



To: **Committee of the Whole**

Agenda Section: Corporate Services
Division: Engineering, Planning and Environment
Department: Planning

Item Number: **CCW - 2021-265**

Meeting Date: August 10, 2021

Subject: Municipal Comprehensive Review – Interim Update on Current Interest Expressed for Settlement Area Boundary Expansions

Recommendation

That Item CCW 2021-265, dated August 10, 2021, regarding an interim update on the current interest expressed for settlement area boundary expansions through the County Municipal Comprehensive Review, be received.

Executive Summary

This item provides an update on one component of the Municipal Comprehensive Review (MCR), which relates to the potential need for expansion of settlement area boundaries. The province has allocated population and employment growth to Simcoe County to the year 2051 in accordance with *A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020* (Growth Plan). The Growth Plan dictates that planning for this allocation must occur via the MCR exercise, and that settlement area expansions to accommodate this growth (if required), will be implemented by the MCR.

In anticipation of that possibility, County staff have been actively tracking any requests made for a property to be considered for a potential settlement area expansion. County planning staff, along with the MCR consulting team, felt it would be beneficial for County Council and the public to be aware of the interest expressed to date for settlement area boundary expansions throughout the County.

It is important to note that this is an interim update only, and that the County planning department and MCR team remains interested in knowing if other landowners exist that also want to be added to this inventory. It is still to be determined by the Land Needs Assessment process of the MCR, whether any settlement area expansions will be necessary, and if so, which lower-tier municipalities will require expansions, and which will not.

The final determination of whether any settlement area boundary expansions will be required in the County will be provided to County Council in a future report.

Background/Analysis/Options

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan) that took effect on August 28, 2020, requires that the County undertake a MCR. It is the responsibility of upper-tier and single-tier municipalities that are within the Growth Plan policy area to complete the MCR. An MCR is a planning exercise which results in a process to comprehensively bring Official Plans into conformity with the Growth Plan. Various policy matters are impacted and require updating in both the County and lower-tier official plans because of the MCR. One key component of the MCR relates to the population and employment forecasts contained in Schedule 3 to the Growth Plan, which will be used in the planning and management of growth in the County to the year 2051 planning horizon.

As previously outlined for County Council in past MCR reports, and as discussed by the MCR project team consultants at the Statutory Public Meeting on June 8th of this year, a key component of the MCR is to determine how to manage the population and employment allocated by the province until the year 2051.

Simcoe County has been allocated by the province a 2051 population and employment target of 555,000 people and 198,000 jobs. This represents an approximate increase of 55% and 69% respectively from present. Part of the role of the MCR project will be to complete a Land Needs Assessment (LNA) based on a prescribed methodology provided via provincial guidance. Part of the results of this LNA exercise will be to determine whether the County and each of the 16 lower-tier municipalities has sufficient development land available to accommodate this future population and employment growth. If the conclusion of the LNA work demonstrates that more lands will be necessary to accommodate growth, then the MCR exercise will be used to make more development land available through implementing a County Official Plan Amendment for settlement area boundary expansions where they are determined to be required.

At this point in the MCR project it is important to gather as much relevant information as possible and knowing where there is strong interest in growth throughout the County forms part of that key information gathering process. It is relevant to know where potential settlement area expansion interest exists during the MCR project, because it is only through the MCR that a settlement area boundary expansion can occur.

The County planning department continues to accumulate information regarding any interested property owner that would like to host future development by way of a settlement area boundary expansion. Despite a high level of development interest throughout much of the County, it is important to be aware that the Growth Plan has existing policies which will shape where and how growth can and cannot take place, including where it is and is not appropriate to expand settlements. If the LNA work of the MCR does determine settlement area boundary expansions are required, the Growth Plan

policies prioritize generally where these growth areas should be, and therefore where any potential expansions should occur. The Growth Plan policies also direct how to evaluate a settlement area boundary expansion. As a result, not every submission expressing interest for a settlement area boundary expansion will be appropriate based on the pre-existing policy criteria of the Growth Plan, even if the MCR determines that expansions are required to accommodate the County's future growth.

Some key policies from the Growth Plan which will influence growth management outcomes from the MCR include the following:

- Development will be directed to settlement areas;
- The “vast majority” of growth will be directed to settlement areas with a delineated built boundary, have existing or planned municipal water and wastewater, and can support achieving a complete community;
- Growth will be limited for rural settlements, with no existing or planned municipal water and wastewater systems;
- Urban form must optimize infrastructure through a more compact built form;
- Residential development must provide a diverse range and mix of housing options;
- Growth must support environmental and agricultural protection.

In addition, the Growth Plan has policies for growth management that relate to Simcoe County specifically, and further influence how we implement this component of the MCR. For example:

- *Primary settlement areas* (PSA) must continue to be identified. These PSA's are the Town of Collingwood, Town's of Midland and Penetanguishene, the settlements of Alcona, Bradford and Alliston.
- Growth forecasts are to be allocated such that “...a significant portion of population and employment growth is directed to lower-tier municipalities that contain *primary settlement areas*”.
- Also, the Town of Innisfil, the Town of Bradford West Gwillimbury and the Town of New Tecumseth “...will direct a significant portion of population and employment growth forecasted to the applicable *primary settlement areas*.” In the case of these three municipalities, these are the settlements of Alcona, Bradford, and Alliston.

Notwithstanding the clear direction with regards to prioritizing growth to the County PSA's, growth will still be necessary in other key settlements as well. Accordingly, the MCR will assist in making the determination of where and how the County must grow in non-PSA settlements. As a result, it remains important to be as aware as possible of all the properties throughout the County with owner's that would be interested in accommodating future population or employment. County planning staff will continue to work with our lower-tier municipal partners throughout the MCR project to identify as many of these interested parties and land holdings as we can to ensure we have accurate information relating to the large amount of growth interest shown thus far.

Inventory of Interested Settlement Area Boundary Expansions

To date, County planning staff can advise that there have been numerous submissions made for a settlement area boundary expansion request to accommodate some of the population or employment allocation to 2051.

These requests have generally been brought to staff via written submissions over the course of the last 18 months. There has not been a formal request for these submissions as part of the MCR work plan, therefore, this interest has come from parties that are following the MCR project and proactively reached out to advise staff that they are interested in accommodating future growth. Some of these properties County Council will already be familiar with due to their inclusion as a submission for the statutory public meeting hosted on June 8th of this year. Most of the other properties have been identified through direct correspondence at various times with County and/or lower-tier municipal staff.

Opportunities relating to Ministerial Zoning Orders (MZO's) have also been included in this inventory. These relate to any MZO County staff is aware of that if approved, have or will result in an expansion to a settlement area boundary.

The list of all known properties that a settlement area boundary expansion has been proposed for, is identified in chart format via Schedule 1 to this report.

All lands that are contained within the inventory of interested properties from Schedule 1, have also been mapped. The maps relating to this inventory have been provided via Schedule 2 to this report.

A numeric summary of some statistics relating to what County staff have been able to observe about these properties is included via Schedule 3 to this report.

Some of the key observations include:

- **11** – total municipalities that have at least one request for a settlement area boundary expansion.
- **79** – total number of requests for a settlement area boundary.
- **83%** - represents the combined proportion of the interest for a settlement area boundary expansion coming from New Tecumseth, Bradford West Gwillimbury and Innisfil (based on land area).
- **6429** hectares (15886 acres) - the total land area that County staff is aware of that relate to a request for a settlement area boundary expansion to date.

In order to assist with putting this volume of requests into perspective, and the implications of what this amount of land area could mean translated into growth, a high-level conceptual scenario is illustrated as follows:

- 6429 hectares (gross land area)

- 4822 hectares (net land area factoring in 25% undevelopable due to constraints)
- 50 people and jobs per hectare (Growth Plan Density Target for Greenfield Land)
 - 37 people per hectare and 13 jobs per hectare

Using these conceptual variables results in an estimate that the land area currently proposed for settlement area expansions could accommodate an approximate minimum of 180,000 people and 63,000 jobs.

In comparison, the Growth Plan allocation for the County to 2051 results in the need to accommodate 198,000 additional people and 81,000 new jobs. It's important to note however that a minimum of 40% of the residential population is targeted to occur in the current settlement boundary built up area, therefore only approximately 118,000 people of the 198,000 that have been allocated, are eligible to be accommodated on new greenfield lands. Furthermore, when considering that many municipalities still have significant undeveloped greenfield lands within their settlements already, it is anticipated that much fewer than 118,000 people would need to be accommodated on new development lands.

It is acknowledged that greater detail will be completed on the matter of Land Needs Assessment via the formal MCR process. The conceptual variables used are subject to ongoing technical analysis and may ultimately vary by location within the County and/or according to Council's desire to achieve a different pattern of settlement, all of which will be determined through the MCR. Nonetheless, it is clear based on some of the basic facts and assumptions currently available that the amount of land that has been proposed for candidate settlement area boundary expansion opportunity to date, already significantly exceeds what the County anticipates will be necessary to accommodate the growth that has been allocated by the province.

Conclusion

This information about the interest in settlement area boundary expansion growth due to the MCR, is being brought forward to County Council and the public as an interim update. County staff and the MCR team are not presently evaluating these submissions, and no decisions regarding the suitability of any of the properties is necessary from County Council. This inventory of properties is strictly for information only and is being introduced to demonstrate to County Council and the public the scope and scale of interest received to date relating to future growth. It should not be assumed however, that any property included on this list will be used for future development via settlement area boundary expansion. No evaluation or decisions relating to the potential need for settlement area boundary expansions have been made yet through the MCR work program.

County planning staff will continue to build upon this inventory and include this data in the growth management component of the MCR. Knowing where the market demand for development exists will be of assistance when and if it is determined that a municipality requires a settlement area boundary expansion to accommodate its allocated population and employment to the year 2051.

The information and inventory of properties being reported on is therefore, not expected to be an exhaustive list, but rather should be considered a “snapshot” of the interest received to date.

If the MCR concludes that some land must be considered for new growth, inclusion on this list is not a prerequisite for a property to be considered. All properties of identified interest have been added to this list if requested, without any consideration of their actual suitability to accommodate growth. It may be possible that if a particular settlement does require expansion that the most suitable property(ies) to accommodate this growth may not come from this list.

The MCR process as established by the County of Simcoe work plan requires that if any municipality needs a settlement area boundary expansion, the lower-tier municipality will direct which lands are preferred to be used. Final decision on any necessary settlement area boundary expansions is the responsibility of the County of Simcoe.

Financial and Resource Implications:

Funds for this project have been allocated in the 2021 Operating Budget.

Relationship to Corporate Strategic Plan

[2015-2025 Strategic Plan](#) – This matter is part of the background information necessary to consider when completing the County’s MCR. The MCR will lead to an updated Official Plan, which is a key input to the County’s Strategic Plan. This matter therefore relates to Growth Related Service Delivery, Strengthened Social, Health and Educational Opportunities, Economic & Destination Development, and Environmental Sustainability.

Reference Documents

- **CCW 2021-154** (April 27, 2021) Update on the County’s Municipal Comprehensive Review
- **PAC 2021-076** (February 25, 2021) Update on the County’s Municipal Comprehensive Review
- **PAC 2020-127** (April 14, 2020) Update on the County’s Municipal Comprehensive Review
- **CCW 17-269** (September 12, 2017) Overview of Growth Plan, 2017 and the Potential Impacts on County and Local Municipal Planning Matters

Attachments

Schedule 1 – List of Properties Interested in a Settlement Area Boundary Expansion
Schedule 2 – Mapped Properties Interested in a Settlement Area Boundary Expansion
Schedule 3 – Summary of Key Facts

Prepared By Dan Amadio, MCIP, RPP, Manager of Planning
Greg Marek, MCIP, RPP Manager of Planning

Approvals

David Parks, Director, Planning, Economic Development,
Transit and Airport Services

Rob Elliot, General Manager, Engineering, Planning and
Environment

Trevor Wilcox, General Manager, Corporate Performance

Mark Aitken, Chief Administrative Officer

Date

July 26, 2021

July 26, 2021

July 30, 2021

August 3, 2021

Inventory of SABE Interests (as of August 10, 2021)

Apptack ref. ID	Municipality	Settlement Area	Location	Approximate Area (Hectares)	Ref Map
BWG-SABEQ-2001	Bradford West Gwillimbury	Bradford	23 Brownlee Drive & 2820 Line 5	57.8 ha	Map 1
BWG-SABEQ-2002	Bradford West Gwillimbury	Bradford	2673 Line 9, Bradford West Gwillimbury	41.1 ha	Map 1
BWG-SABEQ-2101	Bradford West Gwillimbury	Bradford	2944 LINE 5	40.56 ha	Map 1
BWG-SABEQ-2102	Bradford West Gwillimbury	Bradford	3174 Line 5, Bradford West Gwillimbury	40.45 ha	Map 1
BWG-SABEQ-2103	Bradford West Gwillimbury	Bradford	3137 COUNTY ROAD 88	39.3 ha	Map 1
BWG-SABEQ-2104	Bradford West Gwillimbury	Bond Head	Multiple lands owned by Bond Head properties Inc.	508.9 ha	Map 2
BWG-SABEQ-2105	Bradford West Gwillimbury	Bradford	3039 Line 6	36.11 ha	Map 1
BWG-SABEQ-2106	Bradford West Gwillimbury	Bradford	3279 Line 8	21.14 ha	Map 1
CV-SABEQ-2101	Clearview	Stayner	299 and 359 Mowat Str North Stayner	79.10 ha	Map 3
CV-SABEQ-2102	Clearview	Collingwood Border	7185 Poplar Sideroad	20.70 ha	Map 4
CV-SABEQ-2103	Clearview	Stayner	1277 County Road 42	37.6 ha	Map 3
CV-SABEQ-2104	Clearview	Stayner	329 Mowat St	39.6 ha	Map 3
E-SABEQ-2001	Essa	Angus	62 Brentwood Road	35 ha	Map 5
E-SABEQ-2002	Essa	Baxter	Part Lots 13 and 14, Concession 4 (Pre-Con development polygon, west of Baxter)	40 ha – Phase 1	Map 6
				40 ha – Phase 2	
E-SABEQ-2101	Essa	Baxter	Various sites surrounding Baxter.	272.69 ha	Map 6
E-SABEQ-2102	Essa	Cookstown Border	5557 11th Concession and 4772 Highway 89	67 ha	Map 9
E-SABEQ-2103	Essa	Angus	9078 McKinnon Road, Township of Essa	117 ha	Map 5

