangered species. New uses proposed adjacent to these areas are not permitted unless it can be demonstrated that they do not negatively impact the natural features and associated ecological functions.

Development and/or site alteration that is permitted in the Greenlands Designation by the policies of this Section 3.7 may take place where, as determined by an EIS, it would not have a negative impact upon the natural features and ecological functions of the following:

- significant woodlands
- significant wildlife habitat
- significant valley lands
- fish habitat
- Areas of Natural and Scientific Interest
- Environmentally Sensitive Areas
- major lake, river, and creek systems
- sensitive surface water features, sensitive groundwater features and their
- related hydrologic functions
- steep slopes.

3.7.6 In the Greenland designation, *agricultural uses* and home occupations contained within a dwelling unit are permitted. Subject to the other policies of this Plan, including 3.3.4, 3.3.5, 3.7.5, 3.8 and 4.5, uses permitted conditionally within the Greenland designation, with acceptable results from an *EIS*, are extractive resource developments, *highway commercial* establishments, institutional uses, agriculture related industries, *secondary uses* not located within existing buildings, agricultural sales outlets, processing of agricultural products, *country residential subdivisions* of 20 lots or less, residential lots created by consent, and *country recreational facilities*. New *agricultural uses* proposing expansion into those features of the Greenlands system identified in Section 3.7.5 are permitted conditionally with acceptable results from an *EIS*. The scale and subject matter of *EIS*'s will vary with the nature and type of *development* proposed. The need for, and contents of, an *EIS* shall be determined in consultation with the County and *local municipality* at the time that the *development* is proposed, in accordance with Appendix 1. The location of permitted uses is subject to Section 3.3.4. While permitted, such uses shall be discouraged in the Greenland Designation when alternate sites are available. Uses not related to agriculture may not be located on *prime agricultural lands*.

3.7.7 Where an *EIS* has indicated that a *development* proposal would have a negative impact on the natural features or associated ecological functions for which the lands were identified, the application will not be supported or approved.

3.7.8 In *country residential subdivisions*, lot sizes should average no larger than one hectare

in order to conserve larger blocks of land for their environmental value or for agricultural purposes. Larger lot size averages may be permitted where required for servicing purposes or for environmental conservation considerations.

3.7.9 Residential lots may be created by consent subject to the provisions of Sections 3.3.13, 3.3.4, 3.3.5, 3.6.6, 3.6.11, 3.10, 3.8, and 4.8, an EIS, local official plans, and the provisions of the Niagara Escarpment Plan.

3.7.10 Local municipalities may use bonusing and density transfer systems and alternate development standards, agreed to by the County, to accommodate uses otherwise permitted in the Greenland Designation in order to enhance environmental conservation or protect specific features. Where applicable, an *EIS* will be required to support such approaches. A variety of land stewardship approaches, such as conservation easements, should also be considered as a means of protecting *natural features*.

3.7.11 The Greenland Designation does not imply that all lands within it are completely restricted from *development* or that a public agency must or will purchase any such land on which a planning application is denied.

3.7.12 The boundaries of the Greenland Designation shown on Schedule 5.1 are approximate in nature; when considering Planning applications, larger scale mapping, field surveys, *EIS*'s, and local official plans may be used to determine more precise boundaries of Greenland features and functions.

3.7.13 Where the Greenland Designation as shown on Schedule 5.1 is within settlement designations as set out in local municipal official plans, the subject lands shall be considered Settlement Designation in this Plan. However, where new *settlements* or expansions of existing *settlements* are proposed within the Greenlands designation, they shall be supported by an *EIS* which addresses Section 3.7.5 and the other policies of this Plan, and those features warranting conservation appropriately designated and protected in the local official plan.

3.7.14 Notwithstanding the policies of Section 3.7, within the area of the Niagara Escarpment Plan as identified on Schedules 5.1 and 5.3.1, *development* is subject to Section 3.8.

3.7.15 Where a *local municipality* has prepared a *Natural Heritage Plan (NHP)* that has been incorporated into the local official plan, and approved by the County of Simcoe, the *NHP* mapping of Greenlands, and related policies shall replace the mapping and policies of this Plan.

3.7.16 Notwithstanding the policies of Section 3.7, lands within the Oak Ridges Moraine Conservation Plan area shown on Schedule 5.1, and further designated on Schedule 5.3.2, are subject to the policies of Section 3.10 and the Oak Ridges Moraine Conservation Plan.

3.8 Niagara Escarpment Plan

A portion of the Township of Clearview is within the Niagara Escarpment Plan (NEP) Area, which is recognized as a World Biosphere Reserve. The NEP is a *provincial* environmental plan to maintain the Escarpment as a continuous natural environment, allowing only development compatible with the natural environment; all development, including lot creation and land use changes, must comply with the NEP. The area of the NEP is identified on Schedule 5.1, and NEP land use designations are indicated on Schedule 5.3.1. Within the NEP area, the policies of the NEP apply, as well as the policies of this Plan and the Township of Clearview Official Plan where they do not conflict with the NEP. However, where the County Plan is more restrictive than the NEP, the provisions of the County Plan shall prevail.

Within the Development Control Area identified on Schedule 5.3.1, any new development not specifically exempted by regulation under the Niagara Escarpment Planning and Development Act shall require a Development Permit from the Niagara Escarpment Commission before any other approvals or permits may be issued. The NEP contains land use and lot creation policies (Part 1) and Development Criteria (Part 2) which must be met by development proposals within the Plan and Development Control Area.

Part 3 of the NEP sets out the policy and framework for the Niagara Escarpment Parks and Open Space System. Within Simcoe County the following four (4) parks are in the System:

- Nottawasaga Lookout
- Devil's Glen *Provincial* Park
- Nottawasaga Bluffs Conservation Area
- Noisy River *Provincial* Nature Reserve

3.8.1 Niagara Escarpment Plan Designations

The Niagara Escarpment Plan designations are identified on Schedule 5.3.1. Development within the Niagara Escarpment Plan must meet the requirements of the Niagara Escarpment Plan as well as the requirements of this Plan and the local municipal official plan that are not in conflict with the Niagara Escarpment Plan.

3.8.2 Minor Urban Centres

The *settlements* of Dunedin, Glen Huron, and Singhampton are identified as Minor Urban Centres within the Niagara Escarpment Plan. However, portions of Singhampton and Glen Huron are located beyond the NEP. Accordingly, the boundaries of these *settlements* cannot be expanded in to areas covered by the NEP without an amendment to that Plan. Further, development within those portions of these *settlements* within the NEP shall be subject to the provisions of the NEP, as well as this Plan and the local municipal official provided such provisions do not conflict with the NEP. *Development* within those portions of those *settlements* beyond the NEP shall be subject to the provisions of this Plan and local municipal official plans.

3.8.3 Escarpment Recreation Area

The Devil's Glen Ski Club and an extension to the Osler Ski Club is identified as an Escarpment Recreation Area in the Niagara Escarpment Plan. Any *development* within or the any expansion of this Escarpment Recreation Area shall be subject to the provisions of the Niagara Escarpment Plan, as well as this Plan and the local municipal official plan where they are not in conflict with the Niagara Escarpment Plan.

3.9 Special Development Areas

SPECIAL DEVELOPMENT AREAS RECOGNIZE MAJOR COMMERCIAL, INDUSTRIAL, AND RECREATIONAL AREAS, OR A COMBINATION THEREOF, ASSOCIATED WITH PARTICULAR ATTRACTIONS OR INFRASTRUCTURE IN THE COUNTY SUCH AS CASINO RAMA AND THE LAKE SIMCOE REGIONAL AIRPORT. THE COUNTY RECOGNIZES SUCH AREAS THROUGH A COUNTY OFFICIAL PLAN DESIGNATION AND LOCAL MUNICIPALITIES SHOULD COMPREHENSIVELY PLAN SUCH AREAS IN ORDER TO MAXIMIZE THEIR ECONOMIC BENEFITS AND LONG TERM VITALITY WHILE ENSURING THAT DEVELOPMENT PATTERNS AND DESIGNS RECOGNIZE AND PROTECT ENVIRONMENTAL FEATURES AND FUNCTIONS.

Objectives

- 3.9.1** To recognize Special Development Areas as major economic generators in the County.
- 3.9.2** To ensure Special Development Areas are comprehensively planned to maximize coordination of infrastructure planning and ensure timely consideration of *development* applications.
- 3.9.3** To ensure Special Development Areas are located and planned to protect important *natural features* and functions and resources of the County and, where appropriate, to be designed so as to be integrated with and/or sensitive to the character of the area in which they are located.

Policies

- 3.9.4** Local municipal official plans shall map Special Development Areas and direct *development* related to these economic generators to these areas. New Special Development Areas will require an amendment to this Plan and the local municipal official plan.
- 3.9.5** Special Development Areas should be mapped and planned on a comprehensive and compact basis in order to assess and address the cumulative impacts associated with individual

development proposals and in order to comprehensively develop related services and infrastructure, particularly water, sewage, storm water management, and transportation facilities. New Special Development Areas shall require communal or full municipal water and sewage services.

3.9.6 New Special Development Areas shall be supported by appropriate analyses which identify the need for an amount of *development* relative to market demand, protection of the features and functions of the associated *natural heritage* in the proposed location and appropriate servicing and infrastructure strategies, all in keeping with the related policies and other pertinent policies of this Plan. An analysis of financial impacts on the County and *local municipality* shall also be provided.

3.9.7 New Special Development Areas shall proceed by way of secondary plan or similar official plan amendment and in accordance with the provisions of Section 4.1 and 3.10 of this Plan.

3.10 Oak Ridges Moraine

The Oak Ridges Moraine is one of Ontario's most *significant* and continuous natural landforms. Located north of and parallel to Lake Ontario, the Oak Ridges Moraine divides the watersheds draining south into Lake Ontario and north into Lake Huron and Lake Simcoe. The Moraine's continuing ecological and hydrological features and functions are critical to groundwater supplies in Central and Southern Ontario.

Through the Oak Ridges Moraine Conservation Act, 2001, and the accompanying Oak Ridges Moraine Conservation Plan (ORMCP), the *Province* has established a number of objectives for the Oak Ridges Moraine. These include, but are not limited to, the protection, restoration and enhancement of the health, diversity, size and connectivity of ecological and hydrological features and functions, self-sustaining vegetation, wildlife and fish habitat, natural stream form and flow, groundwater recharge, and landform features.

The ORMCP boundary and area is shown on Schedule 5.1 – Land Use Designations. The ORMCP Land Use Designations are shown on Schedule 5.3.2.

All official plans and zoning by-laws must conform to the ORMCP, however, nothing in this Plan prevents a *local municipality* from being more restrictive in its official plan or its zoning by-law with the exception of *agricultural uses*, mineral aggregate operations and wayside pits as per section 33 of the ORMCP.

All levels of government are committed to the implementation of the ORMCP. The major provisions of the ORMCP relevant to the County level have been incorporated into this Plan, however these policies must be read in conjunction with the detailed provisions of the ORMCP and the Local Official Plan and Zoning By-law.

Where the ORMCP provides a definition of a term, the term is shown underlined in this Plan.

Objectives

3.10.1 To protect the unique ecological and hydrological features and functions of the Oak Ridges Moraine.

Policies

3.10.2 More precise determination of the location of the boundaries of: key natural heritage features and hydrologically sensitive features as shown on Schedules 5.3.2.1 and 5.3.2.2, and landform conservation areas, and areas of natural and scientific interest (life science) as shown on Schedule 5.3.2.2, shall be completed in consultation with the applicable conservation authority and/or the Ministry of Natural Resources on a site specific basis. The Ministry of Natural Resources (District Office) is responsible for approving any changes to wetlands, areas of natural and scientific interest (life science and earth science) and, significant portions of the habitat of endangered, rare and threatened species. The determination of the location of the boundaries for the features described above shall be undertaken in accordance with criteria provided by the *Province* as amended from time to time.

3.10.3 Applications for development or site alteration within the ORMCP area will only be considered where they comply with the provisions of this Plan and of Parts III and IV of the ORMCP. Within the ORMCP the following land use designations and permitted uses apply:

- a) Natural Core Areas are areas with a high concentration of key natural features, hydrologically sensitive features, and/or landform conservation areas and are critical to maintaining and improving the integrity of the Moraine as a whole.

Permitted uses include: fish, wildlife and forestry management, conservation projects and flood and erosion control projects, agricultural uses, transportation, infrastructure and utilities as described in section 41 of the ORMCP, but only if the need for the project has been demonstrated and there is no reasonable alternative, home businesses, home industries, bed and breakfast establishments, farm vacation homes, low intensity recreational uses as described in Section 37 of the ORMCP, unserviced parks, and uses accessory to the permitted uses.

- b) Natural Linkage Areas are areas forming part of a central corridor system that support or have the potential to support movement of plants and animals between the Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors. Permitted uses include: fish, wildlife and forestry management, conservation projects and flood and erosion control projects, *agricultural uses*, transportation, infrastructure and utilities as described in section 41 of the ORMCP, but only if the need for the project has been demonstrated and there is no reasonable alternative, home businesses, home industries, bed and breakfast establishments, farm vacation homes, low intensity recreational uses as described in Section 37 of the ORMCP, unserviced parks, mineral aggregate operations, wayside pits and uses accessory to the permitted uses.
- c) Countryside Areas are areas of existing rural land uses which may include agriculture,

recreation, hamlets, mineral aggregate operations, park and open space. Permitted uses include: fish, wildlife and forestry management, conservation projects and flood and erosion control projects, agricultural uses, transportation, infrastructure and utilities as described in section 41 of the ORMCP, but only if the need for the project has been demonstrated and there is no reasonable alternative, home businesses, home industries, bed and breakfast establishments, farm vacation homes, low intensity recreational uses as described in Section 37 of the ORMCP, unserviced parks, mineral aggregate operations, wayside pits, agriculture-related uses, small scale commercial, industrial and institutional uses as described in section 40 of the ORMCP, subject to Section 13(5) major recreational uses as described in section 38, subject to Section 13(5) of the ORMCP, and uses accessory to the permitted uses.

Two Settlement Areas within the County Official Plan are partially designated *Rural Settlement Areas* in the ORMCP. The portion of the settlement area within the Moraine is intended to provide opportunities for minor residential infill, small scale industrial, commercial, and institutional uses in accordance with local official plans. The boundary of Rural Settlement Areas is shown on Schedule 5.3.2, and development and site alteration within the Oak Ridges Moraine portion shall conform to the policies of this Plan and the ORMCP.

Permitted uses within Rural Settlement Areas include those listed above within the Countryside designation as well as residential development in accordance with paragraphs 1, 3 and 4 of subsection 15(1) of the ORMCP, and small scale commercial, industrial and institutional uses as described in section 40 but subject to clauses (1) (a), (1) (c), or (2) (a) of that section of the ORMCP.

3.10.4 Transportation, infrastructure and utilities are permitted in all Oak Ridges Moraine land use designations subject to Section 41 of the ORMCP, and shall not be approved in key natural heritage features and hydrologically sensitive features, unless the provisions of Sections 41 of the ORMCP have been met, including demonstration of the need for the project. Need for a project will typically be assessed and included as part of an Environmental Assessment Act process. If such a process does not apply, the requirements of Section 41 will be met through the Planning Act, Condominium Act, Local Improvement Act processes, or other applicable approval processes.

3.10.5 Key Natural Heritage Features and Hydrologically Sensitive Features

Key natural heritage features and hydrologically sensitive features found on the Oak Ridges Moraine and identified in the ORMCP include:

Key Natural Heritage Features:

- Wetlands;
- Significant portions of the habitat of endangered, rare and threatened species;
- Fish habitat;

- Areas of natural and scientific interest (life science);
- Significant valleylands;
- Significant woodlands;
- Significant wildlife habitat; and
- Sand barrens, savannahs and tallgrass prairies

Hydrologically Sensitive Features:

- Permanent and intermittent streams;
- Wetlands;
- Kettle lakes; and
- Seepage areas and springs

3.10.6 Key natural heritage features and hydrologically sensitive features are shown on Schedules 5.3.2.1 and 5.3.2.2, and in local Official Plans, save and except for the following features; significant valley lands, significant wildlife habitat, sand barrens, savannahs and tallgrass prairies, kettle lakes, and seepage areas and springs. These features shall be identified in accordance with criteria provided by the Province on a site specific basis or through the appropriate study such as a watershed Plan and/or natural heritage or hydrological evaluation, prior to undertaking any development or site alteration on the Oak Ridges Moraine.

Fish habitat on the Oak Ridges Moraine are to include, at a minimum, all hydrologically sensitive features with surface water characteristics.

3.10.7 Development and site alteration shall be prohibited within key natural heritage features and hydrologically sensitive features and their related minimum vegetation protection zone of 30 metres or as identified in the Table in Part III of the ORMCP except as provided for in Sections 22(2), 26(2) and 35(4) of the ORMCP.

3.10.8 Where new development or site alteration is proposed within the minimum area of influence identified in the Table of the ORMCP surrounding a key natural heritage feature and/or a hydrologically sensitive feature, a natural heritage evaluation and/or a hydrological evaluation, as detailed in the ORMCP is required. An evaluation may result in the minimum vegetation protection zone being greater than that shown in the Table in part III of the ORMCP.

3.10.9 Site specific studies conducted in accordance with the requirements of the ORMCP or updated information from the *Province*, resulting in minor changes to the extent or presence of key natural heritage features or hydrologically sensitive features will not require an amendment to this Plan.

However, where a minor change may affect a wetland, area of natural and scientific interest (life science and earth science) and significant portions of the habitat of endangered, rare and threatened species, confirmation will be required from the Ministry of Natural Resources

(District Office) prior to any development or site alteration occurring in these areas.

3.10.10 No new agricultural uses and/or agricultural related uses (including accessory uses) shall be permitted within key natural heritage features and/or hydrologically sensitive features and their associated minimum vegetation protection zone if the lands were not being used for that use on November 15, 2001.

3.10.11 Every application for development or site alteration shall identify planning, design and construction practices that support connectivity as dealt with in Section 20 of the ORMCP, and ensure that no buildings or other site alteration impede the movement of Plants and animals among key natural heritage features, hydrologically sensitive features and adjacent lands within Natural Core Areas and Natural Linkage Areas.

