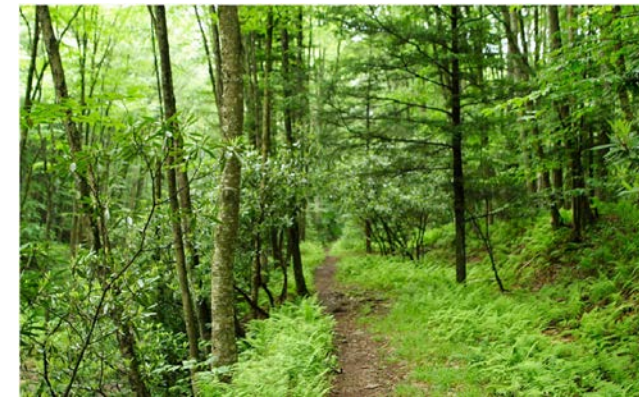
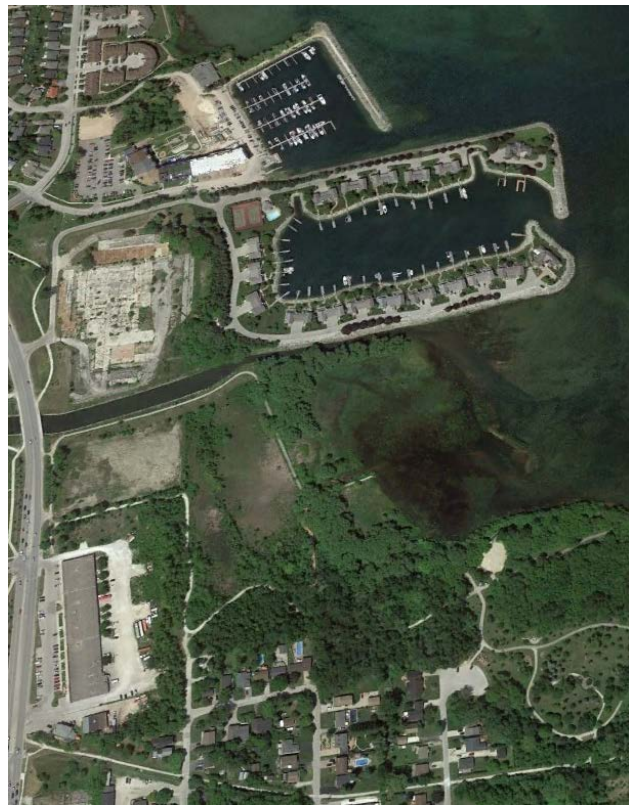




