



# INNOVATIVE PLANNING SOLUTIONS

PLANNERS ● PROJECT MANAGERS ● LAND DEVELOPMENT



## PLANNING JUSTIFICATION REPORT

BURLS CREEK EVENT GROUNDS INC.

TOWNSHIP OF ORO-MEDONTE

**BURLS CREEK EVENT GROUNDS INC**

**TOWNSHIP OF ORO-MEDONTE  
COUNTY OF SIMCOE  
PART OF LOTS 22 & 23, CONCESSION 9  
PART OF LOTS 21 & 22, CONCESSION 8  
FORMER ORO**

**APPLICATION FOR**

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**COUNTY OF SIMCOE OFFICIAL PLAN AMENDMENT  
TOWNSHIP OF ORO MEDONTE OFFICIAL PLAN AMENDMENT  
TOWNSHIP OF ORO MEDONTE ZONING BYLAW AMENDMENT**

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## **1.0 INTRODUCTION**

Innovative Planning Solutions (IPS) has been retained by Burls Creek Event Grounds Inc (BCEG) to provide the following Planning Justification Report in relation to County and Township Official Plan Amendments (OPA) and Township Zoning Bylaw Amendment (ZBA) applications from December 2015 (County File No SC-OPA-1601 & Township File Nos 2015-OPA-02 & 2015-ZBA-15). The applications were deemed complete by the County on March 11<sup>th</sup>, 2016 and by the Township on February 18<sup>th</sup>, 2016.

The purpose of this Planning Justification Report is to provide a detailed description, analysis and justification of the applications noted above. The intent of the original applications are maintained which seek to revise and update the list of permitted uses over the subject lands, specifically lands designated Eighth Line Special Policy Area while also allowing limited recreational uses (Minor Soccer) and accessory uses (camping, parking, concession booths) over the predominantly Agriculturally designated lands.

Previously, the landholdings encompassed an approximate area of 228.6 hectares (564.9 acres) with approximately 834.4 metres of frontage on Line 7 South, 1358.9 metres of frontage on Line 8 South, 233.9 metres of frontage on Line 9 South and 678.5 metres of frontage on Highway 11 North. Since the previous submission BCEG has acquired and added additional lands (approximately 5.5 hectares (12.3 acres)) to their landholdings, specifically located in the northwest corner of the property abutting Line 7 South and the Highway 11 overpass. The land holdings now encompass an approximate area of 234.4 hectares (579.2 acres) since the original submission (note that this updated area is 5.8 ha larger than the original submission due to rounding). A portion of the lands have also been removed from the application as a result of MDS conflicts and is reflected in this report. The lands removed from the application are located in the south west corner of the property abutting Line 7

and encompass an area of approximately 3.7 hectares though these lands still form part of the overall land holdings.

## **2.0 SITE DESCRIPTION and SURROUNDING LAND USES**

The site contains a mixture of existing uses including an Event Park with a private road system and camping areas, a former race track/speed way which has since been removed and the lands cleared, a commercial area in the southwest corner of Line 8 and Highway 11, agricultural lands, forested areas and natural heritage features. The newly added lands are located in the North West area of the site, located adjacent to Line 7 and the Highway 11 overpass. These lands have been used for agricultural and rural purposes, portions of which have been farmed and portions which remain unused rural lands. The site is generally flat with some minor depressions namely associated with the Burls Creek tributary which generally runs in a north south direction between Line 7 and Line 8. The largest forested area is located in the southeast corner of the property which has been used historically for maple syrup production. A series of gravel laneways exist to provide access throughout the site. Multiple entrances exist along the various road frontages on Line 7, Line 8, and Line 9.

Surrounding land uses include the following:

- North: Highway 11 and predominantly forested lands with pockets of rural residential, General Commercial (along Highway 11, east of Line 7) and economic development (Line 9 and Highway 11) properties. The Lake Simcoe Regional Airport and associated employment lands are located to the north, approximately 1.2 km along Line 7 N.
- West: Township of Oro Medonte Municipal Office, Institutional Use (Church), pockets of rural residential and environmental protection lands. Fronting Highway 11, several properties

zoned General Commercial with lands within the Oro Centre Secondary Plan.

South: Predominantly agricultural north of Ridge Road and forested lands south of Ridge Road. The Oro Station Settlement Area and the shores of Lake Simcoe.

East: Agricultural lands and lands zoned as Economic Development at the Line 9 N and Highway 11 intersection.

### **3.0 PLANNING FRAMEWORK**

#### **3.1 EXISTING LAND USE DESIGNATION**

##### **3.1.1 County of Simcoe**

The County of Simcoe Official Plan (2007), Schedule 5.1 Land Use Designations designates the subject lands entirely as Rural & Agricultural while the Burl's Creek tributary is identified as a Major River. The lands are in close proximity to the Special Development symbol located at the intersection of Highway 11 and Line 7 South.

The County of Simcoe has adopted a new Official Plan which was appealed by numerous parties to the OMB. At the time of original submission - December 2015 - Schedule 5.1 of this Plan was under appeal, also by the applicant, and designates the subject lands entirely Agricultural. This County Official Plan has now come into effect; however, for the purpose of this application, the previous Official Plan policies and designations will continue to apply.

The applicants appeal to the OMB relative to Schedule 5.1 of the adopted Official Plan, specifically as it relates to the proposed Agricultural land use designation which fails to recognize portions of the subject lands as an existing Event Grounds. The proposed Agricultural land use over the entire lands is inconsistent with the local official plan designation and zoning as outlined in Section 3.1.2 and 3.2 of this Report.

### **3.1.2 Township of Oro Medonte**

The historical Burls Creek Event Park is currently designated as Eighth Line Special Policy Area while the adjacent former speedway lands are erroneously shown as Agricultural on Schedule A in the Township Official Plan. Both parcels are considered to be within the Eighth Line Special Policy Area based on Section C15.3 of the Official Plan. The balance of the lands possess various land use designations including Agricultural, Commercial, Environmental Protection One and Environmental Protection Two overlay on Agricultural lands in the south east area. Lands within the Oro Centre Secondary Plan are designated as Oro Centre Limited Service Industrial, Oro Centre Office/Industrial and Oro Centre Commercial. The lands added to the land holdings and applications since the previous submission are designated as both Oro Centre Office/Industrial and Oro Centre Commercial. Attached as Appendix 1 is a map illustrating the approximate boundaries of the existing land use designations on the subject lands.

### **3.2 EXISTING ZONING**

The historical Burls Creek Event Park enjoys two (2) separate Private Recreational Exception Zones (PR\*30 & PR\*31). The lands zoned PR\*30 are commonly known as Burls Creek Event Park with an area of approximately 24.4 hectares (60.2 acres). The lands zoned PR\*31 are commonly known as the Barrie Speedway with an area of approximately 9.4 hectares (23.2 acres).

These zones permit a number of uses/events varying in scale such as an agricultural fair, automotive flea market, boat show, country festival and highland games. The bylaw does not permit the construction of permanent buildings or structures for a temporary special event. Definitions for certain events are provided; however, not all events contain definitions. For example, a country festival or craft and hobby show is not defined. There have also been a number of other temporary special music events (i.e. Jack Johnson, Tragically Hip Show, CMT Music Festival, WayHome Music and Arts Festival, Boots and Hearts) over

the years that have been permitted on the existing Burls Creek Event Grounds and Barrie Speedway lands which have attracted large attendances.

Concession booths and overnight camping in conjunction with, and accessory to, a permitted temporary special event is permitted in both the PR\*30 and PR\*31 Zones. Parking for the temporary special event is also permitted. Temporary special events shall not run more than nine consecutive days and each temporary special event shall be followed by three consecutive days where no temporary special event shall take place. A maximum of 100 days in any calendar year are permitted for temporary special events.

Under the Private Recreational Exception (PR\*31) Zone, additional permitted uses include a motor vehicle race track, private parks, recreational uses along with all of the uses and restrictions in the Private Recreational Exception (PR\*30) Zone. An excerpt from the Zoning Bylaw as it relates to the PR\*30 and PR\*31 zones is attached under Appendix 2.

Approximately 39.9 ha (98.5 acres) of the lands are zoned Agricultural/Rural Exception (A/RU\*32). This zoning exception does not permit the construction of new, or additions to existing buildings. The lands added since the previous submission are located entirely within the A/RU\*32 zone.

Approximately 140.6 ha (347.4 acres) of the lands are zoned Agricultural/Rural and are subject to the standard provisions for this zone. The lands also contain General Commercial (1.9 hectares, 4.6 acres), Rural Residential Two (1 hectare, 2.47) and Environmental Protection (17.26 hectares, 42.65 acres) zones (all areas approximate). Over portions of the subject lands, specifically those lands zoned Agricultural/Rural (A/RU & A/RU\*32), the Township has historically permitted activities accessory to special events occurring on lands zoned PR\*30.



Attached as Appendix 3 is a map illustrating the approximate existing zoning boundaries on the subject lands.

### **3.3 TEMPORARY USE BYLAW APPLICATION**

An application for a Temporary Use Bylaw (TUB) was submitted to the Township of Oro Medonte and deemed complete on April 13<sup>th</sup>, 2015. Two (2) public meetings were held on May 11<sup>th</sup>, 2015. Several open house and public engagement events in addition to the statutory public meeting also took place.