Inventory of SABE Interests (as of August 10, 2021)

Apptack ref. ID	Municipality	Settlement Area	Location	Approximate Area (Hectares)	Ref Map
E-SABEQ-2104	Essa	Angus	8569 5Th Line and 8512 6Th Line, Essa	65.94 ha	Map 5
E-SABEQ-2105	Essa, Looking expansion in NT	Alliston Border	5426 3Rd Line, Essa	39 ha	Map 11
I-SABEQ-2002	Innisfil	Alcona	North of Alcona Part North ½ Lot 21 to 25, Con 8... (refer to Sch. 5.1)	149 ha	Map 7
I-SABEQ-2003	Innisfil	Alcona	20 th Sideroad north of IBR-west side Roll#431601002122400	19.18 ha	Map 7
I-SABEQ-2004	Innisfil	Sandy Cove	Part North ½ Lot 25, Con 11... (refer to Sch. 5.1)	35.3 ha	Map 7
I-SABEQ-2005	Innisfil	Churchill	2439 4 th Line	1.75 ha	Map 8
I-SABEQ-2007	Innisfil	Stroud	North end	35.23 ha	Map 7
I-SABEQ-2008	Innisfil	Stroud	South end 7667 Yonge Street	37 ha	Map 7
I-SABEQ-2009	Innisfil	Sandy Cove	960 10TH LINE Part of Far Shore Development	15.25 ha	Map 7
I-SABEQ-20010	Innisfil	Alcona	2182 20 Sideroad	4.71 ha	Map 7
I-SABEQ-20011	Innisfil	Cookstown	4583 15TH LINE	24.80 ha	Map 9
I-SABEQ-20012	Innisfil	Lefroy	1194 Belle Aire Beach Road 1224 Belle Aire Beach Road	53.84 ha	Map 7
I-SABEQ-20013	Innisfil	Alcona	Orbit	197.2 ha	Map 7
I-SABEQ-20014	Innisfil	Stroud	8156 Yonge Street	30.99 ha	Map 7
I-SABEQ-2101	Innisfil	Sandy Cove	2849 Clarksville Street	15.75 ha	Map 7
I-SABEQ-2102	Innisfil	Sandy Cove	955 Big Bay Point Rd	20.51 ha	Map 7
I-SABEQ-2103	Innisfil	Alcona	1590 & 1702 Innisfil Beach Road	52.2 ha	Map 7
I-SABEQ-2104	innisfil	Stroud	7750 Yonge Street, Innisfil	20.91 ha	Map 7
I-SABEQ-2105	Innisfil	Churchill	6225 Yonge Street, Innisfil	39.32 ha	Map 8
I-SABEQ-2106	Innisfil	Alcona	985 9Th Line, Innisfil	19.36 ha	Map 7
I-SABEQ-2107	Innisfil	Sandy Cove	1151 LOCKHART ROAD	83.46 ha	Map 7
I-SABEQ-2108	Innisfil	Alcona	1460 7Th Line, Innisfil	17 ha	Map 7
I-SABEQ-2109	Innisfil	Alcona	Part of Lot 26 Concession 9	30.21 ha	Map 7

Inventory of SABE Interests (as of August 10, 2021)

Apptack ref. ID	Municipality	Settlement Area	Location	Approximate Area (Hectares)	Ref Map
NT-SABEQ-2001	New Tecumseth	Tottenham	6370 4th Line	38.5 ha	Map 10
			East side		
NT-SABEQ-2003	New Tecumseth	Alliston	South of Alliston	1850 ha	Map 11
			Part Lots 5 to 10, Con 10... (refer to Sch. 5.1)		
NT-SABEQ-20021	New Tecumseth	Alliston	South East Alliston 6209 14th Line; Alliston Southeast sector Approx.	35 ha	Map 11
NT-SABEQ-2004	New Tecumseth	Alliston	6114 14 th Line	15 ha	Map 11
NT-SABEQ-2005	New Tecumseth	Alliston	5789 14th Line	38 ha	Map 11
NT-SABEQ-2007	New Tecumseth	Beeton	2840 10 th Sideroad	10 ha	Map 11
NT-SABEQ-2008	New Tecumseth	Alliston	5065, 5101, 5225, 5277 Sir Frederick Banting Road	108.04 ha	Map 11
NT-SABEQ-2009	New Tecumseth	Alliston	144 King Street N.	84.75 ha	Map 11
NT-SABEQ-20010	New Tecumseth	Beeton	271 Patterson St. N. 255 Patterson St. N	80.96 ha	Map 11
NT-SABEQ-20011	New Tecumseth	Beeton	6491 8 th Line	66.9 ha	Map 11
NT-SABEQ-2108	New Tecumseth	Alliston	North of Alliston SA	26.35 ha	Map 11
NT-SABEQ-20012	New Tecumseth	Tottenham	6438 3 rd Line	42.67 ha	Map 10

Inventory of SABE Interests (as of August 10, 2021)

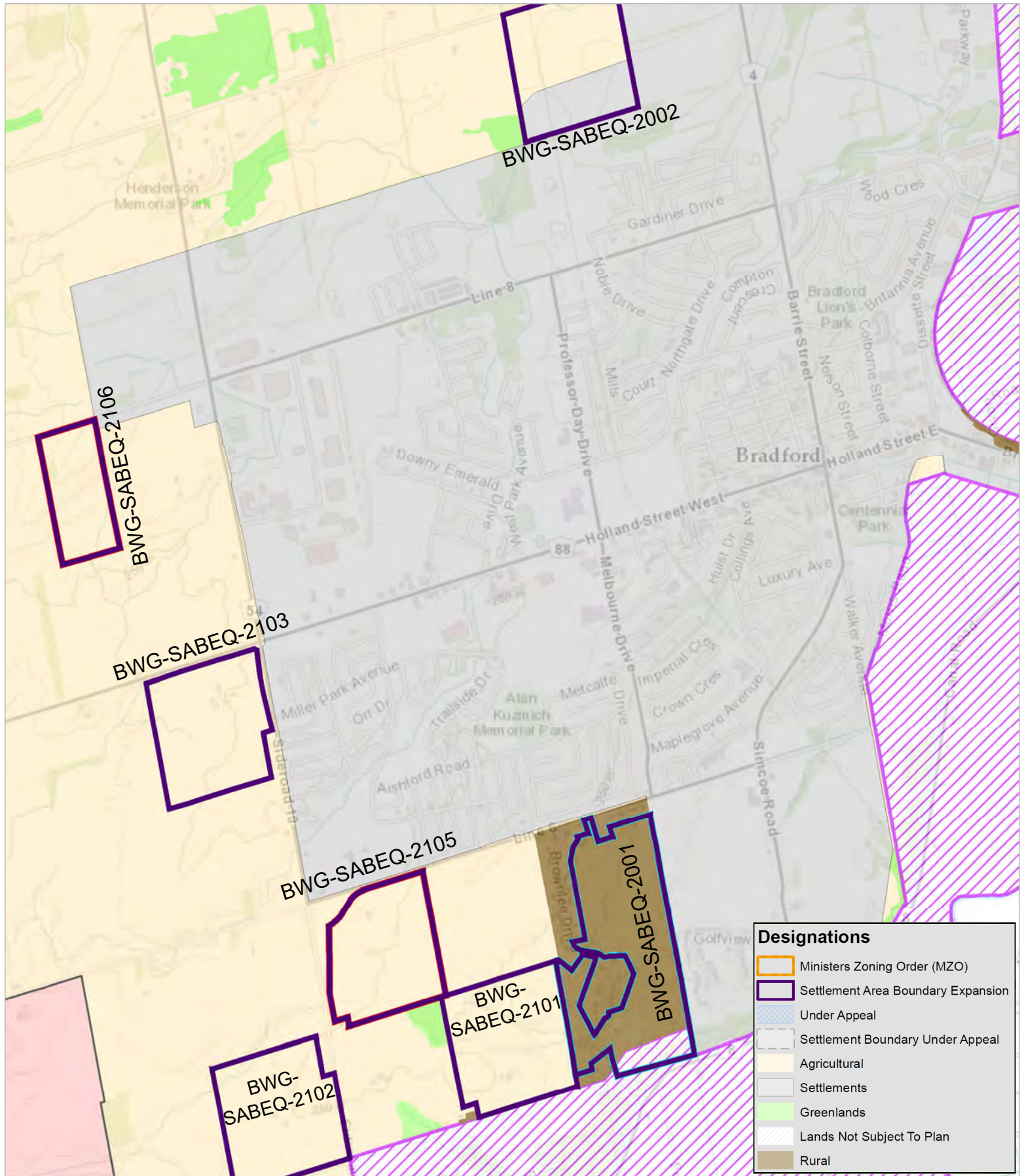
Aptrack ref. ID	Municipality	Settlement Area	Location	Approximate Area (Hectares)	Ref Map
NT-SABEQ-20013	New Tecumseth	Alliston	4575 Adjala-Tecumseth Townline	36.6 ha	Map 11
NT-SABEQ-20014	New Tecumseth	Alliston	5274 Sir Frederick Banting Road	28.63 ha	Map 11
NT-SABEQ-20015	New Tecumseth	Alliston	7058 13th Line Property included in NT-SABEQ-2003 (revised submission)	18.72 ha	Map 11
NT-SABEQ-20016	New Tecumseth	Alliston	5095 Boyne St.	1.47 ha	Map 11
NT-SABEQ-20017	New Tecumseth	Alliston	5089 Boyne St.	1.77 ha	Map 11
NT-SABEQ-20018	New Tecumseth	Alliston	5091 Boyne St.	1.09 ha	Map 11
NT-SABEQ-20019	New Tecumseth	Alliston	5280 Boyne Street	27.53 ha	Map 11
NT-SABEQ-20020	New Tecumseth	Alliston	Rayville Developments north of the Alliston urban area Roll# 432408000123407	30.8 ha	Map 11
NT-SABEQ-2101	New Tecumseth	Alliston	(1) 4444 10th Side Road (2) 6282 12th Line (3) 6875 12th Line Properties included in NT-SABEQ-2003 (revised submission)	(1) 9.8 ha (2) 40.43 ha (3) 34.3 ha	Map 11
NT-SABEQ-2102	New Tecumseth	Beeton	6385 9Th Line, 6462 8Th Line, 6386 9Th Line, 6334 9Th Line, 6513 10Th Line, 6416 9Th Line, New Tecumseth	294 ha	Map 11

Inventory of SABE Interests (as of August 10, 2021)

Apptack ref. ID	Municipality	Settlement Area	Location	Approximate Area (Hectares)	Ref Map
NT-SABEQ-2103	New Tecumseth	Alliston	6440,6426 13th line new tecumseth Properties included in NT-SABEQ-2003 (revised submission)	37.59 ha	Map 11
NT-SABEQ-2104	New Tecumseth	Alliston	PT LT 3 CON 2 ESSA PT 3 51R35488	11.04 ha	Map 11
NT-SABEQ-2105	New Tecumseth	Tottenham	6368 3Rd Line, New Tecumseth	20.19 ha	Map 10
NT-SABEQ-2106	New Tecumseth	Beeton	6606 7Th Line, New Tecumseth	41.32 ha	Map 11
NT-SABEQ-2107	New Tecumseth	Alliston	3780 Tottenham Road, New Tecumseth Property included in NT-SABEQ-2003 (revised submission)	33 ha	Map 11
NT-SABEQ-2109	New Tecumseth	Tottenham	6303 5Th Line, New Tecumseth	38.55 ha	Map 10
NT-MZO-2101	New Tecumseth	Tottenham	Multiple properties in New Tec, North-West of Tottenham and East of Colgan	600 ha	Map 10
OM-SABEQ-2001	Oro-Medonte	Guthrie	Part Lot 20, Con 5	7 ha	Map 12
OM-SABEQ-2002	Oro-Medonte	N/A	121 Penetanguishene Road	54 ha	na
OM-SABEQ-2101	Oro-Medonte	Warminster	1750 Warminster Sideroad, Oro-Medonte	43.05 ha	Map 13
OM-SABEQ-2102	Oro-Medonte	Moonstone	4940 Line 9 North, Oro-Medonte	154.72 ha	Map 14
RA-SABEQ-2001	Ramara	Lagoon City	West Part Lot 13 (Refer to Sch. 5.1)	33.94 ha	Map 15
SV-SABEQ-2001	Severn	Coldwater	1240 Anderson Line	26 ha	Map 16
SV-SABEQ-2101	Severn	Marchmont	4263 Wainman Line	15.38 ha	Map 17
SP-MZO-2001	Springwater	Elmvale	Elmvale Active Seniors Residence 136 Queen Street East, Elmvale	4.3 ha	Map 18
TA-MZO-2001	Tay	Port McNicoll	Residential care (institutional) buildings for people with autism 3100 Triple Bay Road	19.33 ha	Map 19

Bradford - Bradford West Gwillimbury

MAP 1



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.