COUNTY OF SIMCOE

MUNICIPAL COMPREHENSIVE REVIEW

Statutory Open House Growth Management County Official Plan Amendment



COUNTY OF SIMCOE
Tuesday, June 21, 2022

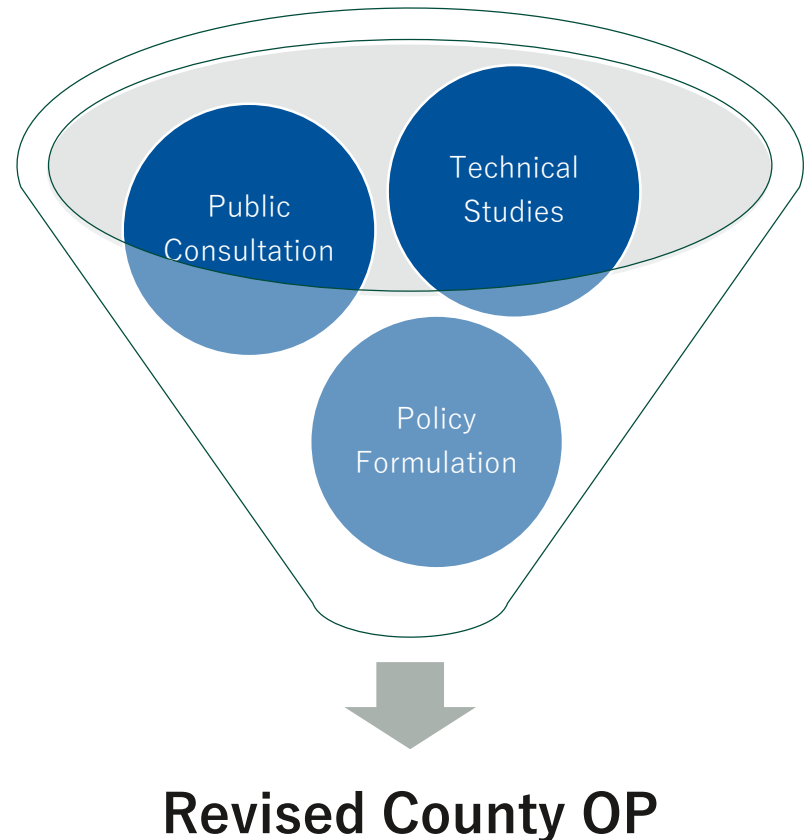


Four Topics of Discussion

1. What is the Growth Management OPA?
2. What growth may be expected in Simcoe?
3. How much urban land is required?
4. What policies are required to manage growth?

OPA is Phase 1 of County's Municipal Comprehensive Review (MCR)

- County Official Plan (OP) must conform to Provincial Growth Plan
- Many Growth Plan policies require implementation through an MCR
- County:
 - must consult with lower-tiers and engage Indigenous partners
 - encouraged to engage with public, stakeholders, and Province



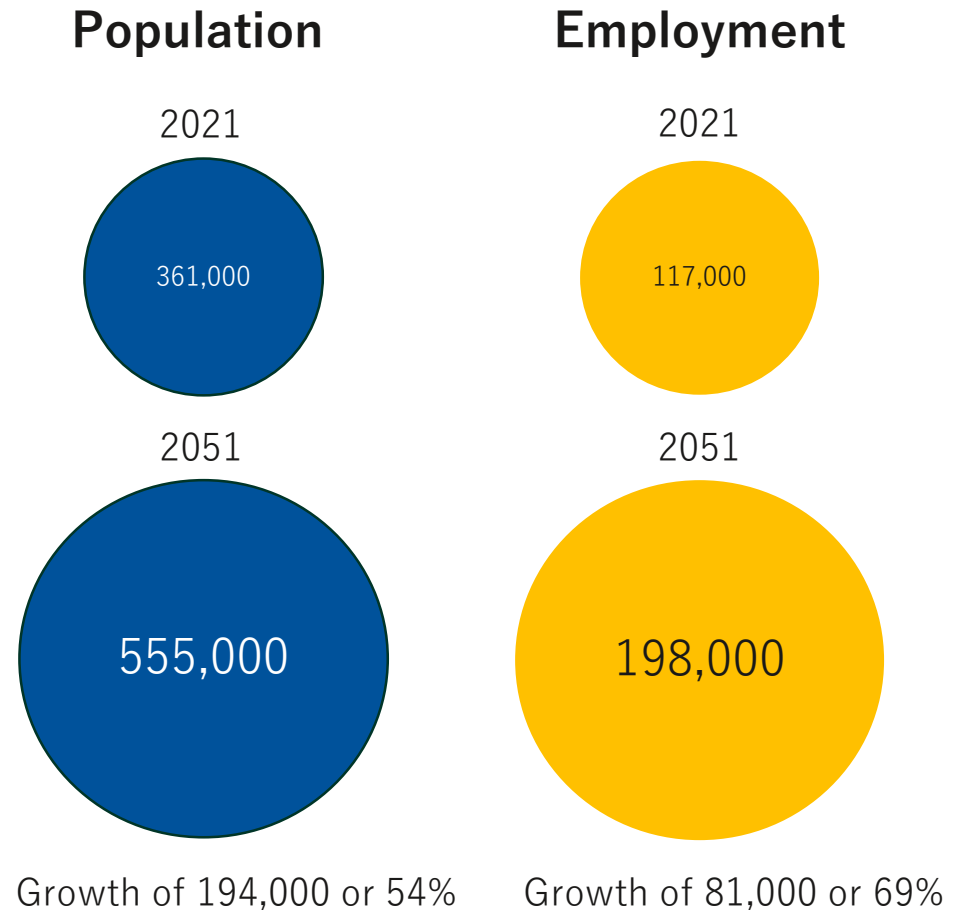
The OPA is a Team Effort

- 11 MCR update reports and presentations to Planning Advisory Committee and Council
- 10 meetings with Indigenous communities to date
- 7 meetings with Provincial agencies
- 7 meetings with agencies and special interest groups
- 40+ meeting with local municipalities