Initially, the proposed TUB application sought permission to permit a number of new special events on the subject lands and reduce the existing permitted number of event days from 100 to 58 calendar days. In order to accommodate larger special events, an expanded accessory use (camping and parking) area is proposed over the majority of the lands which will not be utilized for more than twenty seven (27) calendar days. It was proposed that no camping in association with a special event will be permitted for a duration of more than five (5) consecutive nights, while temporary special events will be permitted for a duration of no more than five (5) consecutive days. The TUB was proposed for a duration of three (3) years.

The proposed TUB application was ultimately appealed to the Ontario Municipal Board (OMB) for lack of decision by the Township of Oro-Medonte. Through the OMB hearing, the application was revised based on a number of issues from the Township, LSRCA, members of the public and other agencies. These revisions included removal of portions of the lands for Environmental Protection , MDS and Archaeological purposes. Ultimately the TUB sought to permit accessory uses on lands beyond the existing PR zoned lands.

The OMB hearing concluded on January 19<sup>th</sup>, 2017 and a Decision from the OMB was delivered on July 14<sup>th</sup>, 2017. The OMB approved the TUB. The decision was withheld until such time as the Board was advised that a Stage 2

Archaeological Assessment was completed and compliant with MTCS standards and guidelines and that an agreement between the Township and BCEG had been entered into relative to an Adaptive Management Plan. These conditions were fulfilled and an order to allow the uses sought by the TUB application from the OMB was issued on July 21<sup>st</sup>, 2017. A copy of the OMB decision is included under Appendix 4.

#### **4.0 DEVELOPMENT PROPOSAL**

Based on the additional lands acquired and incorporated into the revised applications by BCEG and through the course of the OMB hearing relative to the Temporary Use Bylaw, a number of revisions to the previously submitted County and Township OPA and ZBA applications are being proposed. Additionally, BCEG has also received correspondence from various agencies including but not limited to the Ministry of Municipal Affairs (MMA) on the proposed applications. The MMA provided comments via the Province's One Window Planning Service which includes comments from the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), the Ministry of Environment and Climate Change (MOECC), the Ministry of Transportation (MTO), the Ministry of Tourism Culture and Sport (MTCS), the Ministry of Natural Resources and Forestry (MNR), the Ministry of Economic Development and Growth (MEDG) and the Lake Simcoe and Region Conservation Authority (LSRCA).

Peer review comments have also been provided via the County of Simcoe from Hemson Consulting Ltd relative to the Market Analysis prepared by urbanMetrics on behalf of BCEG and from AgPlan Limited relative to the Agricultural Impact Assessment prepared by DBH Soil Services Inc on behalf of BCEG.

Section 4 of this report provides details relative to the proposed County OPA and Township OPA and ZBA applications. In general, the applications remain similar to the initial proposal, with minor changes with respect to the location of proposed permitted uses and exclusions and inclusions of lands from the

applications. The amended applications are sought to provide a more suitable land use over the property while addressing concerns where feasible.

#### **4.1 COUNTY of SIMCOE OFFICIAL PLAN AMENDMENT**

The purpose of the County OPA is to implement special exceptions to the subject lands to allow for additional uses on lands within the Agricultural designation. Site specific textual and mapping amendments are proposed which will amend Section 3.6 of the County Plan by adding a sub-section (Section 3.6.13) and amend Schedule 5.1 to identify the lands as being subject to Special Exceptions.

Sub-section (Section 3.6.13) is proposed to read as follows:

Notwithstanding the policies contained in Section 3.6 and in addition to the permitted uses in Section 3.6.6, permitted uses shall also include accessory camping, parking, concession booths and minor soccer. Specific restrictions are further detailed in the site specific local official plan amendment and zoning by-law amendment.

Since the previous submission, the County of Simcoe Official Plan Amendment has been revised to include additional lands (located near Line 7 and Highway 11) and also removing lands (located in the South West area of the property on Line 7) from the application.

Attached as Appendix 5 is a copy of the draft County Official Plan Amendment and associated Schedule.

## **4.2 TOWNSHIP of ORO MEDONTE OFFICIAL PLAN AMENDMENT**

The purpose of the Township OPA is multi-faceted. Firstly, the OPA will rectify mapping errors by designating a portion of the lands (former Speedway lands) as Eighth Line Special Policy Area on Schedule A. The OPA also proposes to amend the list of Permitted Uses and the Development policies within the Eighth Line Special Policy Area designation.

The OPA also aims to permit a number of accessory type uses (such as camping, parking and concession booths) and small scale recreational uses (such as recreational minor soccer) on portions of the lands, similar to the County OPA. These permissions are not sought on lands which are proposed to be re-designated as Environmental Protection One. The proposed accessory uses will only be permitted in association with a permitted use on lands designated as Eighth Line Special Policy Area. Small scale recreational uses (minor soccer) are proposed to be permitted as stand alone uses.

Site specific textual and mapping amendments are proposed which will amend Sections B2, C1, C15 & C17 and Schedules A and E of the Official Plan and further described below.

Section B2 of the Official Plan outlines the policies for Environmental Protection One lands within the Township. Textual amendments to this Section will be on a site specific basis to ensure that a 30m buffer/setback on both sides of Burls Creek is provided and to ensure existing uses will continue to be permitted. The OPA will alter Schedule A of the Township of Oro Medonte Official Plan in order to designate and identify these lands as being Environmental Protection One subject to Exceptions. Further amendments to Schedule A are also proposed in order to re-designate additional lands as Environmental Protection One; these lands generally consist of significant woodlands and warrant such designation.

Section C1 of the Official Plan outlines the policies for Agricultural lands within the Township. Textual amendments to this Section will be on a site specific basis to permit all existing permitted uses in addition to camping, parking and concession booths accessory to a permitted use on lands designated as Eighth Line Special Policy Area. Portions of the Agricultural lands are also proposed to permit small scale recreational uses (minor soccer).

The OPA will also prohibit any additional permanent non-agricultural buildings or structures on the Agricultural lands. Mapping amendments aim to add a symbol to the subject lands to identify the agricultural lands as being subject to exceptions.

Section C15 of the Official Plan outlines the policies for the Eighth Line Special Policy Area within the Township. Textual amendments will revise Section C15.2 and remove Section C15.3. Existing policy C15.2.2 (b) will also be removed which limits the number of days the lands can be used for events to 100 days in any calendar year. Mapping amendments will also take place to Schedule A to refine and re-designate the limits of the Eighth Line Special Policy Area lands. The general details of the amendment are as follows:

#### **C15.1 Objectives**

- a) To recognize the location and use of the subject lands as a Private Recreational Park.
- b) To recognize the Burls Creek Event Park as an important event and cultural gathering place within the County of Simcoe and Golden Greater Horseshoe.

#### **C15.2 Permitted Uses**

Permitted uses shall include the following:

- a) Agricultural fair, market, festival or show

- b) Antique, craft or hobby show
- c) Automotive flea market or show
- d) Boat or vehicle show
- e) Contemporary music and camping festival
- f) Contemporary music concert
- g) Cultural festival or event
- h) Farmers market
- i) Flea market
- j) Parking in association with off site special events
- k) Recreational soccer club
- l) Recreational sport events
- m) Accessory uses, buildings and structures, including concession booths, parking and overnight camping in conjunction with, and accessory to, a permitted use.

### **C15.3 Development Policies**

- a) Permitted Uses shall not run for more than five (5) consecutive days and any permitted use which runs for more than two (2) consecutive days shall be followed by two (2) consecutive days where no permitted use shall take place.
- b) All lands are subject to Site Plan Control with a Site Plan Agreement being required if permanent buildings or structures are proposed.

Section C17 of the Official Plan outlines the policies for the Oro Centre Secondary Plan which includes lands designated Oro Centre – Commercial, Oro Centre – Office/Industrial and Oro Centre – Limited Service Industrial. Textual amendments to this Section are proposed on a site specific basis and will add special exceptions to the existing land use designations to permit all existing permitted uses and camping, parking and concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area. Mapping amendments aim to add a symbol to the subject lands to identify the lands as being subject to exceptions.

Attached as Appendix 6 is a copy of the draft Official Plan Amendment and associated Schedules.

## **4.3 TOWNSHIP of ORO MEDONTE ZONING BYLAW AMENDMENT**

Similar to the proposed Official Plan Amendment applications, the purpose of the Zoning Bylaw Amendment (ZBA) is multi faceted. The ZBA aims to add lands to the Private Recreational zone and update the zoning provisions applying to lands so zoned. The application aims to permit accessory uses (camping, parking and concession booths) to a permitted use on the Private Recreational lands and permit recreational soccer on portions of the lands. The ZBA also aims to rezone portions of the lands as Environmental Protection. The proposed ZBA will ensure the zoning permissions are consistent with the above noted Official Plan Amendments (County and Township).

The proposed ZBA aims to rezone the lands to various zoning categories including a revised Private Recreational Exception (PR\*x) Zone, Agricultural/Rural Exception zones (A/RU\*xw), (A/RU\*xy), (A/RU\*xz) and (A/RU\*x) Zones while also rezoning portions of the lands as Environmental Protection Exception (EP\*x) and Environmental Protection (EP).