Landform Conservation Areas

3.10.12 Within the Oak Ridges Moraine area, applications for development or site alteration proposed in a landform conservation area (Category 1 and 2) shall be accompanied by the appropriate study as required by the ORMCP. Planning, design and construction practices for any development or site alteration permitted by the ORMCP are required to satisfy Section 30 of the ORMCP.

3.10.13 Landform conservation areas (Category 1 and 2) are shown on Schedule 5.3.2.2. Schedule 5.3.2.2 is to be consulted whenever development or site alteration is proposed to determine if the landform conservation provisions of this Plan or the ORMCP apply.

3.10.14 Landform conservation mapping and policies shall be included in local Official Plans, and shall require that applications for development or site alteration in a landform conservation area (Category 1 and 2) identify planning, design and construction practices that will keep disturbance to landform character to a minimum, and shall be subject to the requirements of Section 30 of the ORMCP.

3.10.15 In accordance with Sections 30(7) and (11) of the ORMCP, mineral aggregate operations are not subject to the requirements of Sections 30(5), (6) and (10) of the ORMCP.

3.10.16 Applications for development or site alteration with respect to lands in an area of natural and scientific interest (earth science) or the related minimum area of influence as identified in the Table of the ORMCP, shall be accompanied by an earth science heritage evaluation that meets the requirements of Section 30(12) of the ORMCP.

Major Development

3.10.17 Applications for major *development* are required to meet additional provisions of the ORMCP, including, but not limited to, Section 24(5) (watershed Plans), Section 30(8) and (9) (landform conservation areas), Sections 43(1) and (2) (sewage and water system Plans), and

Sections 45 and 46 (stormwater management plans).

Major Recreational Uses

3.10.18 Applications to establish or expand major recreational uses are required to meet the provisions of Section 38 of the ORMCP, including, but not limited to, the preparation of a recreation Plan and a vegetation management Plan.

Existing Uses

3.10.19 Uses, buildings and structures legally existing on November 15, 2001 are permitted in every land use designation, and shall be zoned accordingly in the applicable zoning by-law. Where expansion of such, buildings or structures is applied for, the applicant shall demonstrate that the expansion will not adversely affect the ecological integrity of the ORMCP area.

3.10.20 Existing institutional uses and their expansion are permitted subject to Section 6 of the ORMCP and local official plans and zoning by-laws. Where expansion of such uses is applied for, the applicant shall demonstrate that the expansion will not adversely affect the ecological integrity of the ORMCP and may require the preparation of studies as identified in Parts III and IV of the ORMCP.

Transitional Provisions and Further Approvals

Within the Oak Ridges Moraine there are applications under the Planning Act and Condominium Act, which, due to their date of commencement, are subject to the transition provisions of Sections 15 and 17 of the Oak Ridges Moraine Conservation Act, 2001.

3.10.21 All applications, as defined under the Oak Ridges Moraine Conservation Act, 2001, which commenced on or after November 17, 2001 are required to conform to the ORMCP.

3.10.22 All applications, as defined under the Oak Ridges Moraine Conservation Act, 2001, in Natural Core Areas, Natural Linkage Areas and Countryside Areas/Rural Settlement Areas, which commenced prior to November 17, 2001, and on November 17, 2001, no decision had been made, shall conform to the prescribed provision under Section 48 of the ORMCP.

3.10.23 Applications, as defined under the Oak Ridges Moraine Conservation Act, 2001, which were commenced and decided upon before November 17, 2001 are not subject to the provisions of the ORMCP provided that the uses, buildings or structures for which the application was intended, are legally existing as of the date of the adoption of this Plan. If subsequent applications are still required in order to establish the intended uses, building or structures, these will be required to conform with the applicable provisions of the ORMCP based on the individual application commencement date, with the exception of those applications under Section 3.10.24 of this Plan.

3.10.24 In accordance with Section 17(1) of the Oak Ridges Moraine Conservation Act, 2001

(as amended by Bill 27, The Greenbelt Protection Act, 2004), where an application for either a rezoning, site plan, minor variance or the lifting of a holding provision is required as a condition of approval for a plan of subdivision or condominium, or provisional consent, these applications shall be made in accordance with the same policy and legislative requirements as the plan of subdivision or condominium or consent application.

Implementation

3.10.25 Nothing in this Plan prevents local municipal official plans and zoning by-laws from being more restrictive than the Oak Ridges Moraine Conservation Plan with the exception of agricultural uses, mineral aggregate operations and wayside pits. In the event of a conflict, other than for those uses listed above, the more restrictive policies shall apply.

3.10.26 Local municipalities are to develop appropriate policies in their official plans and zoning by-laws to implement and refine the requirements of the ORMCP. Policies include, but are not limited to, those addressing the continuation of existing uses, permitting residential dwellings on existing lots of record, addressing accessory structures, the applicability of the Table in Part III of the ORMCP to existing uses, lots of record, approved uses, consents, and permitted uses.

3.10.27 Local municipalities will be supported in adopting innovative approaches to assist in implementing the ORMCP, including but not limited to the use of development permit or zoning systems.

3.10.28 The County will work with the *Province* and Local municipalities to understand and implement the ORMCP. (OPA 1 as adopted)

3.10.29 Local municipalities shall adopt *site alteration* and tree-cutting by-laws as per the provisions of Sections 223.1 and 223.2 of the Municipal Act in accordance with the Oak Ridges Moraine Conservation Act, 2001.

3.10.30 Policies applicable to the Oak Ridges Moraine area include terms that have been defined in the ORMCP. These definitions will be consulted as part of the County's review of specific development and site alteration applications.

3.10.31 Despite all other applicable policies in this Plan, in the event of conflict, the policies under Section 3.10 and the ORMCP shall prevail.

Part 4 Policy Statement

THE FOLLOWING POLICY STATEMENTS ARE POLICIES OF THIS PLAN. THEY SUPPLEMENT THE POLICIES STATED IN SECTION 3, AND DEAL WITH SPECIAL TOPICS OR PROCEDURES, OR LAND USES THAT AFFECT MORE THAN ONE DESIGNATION. THE STATEMENTS ARE GROUPED INTO THE CATEGORIES OF LAND USE, RESOURCES AND ENVIRONMENT, INFRASTRUCTURE, LOCAL MUNICIPAL OFFICIAL PLANS, IMPLEMENTATION, AND FOLLOW-UP PROJECTS. NOTWITHSTANDING THE POLICIES OF THIS SECTION, WITHIN THE AREA OF THE NIAGARA ESCARPMENT PLAN AS IDENTIFIED ON SCHEDULES 5.1 AND 5.3.1, DEVELOPMENT IS SUBJECT TO SECTION 3.8 AND WITHIN THE AREA OF THE OAK RIDGES MORaine CONSERVATION PLAN AS IDENTIFIED ON SCHEDULES 5.1 AND 5.3.2, DEVELOPMENT IS SUBJECT TO SECTION 3.10 AND THE OAK RIDGES MORaine CONSERVATION PLAN.

Land Use

4.1 Settlement Form and Expansion

4.1.1 The expansion or establishment of Settlement Designations shall be based on a municipal growth management strategy which assesses the need for expansion relative to other lands available for *development*, including the capability to accommodate growth within existing *settlements*, and which allocates projected growth to the various forms of *development* as described in Section 3.1.1. Such strategies and allocations must be justified through projections in an approved local municipal official plan and include consideration such as maximizing environmental protection, the mix of uses and infrastructure/land use efficiencies; minimizing land use incompatibilities and the sterilization of non-renewable resource lands; and, recognizing existing and potential sewage, water, transportation, educational, health care and related facilities.

4.1.2 The decision on direction or location of settlement area expansions shall include an analysis of servicing feasibility, transportation facilities, agricultural land quality, *natural heritage* features and functions, hazard lands, resource *development* and its potential and cultural heritage and archaeological resources, all in keeping with the policies of this Plan and the Niagara Escarpment Plan, and the Oak Ridges Moraine Conservation Plan where applicable.

4.1.3 The secondary plan or official plan amendment for settlement expansion or establishment shall indicate proposed land uses, major streets, road, storm water and utility services, population density, and staging of *development* over a period of 10 to 20 years. The

plan should include an analysis of environmentally sensitive areas and existing community character and features.

4.1.4 *Settlements* should include sufficient land for residential, commercial, industrial, institutional, and recreational growth for a period of 10 to 20 years. In their role as central places, *settlements* should accommodate both public and private social and community services. Local plans shall maintain at least a 10 year supply of land designated and available for new residential *development* and/or intensification, including at least a 3 year supply of residential lots with servicing capacity in draft approved or registered plans.

Limitations respecting the availability of municipal water and sanitary sewage treatment capacity to service up to the 20 year growth projection shall not restrict planning and designating sufficient lands for such growth. Where such limitations exist at the time that the plans are being prepared, policies shall be included in the plan or secondary plan that requires phasing of the *development* in accordance with service availability.

4.1.5 Settlement form should consider energy conservation, the current use or eventual introduction of public transit, the integration of paths and trails, bicycle routes, a compact and convenient design which encourages walking, the incorporation of *natural heritage* features, public safety including the impact on policing services, and the preservation of public access to shorelines.

4.1.6 *Development* within Settlement Designations should be compatible with the character and features of the existing community.

4.1.7 Local municipalities should promote the intensification and efficient use of land in built up areas, the revitalization and redevelopment of developed areas where appropriate and the development of cost effective and land efficient *development* standards.

4.2 Community Facilities and Services

Community facilities and services should be directed to *settlements* wherever possible. Where there is a demonstrated need for such facilities to be located beyond settlement areas, with the exception of water and sewer facilities, they shall not be permitted on *prime agricultural lands* and discouraged in the Greenland Designation. An *EIS* will be required for proposed locations within Greenlands and in accordance with Section 3.10 and the Oak Ridges Moraine Conservation Plan.

4.3 General Development Policies and Guidelines

4.3.1 In the design and layout of *development* proposals, it is the policy of the County of Simcoe that the following be considered:

- minimizing the removal of natural vegetation, especially along shorelines. If significant vegetation cannot be retained, then it should be replaced;
- protecting and maintaining scenic resources;
- the proposed architecture, scale of *development*, and *development* pattern be compatible with or enhance the character of the existing area;
- outdoor lighting be developed that complements the setting and does not over-illuminate or glare;
- *development* be clustered at edges of significant open spaces;
- road patterns fit and complement the topography;
- sign by-laws reduce undesirable visual impacts of signs;
- cultural heritage resources shall be conserved where appropriate and justified according to Section 4.6;
- green spaces, parks and open space, where possible, be connected;
- a mix of housing types (variety of houses and lot sizes) be included in residential *developments* and *subdivisions*;
- communities be developed having a strong pedestrian orientation; and
- the integration of trails and pathways.

4.3.2 *Development* in rural and agricultural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and natural and *cultural features*.

4.3.3 *Development* in rural areas should wherever possible be in a cluster form to facilitate the efficient and economical provision of services. Subject to Section 3.6.11, the *development* of multiple lots in a ribbon or strip pattern along existing *grid roads*, each with an access to the grid road, shall not be permitted.

4.3.4 The County encourages good farm and land stewardship practices and stewardship and education programs.

4.3.5 Within the area of the Niagara Escarpment Plan, all *development* is required to satisfy the provisions of Section 3.8.

4.3.6 Within the area of the Oak Ridges Conservation Plan as shown on Schedule 5.1, all development is required to satisfy the provisions of Section 3.10 and the ORMCP.

Resources and Environment

4.4 Aggregate Developments

4.4.1 Mineral aggregate operations shall be located according to the following criteria:

- shall have no negative impact on the features and functions of the County's *natural heritage* systems;
- shall not be located in *provincially significant wetlands* or the *habitat of threatened or endangered species*;
- shall not be located where operations will negatively impact on residential communities including *settlements* and *country residential subdivisions*;
- shall not be located in the Escarpment Natural or Escarpment Protection Areas identified on Schedule 5.3.1;
- shall be permitted in the Natural Linkage Area and Countryside Area designations identified on Schedule 5.3.2, subject to the policies of Section 3.10 and the provisions of the Oak Ridges Moraine Conservation Plan.

4.4.2 High potential mineral aggregate resource areas shall be protected for potential long-term use. Licensed mineral aggregate operations shall be protected from uses which would preclude or hinder their expansion or continued use. Suitable uses in areas of high aggregate potential include those related to other resources found in the area such as agriculture, some forms of country recreational developments, forestry operations, and other resource related developments, as well as public utility installations, if their siting does not preclude or hinder aggregate development. In areas adjacent to or in high potential mineral aggregate resource areas as shown on Schedule 5.2.1, *development* for alternate land uses in accordance with other policies of this Plan may be permitted where: it would not preclude or hinder the establishment of new operations or access to the resources; utilization is not feasible because of natural physical or existing man-made constraints; or the proposal serves a greater long term public interest; and, provided any issues of public health, public safety and environmental impact are addressed. Where local official plan aggregate mapping has been approved subsequent to the adoption of this Plan, the local mapping prevails. High potential mineral aggregate resource areas include all identified Primary and Secondary Sand and Gravel and Bedrock Aggregate Resources shown on Schedule 5.2.1. Such areas shall be protected to allow as much of the resource as is realistically possible to be made available for use to supply resource needs, as close to markets as possible, in a balanced manner consistent with the other objectives and policies of this Plan. All applications for new or expanded aggregate operations shall be supported by an *EIS* and meet all applicable policies of this Plan, including Sections 3.3.5, 3.7.5 and 4.5.

4.4.3 Mineral aggregate operations shall be subject to conditions which would minimize disturbance to adjacent or nearby uses by reason of dust, noise, or other effects from mining activities or transportation of aggregates.

4.4.4 Mineral aggregate operations shall be progressively rehabilitated or restored to a condition permitting agriculture, promoting regeneration of natural conditions, or facilitating another use permitted by this Plan. Reuse plans shall be developed in co-operation with local municipalities and the public.

4.4.5 Wayside pits and quarries and portable asphalt plants used on public authority contracts are permitted in the Settlement and Rural and Agricultural Designation without the need for an official plan amendment, rezoning, or development permit under the Planning Act but are discouraged in Greenland Designations and not permitted within environmentally sensitive lands within that designation. Progressive rehabilitation to their prior capability as natural heritage or agriculture, if applicable, should be achieved. Notwithstanding the above, within the area of the Niagara Escarpment Plan area, wayside pits and quarries may only be permitted in the Escarpment Rural Area subject to the requirements of that Plan; asphalt plants are not permitted. Notwithstanding the above, within the area of the Oak Ridges Moraine Conservation Plan, mineral aggregate operations and wayside pits are permitted in the Natural Linkage Area and Countryside Areas Designations as shown on Schedule 5.3.2. Portable asphalt plants within areas licensed under the Aggregate Resources Act are also permitted in these designations.

4.4.6 Local municipal official plans and zoning bylaws may address additional matters regarding mineral aggregate operations and protection of high aggregate potential areas within the context of *provincial* legislation and regulations and this Plan and the NEP and the Oak Ridges Moraine Conservation Plan, where applicable. Areas in addition to those areas of high aggregate potential as identified by Schedule 5.2.1 should be shown in local municipal official plans.

4.4.7 In *prime agricultural areas*, on *prime agricultural land*, extraction of mineral aggregates is permitted as an interim use provided that rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality for agriculture are restored. On these *prime agricultural lands*, complete agricultural rehabilitation is not required if:

- a) there is a substantial quantity of mineral aggregates below the water table warranting extraction; or
- b) the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; and
- c) other alternatives have been considered by the applicant and found unsuitable; and

d) agricultural rehabilitation in remaining areas will be maximized.

4.4.8 The County may enter into agreements with the owners and operators of mineral aggregate extractive developments to determine the appropriate use and maintenance of County roads as haul routes. The County will seek to establish haul routes on County roads that are suitable for the function based on traffic patterns, existing and proposed land uses served by the roads, and the costs of upgrading and maintaining the roads.

4.4.9 Within the Oak Ridges Moraine Conservation Plan area, existing and new mineral aggregate operations and wayside pits shall comply with the provisions of the Oak Ridges Moraine Conservation Plan, particularly Sections 35 and 36.

4.5 Natural Heritage Conservation Guidelines

4.5.1 WATERSHEDS

WATER IS A CRUCIAL RESOURCE TO ALMOST EVERY FORM OF LAND USE AND ECONOMIC SECTOR. THE RESOURCE TRAVERSES MUNICIPAL BOUNDARIES AND IS SUBJECT TO INTENSIVE USE AFFECTING ITS QUALITY AND AVAILABLE QUANTITY. CONSERVATION, OR WISE MANAGEMENT, IS ESSENTIAL; WATERSHED BASED PLANNING IS NEEDED INCLUDING ASSESSMENT OF CUMULATIVE EFFECTS OF WATER USE. THE COUNTY WISHES TO PROMOTE THE GATHERING OF INFORMATION REGARDING WATER RESOURCES AND WATERSHED BASED MANAGEMENT OF THE RESOURCE.

4.5.1.1 Land use Planning and *development* decisions within the County shall contribute to the protection, maintenance, and enhancement of water and related resources and aquatic ecosystems on an integrated *watershed management* basis.

4.5.1.2 Surface and ground water resources in sufficient quality and quantity shall be maintained, and enhanced where possible, to meet existing and future needs on an environmentally sustainable basis.

4.5.1.3 Proposals for *major growth* and *development* shall be reviewed on a *watershed management* basis to ensure the watershed is maintained in an environmentally sustainable fashion.

4.5.1.4 *Development* in the County shall occur in a manner that will protect human life and property from water related hazards such as flooding and erosion. *Flood plain* management shall occur on a *watershed management* basis giving due consideration to the upstream, downstream, and cumulative effects of *development*.

4.5.1.5 The County will work with local municipalities, the Conservation Authorities, Remedial Action Plan organizations, and other *Provincial* agencies in the development of watershed and *subwatershed management* Plans. This may include the determination of cumulative flooding risks and impacts and the determination of a river system's capacity to assimilate effluent from point and non-point sources.

4.5.1.6 Locally significant aquifers, headwater areas, and recharge and discharge areas should be identified and protected in the policies and maps of local municipal official plans and/or through the *development* and *subdivision* approval process. *Development* should be directed away from areas with a high water table and/or highly permeable soils. In settlement areas or other development centres where this is not possible, potential environmental impacts shall be mitigated using all reasonable methods.