| Public Open Houses | | |
|--------------------|---------------|------------|
| Technical Study | # of Sessions | Attendees |
| Growth Management | 3 | 247 |
| NHS | 2 | 108 |
| Watershed Plan | 2 | 100 |
| Agriculture | 2 | 99 |
| Climate Change | 2 | 92 |
| Total | 11 | 646 |

Growth Plan Sets Forecasts to 2051

- Forecasts are minimums
- County must allocate growth to lower-tiers
- Land needs determined using prescribed Methodology
 - Community Area
 - Employment Area



Growth Management Policies for Simcoe Sub-Area

- Direct significant portion of growth to
 - primary settlement areas
 - key employment areas

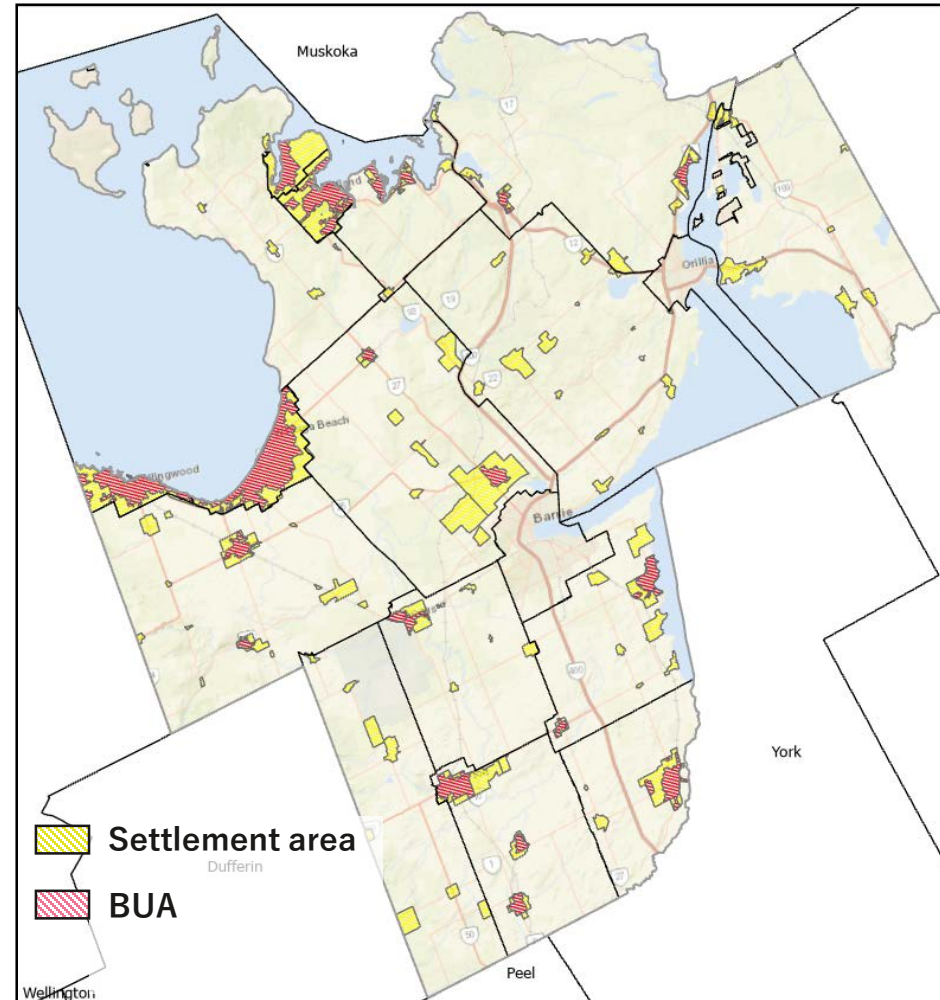
- Policies reinforced in current County OP