The Private Recreation Exception (PR\*x) Zone is proposed to be applied to lands designated as Eighth Line Special Policy Area (an area of approximately 37.6 hectares, 92.9 acres) and the following provisions and definitions would apply:

### **1.1 Permitted Uses**

- a) an agricultural fair, market, festival or show
- b) an antique, craft or hobby show
- c) an automotive flea market or show
- d) a boat or vehicle show
- e) a contemporary music and camping festival
- f) a contemporary music concert
- g) a cultural festival or event
- h) a farmers market
- i) a flea market
- j) parking in association with off site special events
- k) a recreational soccer club

- l) recreation sport events
- m) accessory uses, buildings and structures, including concession booths, parking and overnight camping in conjunction with, and accessory to a permitted use.

## **1.2 Permitted Accessory Uses**

Concession booths, overnight camping and parking in conjunction with, and accessory to, a permitted use is permitted.

## **1.3 Duration and Number of Permitted Uses**

Permitted uses shall not run for more than five (5) consecutive days and any sole permitted use which runs for more than two (2) consecutive days shall be followed by two (2) consecutive days where no permitted use shall take place on the lands zoned PR\*x.

## **1.4 Definitions**

The following definitions apply to the permitted uses listed in Section 1.1 of this By-law. The definitions in Section 7.30.4 of Zoning Bylaw 97-95 will be deleted and replaced.

**Agricultural fair, market, festival or show** – Means an event sponsored by a canine, equestrian or similar organization for the purpose of: i) exhibiting animals and/or birds, a rodeo or ploughing match ii) and which may include an assembly of vendors offering items for sale to the public, which is associated with such an event.

**Antique, craft or hobby show** – Means an assembly of vendors offering antiques, crafts and other objects other than motor vehicles, for sale to the public.

**Automotive Flea Market or show** – Means a retail sales area held in an open area in which groups of individual vendors offer goods for sale to the public. Goods offered for sale shall be comprised primarily of motor vehicles, motor vehicle parts, motor vehicle accessories, recreational vehicles and equipment and collectibles. No long term leases between the vendors and operators are permitted and the vendors use their own motor vehicles or set up temporary structures for their wares. Old car sales and auctions are also permitted.

**Boat or vehicle show** – Means an assembly of vendors offering boats, motor boats, motor vehicles and/or recreational vehicles for display and sale.



**Contemporary Music and Camping Festival** – means a music festival which features contemporary popular music genres that are not primarily or predominantly rock music or heavy metal music. Groups of or individual vendors are permitted to offer goods for sale including but not limited to the sale of food and beverage during such festivals. Camping and contemporary music concerts are permitted for the duration of the event.

**Contemporary Music Concert** – means a music concert which features contemporary popular music genres. Groups of or individual vendors are permitted to offer goods for sale including but not limited to the sale of food, beverage and other goods during the event.

**Cultural Festival or Event** – means a cultural, religious and or ethnic festival operated by cultural, religious, ethnic and/or other similar groups. Groups of or individual vendors are permitted to offer goods for sale including but not limited to the sale of food, beverage and other goods. Dance and musical performances are permitted.

**Farmers Market** – shall mean an event (market) operated by a group of or individual farmers and/or vendors for the purpose of:

the exhibiting and sale of agricultural goods and products, including primarily vegetables, fruits, meats, flowers and other similar food, beverage and products.

**Flea Market** – Means a retail sales area held in an area in which groups of individual vendors are permitted to temporarily exhibit, store and sell merchandise, goods, wares, produce, crafts and arts for the utilization and consumption of the general public. The sale of livestock is not permitted.

**Parking in association with offsite Special Events** – means parking associated with off site special events shall be permitted. No vendors or entertainment is permitted.

**Recreational Soccer Club** – shall mean recreational soccer clubs operated by municipal and/or non profit organizations. Recreational soccer games are permitted.

**Recreational Sport Events** – shall mean recreational sporting events including but not limited to lacrosse, field hockey, outdoor hockey or skating, football, snowmobile racing and other similar recreational uses shall be permitted.

**Accessory uses, buildings and structures, including concession booths, parking and overnight camping in conjunction with, and**

**accessory to a permitted use** – shall mean accessory type uses including but not limited to temporary buildings and structures such as concession booths and stands offering goods for sale, parking and overnight camping in conjunction with and accessory to a permitted use.

The Agricultural Exception (A/RU\*xw) Zone is proposed to be applied to portions of lands (totalling approximately 15.3 hectares, 38.05 acres) and the following additional provisions would apply:

- i) Permitted uses:
  - a. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*x.
- ii) Duration of Permitted Uses:
  - a. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*x shall not be permitted for more than twenty seven (27) nights in any calendar year on lands zoned A/RU\*xw, A/RU\*xy, A/RU\*xz and A/RU\*x cumulatively.
- iii) The Development of new non-agricultural buildings or the construction of additions to non-agricultural buildings that existed on the effective date of this By-law is not permitted.

The Agricultural Exception (A/RU\*xy) Zone is proposed to be applied to portions of lands (totalling approximately 106.01 hectares, 261.85 acres) and the following additional provisions would apply:

- i) Permitted uses:
  - a. Minor Recreational Soccer and accessory parking
  - b. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*x.
- ii) Duration of Permitted Uses:
  - a. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*x shall not be permitted for more than twenty seven (27) nights in any calendar year on

lands zoned A/RU\*xw, A/RU\*xy, A/RU\*xz and A/RU\*x cumulatively.

- iii) The Development of new non-agricultural buildings or the construction of additions to non-agricultural buildings that existed on the effective date of this By-law is not permitted.

The Agricultural Exception (A/RU\*xz) Zone is proposed to be applied to portions of lands (totalling approximately 9.69 hectares, 23.9 acres) and the following additional provisions would apply:

- i) Permitted uses:
  - a. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*x.
- ii) Duration of Permitted Uses:
  - a. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*x shall not be permitted for more than twenty seven (27) nights in any calendar year on lands zoned A/RU\*xw, A/RU\*xy, A/RU\*xz and A/RU\*x cumulatively.

The Agricultural Exception (A/RU\*x) Zone is proposed to be applied to portions of lands (totalling approximately 5.8 hectares, 14.33 acres) and the following additional provisions would apply:

- i) Permitted uses:
  - a. Staff Parking and Staff Camping accessory to a permitted use on lands zoned as PR\*x.
- ii) Duration of Permitted Uses:
  - a. Staff Parking and Staff Camping accessory to a permitted use on lands zoned as PR\*x shall not be permitted for more than twenty seven (27) nights in any calendar year on lands zoned A/RU\*xw, A/RU\*xy, A/RU\*xz and A/RU\*x cumulatively.

- iii) The Development of new non-agricultural buildings or the construction of additions to non-agricultural buildings that existed on the effective date of this By-law is not permitted.

The Environmental Protection Exception (EP\*x) Zone is proposed to be applied to portions of lands (totalling approximately 54.36 hectares, 134.32 acres) and the following provisions would apply:

- i) Permitted uses:
  - a. Existing uses as of the date of the passing of this bylaw.
  - b. Agricultural uses – only uses that existed on the effective date of the passing of this bylaw.
  - c. Agricultural uses intensive – only uses that existed on the effective date of the passing of this bylaw.

For the purposes of this By-law, an event which runs for more than 5 hours will be considered to consume an “event day” under the 27 events/nights.

Attached as Appendix 7 is a copy of the draft Zoning Bylaw Amendment and associated Schedules.

#### **4.4 TECHNICAL STUDIES**

Through pre-consultation with the County and Township, a number of additional technical studies have been requested in order to comprehensively demonstrate the proposed development is feasible and to submit a complete application. The following studies have been completed and have been submitted in support of these applications:

- Environmental Impact Study – WSP Canada Inc
- Agricultural Impact Assessment – DBH Soil Services Inc
- Functional Servicing Report – CC Tatham and Associates
- Market Analysis – UrbanMetrics
- Economic Impact Analysis – UrbanMetrics

- Noise Impact Study – Swallow Acoustics
- Archaeological Assessment – Golder & Associates
- Traffic Impact Study – CC Tatham & Associates
- Traffic Plan – Creighton Manning

#### **4.4.1 Additional studies**

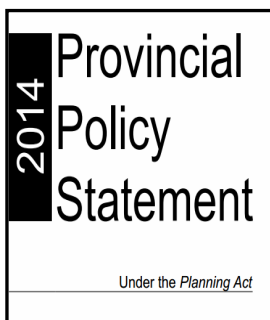
Since submission of the above noted applications and supporting studies, BCEG has also commissioned and submitted the following studies in support of the proposed applications:

- Noise Impact Study – Aercoustics Engineering Ltd
- Stage 2 Archaeological Assessments – Golder & Associates
- Stage 2 Archaeological Assessments – Amick Consultants Ltd
- Adaptive Management Plan – DBH Soil Services Inc.

## 5.0 PLANNING POLICY AND ANALYSIS

This section will outline the applicable planning and development policies impacting the proposed applications as revised. Each subsection will outline the applicable policies and contain planning justification and rationale on conformity and development principles with the proposed revised applications. Much of the previous justification remains with additional justification provided based on the proposed revisions.

The events occurring at Burls Creek require an extensive ground oriented land area in order to accommodate patrons attending events on a temporary basis. The proposed land uses do not result in any permanent changes to the landscape as no permanent buildings or structures are required or proposed, particularly on lands outside of the Eighth Line Special Policy Area. The proposed uses would not be appropriate within any settlement area, particularly those located within Simcoe County based on applicable policy. It is also important to understand when commencing a review of applicable planning policy that with no significant alterations to the landscape, the existing designations and objectives applying to the lands outside of the Eighth Line Special Policy Area will be maintained. The uses occurring in this area are temporary in nature and on an event basis; outside of events, the lands will remain vacant. It is my professional planning opinion that this understanding establishes the foundation through which all relevant planning policies are assessed.