GROUNDWATER PROTECTION

Water Resources

4.5.1.7 Watershed plans shall be completed and implemented in consultation with local municipalities and the conservation authorities, including water budgets and water conservation plans to meet the requirements of the Oak Ridges Moraine Conservation Plan, in particular Sections 24 and 25. *Development* approvals shall be considered within the context of these Plans.

4.5.1.8 Within the Oak Ridges Moraine Conservation Plan Area local municipalities and the County shall incorporate by official plan amendment, the applicable objectives and requirements of a completed watershed plan and the results of related environmental studies and monitoring plans into their planning documents as appropriate.

4.5.1.9 Except with respect to land in Settlement Areas, within the Oak Ridges Moraine Conservation Plan area, all development and site alteration in a subwatershed shall be prohibited if it would cause the total percentage of the subwatershed area having impervious surfaces to exceed 10 percent, or any lower percentage specified in an approved watershed or subwatershed study.

4.5.1.10 Within the Oak Ridges Moraine Conservation Plan Area major development after April 23, 2007 shall not be approved unless the relevant requirements of Section 24 of the Oak Ridges Moraine Conservation Plan have been satisfied.

Wellhead Protection

4.5.1.11 Within the Oak Ridges Moraine Conservation Plan Area the location and extent of

wellhead protection areas are defined on Schedule 5.7 for all existing municipal wells. Such protection areas shall be defined for new municipal wells and added to this Schedule by amendment. Wellhead protection areas shall also be defined in local official plans and zoning by-laws with appropriate policies and provisions.

4.5.1.12 Wellhead protection areas shall identify zones of contribution corresponding to: zero to two years of time of travel; two to ten years of time of travel; and 10 to 25 years of time of travel.

4.5.1.13 Within the Oak Ridges Moraine Conservation Plan Area, the following uses are prohibited within a wellhead protection area:

1. Storage, except by an individual for personal or family use, of:
 - i. petroleum fuels
 - ii. petroleum solvents and chlorinated solvents
 - iii. pesticides, herbicides and fungicides
 - iv. construction equipment
 - v. inorganic fertilizers
 - vi. road salt and
 - vii. contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.
2. Generation and storage of hazardous *waste* or liquid industrial *waste*.
3. *Waste disposal sites* and facilities, organic soil conditioning sites and snow storage and disposal facilities.

4.5.1.14 Within the Oak Ridges Moraine Conservation Plan Area, the following uses are prohibited with respect to land within the 0 to 2 year time of travel zone within every wellhead protection area:

1. Storage of animal manure, except by an individual for personal or family use.
2. Animal Agriculture, except by an individual for personal or family use.
3. Storage of agricultural equipment, except for an individual for personal or family use.

The County and Local Municipalities shall work with the agricultural community within the remainder of the wellhead protection area to establish appropriate nutrient management and farm vehicle storage to ensure that the aquifer is not negatively impacted.

4.5.1.15 Within the Oak Ridges Moraine Conservation Plan Area, within a wellhead protection area, every person who carries on a use listed in 4.5.1.13 and 4.5.1.14, as owner or operator,

shall prepare and maintain a site management and contingency plan that is aimed at reducing or eliminating the creation of materials referred to in these 2 sections, as the case may be, and their release into the environment.

4.5.1.16 Within the Oak Ridges Moraine Conservation Plan Area within wellhead protection areas where land uses that involve potential contaminants are proposed, a risk assessment shall be completed that addresses the following: disclosure of activities on site, mitigation measures, spills response requirements and availability, contaminant recovery requirements and aquifer rehabilitation plans. The risk assessment shall be completed in accordance with Appendix 7 to the satisfaction of the local municipality and appropriate approval agencies.

4.5.1.17 *Development* shall only be approved where it is demonstrated that there is minimal risk to groundwater contamination.

4.5.1.18 Aquifer vulnerability refers to an aquifer's intrinsic susceptibility, as a function of the thickness and permeability of overlying layers, to contamination from both human and natural impact on water quality. Schedule 5.2.5 Aquifer Vulnerability and Permanent and Intermittent Streams, identifies the location of areas of high and low aquifer vulnerability. This Schedule shall be consulted in determining whether the aquifer vulnerability provisions of the Oak Ridges Moraine Conservation Plan, in particular, Section 29, apply to specific development and site alteration applications.

4.5.1.19 Within the Oak Ridges Moraine Conservation Plan Area, in areas of high aquifer vulnerability, the following uses are prohibited: generation and storage of hazardous *waste* or liquid *waste*; *waste disposal sites* and facilities; organic soil conditioning sites and snow storage and disposal facilities; underground and above ground storage tanks that are not equipped with an approved secondary containment device; and storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Ontario Regulation 347 of the Revised Regulations of Ontario, 1990.

4.5.1.20 Local Municipal Official Plans will contain mapping and applicable policies which prohibit uses in areas of high aquifer vulnerability.

4.5.1.21 Within the Oak Ridges Moraine Conservation Plan Area within areas of high aquifer vulnerability where land uses that involve potential contaminants are proposed, a risk assessment shall be completed that addresses the following: disclosure of activities on site, mitigation measures, spills response requirements and availability, contaminant recovery requirements and aquifer rehabilitation plans. The risk assessment shall be completed in accordance with Appendix 7 to the satisfaction of the County, *local municipality* and appropriate approval agencies.

4.5.1.22 *Development* shall only be approved where it has been demonstrated that there is

minimal risk to groundwater contamination.

4.5.2 FLOOD PLAINS

4.5.2.1 *Development* shall be directed to areas outside of *flood plains* adjacent to lake, *river and stream systems*, except within *special policy areas*, or where *flood plain* management has been implemented by local municipalities using policies that recognize the *flood fringe* and *floodway* in accordance with sections 4.5.2.2 and 4.5.2.3 of this Plan (Two Zone Concept).

4.5.2.2 A *flood way* is the portion of the *flood plain* where there would be an unacceptable risk to public health and safety or property damage, and structural *development* and *site alteration* are not permitted within the *floodway* of a river or stream system except as provided in Section 4.5.2.4.

4.5.2.3 *Development* and *site alteration* may be permitted within the *flood fringe* of a river or stream system where flood depths and velocities would be less severe than those experienced in the *floodway*. *Development* may be permitted within the *flood fringe* if the following criteria can be achieved:

- a) the hazards can be safely addressed, and the *development* and *site alteration* is carried out in accordance with established standards and procedures for *flood fringe development*;
- b) new hazards will not be created and existing hazards aggravated;
- c) no adverse environmental impacts will result;
- d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies; and
- e) the *development* does not include institutional uses, essential emergency services, or the disposal, manufacture, treatment, or storage of hazardous substances.

Generally, agricultural structures in the *flood fringe* may be rebuilt where destroyed by fire or other event.

4.5.2.4 Uses which may be permitted in the *flood plain* include:

- a) open space for public or private recreation and related structures;
- b) *agricultural uses* and related structures, subject to the approval of the appropriate regulatory agencies;
- c) structural works for flood and erosion-sediment control; and
- d) additions to existing structures subject to the approval of the appropriate regulatory agencies;
- e) replacement structures on existing lots subject to local Official Plan policies, the

need for satisfactory engineering studies, and the approval of the appropriate agencies.

Generally, subject to the approval of the appropriate regulatory agencies, agricultural structures in the *flood plain* may be rebuilt where destroyed by fire or other event.

4.5.2.5 Stormwater management quality and quantity facilities shall be located outside of the *flood plain* except as provided in the *flood fringe* above the 1:100 year storm event level under the establishment of a Two Zone Concept or Special Policy Area.

4.5.2.6 Any building, structure or *site alteration* permitted in the *flood plain* shall require written approval from the Conservation Authority or other qualified professional, in consultation with the *local municipality*.

4.5.2.7 Delineation of the flood prone areas should be identified on schedules to local municipal plans. In the absence of detailed *flood plain* analysis, a *development* applicant may be required to provide a *flood plain* study as a prerequisite to any *development*, prepared to the satisfaction of the Conservation Authority or other qualified professional, and the *local municipality*. The cost of preparing the study and professional review if required shall be borne by the applicant.

4.5.3 CONSERVATION AUTHORITY JURISDICTION

4.5.3.1 For the portion of the County under the jurisdiction of a conservation authority, regulations made under the Conservation Authorities Act apply to *development* or land alteration activities. As a result, the following works require approval from the relevant Conservation Authority:

- the straightening, changing, diverting, or interfering in any way with a lake, river, or stream system;
- the construction of any building or structure in a wetland or in any area susceptible to flooding under regional storm conditions; and
- the placing or dumping of fill of any kind in a defined area regulated by the authority.

The "fill" component of these regulations currently applies only when approval is received from the *local municipality* and registration of fill line mapping occurs with the *province*.

Where appropriate, detailed delineation of the fill regulated areas should be identified on schedules of local municipal plans.

For areas outside Conservation Authority jurisdiction, *development* applicants should consult local municipalities.

4.5.4 WATERCOURSES, SHORELINES AND LAKE MANAGEMENT PLANS

4.5.4.1 New development should be sufficiently set back from rivers, streams, and lakes within the County in order to develop vegetative corridors along shorelines and watercourses. The development setback distance shall be determined on-site in consultation with a qualified professional and the *local municipality*, at the applicant's expense. The following factors shall be considered when establishing the setback distance, with the intent of protecting natural features or functions, providing riparian habitat, and minimizing risk to public safety and property:

- i. soil type;
- ii. vegetation type and cover;
- iii. slope of the land including existing drainage patterns;
- iv. natural heritage functions and features including fisheries habitat;
- v. the nature of the development;
- vi. defined portions of *dynamic beaches*; and
- vii. flooding and erosion hazards.

4.5.4.2 Agricultural land users should have regard to the factors in 4.5.4.1 and farm management plans within their agricultural practice.

4.5.4.3 Residential development shall be in a cluster form providing undeveloped or open space corridors linking shorelines with upland areas.

4.5.4.4 Where waterfront or shoreline development is proposed, the preservation of existing public accesses to publicly owned shorelines shall be maintained and the creation of new opportunities for public ownership of and access to shorelines in new *developments* shall be obtained where feasible.

4.5.4.5 *Development* proposed near lakes and water bodies with an established management Plan shall be developed in accordance with the management plan. The County encourages the development of such plans, and will participate in their development.

4.5.5 FISH HABITAT

4.5.5.1 *Development* shall maintain the principle of no *negative impacts* on fish habitat in accordance with the Federal Fisheries Act of Canada as demonstrated through an *EIS*.

4.5.6 STEEP SLOPES

4.5.6.1 *Development* will be prohibited on slopes and ravines which are subject to active

erosion or historic slope failure.

4.5.7 FORESTED LANDS

4.5.7.1 Forested lands within the Greenlands designation shall be subject to the policies of Section 3.7. Forested land within the County of Simcoe shall continue to be protected in accordance with the County of Simcoe Tree By-law.

4.5.7.2 The County shall continue to acquire County Forest Lands in accordance with the County Forest Acquisition Principles.

4.5.7.3 Locally significant forested lands, woodlands and woodlots should be conserved for ecological purposes, particularly where they support features and functions within the Greenlands designation, and be appropriately mapped and protected through local municipal official plan maps and policies.

4.5.7.4 The County encourages forestry management practices that sustain the viability of both the woodlot and the harvest of woodland products.

4.5.7.5 The County encourages measures, in accordance with the policies of this Plan, which will result in an increase in the overall forest cover within the County.

4.5.8 LANDFORM CONSERVATION

4.5.8.1 The disruption and destruction of landscape features such as but not limited to the Oak Ridges Moraine, Oro Moraine and Niagara Escarpment, by mass grading and other extensive land alteration activities such as filling and vegetation removal shall be prevented except for land uses permitted by this Plan. The ecological functions of landform shall be considered through an *EIS*.

4.5.8.2 The County requires consideration of the impacts *development* will have on landscapes and encourages area municipalities to consider the need for landform conservation planning.

4.5.8.3 The County requires that public works at all government levels, including but not limited to the location and construction of roads, pipelines and transmission lines, protect, maintain or remediate significant landscapes in a manner compatible with surrounding lands.

4.5.8.4 The County supports the Niagara Escarpment Plan and will assist in ensuring development takes place in accordance with the Niagara Escarpment Plan.

4.5.9 SOIL CONSERVATION

4.5.9.1 The County encourages local municipalities to pass bylaws to restrict the removal and movement of topsoil before appropriate development agreements are in place. The removal of topsoil or vegetation, or other disturbances of land, associated with a proposed land use change, should not proceed until approvals have been granted under the Planning Act. Where such activities take place to foster a development application prior to its consideration and approval, such activities will not be considered a basis for supporting the land use change.

4.5.10 AIR QUALITY

4.5.10.1 This Plan promotes compact development, transit usage where appropriate, and forest management and reforestation efforts as a means of fostering maintenance and improvement of air quality. The County will work in co-operation with the appropriate agencies to assist in the maintenance and improvement of air quality in the County.

4.5.11 ENERGY CONSERVATION

4.5.11.1 The County will promote energy conservation by encouraging municipalities to require the installation of efficient fixtures and appliances, and design of *subdivisions* that are energy efficient.

4.5.12 CORRIDORS, PATHWAYS AND TRAILS

4.5.12.1 When considering secondary plans and development applications, local municipalities shall have regard to connecting trails among local municipalities and beyond County boundaries.

4.5.12.2 Where an existing corridor such as a rail line corridor is abandoned, the County encourages initiatives to utilize it for utility or recreational purposes.

4.5.12.3 The County of Simcoe supports the establishment and maintenance of the Bruce Trail and the Trans Canada Trail as an important component of the open space system. The Bruce Trail is an integral part of the Niagara Escarpment Parks and Open Space System.

4.6 Cultural Heritage Conservation

4.6.1 *Significant built heritage resources*, archaeological resources, and *cultural heritage landscapes*, collectively termed cultural heritage resources, will be conserved.

4.6.2 The County will work with local municipalities to create and maintain an inventory of cultural heritage resources including but not limited to:

- a) heritage resources designated under the Ontario Heritage Act;

- b) sites or areas having historical, archaeological, cultural, scenic, or architectural merit;
- c) cemeteries; and
- d) other heritage resources of community interest and significance.

4.6.3 *Development* proposals shall have regard for the cultural heritage resource policies of this Plan. The conservation of *significant* archaeological resources will involve removal and documentation, or preservation on site, on which only *development* that maintains the heritage integrity of the archaeological feature is permitted. Similarly, in the conservation of *significant built heritage resources* and *cultural heritage landscapes* consideration shall be given to restoration, documentation, and maintenance in its original context. *Development* should be compatible with these *built heritage resources* and cultural landscapes.

4.6.4 The County of Simcoe shall determine the need for archaeological assessment for applications for official plans and amendments, secondary plans, and plans of subdivision in accordance with Appendix 6 - Cultural Heritage Guidelines.

4.6.5 The *local municipality* shall determine the need for archaeological assessment for applications for site plan approval, consents, and zoning bylaws and amendments that are not related to newly proposed plans of subdivision in accordance with Appendix 6 - Cultural Heritage Guidelines.

4.6.6 If an Archaeological Assessment is required the applicant shall provide to the County of Simcoe a copy of the completed Archaeological Assessment Report, a description of artifacts located on the site or the location where the artifacts are to be stored for heritage resource inventory purposes, in consultation with the appropriate Provincial Ministry.

4.6.7 Where feasible and desirable, incentives may be provided by local municipalities to land developers in exchange for preservation of *significant* cultural heritage resources. This can be accomplished by permitting increased densities, density transfers, and other means considered appropriate, in exchange for resource preservation, through the application of the relevant provisions of the Planning Act.

4.6.8 Local Municipalities are encouraged to:

- a) Establish policies within their Official Plans that promote and encourage the designation of heritage properties under the Ontario Heritage Act, and include within these policies a set of locally developed criteria to be used to assess the architectural and historic value of properties being considered for designation;
- b) Create and support a heritage committee within their community to deal with heritage matters considered appropriate;

- c) Zone sites containing *significant* cultural heritage sites to ensure preservation in accordance with Section 34(1) 3.3 of the Planning Act;
- d) Consider the objectives and criteria set out in Appendix 6 - Cultural Heritage Guidelines.

Infrastructure

4.7 Water and Sewer Services

4.7.1 The preferred method of servicing settlement areas, secondary plans and major recreational, shoreline and other multi-lot *development* shall be full municipal sewage and water services. Where full services are not or cannot be provided, and where site conditions are suitable over the long term, communal water and sewage services are preferred. Municipal growth management strategies should consider the ability to provide full or communal services as a key element in identifying *settlements* to which to direct long-term and/or *major growth*. Proposals for recreational, shoreline, rural business park and other multi-lot *developments* shall be required to assess the feasibility of providing full or communal services. Retirement/lifestyle communities shall only be permitted on full municipal or communal services. Settlement area expansions, secondary plans or major *developments* proposed on full or communal sewer and water systems shall be supported by a servicing feasibility study. Approval of such proposals requires confirmation of the ability to provide water and sewage services in keeping with the requirements of the Environmental Assessment Act, where applicable.

4.7.2 Where a servicing feasibility study concludes that the provision of full municipal or communal services cannot be implemented for the types of *development* identified in 4.7.1, and private individual sewage and water systems are proposed in keeping with the other policies of this Plan, a *settlement capability study* is required. Where a *settlement capability study* supports *development* on individual services and *development* is to occur through multiple *subdivisions*, a proposed plan of subdivision must be supported by a hydrogeological study which will, among other things, provide for site specific implementation of the findings/recommendations of the *settlement capability study*, including the determination of specific site related minimum lot sizes. All draft approved plans of subdivision shall contain a provision requiring that the recommendations of the hydrogeological study be reconfirmed prior to final approval if this does not occur within three years of draft approval.

4.7.3.1 Municipal or communal water and sewer services should be developed together. The development of new partial water and sewer services, where such services do not exist on the date of the Official Plan coming into effect, pursuant to the provisions of the Planning Act, is generally not permitted, except where necessary to address failed services or because of physical constraints.

4.7.3.2 Settlement area expansion on existing partial services, beyond existing settlement area boundaries as identified in approved local official plans, is generally discouraged. Expansions of more than 5 lots will require a servicing feasibility study which includes the consideration of alternative methods of servicing. In the event the servicing feasibility study concludes that the partial services are appropriate or the expansion is for 5 lots or fewer, all expansions of settlement areas shall only be considered within the context of a *settlement capability study*. Such a study will:

- confirm the ability of the soils and groundwater to assimilate the effluent from the expansion;
- identify appropriate limits on the extent and timing of the expansion; and
- identify the appropriate density and/or design parameters.