Growth Plan – Schedule 8



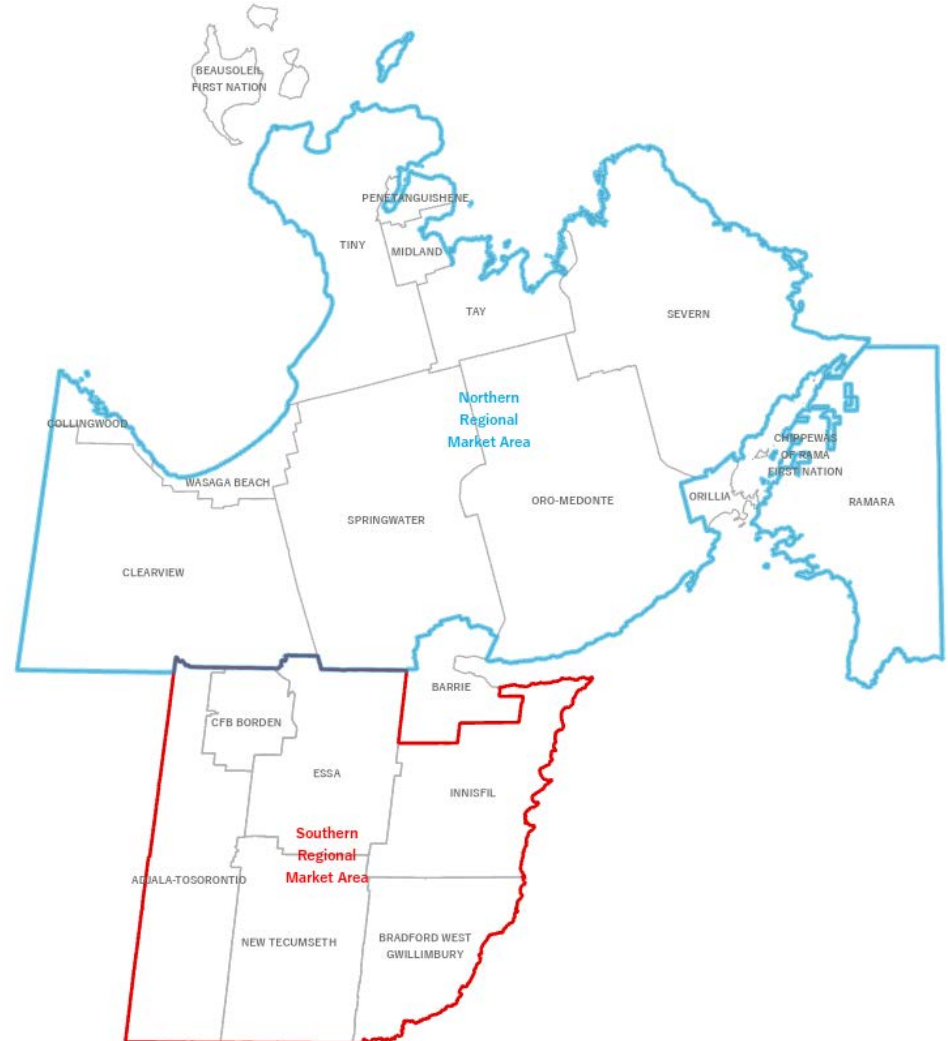
Settlement Areas Are To Be Main Focus of Housing Growth

- **Intensification Target**
based on minimum % of housing occurring annually within the delineated built up area (BUA)
 - OPA increases current County-wide target of 32% to 35%
- Minimum “greenfield” (DGA) **Density Target** of 40 residents and jobs combined per hectare by 2051
 - OPA increases current County-wide target of 39 p+j/ha to 51 p+j/ha