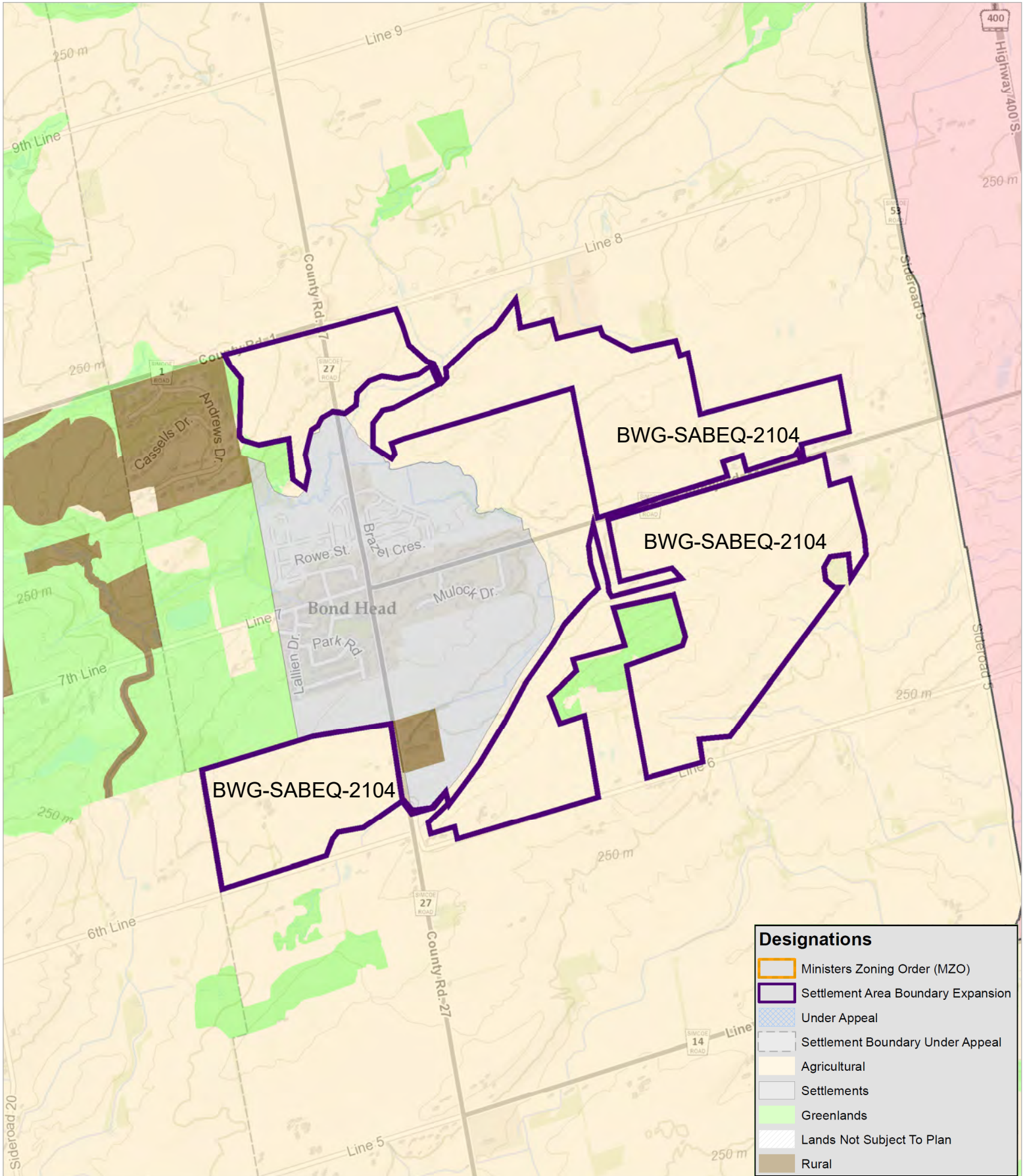
0 0.5 1 2 km
 1:36,112



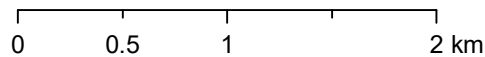
July 20, 2021

Bond Head - Bradford West Gwillimbury

MAP 2



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.



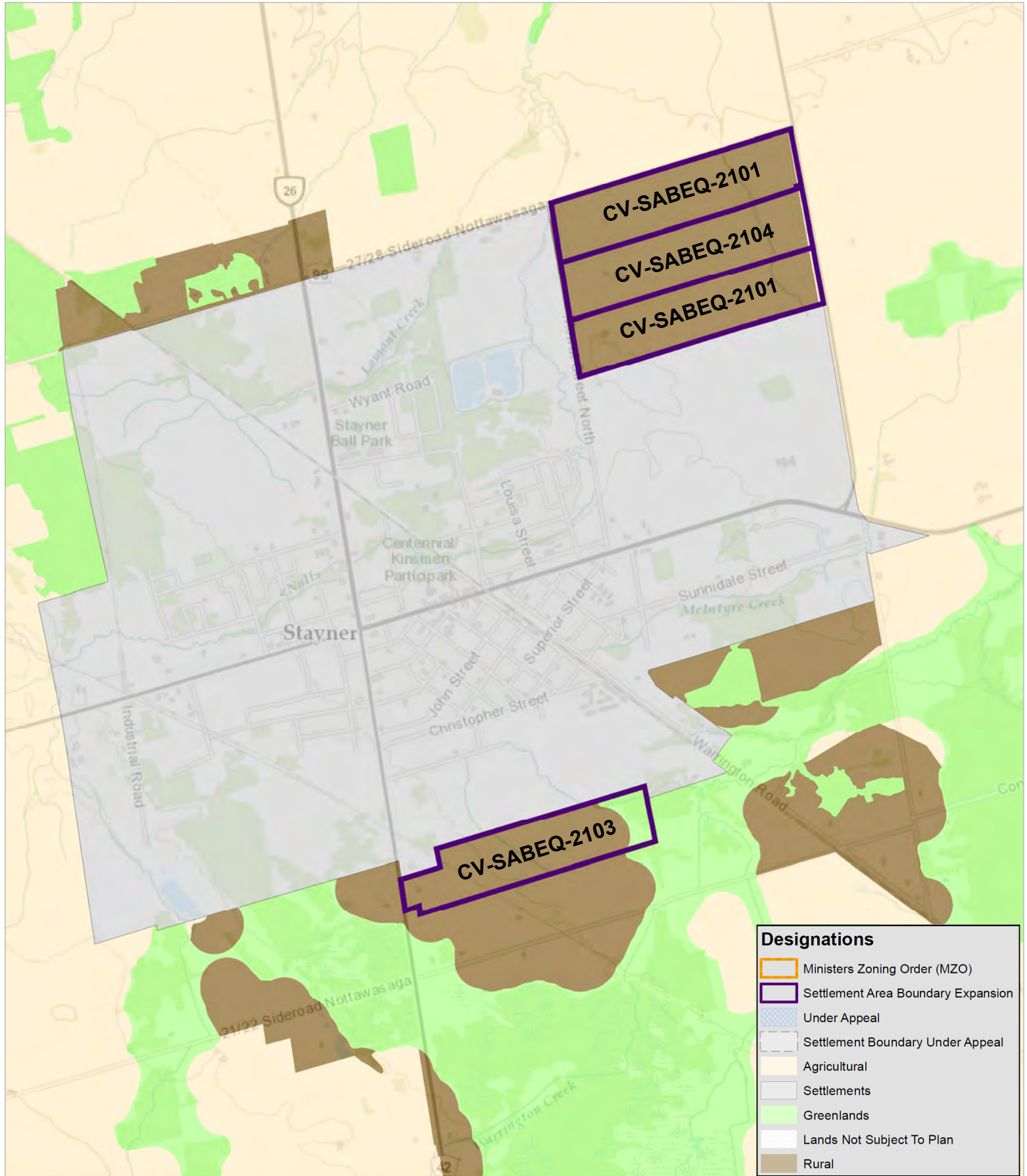
1:36,112



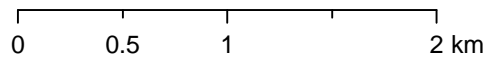
July 6, 2021

Stayner - Clearview

MAP 3



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.



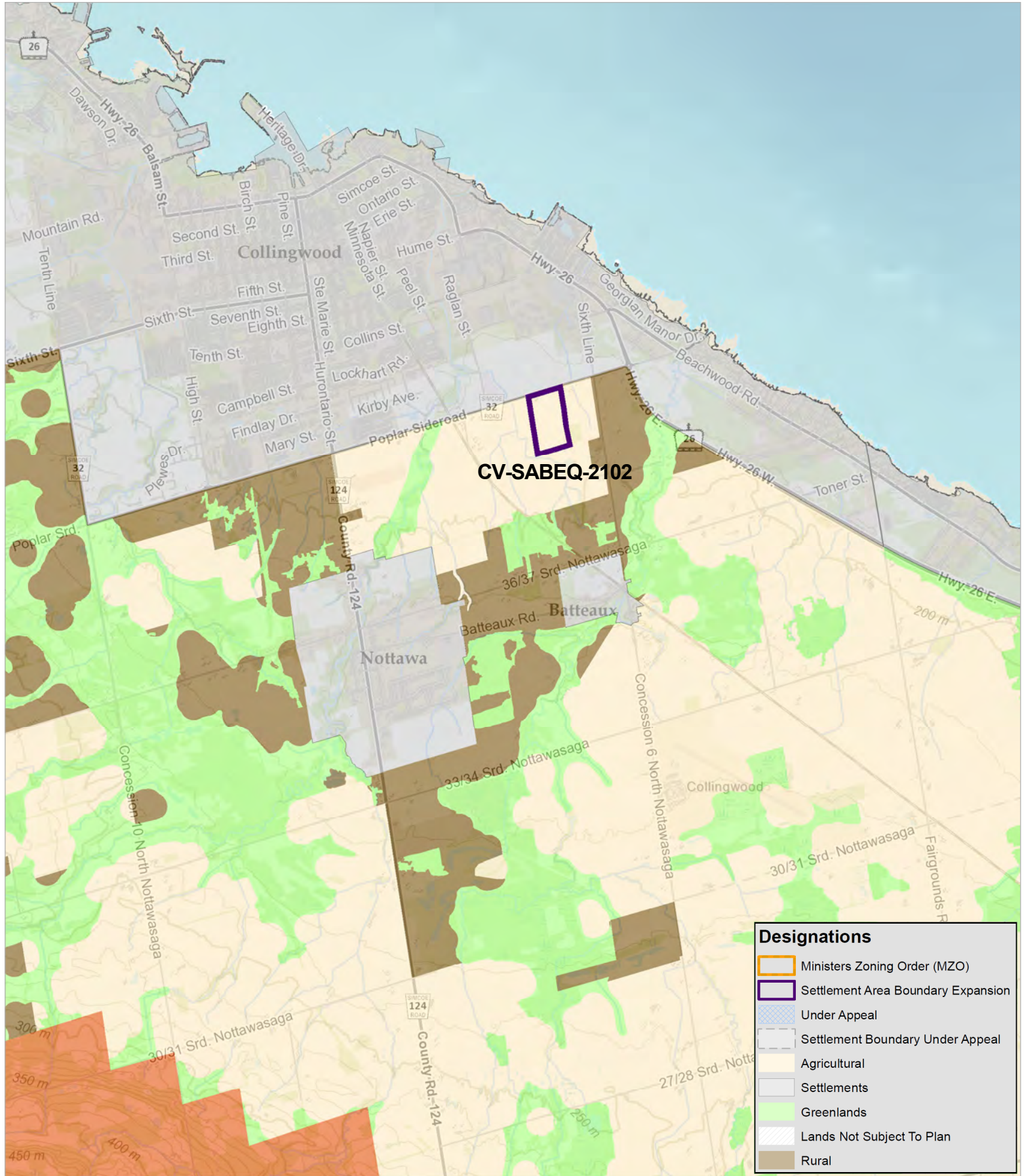
1:36,112



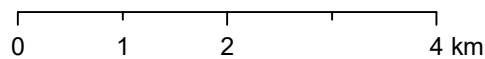
July 20, 2021

Collingwood Border - Clearview

MAP 4



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.