All of the above matters are intended to ensure that there will be no negative impact on *natural heritage* features and functions and to ensure the protection or enhancement of the ground and surface water quantity of the existing settlement area.

4.7.3.3 Where there is a potential for full municipal services, all settlement area expansions which include residential *development* should involve the consideration of the incorporation of design elements including lots of a size and dimension to permit the lots to be divided to create two or more suitably sized lots served with full municipal services.

4.7.3.4 Proposals for *development* of more than five lots within an existing partially serviced settlement area boundary must be accompanied by a servicing feasibility study and a *settlement capability study* the extent of which will be sufficient to address the size, scope, and circumstance of the proposed *development*. All existing approvals as contemplated in Section 3.4.6 shall be recognized, subject to an acceptable hydrogeological study.

4.7.3.5 Any *settlement capability study*, servicing feasibility study, or hydrological study must be prepared to the satisfaction of the County and *local municipality* in consultation with relevant agencies.

4.7.3.6 The County will co-operate with local municipalities, through the development of growth management studies, local official plans, and five year reviews, to develop local servicing policies which address the scale of growth that will occur within partially serviced settlement areas. This process is intended to assist local municipalities in setting appropriate limits associated with *development* on partial systems and also to investigate and consider the need for strategies to address the future need for full service systems within settlement areas.

4.7.4 The policies of this Plan, particularly with regard to growth management and *natural heritage* systems, shall be considered in assessing inter-municipal servicing proposals as contemplated in Section 3.6.13.

4.7.5 Water and sewer systems shall be established in accordance with *provincial* standards for drinking water and effluent quality.

4.7.6 When establishing new municipal and communal supply wells within the Oak Ridges Moraine Conservation Plan Area or a new municipal or communal well outside of this area but whose wellhead protection area is within this area, a wellhead protection area, in accordance with Section 4.5.11.12 and the provisions of the Oak Ridges Moraine Conservation Plan must be defined and designated and zoned appropriately.

4.7.7 Within the Oak Ridges Moraine Conservation Plan Area, all improvements to sewer and water infrastructure systems shall conform to the tests contained in section 41 of the ORMCP. These tests will be met through the Environmental Assessment Act process for infrastructure.

4.7.8 Within the Oak Ridges Moraine Conservation Plan Area the construction of expansion of partial services is prohibited unless it is deemed necessary to address a serious health or environmental concern, identified by the Local Medical Officer of Health or other designated authority.

4.8 Transportation and County Roads

4.8.1 HWY 400 CORRIDOR AND BRADFORD BYPASS

4.8.1.1 *Provincial* Highway 400 is recognized as a major transportation corridor which is being protected to accommodate a future widening to ten lanes between Highway 9 and the City of Barrie. The Bradford Bypass will be a limited access highway linking Highway 400 in Bradford West Gwillimbury with Highway 404 in York Region. The routes of existing and proposed highways are shown on Schedule 5.5 and the corridors for these facilities shall be protected from lot creation and *development* which would jeopardize implementation of these facilities or increase their cost. The precise alignment of the Bradford Bypass will be determined by Environmental Assessment.

4.8.1.2 Where *subdivision* or *development* is proposed in the vicinity of the highways and their interchanges, provision shall be made for highway routing and expansion in accordance with right of way requirements as determined by the *province*.

4.8.1.3 A comprehensive traffic study shall be required to determine capacity requirements, financing, and staging of improvements of the interchanges along Highway 400. The terms of reference and cost sharing of the study shall be determined by the *Province*, the County of Simcoe, and affected Local Municipalities.

4.8.1.4 Where *development* is contemplated in the vicinity of an interchange with Highway

400, a secondary plan or official plan amendment shall be adopted in the local municipal plan addressing land use and development density, future road requirements and cost sharing agreements, road classification and access, water supply and sewage disposal, storm water management, natural and cultural heritage conservation, natural resource conservation, agricultural land capability, and impact on existing *development*. *Development* shall be implemented through the secondary plan or official plan amendment, zoning bylaw amendments, and plan(s) of subdivision.

4.8.2 ARTERIAL ROADS

4.8.2.1 A system of County Roads is illustrated on Schedule 5.5. All County Roads are considered arterial roads and are classified as either primary or secondary arterials. Arterial roads, which are the primary transportation corridors, provide for through traffic movements between activity areas and across the County. They generally link Local Municipalities, *Provincial* Highways and County Roads, Settlement Designations, and transportation corridors outside the County, as well as provide service to commercial, industrial, and major recreational areas. Right of way width requirements are listed in Schedule 5.5.

4.8.2.2 Where land is being developed in a site plan area as designated by a *local municipality* and abuts a County Road, the County will require the provision of lands to the County Road system in order to achieve the right of way widths identified in Schedule 5.5. A lesser width may be provided in special circumstances with the agreement of the County.

4.8.2.3 Where a *subdivision* by Plan or consent is proposed and abuts a County Road, the County will require the dedication of land to the County Road system in order to achieve the right of way widths identified in Schedule 5.5. A lesser width may be provided in special circumstances with the agreement of the County.

4.8.2.4 County Roads Policy with regard to entrances, widening, reserves, and related matters is set out in bylaws and reports adopted from time to time by County Council.

4.8.2.5 Entrance permits to County Roads may generally be obtained for approved uses on existing lots, if no entrance currently exists and if safety and drainage matters can be adequately addressed, and for new municipal roads which intersect with County Roads. New entrances to County Roads for individual residential lots created after June 30, 1996 are not permitted except in accordance with the County of Simcoe bylaw regulating access to County Roads and any applicable local municipal official plan.

4.8.2.6 The existence of multiple entrances to a parcel of land does not imply that additional lots can be created.

4.8.2.7 Coordinated planning with adjacent municipalities is supported and encouraged in

order to establish a planned network of roads which considers and coordinates the road hierarchy across municipal boundaries.

4.8.2.8 Development of new or expanded highways shall address the policies of this Plan and the Niagara Escarpment Plan, particularly with respect to the Greenland Designation and the natural environment, and will be based on an Environmental Assessment. Within the area of the Niagara Escarpment Plan, future widenings of new or expanded arterial roads or local roads shall be consistent with the Development Criteria of the Niagara Escarpment Plan.

4.8.2.9 Within the Oak Ridges Moraine Conservation Plan Area, all road improvements, including new roads and the opening of a road with an unopened road allowance, shall conform to the tests contained in section 41 of the ORMCP. These tests will be met through the Environmental Assessment Act process for infrastructure.

4.8.3 LOCAL ROADS

4.8.3.1 Notwithstanding Plan policies and bylaws permitting development of uses or the creation of lots, access to a proposed subdivision or development shall be from an existing or proposed local municipal road, and not from a County Road or Provincial Highway, where feasible and where compatible with other Plan policies.

4.8.4 TRANSIT

4.8.4.1 In the design of *subdivisions* in settlement areas, commercial malls, and any other *development* generating high levels of pedestrian and vehicular traffic, the eventual introduction of bus service to the *subdivision* or *development* should be considered.

4.8.4.2 Municipalities should consider the current or future accommodation of bus service in the design of public facilities and streetscapes.

4.9 Waste Management

THIS SECTION IS UNDER APPEAL (JULY 2007).

THE POLICIES OF THIS PLAN RELATE TO WASTE MANAGEMENT PRACTICES AND THEIR DIRECT RELATIONSHIP TO LAND USE. THE POLICIES DO NOT PRECLUDE THE APPLICATION OF ALTERNATE WASTE HANDLING AND DISPOSAL PRACTICES.

THESE POLICIES ARE INTENDED TO PROTECT THE HEALTH, SAFETY, CONVENIENCE AND WELFARE OF RESIDENTS FROM THE POTENTIAL ADVERSE EFFECTS OF WASTE MANAGEMENT ACTIVITIES, BY RESTRICTING OR CONTROLLING LAND USE IN THE VICINITY OF SUCH SITES.

4.9.1 Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives.

4.9.2 The County of Simcoe will ensure environmental protection is balanced with economic viability at all closed, operating, and future solid *waste disposal sites* for which the County is responsible. The County will continue to maximize the utility of approved waste capacity at our facilities while operating the sites in accordance with the relevant Ministry of the Environment Certificate of Approval and working to develop safe engineered disposal capacity for the residents of the County of Simcoe. All County solid waste facilities will maximize waste diversion from disposal, wherever this is reasonable and economically viable. The local solid waste disposal capacity which has and will be developed by the County of Simcoe is strictly for the use and utility of County generated wastes. In-County waste management solutions are preferred where practical, and in-County waste disposal of County controlled garbage will continue and no waste shall be imported for disposal.

4.9.3 The Environmental Protection Act and the associated regulations very stringently control, on a site specific basis, the activities and operation of a *waste disposal site*, and this legislation supersedes the regulatory authorities granted to municipalities under the Planning Act.

4.9.4 *Waste disposal sites* are designed and developed under the Environmental Protection Act (“the Act”) to mitigate impacts on the natural environment and surrounding land uses. The MOE develops standards and requirements for the operation of all waste disposal sites. It is intended that the Act and its regulations, the Certificates of Approval serve as a complete code for the development, operation and monitoring of all *waste disposal sites*.

4.9.5 The County of Simcoe operated municipal solid waste disposal sites, both active and closed, and is responsible for their development, monitoring, maintenance and rehabilitation. There are also many privately operated and owned active and inactive *waste disposal sites*. The approximate location of know *waste disposal sites* is shown on Schedule 5.6.

4.9.6 All *waste disposal sites* are established and operated by the County in accordance with the Environmental Assessment Act and the Environmental Protection Act.

4.9.7 To ensure long term prosperity, *waste disposal sites* and *sensitive land uses* shall be appropriately designed, buffered and or separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety. Particular attention shall be paid to *sensitive land uses* in proximity to proposed and active sites.

4.9.8 Local municipalities shall identify the locations of closed and active solid *waste disposal sites* in local official plans based on the best available County and Provincial information, with such information to be used in consideration of planning applications, building permits and other by-laws.

4.9.9 The activities that take place on an active or closed solid *waste disposal site* may change over time as the circumstances associated with the waste on the site change. Remediation or expansion of a fill area or other such activities have the potential to impact abutting land use activity. In order to maintain the usability of the solid *waste disposal site*, and to ensure compatibility with *sensitive land uses* around the *waste disposal site*, it is essential to evaluate all proposed land use changes in defined assessment areas around sites.

4.9.10 No development shall be permitted in *assessment areas* associated with active or inactive solid *waste disposal sites* unless it can be demonstrated to the satisfaction of the appropriate authority that there will be no *adverse effects* to persons and property from the solid *waste disposal site*. The following studies may be required to determine the potential for negative impacts: ground and surface water (hydrogeology and hydrology), noise, odour and dust, methane gas migration, traffic impact, land use compatibility, and other studies considered appropriate. Studies related to *waste disposal sites* shall be completed in accordance with Appendix 8 of this Plan, being the Ministry of the Environment's Guideline D4 - Land Use On or Near Landfills and Dumps, or any subsequent replacement document.

4.9.11 If the studies produced under the provisions of Section 4.9.11 indicate that there may be potential for *adverse effects* on the proposed *development*, the approval authority may require the proponent to undertake specific measures and/or activities to ensure public health and safety including any nuisance impacts.

4.9.12 To ensure appropriate consideration is given, *assessment areas* shall be identified in municipal official plans and protected through the implementation of a holding provision in the implementing zoning by-law pursuant to Section 36 of the Planning Act, R.S.O. 1990, as amended.

The hold provision shall apply to all land within the *assessment area*. The hold provision shall only be lifted after a study in accordance with Section 4.9.11 is approved that demonstrates it is appropriate to permit such construction.

Prior to the issuance of a building permit, the Chief Building Official shall ensure that they approved structure incorporates any necessary features to ensure future health and safety of the occupants from potential *adverse effects* related to the solid *waste disposal site*. Examples of such features may include, but are not limited to, the installation of methane sensors or venting around the foundation. Following the determination of the appropriate measures, such measures shall be implemented through the building permit process through the registration of a development agreement on the title of the subject lands.

4.9.13 The hold provision shall not apply to the issuance of a building permit for the following:

- interior alterations to existing structures;
- exterior alterations that do not expand the footprint of an existing structure;
- new structures or alterations to existing structures where such structures do not prevent the free movement of air into the atmosphere;
- and, any structure that does not require a building permit.

4.9.14 Where development is proposed in proximity to County owned *waste disposal sites*, such studies and related conditions will be subject to the approval of the County Simcoe.

4.9.15 Appropriate buffer and setback requirements for all land uses shall be determined on a site specific basis for all *waste disposal sites*.

4.9.16 Decisions on the location of new or enlarged *waste disposal sites* shall take into account impacts on agricultural areas and economies, *settlements* and other *development, natural features* and functions, scenic views, the physical capability of the land to support the *waste disposal site* and to be rehabilitated, and quality of road access.

4.9.17 *Waste disposal sites* may be located in Rural and Agricultural, Settlement, or Greenland Designations outside of the NEP.

4.10 Local Municipal Official Plans

THIS SECTION CONTAINS GENERAL GUIDELINES FOR THE PREPARATION OF LOCAL MUNICIPAL OFFICIAL PLANS.

4.10.1 Local municipal official plans shall establish planning strategies and policies for the *local municipality* which have appropriate regard for *provincial* policies, comply with the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, where applicable, and which implement and are in conformity with this Plan which may include policies which are more restrictive than the policies in this Plan. New local municipal official plans approved subsequent to the adoption of this Plan may refine the designations and mapped information contained within this Plan subject to documentation satisfactory to the County and appropriate agencies.

4.10.2 Local municipal official plans shall designate future growth areas in accordance with Sections 3.3, 3.5 and 4.1.

4.10.3 Local municipal official plans shall make reference to County bylaws and policies with respect to County roads and *waste disposal sites*, and tree cutting.

4.10.4 Locations of existing and former landfill sites shall be illustrated in local municipal official plans.

4.10.5 Where available, the location of *flood plains*, fill lines, and hazard lands shall be illustrated in local municipal official plans.

4.10.6 Where all or part of a *local municipality* is not included in a local municipal official plan, a secondary Plan which applies to the area may be included in this Plan as a secondary plan of the County of Simcoe official plan.

4.10.7 Local municipal official plans and zoning bylaws shall include policies that provide the opportunity for a range of housing types, densities, and costs to meet the needs of current and future residents.

4.10.8 Local municipal official plans shall contain policies and maps to protect both the County Greenland designation, subject to 3.7.13, and a local *natural heritage* system which complements and supports the County system subject to Section 3.3.10. Local municipal land use policy, where it is more restrictive than this Plan, shall apply in those areas.

4.10.9 Local municipal official plans shall contain cultural heritage policies which shall include policies for the development and maintenance of inventories of locally *significant* cultural heritage resources as outlined in Section 4.6.2 of this Plan.

4.10.10 Local municipal official plans shall, where applicable, allocate future residential growth according to location and form of development such as settlement expansion, settlement infill, *country residential subdivisions*, *rural* consent lots, or other similar categories.

4.10.11 Local municipal official plans shall require official plan amendments for the following *developments*: settlement expansions, *country residential subdivisions*, country recreation facilities which include *significant* building *developments* and/or *site alteration* or are greater than 160 ha. in size, *business parks*, *shoreline development*, airports, new *waste disposal sites*, and aggregate *developments*, except where existing approved local municipal official plans do not require an official plan amendment for new or expanded aggregate *developments*. Policies shall also be included setting out the criteria and/or circumstances for the establishment of such uses including more detailed locational, design, and performance criteria than contained in this Plan.

4.10.12 Local municipal official plans shall contain policies to address the mineral aggregate resource policies of the Plan, including policies regarding the establishment/expansion, prohibition or location of pits and quarries and associated activities and policies with criteria to

establish a clear and reasonable mechanism to permit new or expanded pits and quarries. Applications for new or expanded aggregate operations within the NEP are required to meet the requirement of that Plan.

4.11 Implementation

4.11.1 In accordance with Section 27 of the Planning Act, local municipal official plans and zoning bylaws shall be amended where necessary to conform to this Plan.

4.11.2 In accordance with the Planning Act, the council of the County of Simcoe may amend an official plan or zoning by-law of a *local municipality* if an amendment required by 4.11.1 is not completed within one year of the approval of this Plan and if considered necessary to ensure that *development* applications proceed in conformity with the provisions of this Plan.

4.11.3 Where there is a conflict between the policies of this Plan and a local official plan, this Plan shall prevail to the extent of the conflict.

4.11.4 Notwithstanding 4.11.3, a local official plan or zoning bylaw may contain provisions which are considered more restrictive to *development* than this Plan and, to the extent such conflict exists, the Local Plan or bylaw shall prevail.

4.11.5 Pursuant to Subsection 41(8) of the Planning Act, site plans and drawings for a *development* on a County Road or that impacts on a County Road shall not be approved until the County has been advised of the proposed *development* and afforded a reasonable opportunity to require the owner of the land to provide any or all of the following to the satisfaction of and at no expense to the County:

- a) road widenings reserves, sight triangles, and access facilities including ramps, curbing, and traffic direction signs;
- b) off street loading and parking facilities, covered or uncovered, access driveways including driveways for emergency vehicles, and the surfacing of such areas and driveways; and
- c) grading and alteration in elevation or contour of the land in relation to the elevation of the highway and provision for the disposal of storm and surface water from the land. Widening of County Roads shall be in accordance with Sections 3.8, 4.8.2.2, 4.8.2.3 and Schedule 5.5.

4.11.6 This Plan may be altered to correct errors in the text or schedules or to update factual information in Part 2, Schedules 5.2 to 5.7 inclusive, and the Appendices without amendment to the Plan provided the alterations do not change the effect of the goals, objectives, and policies of the Plan.

4.11.7 Local municipalities shall consult with the County of Simcoe during the preparation of official plans and amendments, growth and settlement strategies, mapping of *prime agricultural areas*, mapping of *flood plain* lands and *natural heritage* preparation of cultural heritage inventories, and the preparation of background studies of *development* including traffic impact studies to ensure compatibility with the goals, objectives, and policies of the County official plan.