### 5.1 PROVINCIAL POLICY STATEMENT (2014)

The Provincial Policy Statement (PPS) has been reviewed relative to the proposed applications with particular emphasis placed on the following sections.

Section 1.1.4 Rural Areas in Municipalities  
Section 1.3 Employment

Section 1.6.7	Transportation Systems
Section 1.6.8	Transportation and Infrastructure Corridors
Section 1.6.9	Airports, Rail and Marine Facilities
Section 1.7	Long-Term Economic Prosperity
Section 2.1	Natural Heritage
Section 2.3	Agriculture

#### **Section 1.1.4 Rural Areas in Municipalities**

Section 1.1.4 of the PPS on Rural Areas in Municipalities state that Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural lands, prime agricultural areas and natural heritage features and areas. The PPS provides that Rural areas and urban areas are interdependent in terms of markets, resources and amenities. The PPS deems it important to leverage rural assets and amenities while protecting the environment as a foundation for a sustainable economy.

Section 1.1.4.1 states that Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature;

The intent of the application is to build upon the existing Event Grounds which have become part of the character of the area over the last 20+ years with a number of small to large scale events occurring on a regular basis. The

applications aim to leverage this existing amenity and asset by allowing for additional, non conflicting uses to occur periodically on adjacent lands. The proposed applications including revisions and updates to the permitted uses on the existing zoned Event Grounds is consistent with the PPS. The applications and the site work that has occurred on the existing Event Grounds is a clear indication of regeneration with the potential to provide for a significant and diverse economic base to the Township, County and Province, including various employment opportunities. As realized through the 2015-2017 event seasons, the subject lands provide a tremendous opportunity to create a sustainable and diversified tourist destination by taking advantage of the historical use of the lands as an Event Grounds while maintaining or enhancing on the cultural and natural assets of the area including the existing vast open landscapes.

### **Section 1.3            Employment**

A portion of the subject lands, including lands added to the application since the initial submission are located within the Oro Centre Secondary Plan, which is considered Employment Lands. The PPS provides that Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

The lands located within this employment area are currently vacant and have been vacant since prior to the establishment of the Oro-Centre Secondary Plan in November 2003. A portion of these lands that have been designated for employment uses also form part of the historical Burls Creek Event Grounds. The uses proposed within these areas consist of accessory camping, parking



and concession stands to an event on the Event Grounds and Minor Soccer. The events occurring on the Event Grounds generate a significant amount of economic development to the area and provide a mix and range of employment opportunities, both on a permanent and temporary basis. These lands form an integral part of accommodating patrons attending events. As outlined in the Economic Impact Study, a plethora of employment opportunities exist on an annual basis, generated by the subject lands. The lands located within the Oro-Centre Secondary Plan will maintain their existing permitted uses in addition to the proposed additional accessory uses. There is also a substantial amount of available land within the Secondary Plan Area for other employment opportunities to be created. It is anticipated over the long term that the Burls Creek Event Grounds will form a catalyst for other employment opportunities in the secondary plan area. The proposal does not prohibit the lands from being developed as envisioned in the Secondary Plan as no structures or buildings are proposed to be constructed. In accordance with the Township Official Plan, within the Limited Service Industrial designation, uses permitted include recreation while supporting additional uses requiring large tracts of land.

Section 1.3.2 of the PPS on Employment Areas provides the following policy direction:

Section 1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

Section 1.3.2.2 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

Section 1.3.2.3 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

The proposed applications as they relate to the existing Employment lands are consistent with the above noted policies of the PPS. The proposed uses will not introduce any permanent buildings or structures, nor are they permitted in this area by existing zoning. It is also important to note that the additional lands utilized for camping and parking allow the Event Grounds to employ more people on a seasonal and permanent basis thus contributing to the overall employment opportunities in the Township. Due to the nature of the proposed applications which seek to permit additional uses while maintaining existing permissions, the applications are not considered to be a conversion of employment lands. The proximity to Highway 11 and the transportation opportunities provided by such are also protected and maintained through this application. The previously submitted Economic Impact Study completed by urbanMetrics further discusses the economic and employment benefits associated with the proposed applications, demonstrating consistency with the PPS.

### **Section 1.6.7 & 1.6.8      Transportation Systems & Transportation and Infrastructure Corridors**

Section 1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

Section 1.6.7.2 Efficient use shall be made of existing and planning infrastructure, including through the use of transportation demand management strategies, where applicable.

Section 1.6.7.5 Transportation and land use considerations shall be integrated at all stages of the planning process.

Section 1.6.8.3 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

The proposed applications make efficient use of the existing transportation system and take advantage of the sites location relative to the Highway 11 corridor in addition to Lines 7, 8 and 9 and their respective interchanges with Highway 11. The sites location relative to this transportation infrastructure is one of the key criteria when considering the sites suitability for the proposed applications. As demonstrated through the 2015-2017 event seasons, large scale events occurred on site which did not result in significant traffic concerns which were largely attributed to the use of existing transportation systems and transportation planning. The proposed applications seek to make continued use of the existing transportation infrastructure, consistent with the PPS. Feedback from the MTO to date have been positive based on the previously implemented Traffic Plans for each event; comments received from MTO indicated that BCEG must continue to demonstrate to MTO's satisfaction that the site generated traffic and operations for each major event at proposed access points on municipal roads will not negatively impact on safety and operations of Highway 11. BCEG is committed to working with the MTO to their satisfaction for future events as required. A Traffic Impact Study and Traffic Plan have been submitted in support of the proposed applications. These reports build upon the reports prepared in support of the Temporary Use Bylaw Application and provides further updates based upon the 2015 event season; given the success and positive feedback gained from the MTO, OPP and Township relative to traffic impacts, further revisions were not prepared; however, event specific traffic management plans will be required for future events to the satisfaction of MTO, OPP and the Township.

Burls Creek Event Grounds requires, as part of its site selection, direct access to major transportation highways. This was a key land use consideration when the event grounds were purchased for their intended use.

### **Section 1.6.9 Airports, Rail and Marine Facilities**

The Lake Simcoe Regional Airport is approximately 700m north of the Highway 11 and Line 7 interchange, the subject lands benefit from the ability to utilize this facility. The location of the airport provides a significant opportunity for increased usage by entertainers and/or patrons to attend events using an alternative mode of transportation. This proposal contributes to the airports long term operation and economic role to the area, consistent with the PPS.

### **Section 1.7 Long-Term Economic Prosperity**

As outlined in Section 1.7.1 of the PPS, support for Long-Term Economic Prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- b) optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;
- d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- f) providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;
- g) providing opportunities for sustainable tourism development; and
- h) providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts;

In addition to the analysis provided in this Report, the Economic Impact Analysis previously provided and peer reviewed provides additional support for the proposed applications.

The proposed applications seek to achieve long term economic prosperity for not only the subject lands but for nearby amenities which exist in the Township of Oro Medonte including the Lake Simcoe Regional Airport and amenities in nearby communities such as the Cities of Barrie and Orillia. The proposed applications are intended to take advantage of the existing Event Grounds by broadening the spectrum of permitted uses and permitting accessory type uses on the surrounding lands. The applications have the effect of promoting economic development and creating the potential for community investment including tourism development. The use of the site for weekly farmers market for example provides a unique opportunity to support local food and promoting sustainability. The proposed applications will facilitate the continued success of the farmers market and additional local food events. Given the nature of the proposed uses on the existing agriculturally zoned lands for accessory camping, parking, concessions and minor soccer along with a lack of permanent buildings or structures, the agricultural resources are protected and land use conflicts are minimized.

## **Section 2.1            Natural Heritage**

The Natural Heritage features located within the subject lands have been assessed under the context of the PPS (in addition to other policy documents) in the EIS, prepared by WSP Canada Inc. The reports conclude that with the implementation of the proposed mitigation measures, the proposed applications are consistent with the PPS as it relates to the Natural Heritage features. This report has been submitted under separate cover in support of the proposed applications. It is noted that lands containing natural heritage features are proposed to be designated and/or zoned as Environmental Protection through this application, including woodlands and 30m buffers to Burls Creek.

## **Section 2.3            Agriculture**

Section 2.3.1 provides that Prime Agricultural Areas shall be protected for long-term use. The proposed applications do not hinder the ability of the lands to be used, long-term for agricultural purposes; rather the applications as they relate to the Prime Agricultural lands seek to permit additional accessory uses which are temporary in nature which do not otherwise compromise the use of the land for Agricultural purposes. While these uses (camping, parking, concession booths and minor soccer) are not considered to be agricultural uses, Section 2.3.6 of the PPS allows Planning authorities to permit Non-Agricultural Uses in Prime Agricultural Areas for:

b) limited non-residential uses, provided that all of the following are demonstrated:

1. the land does not comprise a specialty crop area;
2. the proposed use complies with the minimum distance separation formulae;
3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and
4. alternative locations have been evaluated, and
  - i. there are no reasonable alternative locations which avoid prime agricultural areas; and
  - ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

The subject lands do not comprise specialty crop areas and with no additional buildings or structures proposed also complies with the regulatory MDS requirements. Further, the revised applications remove lands which were subject to MDS arcs from surrounding agricultural facilities. Based on the revised applications, no MDS conflicts exist. This has been further demonstrated in the Agricultural Impact Assessment prepared by DBH Soil Services Inc. The applications do not propose to remove lands from their current designations;

rather the applications seek to implement special exceptions to permit minor soccer and accessory type uses. This ensures the lands remain available for agriculture in the long term. The Burls Creek Event Grounds provides for cultural and music events with patrons attending from around the world. For example, the 2015 event season alone had patrons attend from 8 different countries.