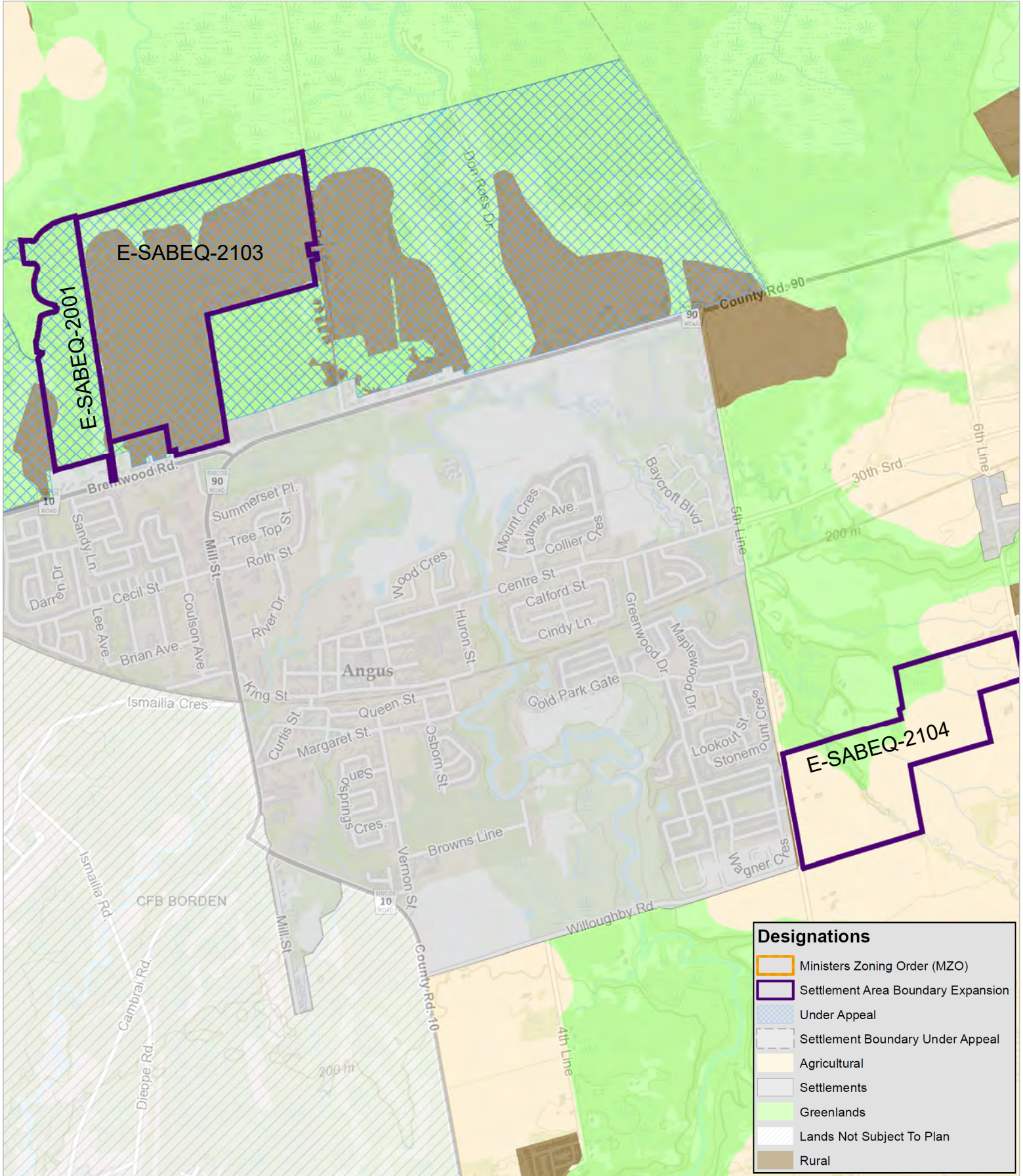
1:72,224



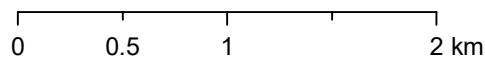
July 6, 2021

Angus - Essa

MAP 5



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.



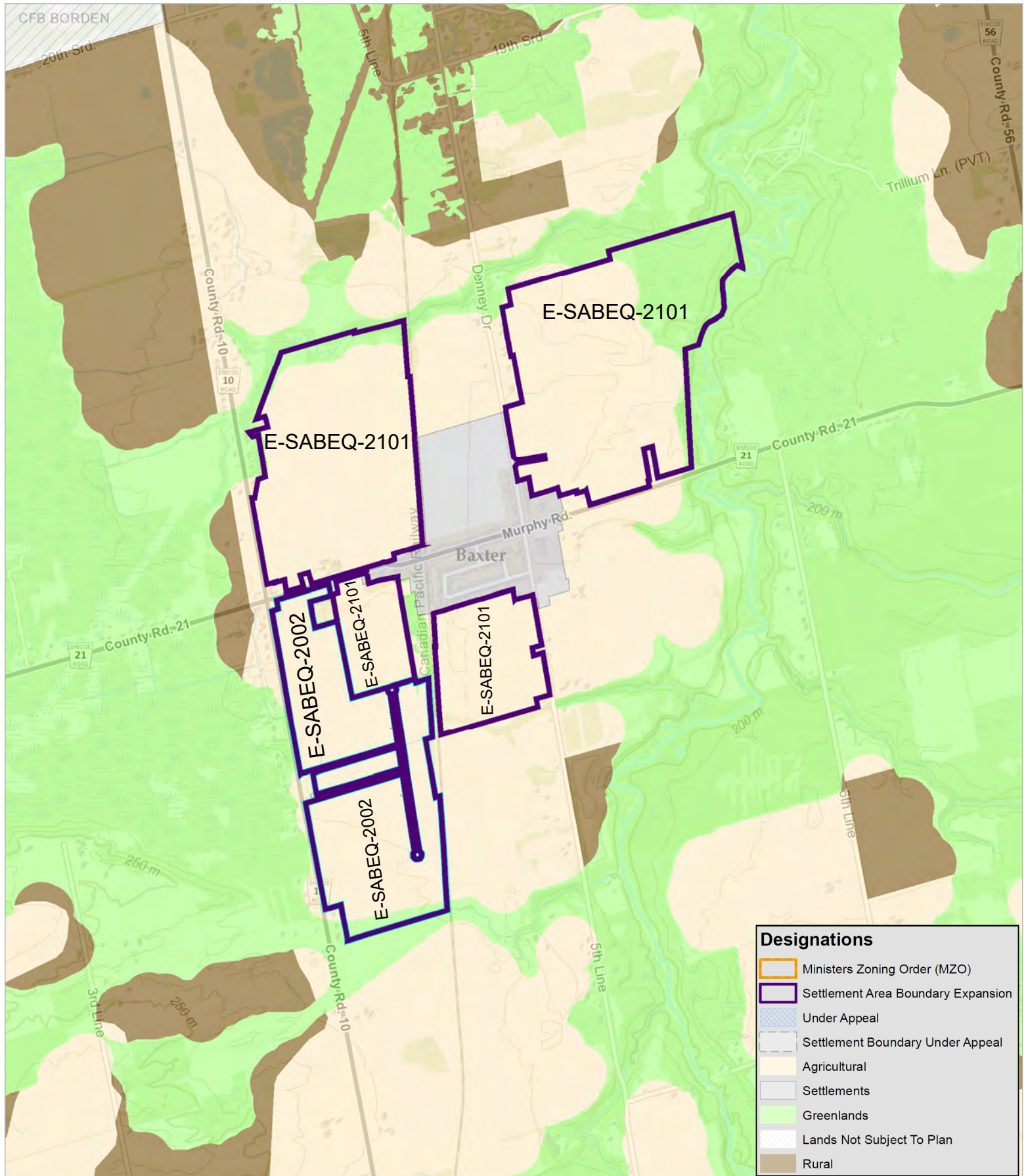
1:36,112



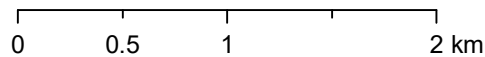
July 6, 2021

Baxter - Essa

MAP 6



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe. This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate. Produced (in part) under license from: © Her Majesty the Queen in Right of Canada, Department of Natural Resources; © Queens Printer, Ontario Ministry of Natural Resources; © Teranet Enterprises Inc. and its suppliers; © Members of the Ontario Geospatial Data Exchange. All rights reserved. THIS IS NOT A PLAN OF SURVEY.