4.11.8 Where a *development* application includes application to amend the County Official Plan, a local municipal official plan and/or other bylaw, and/or *subdivision* of land by plan or consents, joint processes and hearings shall be undertaken where possible in order to avoid duplication.

4.11.9 County Council may delegate the holding of public meetings and the consideration of public input for amendments to this Plan in accordance with the Planning Act.

4.11.10 The County and its local municipalities shall seek the input of any adjacent upper or lower tier municipality with regard to studies or *development* proposals which may have an impact on such areas, and will seek their co-operation in exchanging information on matters addressed by this Plan where appropriate.

4.11.11 The outer boundary of the Niagara Escarpment Plan (NEP) identified on Schedules 5.1 and 5.3.1 is fixed and can only be changed by an amendment to the NEP. However, the internal boundaries between the NEP designation identified on Schedule 5.3.1 are less definite, except where bounded by such facilities as roads, railways, electrical transmission lines, etc. Less definite boundaries will be determined by the Niagara Escarpment Commission through the application of the designation criteria contained in the NEP and using available information and site inspections. Such interpretations will not require an amendment to the NEP.

4.11.12 No amendments to land use designations will be considered within the Oak Ridges Moraine Conservation Plan Area until April 2, 2012, except as provided for in the ORMCP and the Oak Ridges Moraine Conservation Act, 2001, however in no case will amendments be considered which would have the effect of removing lands from the Natural Core Area and the Natural Linkage Area designations.

4.11.13 Within the Oak Ridges Moraine Conservation Plan Area the boundary may only be clarified through reference to the applicable Ontario Regulation.

4.11.14 Notwithstanding the policies of this Plan, development and site alteration within the Oak Ridges Moraine Conservation Plan Area, as shown on Schedules 5.1 and 5.3.2, must be in accordance with the policies of Section 3.10 and the Oak Ridges Moraine Conservation Plan.

4.12 Follow-Up Projects

4.12.1 DURING THE PREPARATION OF THIS PLAN, SPECIFIC TOPICS WERE IDENTIFIED AS HAVING PARTICULAR SIGNIFICANCE FOR FUTURE CHANGE AND DEVELOPMENT IN SIMCOE COUNTY. THE NEED TO UNDERTAKE PROJECTS OR STUDIES IN THESE SUBJECT AREAS IS ACKNOWLEDGED IN THIS SECTION OF THE PLAN.

4.12.2 IT IS NOT INTENDED THAT THE REPORTS OR STUDIES RESULTING FROM THE PROJECTS BE INCORPORATED IN TOTAL IN THIS OFFICIAL PLAN. INSTEAD, IT SHALL BE A PURPOSE OF ANY SUCH PROJECT TO RECOMMEND SPECIFIC PROVISIONS OR POLICIES WHICH COULD BE INCLUDED IN THE PLAN OR APPENDED TO THE PLAN.

4.12.3 THE TERMS OF REFERENCE FOR EACH OF THE FOLLOWING TOPICS IS NOT INCLUDED HERE. THE SPECIFIC TOPICS, METHODOLOGIES, DEPTH OF STUDY, AND PARTICIPANTS WILL BE DETERMINED BY COUNTY COUNCIL OR DELEGATED COMMITTEES FOLLOWING ADOPTION OF THIS PLAN BUT PRIOR TO UNDERTAKING THE PROJECT, ALTHOUGH SOME OF THE ISSUES MAY BE NOTED HERE.

4.12.4 Extractive aggregate resources: While aggregate resources can be found in many parts of Simcoe County, a few local municipalities contain concentrations of sand, gravel, and/or bedrock resources. The simultaneous operation of aggregate operations in proximity, in particular, can raise issues related to both municipal servicing and liability for other landowners. For such situations, Aggregate Resource Management Plans are proposed to deal with sequential or phased *development*, rehabilitation plans, conservation of *natural features* and functions, especially water quality and quantity, haul routes, other land uses in the vicinity, and other relevant topics. Potential participants in such studies include the *Province*, the County, local municipalities, the aggregate industry, and interested landowners.

4.12.5 Cultural heritage resources: Simcoe County is rich in heritage resources. Cultural Heritage resources are a significant component of the tourism industry which is very important to the economy of Simcoe County. At the same time, organizations which support the cultural heritage resource, such as Local Architectural Conservation Advisory Committees, cover the County incompletely; information regarding cultural heritage resources is disorganized on a County wide basis. As a result, a project to recommend processes including the establishment of advisory committees, the assembly of information, and the identification of any needs for ongoing research is proposed.

4.12.6 Air quality, energy conservation: *Development* form and density have both direct and indirect effects on air quality and energy conservation. Examples range from the

directional orientation of houses on a lot to the choice of transportation mode. Because many other factors enter into any planning decision, conservation measures must be considered a set of guidelines to help achieve overall conservation goals and objectives. A project is proposed to establish those guidelines as they would be most effective in Simcoe County.

4.12.7 Water quality and quantity: the importance of water, both surface and underground, is noted in Section 3.1 of this Plan. Since most *development* in Simcoe County is dependent on ground water, sustaining good quality and sufficient quantity of ground water is essential.

However, little is known about the effects of current water use and sewage disposal on the long term quality and quantity of groundwater. Some geographical features, such as the Oro Moraine and Oak Ridges Moraine, are known to be critical elements in sustaining quality and quantity, but the specific impacts of *development* on and near the Moraine are unknown. Similarly, there is a need to further understand the relationship between land use change/watershed planning and surface water quality associated with Lakes Simcoe, Couchiching, Huron (Georgian Bay). Assembly and analysis of more information including the possibility of identifying well-head protection areas and watershed based quality targets in this regard is considered a priority throughout the County.

4.12.8 Shoreline Development: The extensive shorelines within the County have historically attracted significant seasonal residential and related tourism development. More recently, shoreline areas have attracted a greater amount of permanent residential *development* and/or the conversion of seasonal residences into year round housing. Historically, shoreline areas have been developed on private individual services on small lots. Ecologically, shorelines perform and contain a variety of natural functions and features and are important components of the *natural heritage* system. The ecological sensitivity and importance of shorelines together with the implications of extensive permanent residential *development* on the ecological functions of shorelines and the growth management strategies of municipalities needs to be further assessed.

Assembly and analysis of more information in this regard should be undertaken and management approaches identified in consultation with local municipalities and other affected stakeholders.

4.12.9 Performance Indicators: The County will establish a monitoring program to measure the effectiveness of this Plan. In particular, efforts will be made in cooperation with local municipalities and other agencies to establish a set of indicators to track and measure environmental, economic and land use change. It is intended that this could form part of the County's review of the Official Plan every 5 years in accordance with the Planning Act.

Part 5 – Schedules

NOTE: Schedule 5.1, Land Use Designations (map) contains a representation of all known watercourses from the Ontario Base Map on its base. For clarity, other map Schedules do not contain that information.

At the scale of map used in these Schedules, not all such base maps or thematic information can be considered accurate for all purposes. Large scale mapping can be obtained from the County of Simcoe.

Schedules 5.2.1 to 5.2.5 contain information which is representative of the physical characteristics of the County of Simcoe. Other thematic information on characteristics and features noted in the plan can be obtained at the County of Simcoe, Ontario government Ministries, or other sources.

For the purpose of determining the boundaries of Settlement and Special Development Areas, refer to Sections 3.5, 3.9.4, and local municipal official plans and the Oak Ridges Moraine Conservation Plan.

5.1 Land Use Designations: Designated Settlement Areas

Settlements

Alcona
 Alliston
 Angus
 Anten Mills
 Ardrea
 Atherley
 Avening
 Bass Lake
 Batteaux
 Baxter
 Beeton
 Bond Head
 Bradford
 Brechin
 Brentwood
 Briar Hill
 Centre Vespra
 Churchill
 Coldwater
 Colgan**
 Collingwood
Collingwoodlands
 Colwell
 Cookstown
 Cooper's Falls
 Craighurst
 Creemore
 Devil's Glen
 Dunedin*
 Duntroon
 East Oro
 Edgar
 Elmvale
 Everett
 Fesserton
 Forest Home
 Gamebridge

Gilford
 Glen Huron*
 Glencairn
 Green Briar
 Guthrie
 Hawkestone
 Hillsdale
 Hockley
 Horseshoe Valley
 Ivy
 Jarratt
 Lafontaine
Lagoon City
 Lefroy
 Lisle
 Longford Mills
 Loretto
 Marchmont
 Midhurst
 Midland
 Minesing
 Moonstone
 New Lowell
 Newton Robinson
 Nottawa
 Old Sunnidale
 Oro Station
 Orr Lake
Osler Bluff
 Penetanguishene
 Penville
 Perkinsfield
 Phelpsston
 Port Severn
 Port McNicoll
 Price's Corners
 Rosemont
 Rugby

Sandy Cove Acres
 Sebright
 Severn Falls
 Shanty Bay
 Singhampton*
 Snow Valley
 Stayner
 Stroud
 Sugar Bush
 Sunnidale Corners
 Thompsonville
 Thornton
 Tioga
 Toanche
 Tottenham**
 Udney
 Uptergrove
 Utopia
 Vasey
 Victoria Harbour
 Warminster
 Wasaga Beach
 Washago
 Waubaushene
 Waverley
 West Shore
 Wyebridge
 Wyevale

*See Section 3.8.

** See Section 3.10

Italics indicate a non decision status.

Italics and bold indicates subject to OMB appeal.

5.2 Resource Maps

5.2.1 Aggregate Resources

5.2.2 Evaluated *Wetlands* is amended to recognize *wetlands* in ORMCP area (already does)

5.2.3 Areas of Natural and Scientific Interest

5.2.4 Agricultural Land Classifications - Canada Land Inventory Soil Mapping

5.3.1 Niagara Escarpment Plan Land Use Designations

5.3.2 Oak Ridges Moraine Conservation Plan Land Use Designations

5.3.2.1 Oak Ridges Moraine, Hydrologically Sensitive Features and Aquifer Vulnerability

5.3.2.2 Oak Ridges Moraine, Key Natural Heritage Features and Landform Conservation Areas

5.4 Natural Heritage System

5.5 County Road System

5.6 Waste Management Facilities

5.7 Wellhead Protection Areas

5.8 List of Background Reports and Programs

CHM2 Gore and Storrie Limited, Infrastructure Study, May 1996.

Gartner Lee, Consultants in the Environment,
Development of a Natural Heritage System for the County of Simcoe, June 1996.

Hemson Consulting Limited,
Growth Outlook for Simcoe County, December 1995, and update April, 1997.

Schedule 5.5

SIMCOE COUNTY ROAD SYSTEM

As approved by County Council

COUNTY ROAD NO.	DESCRIPTION	PROPOSED CLASSIFICATION	REQUIRED BASIC R.O.W. WIDTHS
1	County Road 27 to Simcoe/Dufferin Boundary Road	Primary Arterial	30.5 m
3	County Road 4 to County Road 39	Secondary Arterial	36.0 m
4	Town of Bradford Limits to City Limits of Barrie	Primary Arterial	40.0 m
5	County Road 15 to Simcoe/Dufferin Boundary	Secondary Arterial	30.5 m
6	County Road 27 to County Road 26	Primary Arterial	30.5 m
7	Highway 26 to 27/28 Sideroad Nottawasaga 27/28 Sideroad Nottawasaga to Wasaga Beach	Secondary Arterial Secondary Arterial	45.0 m 36.0 m
8	Highway 9 to Bradford	Secondary Arterial	20.0 m
9	County Road 10 to Creemore Creemore to 1.8 km East of Grey Boundary 1.8 km East of Grey Boundary to Grey Boundary	Primary Arterial Primary Arterial Primary Arterial	30.5 m 20.0 m 30.5 m
10	Highway 9 to Wasaga Beach	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
11	Concession 1 former Orillia Township to Highway 400	Primary Arterial	30.5 m

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12	Lisle to Dufferin Boundary	Secondary Arterial	30.5 m
13	Highway 89 to Lisle	Secondary Arterial	30.5 m
14	County Road 10 to Colgan Colgan Colgan to County Road 50	Secondary Arterial Secondary Arterial Secondary Arterial	30.5 m 20.0 m 30.5 m
15	Alliston to C.F.B. Borden	Primary Arterial	30.5 m
16	Highway 12 to Highway 400	Primary Arterial	30.5 m
17	Coldwater to Concession 3/4 Concession 3/4 to Muskoka	Primary Arterial Primary Arterial	30.5 m 20.0 m
19	Highway 12 to Elmvale	Primary Arterial	30.5 m
20	Highway 11 to Hawkstone Hawkstone to Barrie	Secondary Arterial Secondary Arterial	30.5 m 20.0 m
21	County Road 27 West County Road 27 East	Primary Arterial Primary Arterial	30.5 m 40.0 m (36.0 metre minimum where constraints exist)
22	Highway 12 to Highway 26	Primary Arterial	36.0 m
23	Highway 93 (Waverley) to Highway 400 (Coldwater)	Primary Arterial	30.5 m

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25	County Road 93 to County Road 6	Primary Arterial	30.5 m
26	Penetanguishene to County Road 6 County Road 6 to Lafontaine	Primary Arterial Primary Arterial	30.5 m 20.0 m
27	Highway 9 to County Road 90 Highway 26 to County Road 93	Primary Arterial 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 Concession 3/4 Tiny	Primary 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	Secondary Arterial	30.5 m
34	Simcoe/Grey Boundary Road	Secondary 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 County Road 90	Secondary Arterial	30.5 m
42	Dufferin Boundary to Stayner	Primary Arterial	36.0 m

The County of Simcoe Official Plan

43	Highway 26 to County Road 28	Secondary Arterial	30.5 m
44	County Road 169 to Airport Road Highway 12 to Airport Road	Primary Arterial Primary Arterial	30.5 m 36.0 m
45	County Road 44 to City of Kawartha Lakes	Primary Arterial	30.5 m
46	County Road 169 to Simcoe County Boundary Victoria/Simcoe Boundary to County Road 45 County Road 45 to Concession E/F	Primary Arterial Primary Arterial Primary Arterial	30.5 m 30.5 m 20.0 m
47	Highway 12 to Simcoe/Victoria Boundary Simcoe/Victoria Boundary to Concession 7/8	Secondary Arterial Primary Arterial	30.5 m 30.5 m
49	City of Orillia Limits to Highway 11	Primary Arterial	30.5 m
50	Highway 9 to Highway 89	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
52	Highway 11 Easterly to Muskoka Boundary Muskoka/Simcoe Boundary Road	Secondary Arterial Secondary Arterial	20.0 m 20.0 m
54	County Road 21 to Barrie	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
56	Highway 89 to County Road 90	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)

The County of Simcoe Official Plan

58	County Road 23 to Highway 12	Secondary Arterial	20.0 m
64	Highway 26 to Landfill Site	Secondary Arterial	20.0 m
88	County Road 27 to 10th Sideroad BWG	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
89	County Road 3 to Highway 400	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
90	Barrie to Concession 4/5 Concession 4/5 to Base Borden	Primary Arterial Primary Arterial	45.0 m 40.0 m
91	Highway 26 to County Road 124 County Road 124 to Grey County	Primary Arterial Primary Arterial	30.5 m 30.5 m
92	Elmvale to Wasaga Beach	Primary Arterial	36.0 m
93	City of Barrie Limits to Highway 11 Highway 11 to Highway 400 Highway 12 to County Road 25 County Road 25 to Town of Penetanguishene Limits	Primary Arterial Primary Arterial Primary Arterial Primary Arterial	36.0 m 30.5 m 36.0 m 36.0 m
95	County Road 124 to Grey County Road 19	Secondary Arterial	30.5 m
124	Collingwood to Dufferin County	Primary Arterial	36.0 m
169	Highway 12 to Highway 11	Primary Arterial	40.0 m (36.00 metre minimum where constraints exist)

5.6 Waste Disposal Sites

Schedule 5.6 (Waste Disposal Sites) was undergoing modifications during the production of this 2007 consolidation.

We regret any inconvenience this may have caused.

Please contact the County of Simcoe Environmental Services Department for more detailed information regarding the location of waste disposal sites.

5.9 Definitions

Underlined Terms are defined in the Oak Ridges Moraine Conservation Act 2001, and the Oak Ridges Moraine Conservation Plan. Reference should be made to these documents.

AGRICULTURAL USES means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur, including poultry and fish; aquaculture; agro-forestry; maple syrup production; and associated on-farm buildings and structures.

AGRICULTURE RELATED USES are those small scale farm related commercial and industrial uses directly related to and required to be in close proximity to the farm operation.

AREAS OF ARCHAEOLOGICAL POTENTIAL means areas with medium to high potential for the discovery of archaeological resources. This potential is based on the presence of a wide range of geographic and historical features which influenced past settlement. Archaeological potential is confirmed through archaeological assessment.

AREAS OF MINERAL POTENTIAL means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence. *Areas of mineral potential* are identified using accepted scientific methodology.

AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI) means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

ASSESSMENT AREAS, WASTE DISPOSAL SITES refers to land areas adjacent to former and existing *waste disposal sites* where adverse environmental effects may be evident as a result of waste disposal operations. This is generally the area within 500 metres of the perimeter of the *waste disposal site* but may vary according to the physical characteristics of the land or type of waste disposal operation.

BUILT HERITAGE RESOURCES means one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to the community.

BUSINESS PARKS are *subdivisions* which accommodate industrial, wholesale, office, and service establishments, as well as retail establishments.

CLUSTER SUBDIVISION is a *subdivision* designed in a grouped pattern around an internal road system intended to specifically serve the cluster.

COMMUNITY FACILITIES include fire and police stations, libraries, schools, health care facilities, municipal buildings, and public recreation facilities.

COUNTRY RECREATIONAL FACILITIES are recreational uses where the prime reason for location in *rural* areas is to take advantage of natural physical features, including the availability of large lots or land areas. They include, but are not limited to, golf courses, campgrounds, lodges and resorts, conference centres, skiing facilities, and special event facilities.

COUNTRY RESIDENTIAL SUBDIVISION refers to a *cluster subdivision* with lots used for residential purposes in the Rural and Agricultural Designation.

COUNTY refers to the Corporation of the County of Simcoe unless otherwise specified. The County is a municipality for the purposes of *Provincial* legislation.