Alternative locations for the proposed uses have been evaluated, as demonstrated in the Market Study prepared by urbanMetrics and further refined in their peer review response letter. Additional input to address this has also been provided by DBH Soil Services Inc in their peer review response letter. The uses proposed on the agricultural lands are intended to provide attendees the ability to park, camp and remain in close proximity to the event. The benefits to this include but are not limited to reduced commuting/transportation, increased public safety and improved logistics while also allowing for a more successful and secure event with Burls Creek Event Grounds as a landmark destination. The Market Study and peer review response letter outline and provide a review of alternative locations throughout the County of Simcoe and determines that no other lower-tier municipality in Simcoe County possesses the necessary locational or site-specific characteristics required to reasonably support a large scale music and arts festival. It is noted that this analysis considered locations which avoid prime agricultural areas and lower priority agricultural lands within prime agricultural areas.

Further analysis of potential sites within Simcoe County has been undertaken by IPS (Alternative Locations Mapping Analysis). GIS data provided by the County of Simcoe including data layers for all lands designated as Rural within the County. With this data, a series of maps and spreadsheets which identify potential alternative sites for the proposed use within the County were evaluated. The maps and spreadsheets can be reviewed in their entirety under Appendix 8.

This analysis reviewed all the available rural lands within the County to determine if there was a reasonable alternative location for the proposed use. While the PPS does not define the term reasonable, a number of criteria were used to identify potential reasonable alternative locations in consultation with both the County and Township of Oro Medonte. Much of the criteria was derived from the Market Analysis report prepared by UrbanMetrics and subsequently peer reviewed by both the County and Township. The criteria for site selection deemed to be appropriate. In addition to this, and through consultation with the County of Simcoe, it was confirmed that the County would not expect BCEG to assemble more than 10 properties to create a parcel of sufficient size for the intended uses. Additional discussion and considerations are also provided within the analysis.

Based on the above, the following criteria were used to identify reasonable alternative locations for the proposed uses as required by Policy 2.3.6 (b) of the PPS:

- a) Distance from highway and GTA – lands located within a 45 minute drive from the GTA and located within a 15 minute drive of a major 400 series highway were considered. For the purposes of this exercise, the GTA was considered to be the southern limit of the County of Simcoe, approximately Highway 400 and Canal Road/Highway 9.
- b) Land assembly of more than 10 parcels is not considered reasonable.
- c) Total area of land – parcels/groupings which are less than 200 acres (81 hectares) in size is not considered reasonable.
- d) Existing uses & land use permissions – parcels which contain existing features & land use permissions including but not limited to residential developments, golf courses, significant natural heritage



features/constraints (woodlands, wetlands, bodies of water etc), aggregate operations etc., were not considered reasonable.

- e) Proximity to Major/Secondary Urban Areas – lands which were located beyond a reasonable distance to major/secondary urban areas which provide amenities such as hotels, taxi and/or public transportation, hospitals/medical facilities, food service (restaurants including fast food), other retail/service related amenities (banks, gas stations, grocery stores, general merchandise, highway service centres, convenience stores, gift/souvenir/novelty stores).
- f) Pre-Existing Zoning – Consideration was given to existing zoning for special events, similar to the PR zoning applying to portions of the BCEG lands.
- g) Other Land Use Considerations – Topographic and/or Vegetation constraints, proximity to airport (with customs), prime agricultural area considerations as defined by the PPS, site access including route to/from major highway.

Based on this extensive analysis, no reasonable alternative locations have been identified within the County of Simcoe to accommodate the proposed use.

In OMB Case No.: PL 151011 which pertains to the approved Temporary Use Bylaw on the subject lands, the Board provided the following findings of fact under Section 37 of the Decision:

- f) As to the selection of the TUBL Lands as the appropriate location for the camping and parking uses provided for in the TUBL, the foremost, and very logical reason as to why no reasonable alternative location exists outside of the selected lands is the fact that the Entertainment Venue now owned by the Appellant has existed in its current location for over two decades. The proposed temporary uses of the TUBL lands are practically linked directly to the current permitted use of the Entertainment Venue by virtue of both their proximity and their viability as accessible temporary parking and camping areas that do not relatively require substantial

disruption of the lands (such as permanent site preparation that might include paving, permanent servicing infrastructure, or the construction of buildings, structures or hardscape elements to create the defined parking or camping areas or concession stands).

- g) There is no persuasive evidence before the Board to challenge the conclusions reached in the report secured by the Appellant from UrbanMetrics, which concludes that there is no reasonable alternative location either within Simcoe County or elsewhere which has such proximity to an existing venues such as the one that exists, adjacent to a major highway such as Highway 11 with two interchanges, that is within relatively easy driving distance to the southern Ontario and north-eastern US population densities and other potential attendees to the west, north and east.
- h) The panel members were able to benefit from a site visit to view the TUBL Lands and their proximity and relationship to the Entertainment Venue and also viewed the TUBL Lands from different vantage points on the surrounding Township road during the extended course of the hearing. The TUBL Lands when unoccupied were open and expansive, covered in various lengths of rye grass, aesthetically pleasing and pastoral in character and appearance. But for the knowledge of the activities that had occurred on the TUBL Lands during the Events (when the Board was not present) the vast majority of the TUBL Lands present as open fields used for agricultural purposes. The internal roads leading to the various camping and parking areas are not that numerous and are significantly spaced.
- j) In between the Events, after clean-up, and for the other approximate 330 days of the year, the TUBL Lands have been used by the Appellant for rye grass hay farming to support his livestock farming operations. In 2015 this farming operation provided a yield of two feed crops for the contracted user Mr. Henry Regelink. The uncontradicted evidence as to these farming operations undertaken on the TUBL Lands is outlined below.
- k) The Appellant's haying operation contracted to Mr. Regelink for the bartered benefit of securing quality feed for his horse farm operation, effectively represents an exchange of value. The Appellant receives the valued benefit of an operational cost as the camping and parking areas are groomed for the limited periods when Events are scheduled. Mr. Regelink, in turn, is able to work around such Events to grow, harvest and use the hay feed crop, made easily accessible by the network of internal roads.

Based on the above findings of the Board, and despite being provided under the context of a Temporary Use Bylaw application, many facts remain for the proposed OPA and ZBA applications, including the evaluation of the applications under the context of the PPS. The TUBL lands and the lands subject to the proposed OPA and ZBA are materially identical and continue to represent the most logical location for the proposed uses. The Boards findings under items (f) and (g) are maintained that the foremost and very logical reason as to why no reasonable alternative location exists outside of the selected lands is the fact that the Entertainment Venue (PR zoned lands) has existed in its current location for over two decades. This fact remains for the proposed OPA and ZBA applications and is consistent with the PPS.

Further, the proposed applications aim to maintain the agricultural designation and zoning on the camping/parking areas of the subject lands in order to permit the continued reversionary use of the lands for both agricultural uses and non agricultural uses as proposed and as is the current practice. This ensures that outside of events, the lands are represented by open fields for agricultural use.

The proposed applications are not seeking to implement or establish the agricultural lands for permanent camping grounds and parking lots, rather the application seeks to permit accessory camping, parking and concession booths to an event on the PR zoned lands (in addition to minor soccer). This will allow for the continued reversionary use of the lands for agricultural and non agricultural uses and ensuring the lands are not removed as prime agricultural lands.

Based on the above noted Board findings of fact, alternative locations analysis, urbanMetrics and DBH reports and peer reviews, Policy 2.3.6 b) have been addressed and consistency with this policy has been demonstrated. The Policy permits limited non-residential uses, subject to satisfying criteria and these criteria have been satisfied by the proposed applications.

Section 2.3.6.2 also provides that impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible. This policy has been reviewed and addressed in the Agricultural Impact Assessment and mitigation measures are provided to the extent feasible.

Based on the extensive work undertaken to support this application, I can say with the upmost of confidence that the proposed applications are consistent with the PPS.



## 5.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

Similar to the PPS, the Growth Plan (July 1, 2017) provides for policy direction on matters of Provincial Interest. The Growth Plan has been reviewed relative to the proposed revised applications with particular emphasis placed on the following sections:

Section 2.2.1           Managing Growth  
Section 2.2.5           Employment Lands  
Section 4               Protecting What is Valuable

Policy 2.2.1.2 (d) of the Growth Plan provides that development will be directed to settlement areas, except where the policies of this Plan permit otherwise. The Burls Creek Event Grounds is a viable and seasonal Event Grounds which historically has required large tracts of land to accommodate events. This use is not appropriate within a settlement area due to its land requirements and associated accessory uses, and thus does not offend the Growth Plan in this location. The Burls Creek Event Grounds have been in operation since the 1980's and the proposed applications are intended to ensure its continued long

term success within the Township of Oro Medonte and the Greater Golden Horseshoe.