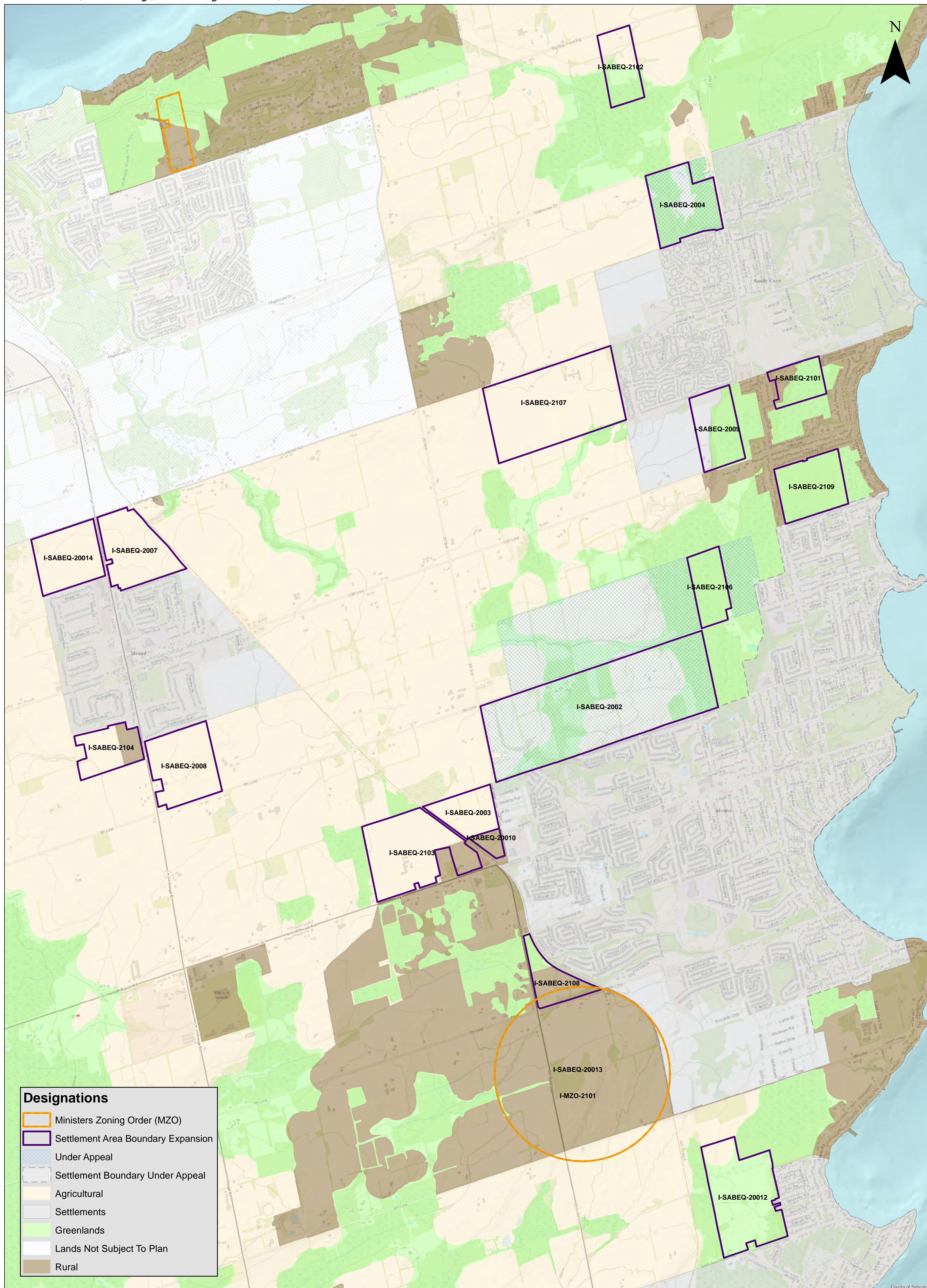
1:36,112



July 6, 2021

Alcona, Lefroy, Sandy Cove, Stroud - Innisfil

MAP 7



Designations

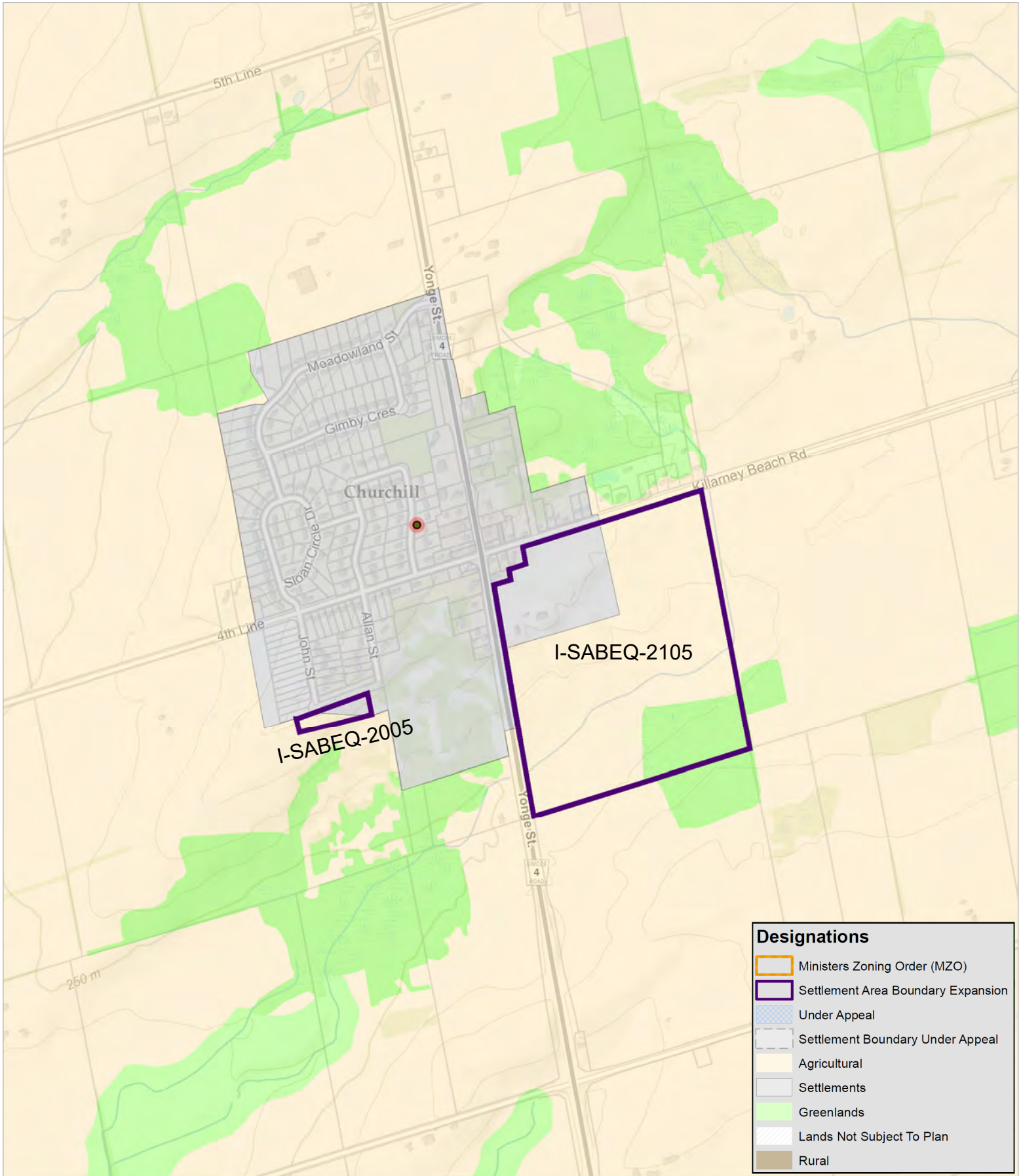
- Ministers Zoning Order (MZO)
- Settlement Area Boundary Expansion
- Under Appeal
- Settlement Boundary Under Appeal
- Agricultural
- Settlements
- Greenlands
- Lands Not Subject To Plan
- Rural



This map, either in whole or in part, may not be reproduced without the written authority from the Corporation of the County of Simcoe © 2021. Produced (in part) under license from the Cities of Barrie & Orillia, the Ontario Ministry of Natural Resources and Forestry (© Queens Printer 2021), © Teranet Inc. and its suppliers all rights reserved, and Members of the Ontario Geospatial Data Exchange. THIS IS NOT A PLAN OF SURVEY. For information call (705) 726-9300 or visit www.simcoe.ca

Churchill - Innisfil

MAP 8



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.

0 0.275 0.55 1.1 km

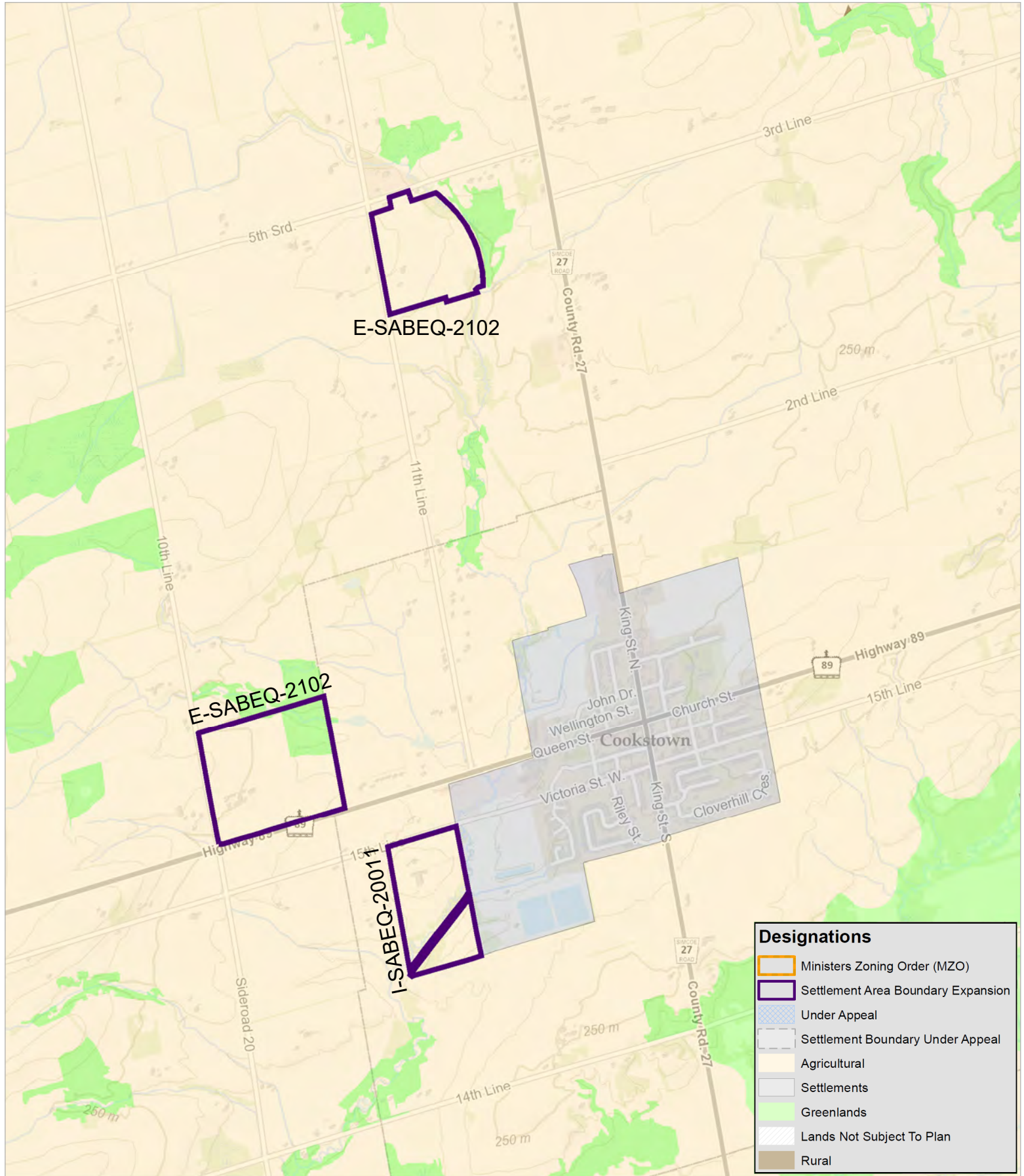
1:18,056



July 6, 2021

Cookstown - Innisfil

MAP 9



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.

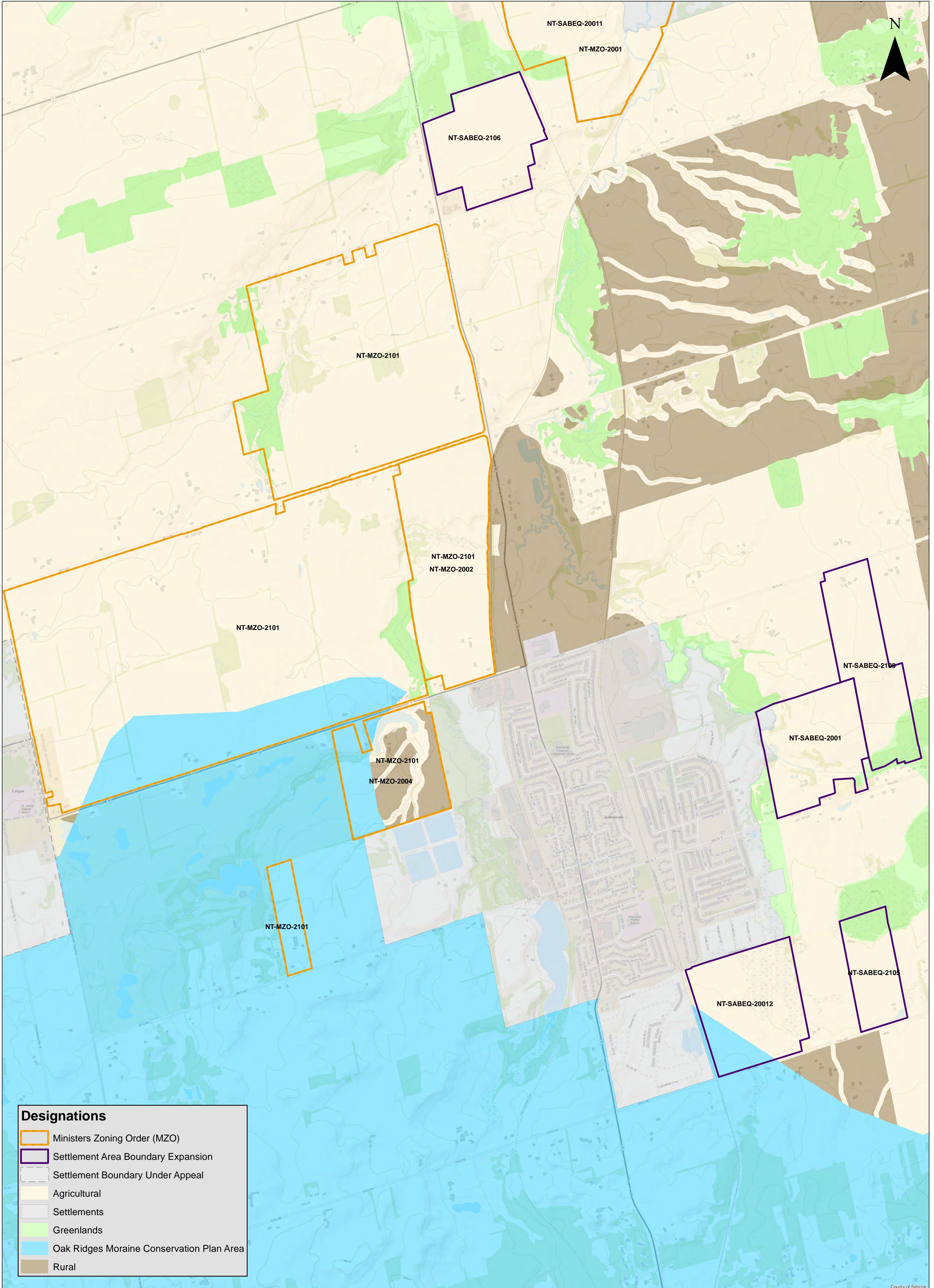
0 0.5 1 2 km
 1:36,112



July 6, 2021

Tottenham - New Tecumseth

MAP 10



Designations	
	Ministers Zoning Order (MZO)
	Settlement Area Boundary Expansion
	Settlement Boundary Under Appeal
	Agricultural
	Settlements
	Greenlands
	Oak Ridges Moraine Conservation Plan Area
	Rural