CULTURAL HERITAGE LANDSCAPE means a defined geographical area of heritage significance which has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of people or place. Examples may include but are not limited to historical parks, gardens, designated conservation districts such as mainstreets or neighbourhoods, marked cemeteries, abandoned mine sites, historical ruins, aboriginal sacred areas, battlefields, and monuments. Only views and vistas associated with the defined geographical area of heritage significance are considered as part of a *cultural heritage landscape*.

CULTURAL FEATURES refer to historical, architectural, archaeological, recreational, and aesthetic built and *natural features* of cultural significance.

DEVELOPMENT means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process, or works subject to the Drainage Act.

DYNAMIC BEACH means areas of inherently unstable accumulation of shoreline sediments along the Great Lakes - St. Lawrence River System and inland lakes. The *dynamic beach* hazard limit includes the flooding hazard limit plus a *dynamic beach* allowance.

ENVIRONMENTAL IMPACT STATEMENT “EIS” is a report or document to determine the suitability of a proposed *development* at a particular location and, if suitable, to determine design and mitigative measures that can minimize disturbance to the natural environment. *EIS* requirements are detailed in Appendix 1 of this Plan.

ENVIRONMENTALLY SENSITIVE AREAS are areas supporting fragile ecosystems susceptible, prone, or vulnerable to human impact and/or development pressures.

FLOOD FRINGE is that portion of a *flood plain* that is covered by flood waters, where flood depths and velocities do not pose a threat to life or property, and where some forms of *development* can be safely accommodated through construction methods.

FLOOD PLAIN is the area, usually lowlands, adjoining a watercourse which has been, or may be, covered by flood water. In general, the *flood plain* is part of the river's natural space in times of flooding in the event of a 1 in 100 year storm or regional storm event, whichever has the highest water level.

FLOOD WAY is the channel of a watercourse and that inner portion of the *flood plain* where flood depths and velocities are generally higher than those experienced in the *flood fringe*. The floodway represents that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and property.

GRID ROADS refer to roads such as concession and sideroads which form part of the original rural road system of the County, plus all arterial roads which now serve as *Provincial Highways*, County Roads, and Local Municipal arterial roads.

HAZARDOUS LANDS are property or lands that could be unsafe for *development* due to natural processes or hazards. Included are *flood plains*, steep slopes, and unstable soils or bedrock.

HIGHWAY COMMERCIAL uses or establishments are those which provide a service to the traveling public and include uses such as automotive servicing, accommodation, tourist, craft and special feature establishments, and restaurants.

LOCAL MUNICIPALITY refers to any of the sixteen Towns and Townships within the County of Simcoe.

MAJOR GROWTH or DEVELOPMENT refers to any land use change which can be reasonably expected to impact on the environment or on infrastructure and generally includes those uses identified in Section 4.10.11.

NATURAL FEATURES OR NATURAL HERITAGE where used as general terms refer to *wetlands*, habitat of endangered and threatened species, fish habitat, woodlands, wildlife habitat, valley lands, and areas of natural and scientific interest.

NATURAL HERITAGE PLAN (NHP) shall mean a Plan that may be prepared by a *local municipality* to identify and designate *natural features* and functions to be protected from *development* and to identify *natural features* and functions with constraints to *development* that would require an *EIS*. For those *natural features* and functions having constraints to *development*, the *NHP* shall develop policies related to the *development* of those lands and identify the requirements for, and the contents of, *EIS*'s in support of *development* proposals. It will also identify the approval process required for specific features and functions and for a specific type of *development*.

NEGATIVE IMPACTS means:

- a) in regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity;
- b) in regard to other *natural heritage* features and areas, the loss of the *natural features* or ecological functions for which an area is identified.

PLAN or COUNTY PLAN refers to the Official Plan of the County of Simcoe unless otherwise specified.

PRIME AGRICULTURAL AREA means an area where *prime agricultural land* predominates. *Prime agricultural areas* may also be identified through an alternative agricultural land evaluation system approved by the *Province*.

PRIME AGRICULTURAL LAND means land that includes specialty crop lands and/or Canada Land Inventory Classes 1, 2 and 3 soils, in this order of priority for protection.

PROCESSING OF AGRICULTURAL PRODUCTS where it is permitted in Prime Agricultural Areas are those agriculture related uses such as the initial cleaning, culling, storing, or packaging of products produced on the farm or in conjunction with farms in the vicinity which produce the same agricultural products, in preparation for shipment to food processing establishments or market.

PROVINCIAL POLICY STATEMENT refers to the *Provincial Policy Statement* issued under Section 3 of the Planning Act.

PROVINCE or PROVINCIAL refers to the Province of Ontario and its Ministries. Specific Ministry names are not used due to periodic changes in Ministry names and roles.

RECREATIONAL DISTRICT is an area within the *rural* portion of the Rural and Agricultural Designation identified within a local municipal official plan as an area to be mapped and planned on a comprehensive basis to accommodate recreational, residential, and related commercial *development* associated with particular geographic features.

RESIDENCE SURPLUS TO A FARMING OPERATION means one of two or more existing farm residences built prior to 1978 and surplus to the farm, or an existing farm residence that is rendered surplus as a result of farm consolidation (farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation).

RESIDENTIAL INFILLING means the creation of a residential lot between two existing non-farm residences which are on separated lots of a similar size and which are situated on the same side of a road and where residences are not more than 100 metres apart.

RIVER AND STREAM SYSTEMS means all watercourses, rivers, streams and small inland lakes or water bodies that have a measurable or predictable response to a single runoff event.

RURAL, RURAL AREAS, or RURAL DEVELOPMENT refers to areas or *development* in areas in the Rural and Agricultural Designation that are not *prime agricultural areas*.

SECONDARY USES means uses secondary to the principle use of the property, including home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

SERVICING FEASIBILITY (STUDY) refers to a preliminary examination and determination of the costs and feasibility of servicing a development of more than five lots or units. The study should normally examine water, sewer, road, and other infrastructure needs, as well as wellhead protection constraints, stormwater management facilities and intake protection zones.

SETTLEMENTS include traditional central places designated as *Settlements* by local municipalities.

SETTLEMENT CAPABILITY STUDY is a comprehensive technical study of a settlement area to identify the capability of the area to safely accommodate future growth and *development* on individual water and sewer systems or partial water and sewer systems, establishing a technical foundation to evaluate secondary plans and applications for *development*. The study shall examine the ability of the soils and groundwater to assimilate the effluent from growth and *development*, identify appropriate limits on the extent and timing of expansions, and identify the appropriate density and/or design parameters, all of which are to ensure there will be no negative impact on *natural heritage* features and functions and to ensure the protection or enhancement of ground and surface water quality of the settlement area.

SHORELINE RESIDENTIAL AREAS are clusters of residences and seasonal residences within one kilometre of a lakeshore, often forming a linear pattern of *development* along shorelines. They do not include *development* located in a Settlement Designation.

SIGNIFICANT means:

- a) in regard to *wetlands* and areas of natural and scientific interest, an area identified a *provincially significant* by the Ministry of Natural Resources using evaluation procedures established by the *province*, as amended from time to time;
- b) features and areas that are ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage* system. Criteria for determining significance may be recommended by the *Province*, but municipal approaches that achieve the same objective may also be used;
- c) in relation to cultural heritage resources, an asset identified as important having regard to the criteria developed by the County or developed by the *local municipality*;
- d) in regard to other matters, important in terms of amount, content, representation

or effect.

SIGNIFICANT ARCHAEOLOGICAL RESOURCES means the remains of any building, structure, activity, place or cultural feature, which because of the passage of time is on or below the surface of the land or water, and which has been identified and evaluated and determined to be *significant* to the understanding of the history of people or place. The identification and evaluation of this resource is based upon an archaeological assessment.

SITE ALTERATION means activities, such as fill, grading and excavation that would change the landform and natural vegetative characteristics on a site.

SPECIAL POLICY AREA means an area within a community that has historically existed in a *flood plain* and where specific policies, approved by the *provincial* government, are intended to address the *significant* social and economic hardships to the community that would result from strict adherence to *provincial* policies concerning *development*.

SPECIALTY CROP LAND means areas where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

STRIP DEVELOPMENT is lot creation in the Greenlands and the rural area of the Rural and Agricultural Designations:

- a) along roads that are part of the originally surveyed concessions and side roads grid or are other more recently surveyed arterial or collector roads which are not part of an internal local road system designed specifically to provide groups of residential, commercial, industrial, or similar lots with access; and
- b) which is arranged in linear configurations of more than three non farm lots within 200 metres of the proposed lot line as measured along the frontage of one side of the road.

SUBDIVISION refers to *subdivision* of land by Plan or by consent - the latter is often known as severance. *Subdivision* may also be known as lot creation.

WASTE includes ashes, garbage, refuse, domestic *waste*, industrial *waste*, or municipal refuse, and such other materials as are designated in the regulations of the Environmental Protection Act.

WASTE DISPOSAL SITE means:

- a) any land upon, into or through which, or building or structure in which, *waste* is deposited, disposed of, handled, stored, transferred, treated or processed; and

- b) any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment, or processing referred to in clause (a).

WATERSHED MANAGEMENT (PLAN) refers to a report or to information regarding a watershed or sub-watershed which establishes guidelines for *development* and best land use practices and management to conserve:

- ground and surface water quality and quantity
- *natural heritage* features
- woodlands
- fish habitat
- recharge, discharge, and headwater areas

WETLANDS means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be *wetlands* for the purposes of this definition.

FOR OTHER DEFINITIONS, REFERENCE MAY BE MADE TO THE PROVINCIAL POLICY STATEMENT ISSUED UNDER SECTION 3 OF THE PLANNING ACT.

Part 6 - Appendices

Appendix 1 - Environmental Impact Statement (EIS)

Requirements

A. EIS Requirements

An *EIS*:

- is required for *development* proposed within the Greenlands Designation;
- can be utilized to satisfy the General Subdivision and Development Policy, 3.3.5, that permits *development* within identified *significant* features provided there will be no negative impact;
- is required within an identified wetland area that has not been evaluated and classified by the *Province* of Ontario; within the Oak Ridges Moraine Conservation Plan Area is required in accordance with the requirements of that Plan.

B. Purposes

The purpose of an *EIS* is to determine the suitability of the proposed *development* at that location and, if suitable, to determine site design and mitigative measures that can minimize disturbance to the natural environment.

An *EIS* is intended to support the policy requiring *development* to have no negative impact on the *natural features* of the area.

C. Content

An *EIS* shall include the following where appropriate:

- a description of the physical features on the subject land including buildings, structures, soils, vegetation, wildlife, topography, watercourses/bodies and other relevant features (what is on the property?);
- a general description of the physical features outlined above of the land around the subject property (what is around the property?);
- a summary of the *development* proposal including a detailed drawing of the proposed *development* (what is being proposed and where?);
- a description of the potential impacts of the *development* on the physical features of the site (what impact will this change have?);
- a review of alternative *development* options and alternative methods of mitigating the impacts of the *development* proposed (why is the *development* form proposed the most appropriate and what are the best measures available to protect the features of the site?);

- exploration of opportunities for environmental enhancement (how can the environment be improved?); and
- an implementation and monitoring Plan (how will this *development* be established including mitigation measures and enhancements and how will it be ensured that the environmental characteristics and features will be maintained?).

D. Subject Matter

The scale and subject matter of the *EIS* required will vary with the scale and type of *development* proposed. This shall be determined in pre-consultation with the County and the local municipalities prior to the *EIS* proceeding. The following is a list of examples of items and impacts which may be required in an *EIS*:

- impact on recharge and discharge (water) functions of the site;
- use and disposal of water - ground water;
- impact on water quality, temperature, conveyance;
- impact on aquatic habitat including spawning grounds;
- impact on waterfowl and mammal habitat;
- impact on size of core area;
- erosion and siltation impacts;
- discharge of substances other than water, e.g. salt;
- noise;
- air emissions;
- odours;
- management of the quality and quantity of stormwater run off;
- loss of vegetation;
- impacts of grading of terrain, especially topsoil; and
- other matters determined appropriate based on the location and characteristics of the site.

It is anticipated within the policies of the Plan that local municipalities may undertake research to complement and refine information of the County Natural Heritage Study and Greenlands Designation, and establish compatible local greenlands systems. Where such research has been completed to the satisfaction of the County and the *local municipality*, the environmental data may be utilized to assist in determining the scale and content of an *EIS*.

E. EIS Approval Process

Simple proposals will be approved at the Staff level.

Complex projects will be subject to peer review by outside parties, at the applicant's expense.

Very complex projects will be subject to the above, and may also require the approval of Planning Services Committee.

Appendix 2 - County of Simcoe Official Plan

Lower Tier Forecast Results by Municipality

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

ADJALA-TOSORONTIO

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	8640										
1996	9400	760	1.70%		3000		3.1		1660		17.70%
2001	10200	800	1.60%		3300	1.90%	3.1		1840	2.10%	18.00%
2006	11000	800	1.50%		3590	1.70%	3.1		2030	2.00%	18.50%
2011	11700	700	1.20%		3900	1.70%	3		2220	1.80%	19.00%
2016	12500	800	1.30%		4220	1.60%	3		2360	1.20%	18.90%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	8640										
1996	9400	760	1.70%		3000		3.1		1660		17.70%
2001	10500	1100	2.20%		3380	2.40%	3.1		1890	2.60%	18.00%
2006	11500	1000	1.80%		3760	2.20%	3.1		2140	2.50%	18.60%
2011	12600	1100	1.80%		4160	2.00%	3		2380	2.10%	18.90%
2016	13700	1100	1.70%		4580	1.90%	3		2590	1.70%	18.90%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	8640										
1996	9400	760	1.70%		3000		3.1		1660		17.70%
2001	10700	1300	2.60%		3460	2.90%	3.1		1940	3.20%	18.10%
2006	12100	1400	2.50%		3930	2.60%	3.1		2240	2.90%	18.50%
2011	13500	1400	2.20%		4420	2.40%	3.1		2540	2.50%	18.80%
2016	14900	1400	2.00%		4940	2.20%	3		2820	2.10%	18.90%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

BRADFORD WEST GWILLIMBURY

Low Forecast

<u>POPULATION</u>				<u>HOUSEHOLDS</u>			<u>EMPLOYMENT</u>		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	17700	-	-	-	-	-	-	-	-
1996	20200	2500	2.70%	6380	-	3.2	4870	-	24.10%
2001	22900	2700	2.50%	7310	2.80%	3.1	5640	3.00%	24.60%
2006	25500	2600	2.20%	8210	2.30%	3.1	6440	2.70%	25.30%
2011	28000	2500	1.90%	9160	2.20%	3.1	7200	2.30%	25.70%
2016	30500	2500	1.70%	10140	2.10%	3	7850	1.70%	25.70%

Reference Forecast

<u>POPULATION</u>				<u>HOUSEHOLDS</u>			<u>EMPLOYMENT</u>		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	17700	-	-	-	-	-	-	-	-
1996	20200	2500	2.70%	6380	-	3.2	4870	-	24.10%
2001	23800	3600	3.30%	7580	3.50%	3.1	5860	3.80%	24.60%
2006	27300	3500	2.80%	8770	3.00%	3.1	6900	3.30%	25.30%
2011	30900	3600	2.50%	10030	2.70%	3.1	7940	2.80%	25.70%
2016	34400	3500	2.20%	11340	2.50%	3	8870	2.20%	25.80%

High Forecast

<u>POPULATION</u>				<u>HOUSEHOLDS</u>			<u>EMPLOYMENT</u>		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	17700	-	-	-	-	-	-	-	-
1996	20200	2500	2.70%	6380	-	3.2	4860	-	24.10%
2001	24700	4500	4.10%	7850	4.20%	3.1	6080	4.60%	24.60%
2006	29200	4500	3.40%	9340	3.50%	3.1	7360	3.90%	25.20%
2011	33700	4500	2.90%	10900	3.10%	3.1	8670	3.30%	25.70%
2016	38300	4600	2.60%	12540	2.80%	3.1	9900	2.70%	25.80%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

CLEARVIEW

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	11600										
1996	12400	800	1.30%		4410		2.8		1370		11.00%
2001	13200	800	1.30%		4740	1.50%	2.8		1490	1.70%	11.30%
2006	14000	800	1.20%		5080	1.40%	2.8		1620	1.70%	11.60%
2011	14800	800	1.10%		5440	1.40%	2.7		1740	1.40%	11.80%
2016	15500	700	0.90%		5810	1.30%	2.7		1830	1.00%	11.80%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	11600										
1996	12400	800	1.30%		4410		2.8		1370		11.00%
2001	13500	1100	1.70%		4830	1.80%	2.8		1520	2.10%	11.30%
2006	14600	1100	1.60%		5260	1.70%	2.8		1690	2.10%	11.60%
2011	15600	1000	1.30%		5720	1.70%	2.7		1850	1.80%	11.90%
2016	16700	1100	1.40%		6200	1.60%	2.7		1980	1.40%	11.90%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	11600										
1996	12400	800	1.30%		4410		2.8		1370		11.00%
2001	13800	1400	2.20%		4920	2.20%	2.8		1560	2.60%	11.30%
2006	15100	1300	1.80%		5440	2.00%	2.8		1750	2.30%	11.60%
2011	16500	1400	1.80%		6000	2.00%	2.8		1950	2.20%	11.80%
2016	17900	1400	1.60%		6590	1.90%	2.7		2120	1.70%	11.80%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

COLLINGWOOD

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	14380								
1996	15600	1220	1.60%	6450		2.4	9970		63.90%
2001	16200	600	0.80%	6780	1.00%	2.4	10600	1.20%	65.40%
2006	16800	600	0.70%	7110	1.00%	2.4	11290	1.30%	67.20%
2011	17400	600	0.70%	7480	1.00%	2.3	11910	1.10%	68.40%
2016	18000	600	0.70%	7850	1.00%	2.3	12310	0.70%	68.40%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	14380								
1996	15600	1220	1.60%	6450		2.4	9970		63.90%
2001	16400	800	1.00%	6850	1.20%	2.4	10740	1.50%	65.50%
2006	17300	900	1.10%	7270	1.20%	2.4	11570	1.50%	66.90%
2011	18100	800	0.90%	7710	1.20%	2.3	12360	1.30%	68.30%
2016	18900	800	0.90%	8180	1.20%	2.3	12960	1.00%	68.60%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	14380								
1996	15600	1220	1.60%	6450		2.4	9960		63.80%
2001	16700	1100	1.40%	6930	1.40%	2.4	10880	1.80%	65.10%
2006	17700	1000	1.20%	7420	1.40%	2.4	11850	1.70%	66.90%
2011	18800	1100	1.20%	7950	1.40%	2.4	12810	1.60%	68.10%
2016	19900	1100	1.10%	8520	1.40%	2.3	13610	1.20%	68.40%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