Section 2.2.5 of the Growth Plan provides policies relative to Employment Lands and dictates economic development and competitiveness in the GGH will be promoted by:

- a) making more efficient use of existing employment areas and vacant and underutilised employment lands and increasing employment densities;
- b) ensuring the availability of sufficient land, in appropriate locations for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
- d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

BCEG has provided employment opportunities within the Township for a number of years. The proposed applications will ensure employment opportunities are maintained, enhanced and expanded upon. Given the atmosphere of the current festival/event industry, large tracts of lands to accommodate various events are required. The applications aim to maintain a wide range of economic activities and ancillary uses without compromising the use of neither employment lands nor agricultural lands subject to this application. Specific to the lands currently within the Ore Centre Secondary Plan (employment lands), the proposed applications to permit additional uses on these lands is ideal as it will aid in the success/retention of an existing economic activity with the potential to attract additional investment and employment to the area, does not compromise the lands for future employment uses and does not jeopardize the municipality from developing this Secondary Plan area to achieve its employment targets.

Section 2.2.5(9) provides that the conversion of lands within employment areas or prime employment areas to non-employment uses may be permitted only through a municipal comprehensive review, subject to certain criteria. The proposed application is not considered to be a conversion as the existing land use designations and permitted uses outlined in the Official Plan are maintained on the employment lands in addition to permitting accessory parking, camping and concession booths.

It is also important to note that this facility has generated other employment opportunities on existing employment land within the Township of Oro-Medonte and the Cities of Barrie and Orillia allowing other businesses to prosper from the existence of BCEG.

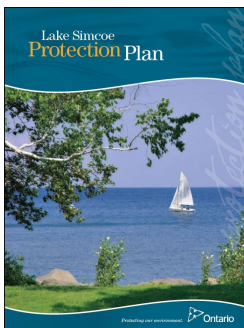
Section 4 of the Growth Plan provides policies relative to protecting what is valuable. The Plan acknowledges the broad array of important hydrologic and natural heritage features and areas, vibrant and diverse agricultural land base, irreplaceable cultural heritage resources and valuable renewable and non-renewable resources that are essential for the long-term quality of life, economic prosperity, environmental health and ecological integrity of the region. Collectively they provide essential ecosystem services, including water storage and filtration, cleaner air and habitats, and support pollinators, carbon storage, adaptation and resilience to climate change. These valuable assets must be wisely protected and managed as part of planning for future growth.

The subject lands contain areas of natural heritage, including significant woodlands and wetlands, as well as prime agricultural areas. The intent of the proposed applications is to minimize and where possible, eliminate the potential loss of such features. The applications protect and manage these assets in a balanced manner. Ultimately, the revised applications will result in an increase to the total area of lands to be designated and zoned for Environmental Protection purposes to ensure the protection of on site features over the long term. The

applications do not propose any development or site alteration within any natural heritage features or key hydrologic features. While the application proposes uses (accessory camping, parking, concession booths and minor soccer) on lands adjacent to natural heritage features and key hydrologic features, BCEG has retained WSP Canada Inc to prepare an Environmental Impact Study to review the impact of the uses on natural heritage features. This report demonstrates that the applications will not have a negative impact subject to mitigation measures and conforms to the Growth Plan.

The DBH Soil services Inc Agricultural Impact Assessment has also been prepared and submitted (along with associated peer review responses referenced in Section 4.6 of this Report) in support of the proposed applications and demonstrates conformity with the Growth Plan.

Based on the above the proposed applications have been assessed and conform to the policies of the Growth Plan.



### **5.3 LAKE SIMCOE PROTECTION PLAN**

Based on LSRCA mapping, portions of the subject lands are regulated under Ontario Regulation 179/06. WSP Canada Inc, through preparation of an EIS has reviewed all the relevant policies of the Lake Simcoe Protection Plan (LSPP) as they relate to the proposed applications. Additionally, the EIS reviews the LSPP under the context of the previous site works within regulated areas to demonstrate the potential impacts and recommends compensation and or mitigation where appropriate. The EIS has been submitted under separate cover. It is noted that the proposed applications aim to re-designate and/or rezone portions of the property as Environmental Protection where warranted, including woodlands and other natural heritage features, particularly vegetative buffer zones along Burls Creek.

Chapter 6 of the LSPP relates to Shorelines and Natural Heritage and a review of the relevant Policies of this Chapter is also provided herein:

Section 6.20 of the Lake Simcoe Protection Plan (LSPP) indicates that Policies 6.20 – 6.29 (relative to Natural Heritage Features) apply to those areas outside of existing settlement areas, such as the subject lands.

As indicated in the EIS, the subject lands possess key natural heritage and key hydrologic features in various locations. Section 6.23-DP provides that development or site alteration is not permitted within a key natural heritage feature, a key hydrologic feature and within a related vegetation protection zone referred to in policy 6.24, except in relation to the following:

c. Existing uses as specified in policy 6.45;

Section 6.45-DP provides that where a policy in this Chapter permits development or site alteration in relation to existing uses, the following policies apply:

a. All existing uses lawfully used for such purposes on the day before the Lake Simcoe Protection Plan comes into force are permitted;

d. The expansion to existing agricultural buildings and structures, residential dwellings and accessory uses to both, may be considered within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features or the Lake Simcoe shoreline, if it is demonstrated that:

- i. there is no alternative to the expansion or alteration and the expansion or alteration is directed away from the feature and vegetation protection zone to the maximum extent possible, and
- ii. the impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.



The applications do not propose any development and as such, no impacts within any key natural heritage feature, key natural hydrologic feature or a related vegetation protection zone is anticipated. The EIS prepared in relation to the proposed applications has reviewed the development which has occurred to date, including works which have occurred within key natural heritage and key natural hydrologic features and proposes mitigation where appropriate.

Previous site works have occurred in areas where existing uses are permitted, specifically, site works have occurred adjacent to the existing open water ponds and adjacent to Burls Creek which have been identified as key hydrologic features, however the works occurred to the large extent on lands zoned for Private Recreation (PR\*30 and PR\*31) uses to accommodate a larger parking area. It is noted that this area was constructed using permeable materials (gravel) as opposed to asphalt and the EIS has recommended mitigation and compensation for such works. These works were carried out in accordance with Section 6.45-DP (a).

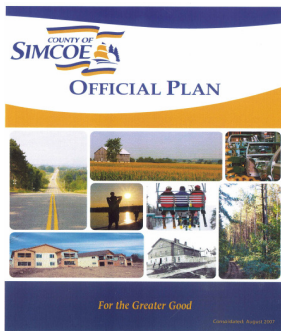
Additional site works have also occurred in the form of a private laneway extending from Line 9 going west. The works in this area included tree removal and installation of a permeable gravel laneway to improve site access. These works were carried out on lands zoned as Agricultural/ Rural (A/RU).

In addition to Section 6.45 (a) which allows for all existing uses lawfully used for such purposes, Section 6.45 (d) specifically permits development of accessory agricultural uses within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features under certain criteria as provided above.

Following Policy 6.45-DP (d), the site works have been carried out in such a way as to mimic expansion of the zoned agricultural uses on the subject lands. Laneways have been improved and developed using permeable surfaces and

following the shortest routes possible. The laneway connects remote portions of the property, allowing access to parcels all in the same ownership.

In order to access Line 9 through the property, it was determined that there was no alternative except to create a laneway as constructed in 2015. The location of the laneway is on the fringe of the Woodland and minimizes its length within the natural features. Based on the above, and in concert with the EIS and Mitigation Plan, the proposed applications, development and previous site works conform to the policies of the LSPP.



#### **5.4 COUNTY OF SIMCOE OFFICIAL PLAN**

As of the submission of the initial applications and correspondence from the County of Simcoe deeming the application complete (March 11<sup>th</sup>, 2016) the County of Simcoe Official Plan (Modified Draft, 2012) was under appeal; however, sections of Plan had been approved by the OMB. Where portions had not yet been approved, the County of Simcoe Official Plan (Consolidated 2007) provides policy direction.

The relevant and in effect policies of both the 2007 Official Plan and the OMB approved Sections of the Modified County of Simcoe Official Plan (December 2012) are provided and reviewed below; based on the date of complete application, the most recent update to the December 2012 plan contains OMB approvals up to August 31<sup>st</sup>, 2015.

It is also noted that the applicant has submitted an appeal to the OMB (File number: PL091167) on the County of Simcoe Official Plan as the proposed Plan designates the lands currently designated as 8<sup>th</sup> Line Special Policy area and Zoned as Private Recreation (PR\*30 and PR\*31) in the Township Official Plan as Agricultural. This OMB appeal is intended to recognize these lands as an existing Event Grounds and seeks to implement Special Development policies,

consistent with the existing and proposed local planning designations and zoning.

The subject lands are currently designated as Rural and Agricultural within the County of Simcoe Official Plan (2007) as per Schedule 5.1. The Agricultural policies of Section 3.6 of the 2012 Plan apply. The objectives of the Agricultural designation include:

Section 3.6.1 To protect the resource of prime agricultural lands and prime agricultural areas, while recognizing the inter-relationship with natural heritage features and ecological functions, by directing development that does not satisfy the Agricultural policies of this Plan to Settlements and the Strategic Settlement Employment Areas and Economic Employment Districts and directing limited uses that are more suitable to the Rural designation accordingly.