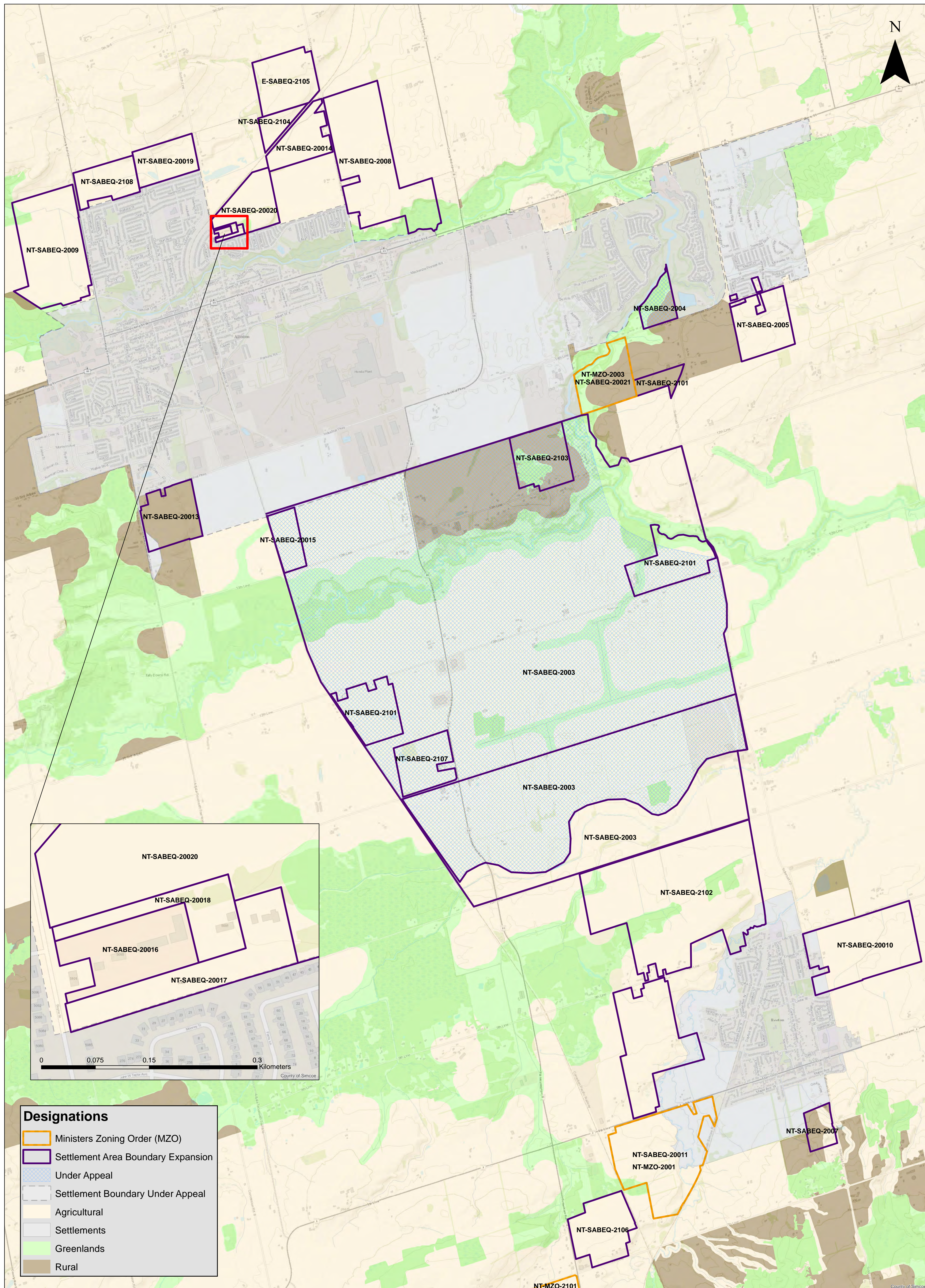


This map, either in whole or in part, may not be reproduced without the written authority from the Corporation of the County of Simcoe © 2021. Produced (in part) under license from the Cities of Barrie & Orillia, the Ontario Ministry of Natural Resources and Forestry (© Queens Printer 2021), © Teranet Inc. and its suppliers all rights reserved, and Members of the Ontario Geospatial Data Exchange. THIS IS NOT A PLAN OF SURVEY. For information call (705) 726-9300 or visit www.simcoe.ca

County of Simcoe

Alliston, Beeton - New Tecumseth

MAP 11



Designations

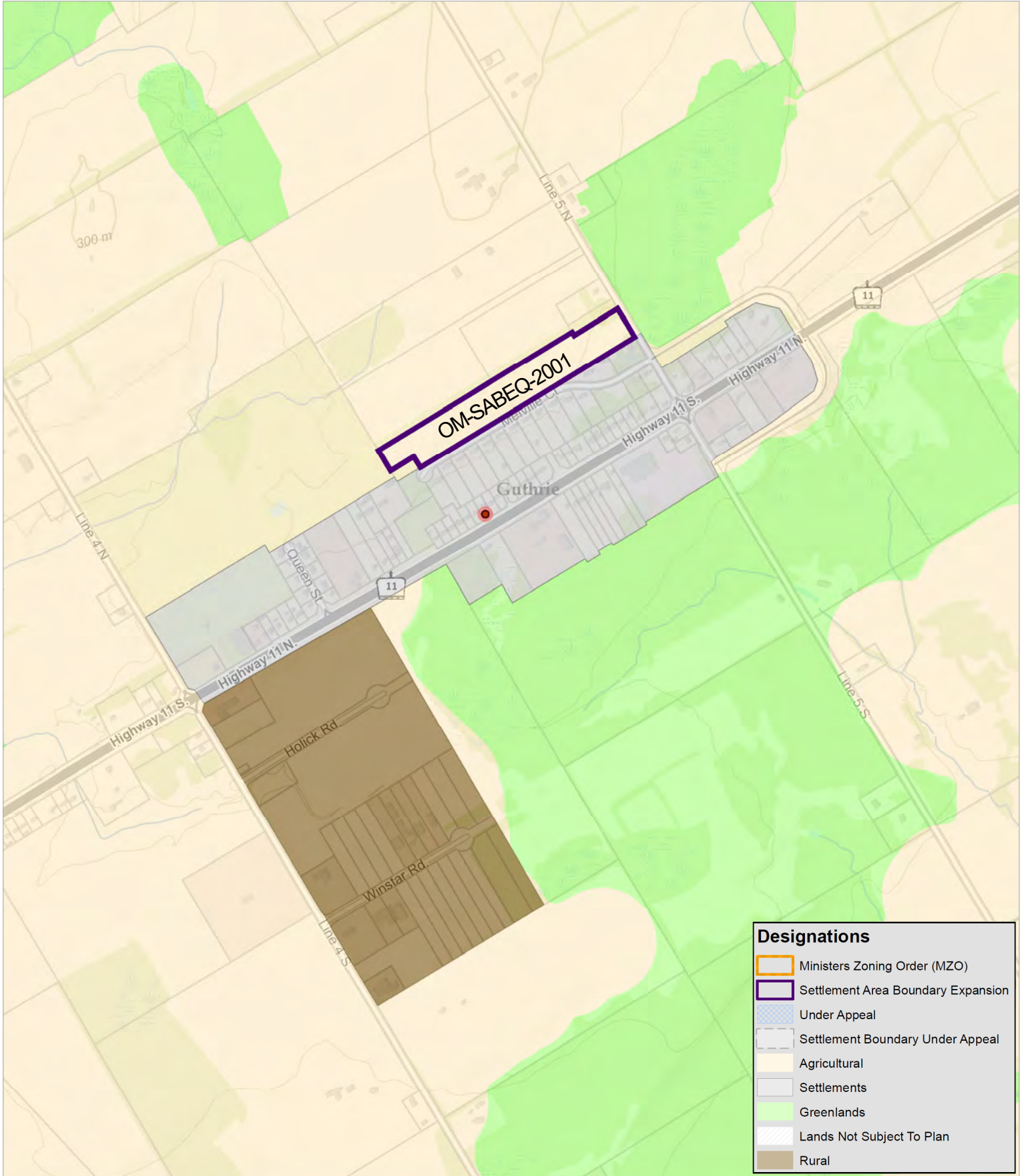
- Ministers Zoning Order (MZO)
- Settlement Area Boundary Expansion
- Under Appeal
- Settlement Boundary Under Appeal
- Agricultural
- Settlements
- Greenlands
- Rural



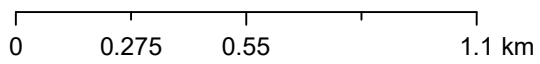
This map, either in whole or in part, may not be reproduced without the written authority from the Corporation of the County of Simcoe © 2021. Produced (in part) under license from: the Cities of Barrie & Orillia, the Ontario Ministry of Natural Resources and Forestry (© Queens Printer 2021), © Teramet Inc. and its suppliers all rights reserved, and Members of the Ontario Geospatial Data Exchange. THIS IS NOT A PLAN OF SURVEY. For information call (705) 726-9300 or visit www.simcoe.ca

Guthrie – Oro-Medonte

MAP 12



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.



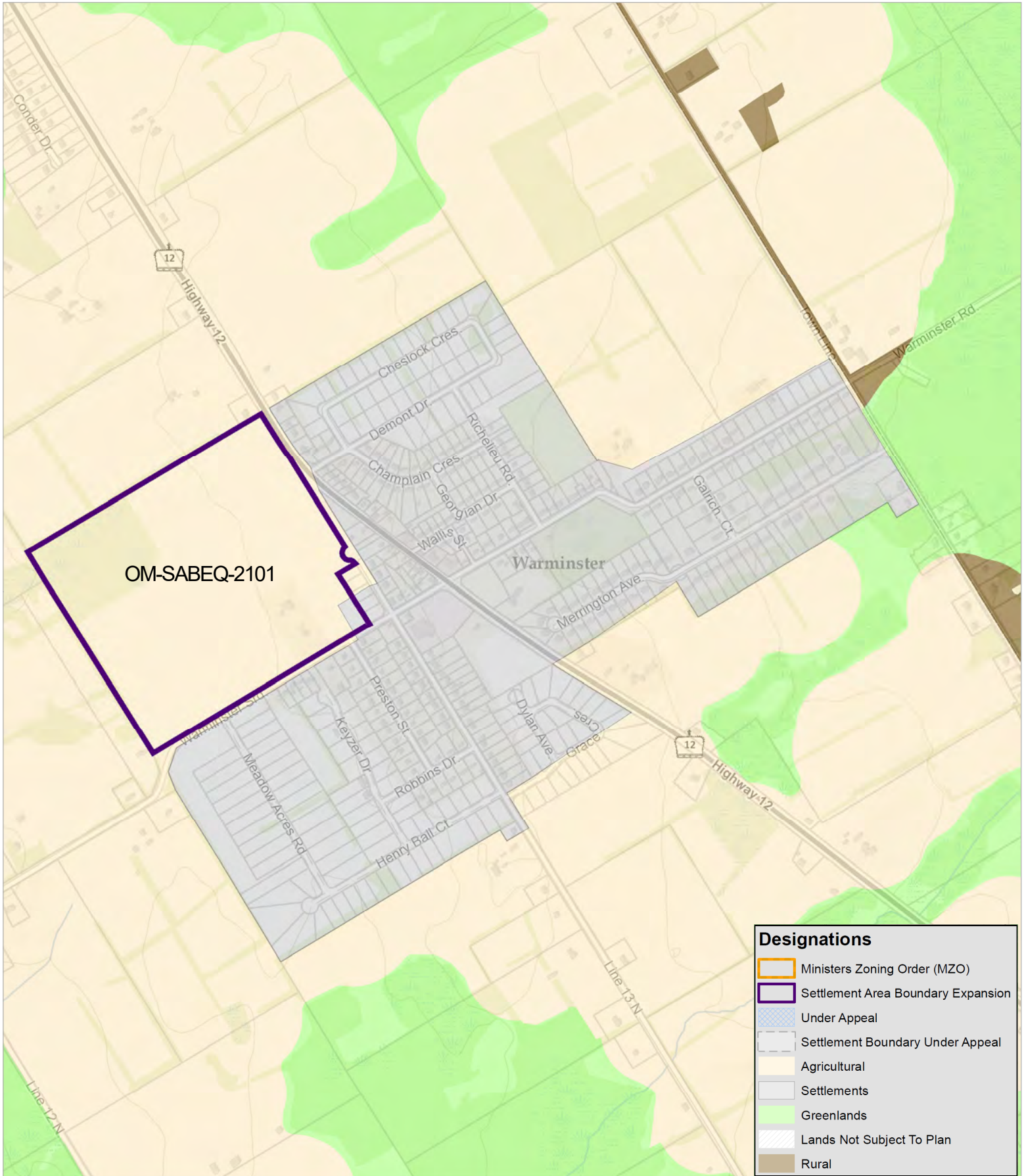
1:18,056



July 6, 2021

Warminster – Oro-Medonte

MAP 13



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.

0 0.275 0.55 1.1 km

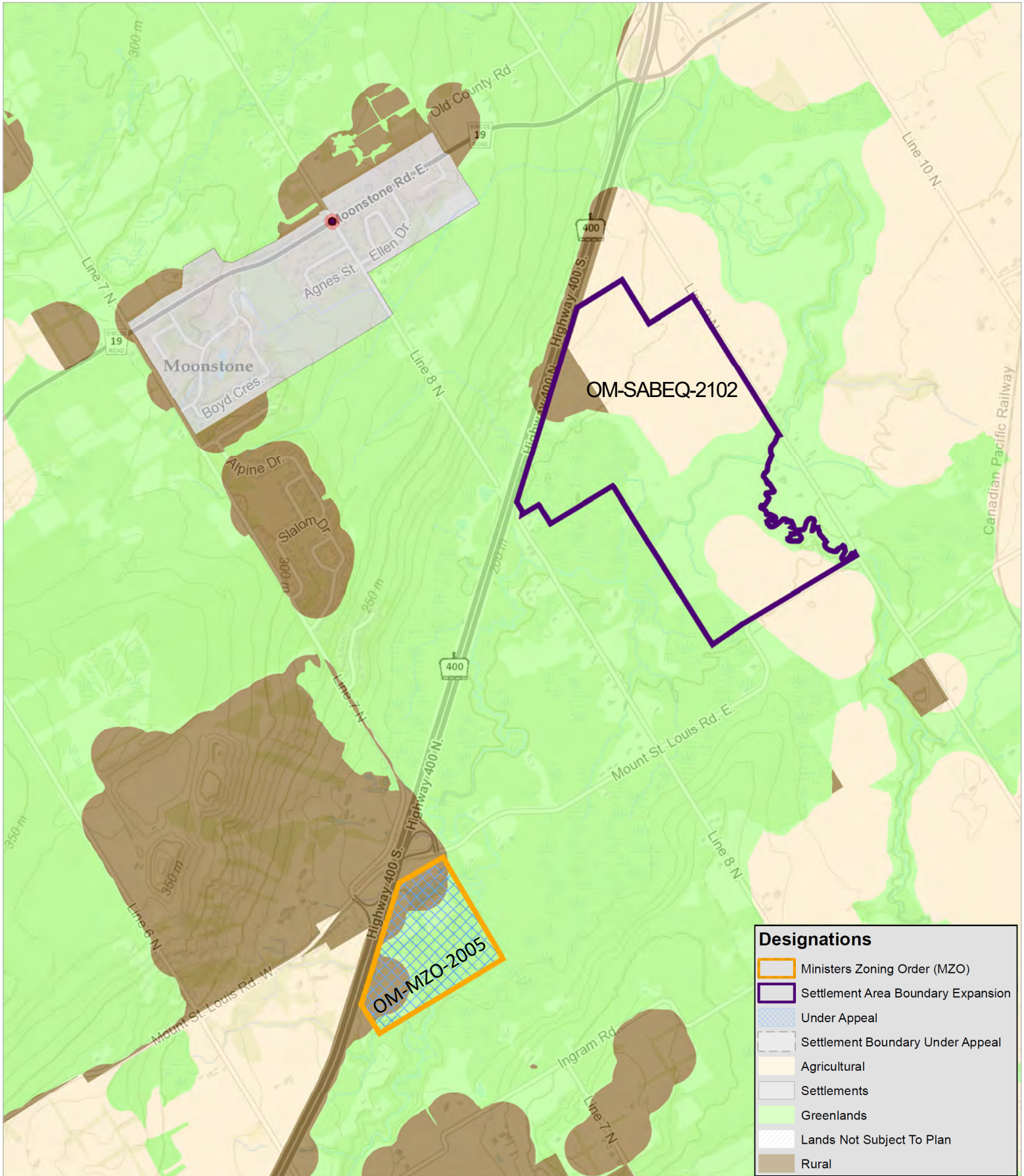
1:18,056



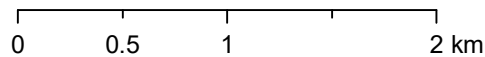
July 6, 2021

Moonstone – Oro-Medonte

MAP 14



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.