ESSA

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	14690								
1996	16400	1710	2.20%	5380		3	8080		49.30%
2001	16800	400	0.50%	5560	0.70%	3	8440	0.90%	50.20%
2006	17100	300	0.40%	5750	0.70%	3	8870	1.00%	51.90%
2011	17500	400	0.50%	5960	0.70%	2.9	9230	0.80%	52.70%
2016	17900	400	0.50%	6180	0.70%	2.9	9410	0.40%	52.60%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	14690								
1996	16400	1710	2.20%	5380		3	8070		49.20%
2001	16900	500	0.60%	5590	0.80%	3	8510	1.10%	50.40%
2006	17400	500	0.60%	5810	0.80%	3	8990	1.10%	51.70%
2011	17900	500	0.60%	6060	0.80%	3	9440	1.00%	52.70%
2016	18400	500	0.60%	6330	0.90%	2.9	9730	0.60%	52.90%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	14690								
1996	16400	1710	2.20%	5380		3	8070		49.20%
2001	17000	600	0.70%	5620	0.90%	3	8580	1.20%	50.50%
2006	17700	700	0.80%	5880	0.90%	3	9120	1.20%	51.50%
2011	18300	600	0.70%	6170	1.00%	3	9650	1.10%	52.70%
2016	19000	700	0.80%	6470	1.00%	2.9	10050	0.80%	52.90%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

INNISFIL

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	21250								
1996	24700	3450	3.10%	8790		2.8	4240		17.20%
2001	27800	3100	2.40%	9980	2.60%	2.8	4870	2.80%	17.50%
2006	30700	2900	2.00%	11150	2.20%	2.8	5520	2.50%	18.00%
2011	33500	2800	1.80%	12370	2.10%	2.7	6140	2.20%	18.30%
2016	36400	2900	1.70%	13640	2.00%	2.7	6660	1.60%	18.30%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	21250								
1996	24700	3450	3.10%	8790		2.8	4230		17.10%
2001	28800	4100	3.10%	10330	3.30%	2.8	5040	3.60%	17.50%
2006	32800	4000	2.60%	11870	2.80%	2.8	5890	3.20%	18.00%
2011	36800	4000	2.30%	13480	2.60%	2.7	6730	2.70%	18.30%
2016	40800	4000	2.10%	15170	2.40%	2.7	7490	2.20%	18.40%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	21250								
1996	24700	3450	3.10%	8790		2.8	4230		17.10%
2001	29800	5100	3.80%	10680	4.00%	2.8	5220	4.30%	17.50%
2006	34900	5100	3.20%	12580	3.30%	2.8	6260	3.70%	17.90%
2011	40100	5200	2.80%	14590	3.00%	2.7	7320	3.20%	18.30%
2016	45300	5200	2.50%	16700	2.70%	2.7	8320	2.60%	18.40%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

MIDLAND

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	14490										
1996	15000	510	0.70%		5900		2.5		10400		66.90%
2001	17015	2015	2.60%		6540	2.10%	2.6		11620	3.00%	68.30%
2006	17415	400	0.50%		6700	0.50%	2.6		12190	1.00%	70.00%
2011	17815	400	0.50%		6850	0.40%	2.6		12680	0.80%	71.20%
2016	18315	500	0.60%		7340	1.40%	2.5		13000	0.50%	71.00%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	14490										
1996	15000	510	0.70%		5900		2.5		10030		66.90%
2001	17185	2185	2.80%		6370	1.50%	2.7		11720	3.20%	68.20%
2006	17785	600	0.70%		6590	0.70%	2.7		12430	1.20%	69.90%
2011	18385	600	0.70%		6810	0.70%	2.7		13110	1.10%	71.30%
2016	18985	600	0.60%		7300	1.40%	2.6		13590	0.70%	71.60%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	14490										
1996	15000	510	0.70%		5900		2.5		10030		66.90%
2001	17685	2685	3.30%		6320	1.40%	2.8		12040	3.70%	68.10%
2006	18485	800	0.90%		6600	0.90%	2.8		12920	1.40%	69.90%
2011	19185	700	0.70%		7110	1.50%	2.7		13720	1.20%	71.50%
2016	19985	800	0.80%		7400	0.80%	2.7		14330	0.90%	71.70%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

NEW TECUMSETH

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	20340								
1996	22900	2560	2.40%	7940		2.9	5770		25.20%
2001	24700	1800	1.50%	8640	1.70%	2.9	6360	2.00%	25.70%
2006	26400	1700	1.30%	9340	1.60%	2.8	6980	1.90%	26.40%
2011	28000	1600	1.20%	10080	1.50%	2.8	7560	1.60%	27.00%
2016	29700	1700	1.20%	10850	1.50%	2.7	8000	1.10%	26.90%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	20340								
1996	22900	2560	2.40%	7940		2.9	5770		25.20%
2001	25300	2400	2.00%	8840	2.20%	2.9	6510	2.40%	25.70%
2006	27600	2300	1.80%	9740	2.00%	2.8	7290	2.30%	26.40%
2011	30000	2400	1.70%	10700	1.90%	2.8	8060	2.00%	26.90%
2016	32300	2300	1.50%	11700	1.80%	2.8	8710	1.60%	27.00%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	20340								
1996	22900	2560	2.40%	7940		2.9	5770		25.20%
2001	25900	3000	2.50%	9030	2.60%	2.9	6660	2.90%	25.70%
2006	28900	3000	2.20%	10130	2.30%	2.9	7610	2.70%	26.30%
2011	31900	3000	2.00%	11310	2.20%	2.8	8570	2.40%	26.90%
2016	34900	3000	1.80%	12550	2.10%	2.8	9430	1.90%	27.00%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

ORO-MEDONTE

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	15710										
1996	16700	990	1.20%		6020		2.8		2550		15.30%
2001	18300	1600	1.80%		6650	2.00%	2.8		2860	2.30%	15.60%
2006	19800	1500	1.60%		7280	1.80%	2.7		3170	2.10%	16.00%
2011	21200	1400	1.40%		7940	1.80%	2.7		3470	1.80%	16.40%
2016	22700	1500	1.40%		8620	1.70%	2.6		3710	1.30%	16.30%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	15710										
1996	16700	990	1.20%		6020		2.8		2550		15.30%
2001	18800	2100	2.40%		6830	2.60%	2.8		2940	2.90%	15.60%
2006	20900	2100	2.10%		7650	2.30%	2.7		3340	2.60%	16.00%
2011	22900	2000	1.80%		8510	2.20%	2.7		3740	2.30%	16.30%
2016	25000	2100	1.80%		9410	2.00%	2.7		4090	1.80%	16.40%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	15710										
1996	16700	990	1.20%		6020		2.8		2550		15.30%
2001	19300	2600	2.90%		7010	3.10%	2.8		3020	3.40%	15.60%
2006	22000	2700	2.70%		8010	2.70%	2.7		3510	3.10%	16.00%
2011	24600	2600	2.30%		9080	2.50%	2.7		4010	2.70%	16.30%
2016	27300	2700	2.10%		10200	2.40%	2.7		4470	2.20%	16.40%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

PENETANGUISHENE

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	6860										
1996	7300	440	1.30%		2750		2.7		2540		34.80%
2001	8410	1110	2.90%		3120	2.60%	2.7		3000	3.40%	35.70%
2006	8910	500	1.20%		3300	1.10%	2.7		3240	1.60%	36.40%
2011	9410	500	1.10%		3490	1.10%	2.7		3500	1.60%	37.20%
2016	9910	500	1.00%		3810	1.80%	2.6		3700	1.10%	37.30%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	6860										
1996	7300	440	1.30%		2750		2.7		2540		34.80%
2001	8640	1340	3.40%		3090	2.40%	2.8		3070	3.90%	35.50%
2006	9340	700	1.60%		3340	1.60%	2.8		3390	2.00%	36.30%
2011	9940	600	1.30%		3550	1.20%	2.8		3710	1.80%	37.30%
2016	10640	700	1.40%		3940	2.10%	2.7		3970	1.40%	37.30%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	6860										
1996	7300	440	1.30%		2750		2.7		2540		34.80%
2001	8965	1665	4.20%		3090	2.40%	2.9		3200	4.70%	35.70%
2006	9765	800	1.70%		3370	1.70%	2.9		3580	2.30%	36.70%
2011	10665	900	1.80%		3680	1.80%	2.9		3960	2.00%	37.10%
2016	11565	900	1.60%		4130	2.30%	2.8		4330	1.80%	37.40%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

RAMARA

Low Forecast

	<u>POPULATION</u>			<u>HOUSEHOLDS</u>			<u>EMPLOYMENT</u>		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	6820	-	-	-	-	-	-	-	-
1996	7800	980	2.70%	3080	-	2.5	1110	-	14.20%
2001	8700	900	2.20%	3460	2.40%	2.5	1260	2.60%	14.50%
2006	9500	800	1.80%	3830	2.10%	2.5	1420	2.40%	14.90%
2011	10300	800	1.60%	4220	2.00%	2.4	1570	2.00%	15.20%
2016	11200	900	1.70%	4630	1.90%	2.4	1690	1.50%	15.10%

Reference Forecast

	<u>POPULATION</u>			<u>HOUSEHOLDS</u>			<u>EMPLOYMENT</u>		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	6820	-	-	-	-	-	-	-	-
1996	7800	980	2.70%	3080	-	2.5	1110	-	14.20%
2001	9000	1200	2.90%	3570	3.00%	2.5	1300	3.20%	14.40%
2006	10100	1100	2.30%	4060	2.60%	2.5	1500	2.90%	14.90%
2011	11300	1200	2.30%	4570	2.40%	2.5	1710	2.70%	15.10%
2016	12400	1100	1.90%	5110	2.30%	2.4	1890	2.00%	15.20%

High Forecast

	<u>POPULATION</u>			<u>HOUSEHOLDS</u>			<u>EMPLOYMENT</u>		
	Population	Growth	Rate	Households	Growth Rate	HH Size	Employment	Growth Rate	Activity Rate
1991	6820	-	-	-	-	-	-	-	-
1996	7800	980	2.70%	3080	-	2.5	1110	-	14.20%
2001	9300	1500	3.60%	3670	3.60%	2.5	1340	3.80%	14.40%
2006	10700	1400	2.80%	4280	3.10%	2.5	1590	3.50%	14.90%
2011	12200	1500	2.70%	4920	2.80%	2.5	1850	3.10%	15.20%
2016	13700	1500	2.30%	5600	2.60%	2.4	2080	2.40%	15.20%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

SEVERN

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	8700										
1996	10300	1600	3.40%		3810		2.7		1100		10.70%
2001	11300	1000	1.90%		4220	2.10%	2.7		1240	2.40%	11.00%
2006	12200	900	1.50%		4630	1.90%	2.6		1380	2.20%	11.30%
2011	13100	900	1.40%		5060	1.80%	2.6		1510	1.80%	11.50%
2016	14100	1000	1.50%		5510	1.70%	2.6		1620	1.40%	11.50%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	8700										
1996	10300	1600	3.40%		3810		2.7		1100		10.70%
2001	11600	1300	2.40%		4340	2.60%	2.7		1280	3.10%	11.00%
2006	12900	1300			4870	2.30%	2.6		1460	2.70%	11.30%
2011	14200	1300	1.90%		5430	2.20%	2.6		1630	2.20%	11.50%
2016	15500	1300	1.80%		6020	2.10%	2.6		1790	1.90%	11.50%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	8700										
1996	10300	1600	3.40%		3810		2.7		1100		10.70%
2001	11900	1600	2.90%		4460	3.20%	2.7		1310	3.60%	11.00%
2006	13600	1700	2.70%		5110	2.80%	2.7		1530	3.20%	11.30%
2011	15300	1700	2.40%		5810	2.60%	2.6		1750	2.70%	11.40%
2016	17000	1700	2.10%		6540	2.40%	2.6		1960	2.30%	11.50%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

SPRINGWATER

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	13170										
1996	14800	1630	2.40%		4880		3		2860		19.30%
2001	16300	1500	1.90%		5420	2.10%	3		3210	2.30%	19.70%
2006	17700	1400	1.70%		5960	1.90%	3		3580	2.20%	20.20%
2011	19100	1400	1.50%		6520	1.80%	2.9		3930	1.90%	20.60%
2016	20500	1400	1.40%		7110	1.70%	2.9		4220	1.40%	20.60%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	13170										
1996	14800	1630	2.40%		4880		3		2850		19.30%
2001	16800	2000	2.60%		5580	2.70%	3		3310	3.00%	19.70%
2006	18700	1900	2.20%		6280	2.40%	3		3780	2.70%	20.20%
2011	20700	2000	2.10%		7020	2.30%	2.9		4260	2.40%	20.60%
2016	22600	1900	1.80%		7790	2.10%	2.9		4670	1.90%	20.70%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	13170										
1996	14800	1630	2.40%		4880		3		2850		19.30%
2001	17300	2500	3.20%		5730	3.30%	3		3410	3.70%	19.70%
2006	19700	2400	2.60%		6600	2.90%	3		3990	3.20%	20.30%
2011	22200	2500	2.40%		7510	2.60%	3		4580	2.80%	20.60%
2016	24800	2600	2.20%		8470	2.40%	2.9		5120	2.30%	20.60%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

TAY

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	10410										
1996	11000	590	1.10%		4130		2.7		3890		35.40%
2001	9275	-1725	-3.40%		3440	-3.60%	2.7		3350	-2.90%	36.10%
2006	9775	500	1.10%		3620	1.00%	2.7		3620	1.60%	37.00%
2011	10175	400	0.80%		3910	1.60%	2.6		3870	1.30%	38.00%
2016	10575	400	0.80%		4070	0.80%	2.6		4010	0.70%	37.90%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	10410										
1996	11000	590	1.10%		4130		2.7		3890		35.40%
2001	9375	-1625	-3.10%		3350	-4.10%	2.8		3380	-2.80%	36.10%
2006	9975	600	1.20%		3560	1.20%	2.8		3710	1.90%	37.20%
2011	10575	600	1.20%		3780	1.20%	2.8		3990	1.50%	37.70%
2016	11175	600	1.10%		4140	1.80%	2.7		4250	1.30%	38.00%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	10410										
1996	11000	590	1.10%		4130		2.7		3890		35.40%
2001	9050	-1950	-3.80%		3120	-5.50%	2.9		3285	-3.30%	36.30%
2006	9850	800	1.70%		3400	1.70%	2.9		3640	2.10%	37.00%
2011	10550	700	1.40%		3640	1.40%	2.9		4000	1.90%	37.90%
2016	11350	800	1.50%		4050	2.20%	2.8		4320	1.60%	38.10%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

TINY

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	8170										
1996	8600	430	1.00%		3330		2.6		1480		17.20%
2001	9500	900	2.00%		3690	2.10%	2.6		1660	2.30%	17.50%
2006	10300	800	1.60%		4050	1.90%	2.5		1850	2.20%	18.00%
2011	11100	800	1.50%		4430	1.80%	2.5		2030	1.90%	18.30%
2016	11900	800	1.40%		4820	1.70%	2.5		2170	1.30%	18.20%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	8170										
1996	8600	430	1.00%		3330		2.6		1480		17.20%
2001	9800	1200	2.60%		3800	2.70%	2.6		1710	2.90%	17.40%
2006	10900	1100	2.20%		4260	2.30%	2.6		1950	2.70%	17.90%
2011	12000	1100	1.90%		4760	2.20%	2.5		2190	2.30%	18.30%
2016	13100	1100	1.80%		5270	2.10%	2.5		2400	1.80%	18.30%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	8170										
1996	8600	430	1.00%		3330		2.6		1480		17.20%
2001	10100	1500	3.30%		3900	3.20%	2.6		1760	3.50%	17.40%
2006	11500	1400	2.60%		4470	2.80%	2.6		2060	3.20%	17.90%
2011	12900	1400	2.30%		5080	2.60%	2.5		2360	2.80%	18.30%
2016	14300	1400	2.10%		5730	2.40%	2.5		2630	2.20%	18.40%

LOWER TIER FORECAST RESULTS BY MUNICIPALITY

WASAGA BEACH

Low Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	6460										
1996	8700	2240	6.10%		4080		2.1		1620		18.60%
2001	9800	1100	2.40%		4630	2.60%	2.1		1870	2.90%	19.10%
2006	10800	1000	2.00%		5180	2.30%	2.1		2120	2.50%	19.60%
2011	11800	1000	1.80%		5750	2.10%	2.1		2360	2.20%	20.00%
2016	12900	1100	1.80%		6350	2.00%	2		2560	1.60%	19.80%

Reference Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	6460										
1996	8700	2240	6.10%		4080		2.1		1620		18.60%
2001	10200	1500	3.20%		4800	3.30%	2.1		1940	3.70%	19.00%
2006	11600	1400	2.60%		5520	2.80%	2.1		2270	3.20%	19.60%
2011	13000	1400	2.30%		6280	2.60%	2.1		2590	2.70%	19.90%
2016	14400	1400	2.10%		7070	2.40%	2		2880	2.10%	20.00%

High Forecast

POPULATION				HOUSEHOLDS			EMPLOYMENT				
	Population	Growth	Rate		Households	Growth Rate	HH Size		Employment	Growth Rate	Activity Rate
1991	6460										
1996	8700	2240	6.10%		4080		2.1		1620		18.60%
2001	10500	1800	3.80%		4960	4.00%	2.1		2010	4.40%	19.10%
2006	12300	1800	3.20%		5850	3.40%	2.1		2410	3.70%	19.60%
2011	14200	1900	2.90%		6800	3.10%	2.1		2820	3.20%	19.90%
2016	16000	1800	2.40%		7790	2.80%	2.1		3210	2.60%	20.10%

Appendix 3 - Seasonal Dwellings

Adjala-Tosorontio	58
Bradford West Gwillimbury	10
Clearview	129
Essa	27
Innisfil	1,555
New Tecumseth	10
Springwater	174
Wasaga Beach	2,703
Tiny	4,377
Tay	947
Severn	1,590
Ramara	1,843
Penetanguishene	23
Oro-Medonte	826
Midland	18
Collingwood	326

The number of seasonal dwellings in this table is based on information taken from assessment rolls and represents the number of dwellings which are cottages or detached seasonal dwellings as of October 1996. The numbers do not include units in a multi-dwelling condominium or other types of units which may be used as seasonal residences, vacation homes, or "second" homes. Thus, the above numbers under represent the part-time dwellings in municipalities, particularly those with significant recreation condominium developments.