Section 3.6.2 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 economy in accordance with the Planning Act and the Farm Practices Protection Act and its successors.

Section 3.6.3 To ensure the availability and sustainability of prime agricultural areas for long-term use for agriculture and support a diversified agricultural economy.

Section 3.6.4 To promote a sustainable local food system that enhances opportunities for food, agriculture and agriculture-related businesses and/or producers to deliver products locally.

Section 3.6.5 Prime agricultural areas are identified by the Agricultural designation on Schedule 5.1 and shall be protected for long-term use for

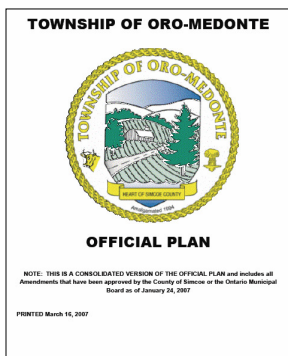
agriculture. All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

Section 3.6.6 Permitted uses within the Agricultural designation are agricultural uses, agriculture related uses (PPS 2014), processing of agricultural products, on-farm diversified uses, natural heritage conservation and forestry, mineral aggregate operations subject to Section 4.4, and agricultural produce sales outlets generally marketing production from the local area.

Section 3.6.10 Development in prime agricultural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and the natural heritage system and cultural features.

The objectives of the Agricultural designation build upon the direction of the PPS and Growth Plan. The intent of the proposed applications is to protect the resource of prime agricultural lands by proposing accessory and temporary uses (parking, camping, minor soccer and concession booths) on the agriculturally designated lands while also restricting non-agricultural buildings or structures, thereby protecting the availability and sustainability of the agricultural lands for long term use. The nature of the Event Grounds require large tracts of land but only for short periods of time which as a result will not compromise the long term agricultural capability of lands. The applications allow the agricultural community to continue to function effectively in the area as the uses are not considered to be incompatible; furthermore, the reversionary use of the lands provides an opportunity to enhance the local agricultural economy by providing a venue to sell local produce during events and at farmers markets. The applications will allow for continued agricultural use while also promoting the success of a tourism-based economic activity. The applicant has prepared an Agricultural Impact Assessment and subsequent peer review response letters to further address the County of Simcoe Agricultural Policies.

Through the proposed applications, an Environmental Impact Study was prepared to address issues related to Natural Heritage. The proposed uses and associated development do not introduce any permanent structures; the lands will remain undeveloped and primarily vacant except for event days which will maintain and contribute to the areas cultural heritage. No new structures are proposed on Agricultural lands; derelict buildings have been demolished or refurbished to enhance the rural and agricultural landscape. Natural heritage features are being maintained or improved, as per the EIS and proposed local designation and zoning of portions of the property as Environmental Protection. Based on the above, the proposed applications maintain the general intent of the County of Simcoe Official Plan.



## 5.5 TOWNSHIP of ORO-MEDONTE OFFICIAL PLAN

The Township Official Plan is a consolidated version which includes all amendments that have been approved by the County of Simcoe or the Ontario Municipal Board as of January 24, 2007. The subject lands possess a number of land use designations according to Schedules A and E of the Plan. The lands added to the revised applications are designated Oro Centre Commercial. The land use designations applying to the subject lands include the following:

- Environmental Protection One – Schedule A
- Environmental Protection Two – Schedule A
- Agricultural – Schedule A
- Commercial – Schedule A
- Eighth Line Special Policy Area – Schedule A
- Oro Centre – Office/Industrial – Schedule E
- Oro Centre – Limited Service Industrial – Schedule E

- Oro Centre – Highway 11 Special Policy Area – Schedule E
- Oro Centre – Commercial - Schedule E
- Environmental Protection – Schedule E

It is also noted that a portion of the property is currently incorrectly designated as Agricultural on Schedule A in the Official Plan whereas it should be designated as Eighth Line Special Policy Area. These lands are known as the Barrie Speedway and are currently zoned as PR\*31. For the purposes of this report these lands will be reviewed as though they are designated as Eighth Line Special Policy Area.

Section A1 of the Plan provides a synopsis on the Community Vision for Oro Medonte. This Section has been carefully considered in preparation of the proposed applications. The applications ensure the uses proposed will maintain the character of the area by preserving natural heritage features, open countryside, agricultural lands and wooded areas. The development of the property will not significantly or negatively alter the landscape on those lands outside of the Eighth Line Special Policy Area lands. The goal of the proposed applications is to permit additional uses without compromising the identity of the community. The identity of the community has included an Event Grounds and Speedway in this area for decades.

The agricultural areas of the Township are also considered to be an important component of what makes up the character of the community. These areas must be preserved for future agricultural use so that they can continue to serve an important role in the local economy. The fragmentation of agricultural areas and the introduction of incompatible uses in these areas will be strongly discouraged by the Official Plan. The proposed applications seek to maintain the character of the community and from an Agricultural perspective, not permanently impact the ability of the subject lands to be utilized for agricultural purposes. As evidenced

over through the previous event seasons, the lands can and will continue to be used for Agricultural purposes (crops) should the applications be approved.

Encouraging additional economic development in the Township is also a key goal of the Official Plan. The establishment of a positive business environment that provides jobs and prosperity to Township residents is a key component of the Plan. The proposed applications aim to provide for economic prosperity. Further the Plan provides that additional economic activity will be encouraged on lands in the vicinity of the Lake Simcoe Regional Airport and the Highway 11/7th Line Interchange for industrial and commercial purposes. The approval of these applications will facilitate Burls Creek to become one of the largest employers in the Township. It also has the potential to create more demand for the Lake Simcoe Regional Airport.

Section A.2 provides the Goals and Strategic Objectives on Natural Heritage (A2.1) and Agriculture (A2.4). Section A2.1 as it relates to the Goals and Strategic Objectives of Natural Heritage have been evaluated within the EIS prepared by WSP Canada Inc. The report demonstrates that with the mitigation and remediation recommendations, the on site Natural Heritage features will not only be protected but enhanced in some cases.

Section A2.4 as it relates to the Goals and Strategic Objectives of Agriculture have also been evaluated within the Agricultural Impact Assessment, prepared by DBH Soil Services Inc. The main goal is to ensure areas that demonstrate the capability for agricultural production are preserved for that purpose; the proposed applications ensure the lands can continue to be used for agricultural production as the proposed uses will not negatively impact the agricultural capability of the lands. This is further evidenced by the use of the land for the growing of crops over the past two event seasons outside of event days.

The Official Plan has long recognized the Burls Creek Event Grounds as a private recreational park. Section A2.7 on Economic Development states that it is a goal of this Plan to create jobs and to provide opportunities for economic development. Section A2.7.2(m) encourages the expansion and diversification of existing recreational uses so that these uses can take advantage of their market potential. The proposed applications aim to provide for an expansion and diversification of an existing recreational use to service the province, region and local municipality and will create a number of permanent and special event related employment opportunities. Employment and economic statistics relating to the applications are outlined in the Economic Impact Analysis, prepared by UrbanMetrics Inc., provided under separate cover.

Expanding upon Section A2.1, Section B2 of the Plan provides policies relating to the Environmental Protection One designation. The proposed Township Official Plan Amendment application does not remove land from this designation, nor does the application offend any policies within this designation. The application does however propose to re-designate portions of the lands as Environmental Protection One where appropriate while introducing special exceptions to ensure a minimum 30m buffer/setback is provided adjacent to Burls Creek. The revised application seeks to re-designate more lands (approximately 14.4 hectares) as Environmental Protection One than the initial submission where such re-designation is warranted. These areas generally consist of woodlands and are not proposed to be utilized for any other purpose than Environmental Protection.

Section C1 of the Official Plan provides policy direction for lands designated as Agricultural. The objectives of this Section are:

- To maintain and preserve the agricultural resource base of the Township;
- To protect land suitable for agricultural production from development and land uses unrelated to agriculture;



- To promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Township;
- To preserve and promote the agricultural character of the Township and the maintenance of the open countryside.

Section C1.2 states that the principle use of land in the Agricultural designation shall be agriculture. Section C1.2 also permits existing tourist commercial uses such as private parks, trailer or recreational vehicle parks, mobile home parks, rental cabin establishments and private campgrounds and accessory recreational and commercial facilities and existing recreational uses. The Plan does not contemplate the development of new tourist commercial and recreational uses in the Agricultural designation.

The Agricultural Impact Assessment, prepared by DBH Soil Services Inc. has reviewed the Agricultural policies of the Official Plan and has concluded that the proposed applications will maintain the Subject Lands as agricultural lands, thereby maintaining and preserving the agricultural resource base. Further, the land is protected for agriculture, by maintaining the land as agriculture and preserving the potential for agriculture. The agricultural industry is promoted through the continued farmers markets and the potential for Burls Creek to conduct agricultural activities on those lands.

The proposed applications to permit additional uses (minor soccer and accessory camping, parking and concessions – all of which are temporary in nature) while maintaining the existing agricultural designation will allow for broader spectrum of uses over the lands without compromising the agricultural capability of the lands. This will ensure the objectives of the Official Plan for Agricultural lands are maintained over the long term.