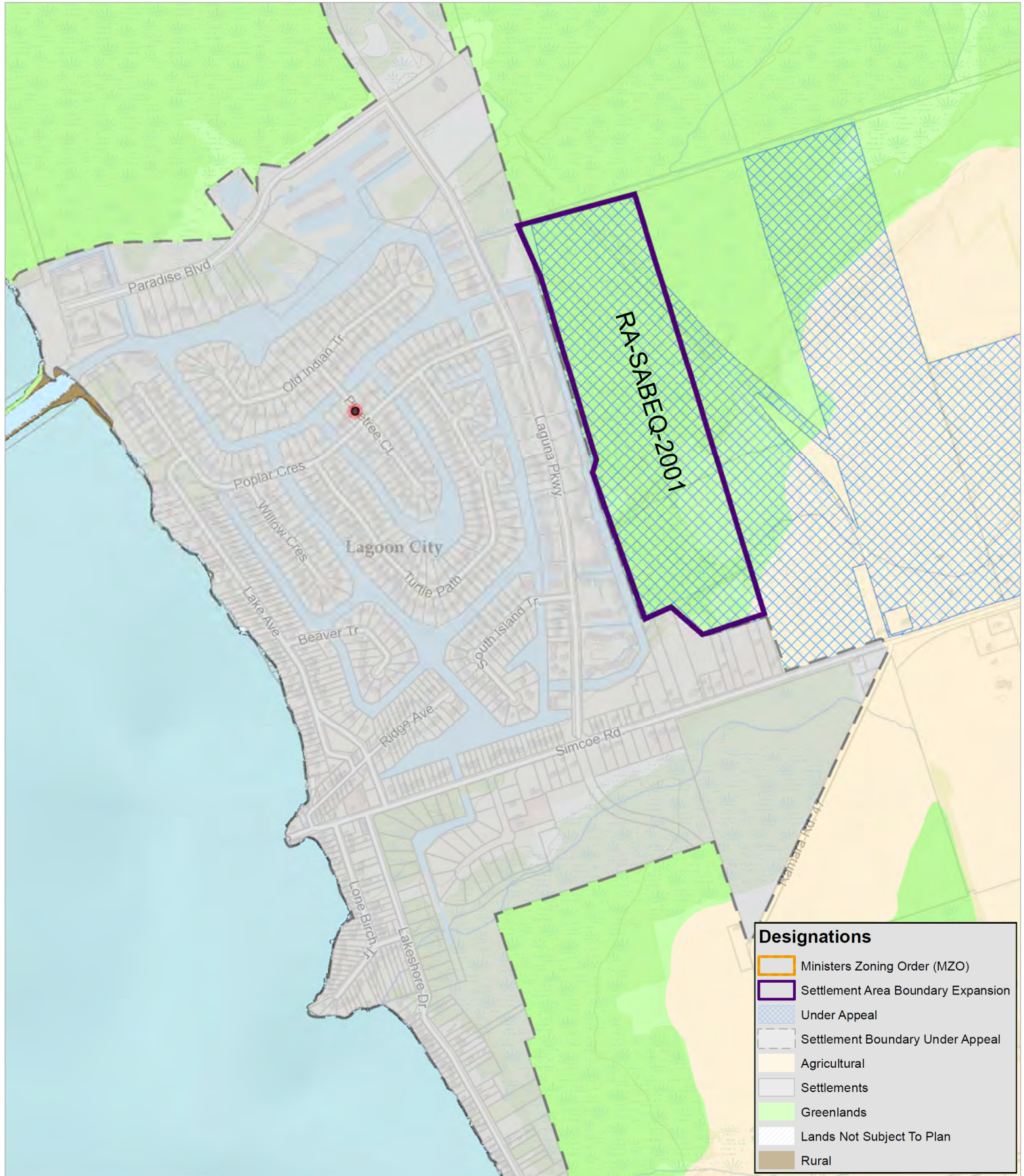
1:36,112












July 6, 2021

Lagoon City - Ramara

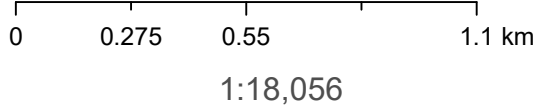
MAP 15



Designations

-  Ministers Zoning Order (MZO)
-  Settlement Area Boundary Expansion
-  Under Appeal
-  Settlement Boundary Under Appeal
-  Agricultural
-  Settlements
-  Greenlands
-  Lands Not Subject To Plan
-  Rural

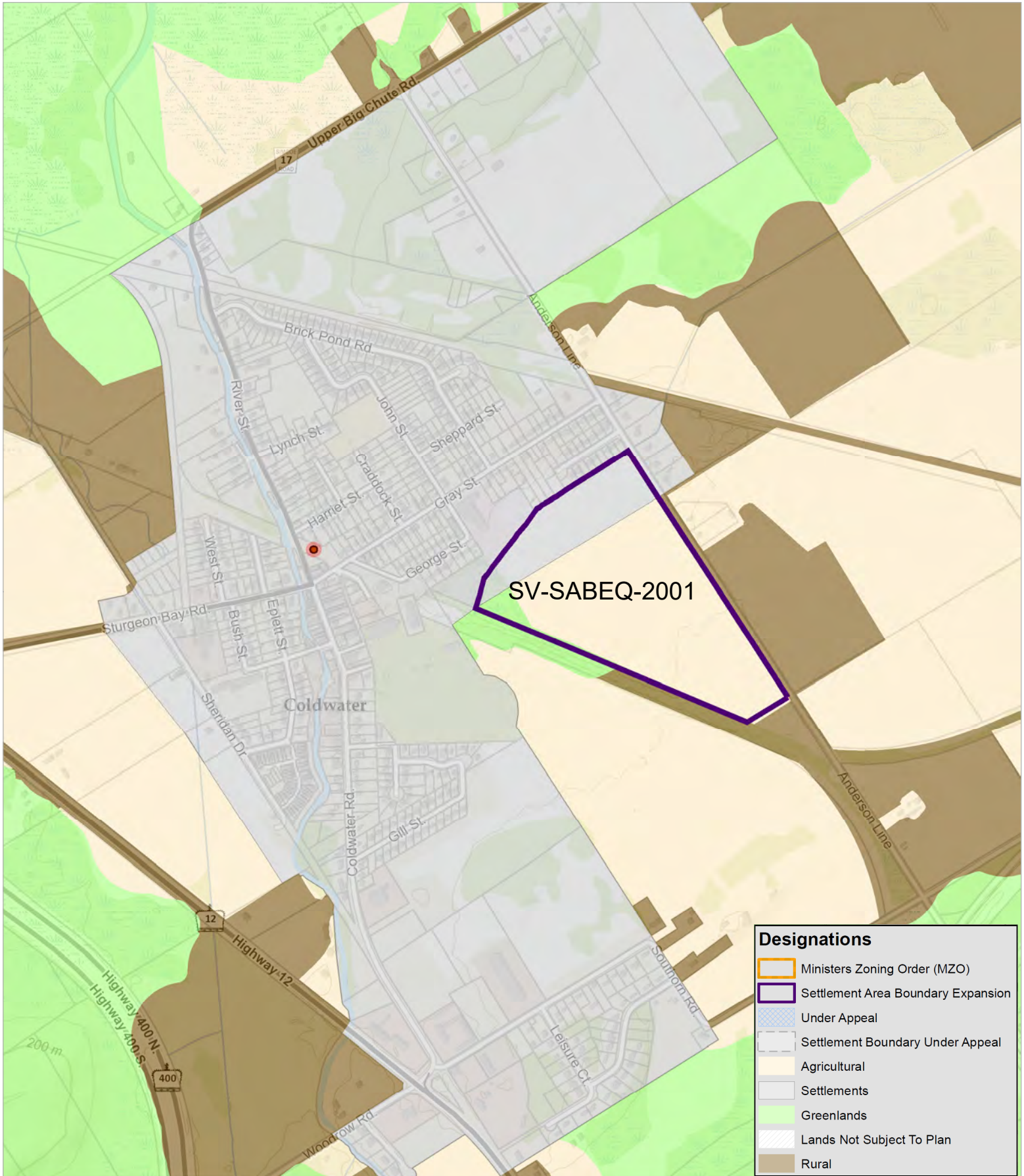
This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.



July 6, 2021

Coldwater - Severn

MAP 16



Designations

- Ministers Zoning Order (MZO)
- Settlement Area Boundary Expansion
- Under Appeal
- Settlement Boundary Under Appeal
- Agricultural
- Settlements
- Greenlands
- Lands Not Subject To Plan
- Rural

This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.

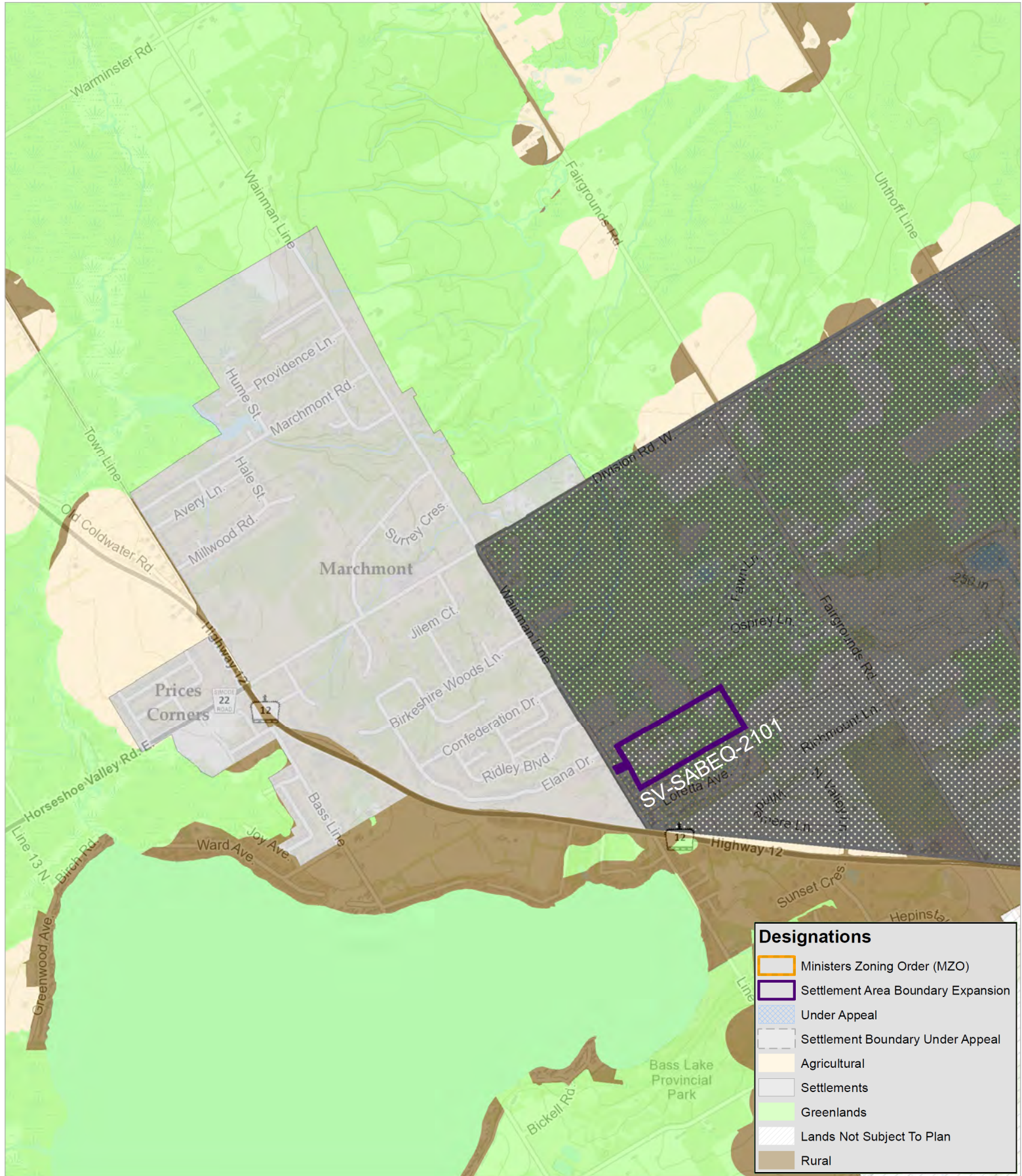
0 0.275 0.55 1.1 km
 1:18,056



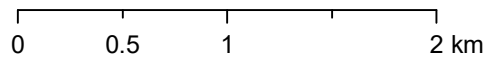
July 6, 2021

Marchmont - Severn

MAP 17



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.