Appendix 4 - The Natural Heritage System

The key environmental features in Simcoe County that were examined within the context of the Functional Assessment Approach are listed below:

- a) **Landform Structures**
- physiography
 - soils
 - bedrock geology
 - steep slopes and areas susceptible to erosion
 - floodplain and coastal zones
 - stream corridors and ravines

This study did not consider any work completed within the Oak Ridges Moraine Conservation Plan Area.

- b) **Landform Functions**
- aquifers
 - ground water recharge/discharge areas
 - erosion control
 - flood storage and conveyance
- c) **Natural Features**
- creeks, rivers and lakes
 - forested areas
 - *wetlands*
 - *significant* wildlife species and their habitats
 - wildlife corridors
 - *Areas of Natural and Scientific Interest (ANSIs)*
 - *Environmentally Significant Areas (ESAs)*

The elements listed above were then assessed to determine the particular functions(s) they perform, the special attributes they possess, and how each is linked to the others.

"Functions" are the natural processes, products, or services that species and non-living environments provide or perform within or between ecosystems and landscapes. For example:

- a) recharge areas function to infiltrate surface water into the ground water system, that in turn recharges aquifers;
- b) vegetation bordering a stream or pond provides shade that cools water temperatures;
- c) controls erosion through bank stabilization, acts as a migration corridor for wildlife and provides a food source for aquatic life; and

- d) forested areas function to provide critical wildlife habitat, promote biotic diversity, conserve soil and help to moderate temperatures.

"Attributes" are unique or special characteristics (such as a limited distribution, small population size, or a specific habitat condition) which an area or feature may possess. Examples would include areas where rare, vulnerable, threatened or endangered species of Plants or animals are known to occur during critical stages of their life cycle, areas of mature, old growth forest, and poorly represented habitat types such as fens or alvars. The absence of an "attribute" in an area does not, however, diminish the area's function within the ecosystem. Rather, attributes offer an additional degree of importance to an area.

"Linkages" describe the way in which components of the ecosystem are connected. These linkages may be aquatic, such as stream corridors that allow the movement of surface water and associated aquatic life, or terrestrial, such as a series of small woodlots separated by narrow distances that collectively acts as a corridor promoting the movement of wildlife and plant propagules (e.g., seeds, stems and root fragments), or subsurface, such as the relationship between permeable soils that promote the infiltration of ground water and the recharging of aquifers.

Appendix 5 - General Guidelines for Traffic Impact Studies

The purpose of the Traffic Impact Study is to examine the impact of traffic generated by a new use at its access and at nearby intersections and interchanges, and determine necessary road improvements. Impact assessment is to relate to current and future traffic volumes and the level of improvement required.

The study is to be based on an existing 20 year time horizon and examine any proposed phasing of development, or as determined by the County of Simcoe. Traffic volume growth rate assumptions vary across the County depending on location.

Note: These guidelines are not intended to cover all development conditions and are subject to revisions at anytime.

The study shall include the following:

- 1) **Development Plan** - including proposed access locations to roadways and adjacent development, internal road network, building locations, parking, etc.
- 2) **Land Use Type** - general and specific uses such as residential (single family detached), industrial (general light industrial), lodging (hotel) and commercial (shopping centre). For mixed use developments traffic generation estimates are to be based on full development of the site at the highest traffic generating uses. For example, if zoning permits a variety of uses, the TIS must assume full development of the highest generating use.
- 3) **Development Size** - examples are property size (acres, hectares), number of residential units, industrial gross floor area (sq. ft., sq. m.) or number of employees, number of hotel rooms and commercial gross leasable area (sq. ft., sq. m.).
- 4) **Trip Generation and Distribution** – a.m. and p.m. peak hour trips entering and exiting the proposed development usually during peak hour of adjacent roadway, but where industrial/commercial use is proposed; the developments peak hours should also be considered. Peak hours may vary according to location, nature of use and season.
- 5) **Information Source** - information for items 2, 3 and 4 can be obtained for most developments from ITE Trip Generation Manual, 7th Edition and related updates.
- 6) **Roadway Volumes** - peak hour directional volumes including source of information, as well as the mix of vehicles, i.e. Automobiles, Trucks.
- 7) **Turning Movements** - a.m. and p.m. peak hour turning movements combining development access volumes and roadway volumes as well as directional split assumptions. Also include peak hour turning movements for affected adjacent roadway intersections.
- 8) **Staged Development** - projected turning movements should be included for future

expansions and the full build out of the development.

- 9) **Transportation Impact** - assessment of traffic control and lane requirements on roadway and development access as well as adjacent affected intersections with reference to County of Simcoe policies and by-laws and M.T.O. guidelines.
- 10) **Implementation** - proposed timing of installation for the proposed improvements and/or developments, and commitment of developer to undertake the necessary works.

AADT information on County Roads can be obtained on the County of Simcoe website www.county.simcoe.on.ca. Should you require further information, please contact the County of Simcoe Transportation Division at 1-705-735-6901 or 1-800-263-3199.

Approved by County Council, October 2005

Appendix 6 - Cultural Heritage Resource Conservation Guidelines for Simcoe County

Preamble

Heritage is the comprehensive inheritance of natural and cultural components, in their context, which gives people a sense of place and community. The County has a rich and diverse heritage, including distinctive cultures, traditions, landmarks, properties, structures, burial sites, cemeteries, natural features, and archaeological resources. These provide an important means of defining the County's identity, enhancing the quality of life of the community, supporting social development, and promoting economic prosperity. The County is committed to the conservation of heritage and cultural heritage resources. It is recognized that this responsibility is shared with federal and *provincial* ministries, local municipalities, other government agencies, the private sector, and the community.

These cultural heritage conservation guidelines are to provide a framework for the identification, protection, interpretation, and stewardship of cultural heritage resources within the County. The Guideline can assist local municipalities in developing more detailed policies, significance criteria for heritage identification, policies for heritage property designations and heritage conservation districts under the Heritage Act, and other local oriented heritage conservation and identification tools. Cultural heritage resource conservation can then be considered early in the land use Planning process, as well as raise public awareness regarding its significance and importance.

Heritage Feature Identification

The identification and inventory of cultural heritage resources provides developers, planners, heritage groups, and other interested individuals or stakeholders with a comprehensive database for consultation and municipal Plans review.

Local municipalities will be encouraged to develop an inventory of cultural heritage resources including, but not limited to:

- heritage resources designated under the Ontario Heritage Act;
- sites or areas having historical, archaeological, cultural, or architectural merit;
- licensed, private, abandoned, or legally closed cemeteries or burial places;
- heritage resources identified in *provincial* and federal listings; and
- other heritage resources of community interest or significance.

The inventories compiled by a *local municipality*, with the assistance from cultural heritage organizations, or from other sources, will be established in accordance with the cultural heritage resource priorities established, from time to time, by the *local municipality*. These inventories shall be shared by the *local municipality* with the County.

It is recognized that a *local municipality* will create cultural heritage significance criteria and inventories which reflect the particular needs and priorities of that municipality, which may not apply to the County as a whole.

The County will maintain a County-wide inventory of cultural heritage resources in co-operation with local municipalities and their respective heritage advisory committees or any public community groups interested. It will consist of:

- inventories developed and maintained by local municipalities;
- data on potential and known archaeological sites;
- archaeological potential maps which identify areas for further assessment;
- heritage resources of County, *provincial* or federal interest or significance.

As no inventory is ever complete, these guidelines herein can be applied to heritage resources, whether or not they are listed on an inventory.

Heritage Committees

Local municipalities are encouraged to create, continue to support, and consult with Local Architectural Conservation Advisory Committees, as defined by *provincial* legislation, or other similar committees for the purpose of providing information and advice on heritage matters. County Council may maintain a County heritage advisory committee to advise the County on the implementation of the Cultural Heritage Policies and Guidelines of this Plan or other heritage issues and projects that are of County interest, in accordance with these guidelines or other terms co-operatively developed.

Stewardship of Heritage Properties

The stewardship of heritage properties can be an effective measure for long term conservation, restoration and maintenance. Precautions may therefore be established under a stewardship program, if there are alterations or development impacts to such heritage properties.

Heritage resources including structures, buildings, properties, and forested lands containing archaeological sites and resources, and *cultural heritage landscapes* should be conserved wherever feasible. Measures to conserve cultural heritage resources during the Planning, design, and construction of structures and infrastructure, and the *development* of properties should be implemented. When considering facility requirements, the County and Local Municipalities may consider opportunities to acquire and make use of heritage properties through stewardship.

Consultation with a County heritage advisory committee, LACACs where they exist, and the representatives of any First Nation, prior to the alteration of any structures, buildings or infrastructure that may affect a cultural heritage resource is recommended.

Any municipality may establish a foundation as it relates to any stewardship initiative for heritage resource conservation. Council may utilize available government or non-government funding assistance programs to assist in the implementation of cultural heritage conservation

policies, increase awareness and appreciation of heritage resources, as well as assist in any municipal fund raising. Council may also establish a Municipal Cultural Heritage Trust Fund, to facilitate financial assistance from public and/or private donations made towards heritage conservation efforts. The stewardship efforts of such a foundation may involve protection, acquisition, rehabilitation, maintenance, management and promotion of the resource in accordance with accepted conservation principles and standards.

When considering any heritage stewardship initiatives, the County or private heritage property owner may work with other levels of government, other municipalities, as well as private agencies and/or individuals in the heritage conservation field for additional technical assistance.

Municipal Plan Review

When undertaking review of *development* applications, the approval authority will determine the potential of the need for conservation of archaeological resources, *built heritage resources*, and *cultural heritage landscapes*, whether identified on existing archaeological potential maps, the County heritage inventory, a local heritage inventory, or other legitimate documented source. As a result of this review, the approval authority may require the applicant to submit an archaeological assessment by a licensed archaeologist, and /or built heritage and cultural landscape assessment by a qualified heritage consultant.

a) Determination of Archaeological Potential

Archaeological potential mapping and criteria can be used to determine archaeological potential as per the *provincial* guidelines at the time when *development* applications are submitted. The criteria can be assessed and weighted in accordance with *provincial* guidelines for determining archaeological potential. When potential is confirmed, Stage 1 Archaeological Assessments, as per *provincial* guidelines, are required. Archaeological potential is based on, but not limited, to the following criteria:

1. proximity to, or inclusion of, known archaeological resources;
2. proximity to a water source;
3. near an area of elevated topography;
4. situated in an area of well-drained sandy soil;
5. associated with distinctive or unusual land formation;
6. associated with a particular resource-specific feature which attracted past subsistence or extractive users;
7. in an area of initial non-aboriginal settlement;
8. in an area associated with historic transportation routes;
9. includes a property designated under the Ontario Heritage Act;
10. evidence of the site being associated with historical activities, events or occupations with the use of documentary sources, local knowledge and/or aboriginal oral history;
11. amount and type of disturbance to which the property has been subject; and
12. other relevant features and characteristics considered appropriate.

When burial places are identified during the *development* process or are encountered during any excavation activity, the provisions of the Cemeteries Act, Heritage Act and the relevant regulations must be followed. Licensed archaeologists may be involved in heritage burial assessments for delineation of boundaries and excavations if required.

b) Impacts to Built heritage resources and Cultural heritage landscapes

Municipalities, in their review of *development* applications for a property that includes or is abutting a *significant* built heritage resource or *cultural heritage landscape*, may require the completion of a statement of impact.

In the analysis and review of *development* applications municipalities shall encourage the use of conservation measures for *built heritage resources* and *cultural heritage landscapes* in the following order of preference:

1. Wherever possible, the heritage resource be protected from destruction or alteration by *development*.
2. Recognize and incorporate the resources, and consider *development* applications in a manner which does not conflict with or destroy the heritage resources.
3. Where feasible, local municipalities can consider inclusion of the heritage resource into lands designated for open space or parkland.
4. Promote the use of scale and design which does not obscure or otherwise have a negative impact when *development* or *redevelopment* occurs.
5. Promote the reuse of the heritage resources, structures, buildings, or elements when such resources cannot be fully conserved intact.
6. If there is proposed demolition or removal of a built heritage resource or *cultural heritage landscape*, it is required that the applicant provide measured drawings, photographs, and other available documentation of the built heritage resource or *cultural heritage landscape* in their surrounding context if feasible.

Cultural Heritage Significance Criteria

In the application and interpretation of these guidelines, the following criteria are defined and shall be used for determining heritage resource significance.

Archaeological Value or Interest

A property shall be considered to have archaeological value if it contains at least three of the following criteria:

- i. Designated - under Part VI of the Heritage Act;
- ii. Integrity - is the site in pristine condition with minimal past disturbances;
- iii. Rarity or Representativeness - is the site of one of a kind, locally, regionally or provincially;
- iv. Productivity - does the site have potential to contain large quantities of artifacts;
- v. Age - how old the site is;

- vi. Potential Burial - could human remains be identified;
- vii. Geographic and Cultural Association - does it have association to surrounding cultural heritage features such as a portage, rock formation, or transportation routes, etc.;
- viii. Historic Significance - associated with a renowned event, person, or community; or
- ix. Community Interest - is the site important to the community representing a *significant* local event.

Architectural and/or Historical Value or Interest

A property or group of properties shall be considered to have architectural and/or historical value or interest if it satisfies at least one of the following:

- i. It is a representative example of a method of construction and/or engineering.
- ii. It is a good and representative example of its architectural style or period of building.
- iii. It has associated open space that allows for visual appreciation of a cultural heritage resource.
- iv. It terminates a view or otherwise makes an important contribution to the urban and rural composition, streetscapes or landscape of which it forms a part.
- v. It is generally recognized as an important landmark.
- vi. It is an example of outstanding interior design.
- vii. It is an example of a rare or otherwise important feature of urban or rural design, streetscaping, or landscaping.
- viii. It is a representative example of the work of an outstanding local, national, or international architect, engineer, builder, designer, landscape architect, interior designer, or sculptor.
- ix. It is associated with a person who is recognized as having made a *significant* contribution to social, cultural, political, economic, technological or physical development or has influenced the course of local regional, *provincial*, national or international history.
- x. It is associated with an historic event which is recognized as having local, regional, *provincial*, national, or international importance.
- x. It is a representative example and illustration of social, cultural, political, economic, or technological development history.

Interpretation and Promotion

Public awareness and interpretation of *significant* cultural heritage resources will be encouraged, to further enhance both County and municipal heritage inventories for the purposes of land use planning, cultural tourism, economic development and education.

Heritage Follow-up Project

The policies in the Official Plan and this guideline may be reviewed and amended upon completion of a cultural heritage resources inventory or other similar study, to reflect additional new strategies or conservation measures specific to the County.

Appendix 7 - Terms of Reference for a Risk Assessment Study for Ground and Surface Water

The following outlines the required content of a study that must be completed to the satisfaction of the *local municipality* and the County prior to the approval of *development*. It shall consist of four parts and shall be prepared by qualified individuals.

Part 1 - Disclosure

A disclosure report specifying the nature of the use proposed, its associated required services and facilities, the activities and operations to be conducted on-site and the substances to be stored or used on site.

Part 2 - Hydrogeology

The preparation of a detailed hydrogeological study building on the information available from the County-wide groundwater studies including:

- a) Refined aquifer vulnerability index for the subject site based upon site-specific data and using study methods defined and accepted by the Ministry of the Environment (Groundwater Study Technical Terms of Reference 2001);
- b) The predicted net groundwater and/or surface water quality impacts likely to occur should the proposed use and its associated services, facilities, activities and operations be established at the proposed location. Predicted impacts shall include but not be limited to: analyses of recharge/discharge function, aquifer yield, existing water table and/or potentiometric surface, water quality and existing uses.
- c) The predicted surface water quality impacts likely to occur should the proposed use and its associated services, facilities, activities and operations be established at the proposed location. It should be based on the slope of the land, length of the slope, soil type, surface water patterns, major overland flows, where these major routes meet surface water and field tile inlets, riparian habitat and existing water quantity and quality. Predicted impacts shall include but not be limited to: soil erosion potential, surface water quality impairment potential, impacts on aquatic species and habitat, and impacts on water quality and quantity.
- d) An assessment of groundwater and/or surface water quantity impacts including a detailed water budget and assessment of available quantity; and
- e) Recommended mitigative measures for the construction and monitoring of the proposed facility to minimize the potential for or occurrence of negative quality and quantity impacts on underlying aquifers and adjacent surface water features.

Part 3 – Prevention & Contingency

The preparation of a spill prevention and contingency Plan outlining design measures, facilities and procedures to avoid and mitigate the effects of spillage of contaminants.

Part 4 – Risk Evaluation

An analysis of all of the above, that demonstrates that the proposed use can be established on the subject property within an acceptable level of risk to groundwater and surface water quality and without any adverse impact on groundwater and surface water quantity.

All of the above is to be completed to the satisfaction of the County and *local municipality* at the expense of the *development* proponent.

Summary of General Data Standards

At the completion of the project, all data must be submitted in the digital format described below to accompany the written report.

Each theme must have a metadata description consistent with the Land Information Ontario (LIO) Directory. The metadata record must describe the methodology used to generate the derived data and layers including grid, model algorithm and source datasets used. Metadata for each theme must include the source of the data input.

Spatial data must be submitted in NAD83 datum. All spatial data should be in ESRI format (ArcView Shape files or ArcInfo Coverages) using the Universal Transverse Mercator, UTM, Zone 17 coordinates in double precision.

All derived or captured spatial data will reference the spatial accuracy.

All spatial raster data should be in ESRI GRID format or ASCII GRIDS using the UTM Zone 17 coordinates, in double precision.

All tabular data should be submitted in a recognized RDBMS or comma delimited formats. Spatial tabular data must contain the UTM zone, northing and easting in a double precision NAD83 coordinate. It is required to be in Excel or SQL format.