Section C15 of the Plan provides policies relative to lands designated as 8<sup>th</sup> Line Special Policy Area. The existing Burls Creek is located within this designation, including the former speedway. The proposed applications aim to refine the limits of this designation while ensuring the lands around the Burls Creek tributary are protected. The application also intends to revise the list of permitted uses to a more current standard. The objectives of this designation are not proposed to be modified as it will remain a private recreation park and the proposed permitted uses are appropriate. The revised application also seeks to remove policy C15.2.2 (b) which states that events shall not run for more than 100 days in any calendar year. This is proposed to be removed as it negatively impacts the ability of the event grounds to host events as desired. This policy has the effect of limiting the use of the event grounds and its marketability to host potential events in the future, thereby compromising its economic viability. It is also noted that the use of the lands as a motor vehicle racing establishment will be removed.

Section C17 of the Plan provides policies which relate to lands within the Oro Centre Secondary Plan, specifically the Oro Centre Office/Industrial, Oro Centre Limited Service Industrial and Oro Centre Commercial designations as they apply to portions of the subject lands.

The purpose of the Oro Centre Secondary Plan is to establish a detailed development concept for infrastructure and land use in the Oro Centre Secondary Plan Area.

The goals of the Secondary Plan are to:

- a) To facilitate the development and redevelopment of Oro Centre in a comprehensive and progressive manner.
- b) To promote the evolution and growth of Oro Centre as a focal point of employment generating development and redevelopment according to the policies of the Oro-Medonte Official Plan.

- c) To ensure that the land uses developed within Oro Centre will complement and contribute to the vitality of the entire Township.

The proposed applications as they relate to the lands within the Oro Centre Secondary Plan are consistent with the above noted goals. The Goals of the Plan are to promote the evolution and growth of Oro Centre as a focal point of employment generating development and redevelopment. The proposed use supports a significant amount of employment opportunities as outlined in the Economic Impact Study prepared by Urban Metrics. The proposed additional uses do not prejudice the lands from being further developed as no additional buildings or structures are proposed or will be permitted. The proposed applications do not remove lands from the existing designations but aim to introduce additional uses which support the goals of the Secondary Plan. The Plan provides that Oro Centre is intended to become a mixed-use area, focused on employment generating land uses which the proposed applications will achieve. Further, the use of the lands and event grounds have the potential to attract additional investment in the area and generate future employment opportunities which will contribute to the vitality of the entire Township.

The policies of Section C17.2.2 relate to lands within the Oro Centre Commercial designation. A portion of the lands added to the applications are within this designation (approximately 2.87 hectares). The intent of this designation is to permit a broad range of commercial retail and business office uses, taking advantage of the high visibility and accessibility offered by Highway 11 and 7<sup>th</sup> Line. Development within this designation shall be visually attractive from Highway 11 and will set the town for the high quality image of Oro Centre. Permitted uses in this designation include the following: business offices and accessory retail uses, retail stores, personal service shops, financial service establishments, fruit and vegetable markets, motels, hotels, conference centres, recreational establishments, bus terminals and bus transfer stations, animal hospitals and medical clinics. The proposed uses over this land use designation

are similar to a recreational establishment (camping, parking, minor soccer) while concessions are considered to be a permitted uses (retail). The proposed uses however do not require any permanent infrastructure or buildings/structures and therefore will remain visually attractive. The location in proximity to Highway 11 and 7<sup>th</sup> line remains a key component to BCEG with respect to the accessibility the transportation networks provide. The nature of the proposed applications and uses will not compromise the ability of these lands from being developed as envisioned, nor do the applications offend the policies of the Oro Centre Commercial designation.

The policies of Section C17.2.3 relate to lands within the Oro Centre Office/Industrial designation. It is the intent of the Secondary Plan to establish a substantial inventory of land that can be used for a wide variety of office and industrial land uses that will generate employment opportunities within the Township. Development that is adjacent to Highway 11 or the 7th Line shall be visually attractive and will contribute to the high quality image of Oro Centre. Permitted uses in this designation include, manufacturing, assembly, processing and fabrication uses, warehousing uses, research establishments, business offices, institutional uses such as places of worship and outdoor storage uses. The proposed applications do not offend this policy direction and intend to use the vacant lands for accessory uses.

Section C17.2.4 of the plan provides policies relative to the Oro Centre Limited Service Industrial designation. The intent of the Secondary Plan relative to this designation is to designate areas that may not be serviced with municipal or communal water/sewage services but that nonetheless can be used for industrial uses that will contribute to the economic health of the Township.

Permitted uses in this designation are limited to outdoor storage uses, trucking terminals and similar uses. It is intended that the lands in this designation be primarily used for land extensive uses. The development of buildings in this

designation will be discouraged and the implementing zoning by-law shall contain restrictions controlling the amount of building that can be developed on a lot. Outdoor recreational uses such as baseball fields and soccer fields are also permitted.

The proposed applications are consistent with the policies of the Limited Service Industrial designation as they aim to permit additional uses which are primarily land extensive and furthermore, buildings and structures will remain prohibited. The proposed uses are similar to what is currently permitted such as outdoor recreation uses (camping) and specifically soccer. These uses are consistent with the designation as they require large tracts of land but minimal infrastructure.

For the reasons noted and discussed above, the proposed applications conform to the general intent of the Township of Oro Medonte Official Plan.

## **6.0 CONCLUSION**

This Planning report has been prepared in response to a number of factors since its initial submission in December 2015. Some of the factors include the acquisition of additional lands, the removal of lands as a result of Natural Heritage impacts and Agricultural impacts (MDS), a refinement of the location of certain uses (Minor Soccer) and refinement of policies applicable to the existing event grounds (lands designated 8<sup>th</sup> Line Special Policy Area) to curtail any impediments to the continued success of BCEG. Further revisions and responses have been provided based on circulation comments received from the Province, County and Township, including peer reviews.

The revised County Official Plan Amendment, Township of Oro Medonte Official Plan and Zoning Bylaw Amendment remain similar to the initial submission and seek permission to permit a number of new uses on the subject lands – the proposed uses on the existing agricultural lands are proposed as accessory uses

only. The concentration of development is proposed on lands currently known as the Burls Creek Event Grounds and the adjacent former Barrie Speedway. Historically, these lands have long been recognized and played host to a number of events ranging from automobile racing to flea markets and music concerts. While the proposed development is concentrated to the existing Event Grounds, the surrounding lands are required to accommodate accessory and recreation uses in the form of camping, parking, concession booths and soccer. In addition to the proposed uses on the event grounds, the surrounding lands aim to support an existing business while providing significant benefits to the Township and County as evidenced over the past few years.

The uses sought through the applications have been proposed in a manner aimed at maintaining the character of the area while respecting the property attributes and applicable planning policy. Through preparation of the Agricultural Impact Assessment and subsequent Adaptive Management Plan, the proposed uses on the agricultural lands will not have a negative impact on the capability of the lands nor on surrounding agricultural operations to continue. The use of the lands for accessory camping, parking and concession booths will facilitate a more efficient use of the designated event grounds including attracting a wider array of events with larger audiences and thus potential for greater economic stimulus.

An array of technical reports, studies, analysis and responses to peer reviews have been completed in support of the proposed applications, all of which speak to the suitability of the lands to accommodate the development associated with the proposed applications. These include in depth analysis of a number of areas including Environmental, Agricultural, Archaeological, Economic, Civil Engineering, Traffic Engineering, Acoustical Engineering, and Planning. The proposed applications and associated development have been designed to provide for the highest and best use of the lands while respecting and protecting

the existing and planned features including natural heritage, agricultural, employment and surrounding land uses.

Through analysis of the applicable planning policy, including the Provincial Policy Statement, Growth Plan, Lake Simcoe Protection Plan, County of Simcoe Official Plan, and the Township of Oro Medonte Official Plan and Zoning Bylaw, the proposed applications conform to the policies contained within.

The proposed uses have far reaching interest from a national, provincial and local level which has and will continue to stimulate the local and broader economies while increasing tourist attraction and providing many employment opportunities. It has been demonstrated through the preparation of an EIS that with the mitigation measures implemented, the existing natural heritage features will either be maintained or enhanced. The application also aims to re-designate and rezone portions of the lands to an Environmental Protection category to ensure their long term protection. It has also been demonstrated through the preparation of an Agricultural Impact Assessment and subsequent Adaptive Management Plan that the proposed additional uses on agricultural lands specifically will not have a permanent or negative impact on the capability of the land for traditional agricultural uses in the long term. The applications have been proposed in a manner that ensures agricultural land will not be destroyed or eliminated from being farmed. With respect to the employment lands within the Oro Centre Secondary Plan, the proposed uses are consistent with these designations and will help to foster economic stimulus in the area, including the provision of employment opportunities.

The subject lands have long been recognized as an event grounds and the proposed applications aim to ensure its continued success while maintaining conformity with the applicable planning policy. It is my respectful submission that the following applications represent good planning.

Respectfully submitted,

***INNOVATIVE PLANNING SOLUTIONS***

Darren P. Vella, MCIP, RPP  
President/Director of Planning

Greg Barker, B.A.A.  
Senior Planner



Appendix 1 – Existing Land Use Designation Boundaries

Appendix 2 – Excerpt from Zoning Bylaw 97-95

Appendix 3 – Existing Zoning Boundaries

Appendix 4 – OMB Decision (File No PL151011)

Appendix 5 – Draft County of Simcoe Official Plan Amendment

Appendix 6 – Draft Township of Oro Medonte Official Plan Amendment

Appendix 7 – Draft Township of Oro Medonte Zoning Bylaw

Appendix 8 – Alternative Locations Mapping Analysis