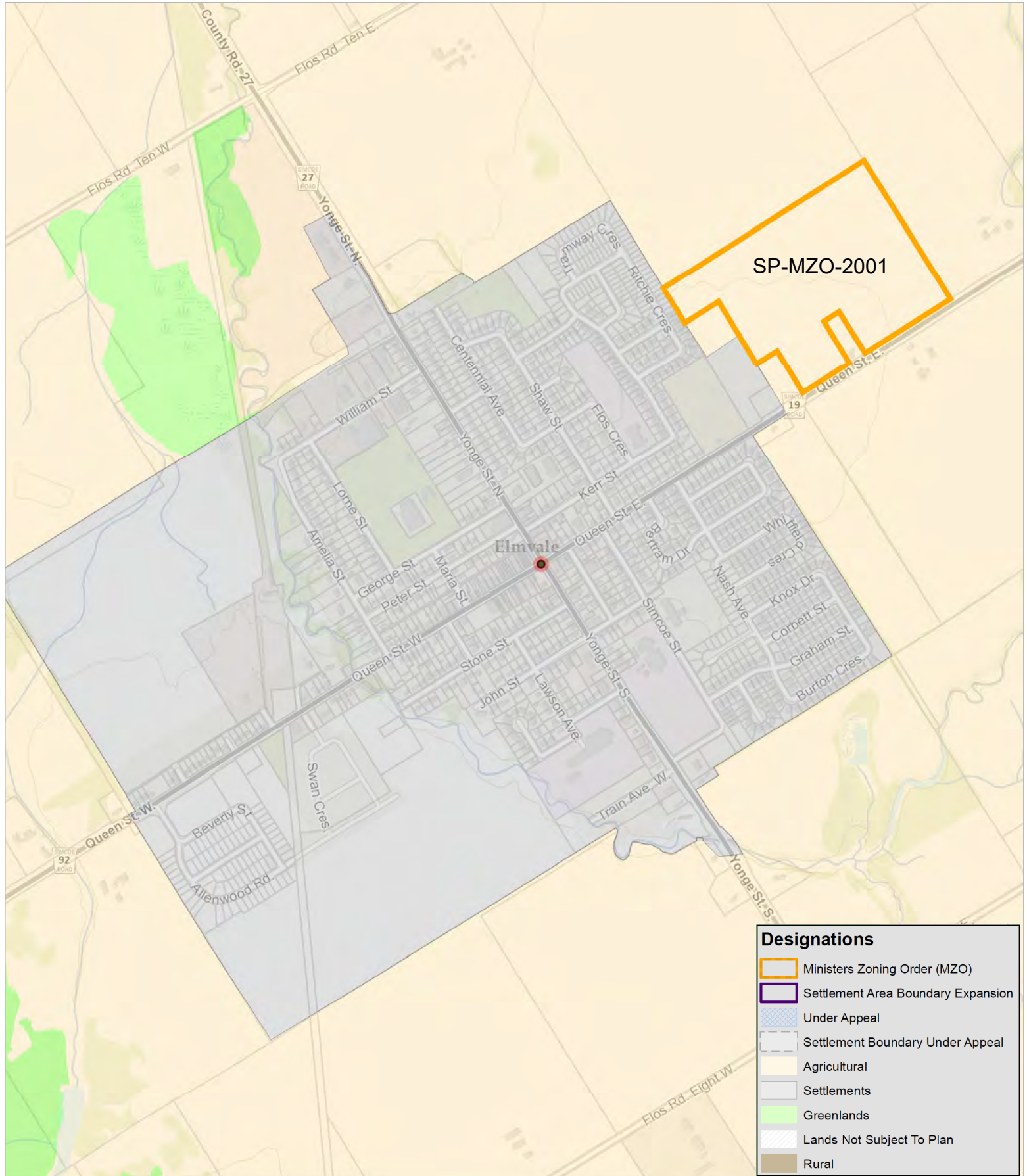
1:36,112



July 6, 2021

Elmvale - Springwater

MAP 18



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
 This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
 Produced (in part) under license from:
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources;
 © Queens Printer, Ontario Ministry of Natural Resources;
 © Teranet Enterprises Inc. and its suppliers;
 © Members of the Ontario Geospatial Data Exchange.
 All rights reserved. THIS IS NOT A PLAN OF SURVEY.

0 0.275 0.55 1.1 km

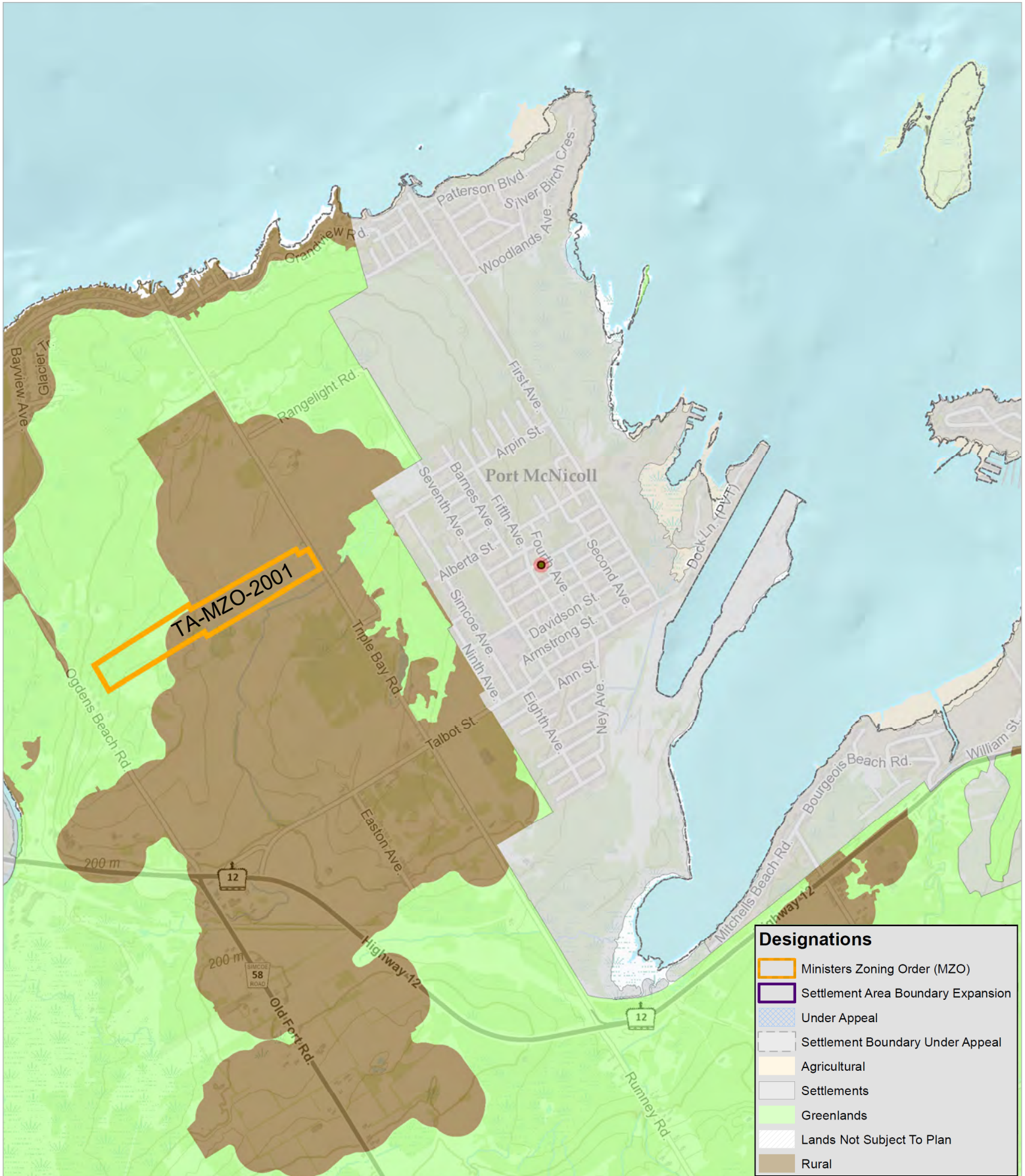
1:18,056



July 6, 2021

Port McNicoll - Tay

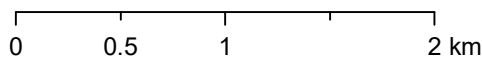
MAP 19



Designations

- Ministers Zoning Order (MZO)
- Settlement Area Boundary Expansion
- Under Appeal
- Settlement Boundary Under Appeal
- Agricultural
- Settlements
- Greenlands
- Lands Not Subject To Plan
- Rural

This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe. This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate. Produced (in part) under license from: © Her Majesty the Queen in Right of Canada, Department of Natural Resources; © Queens Printer, Ontario Ministry of Natural Resources; © Teranet Enterprises Inc. and its suppliers; © Members of the Ontario Geospatial Data Exchange. All rights reserved. THIS IS NOT A PLAN OF SURVEY.



1:36,112



July 6, 2021

SABE Interests for each Municipality and Settlement

Municipality	SABE requests (hectares)	% of total area	SABE requests (numbers)	% of total requests
Bradford West Gwillimbury	785.36 ha	12.2%	8	10.1%
Essa	570.63 ha	8.9%	6	7.6%
Innisfil	969.97 ha	15.1%	22	27.8%
New Tecumseth	3568.09 ha	55.5%	30	38.0%
Oro-Medonte	258.77 ha	4.0%	4	5.1%
Ramara	33.94 ha	0.5%	1	1.3%
Severn	41.38 ha	0.6%	2	2.5%
Clearview	156.30 ha	2.4%	3	3.8%
Springwater	4.30 ha	0.1%	1	1.3%
Tay	19.33 ha	0.3%	1	1.3%
Collingwood	20.70 ha	0.3%	1	1.3%
	6428.77 ha		79	

SABE Interests for each Municipality and Settlement

Municipality	Settlement Area	Approximate Area (Hectares) SABE from Municipal Requests	Area Percentage by Settlements	Approximate Area (Hectares) SABE from MZO's
<u>Bradford West Gwillimbury</u>				
BWG	Bradford	276.46 ha	35.2%	-
BWG	Bond Head	508.90 ha	64.8%	-
Total		785.36 ha		-
<u>Essa</u>				
Essa	Angus	217.94 ha	38.2%	-
Essa	Baxter	352.69 ha	61.8%	-
Total		570.63 ha		-
<u>Innisfil</u>				
Innisfil	Alcona	291.66 ha	50.4%	197.20 ha
Innisfil	Sandy Cove	170.27 ha	17.6%	-
Innisfil	Churchill	41.07 ha	4.2%	-
Innisfil	Stroud	124.13 ha	12.8%	-
Innisfil	Cookstown	91.80 ha	9.5%	-
Innisfil	Lefroy	53.84 ha	5.6%	-
Total		772.77 ha		197.20 ha
<u>New Tecumseth</u>				
New Tec.	Tottenham	139.91 ha	20.7%	600.00 ha
New Tec.	Alliston	2300.00 ha	65.4%	35.00 ha
New Tec.	Beeton	493.18 ha	13.8%	
Total		2933.09 ha		635.00 ha
<u>Oro-Medonte</u>				
Oro-Medonte	Guthrie	7.00 ha	3.4%	-
Oro-Medonte	Warminster	43.05 ha	21.0%	-
Oro-Medonte	Moonstone	154.72 ha	75.6%	-
Oro-Medonte	Adjacent to City of Barrie	54.00 ha	na	
Total		258.77 ha		-
<u>Ramara</u>				
Ramara	Lagoon City	33.94 ha	100.0%	-
Total		33.94 ha		-
<u>Severn</u>				
Severn	Coldwater	26.00 ha	62.8%	-
Severn	Marchmont	15.38 ha	37.2%	
Total		41.38 ha		-
<u>Clearview</u>				
Clearview	Stayner	156.30 ha	100.0%	-
Total		156.30 ha		-
Springwater (Elmvale)				4.30 ha
Tay (Port McNicoll)				19.33 ha
Collingwood (from Clearview)		20.70 ha		