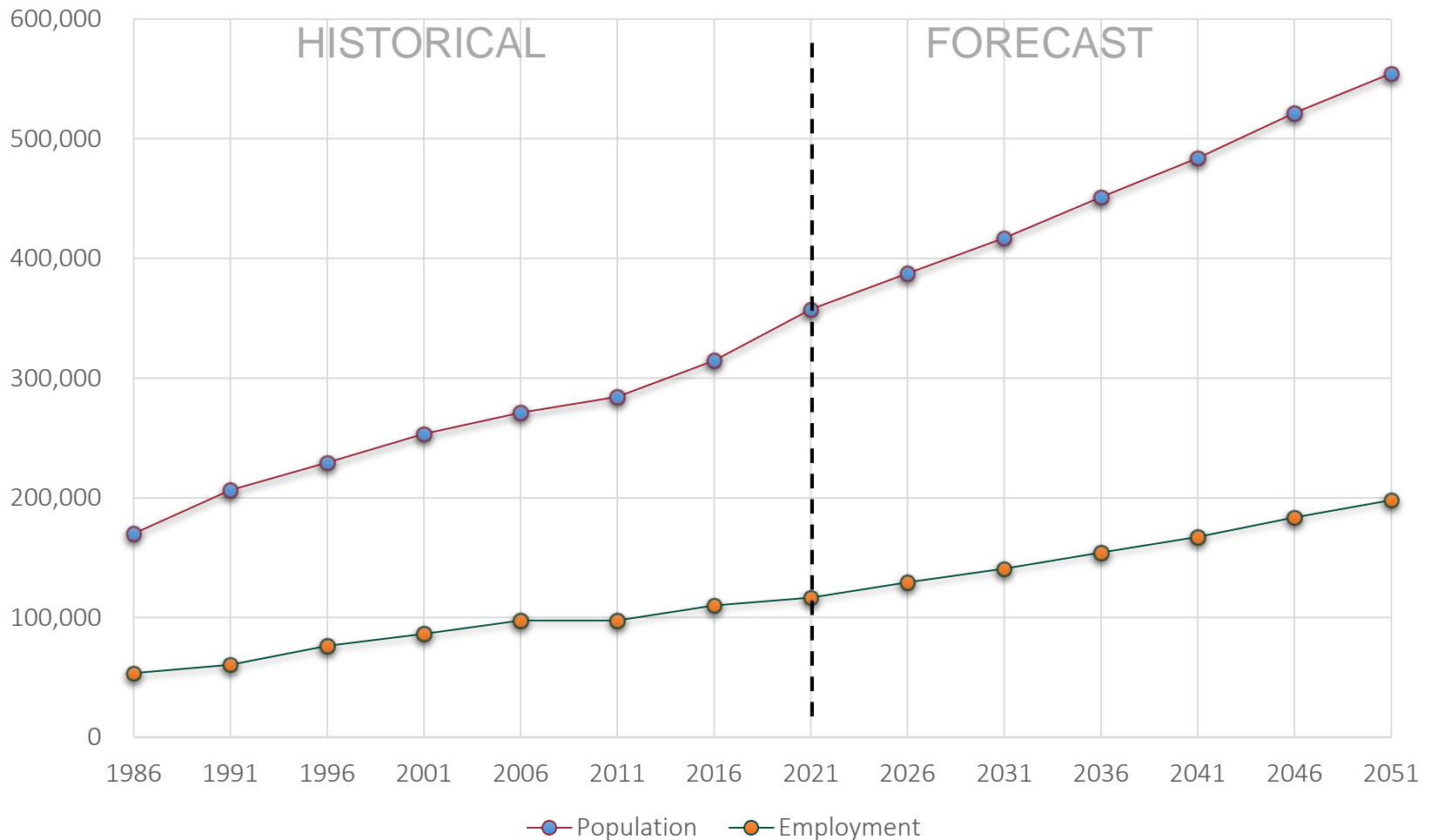


County Split Into Two Regional Market Areas For LNA Purposes

- Fast growing south (Essa, New Tecumseth, Innisfil, Bradford W-G, Adjala-Tosorontio) with strong commuting connections to Greater Toronto Area
- More moderate growing north and west

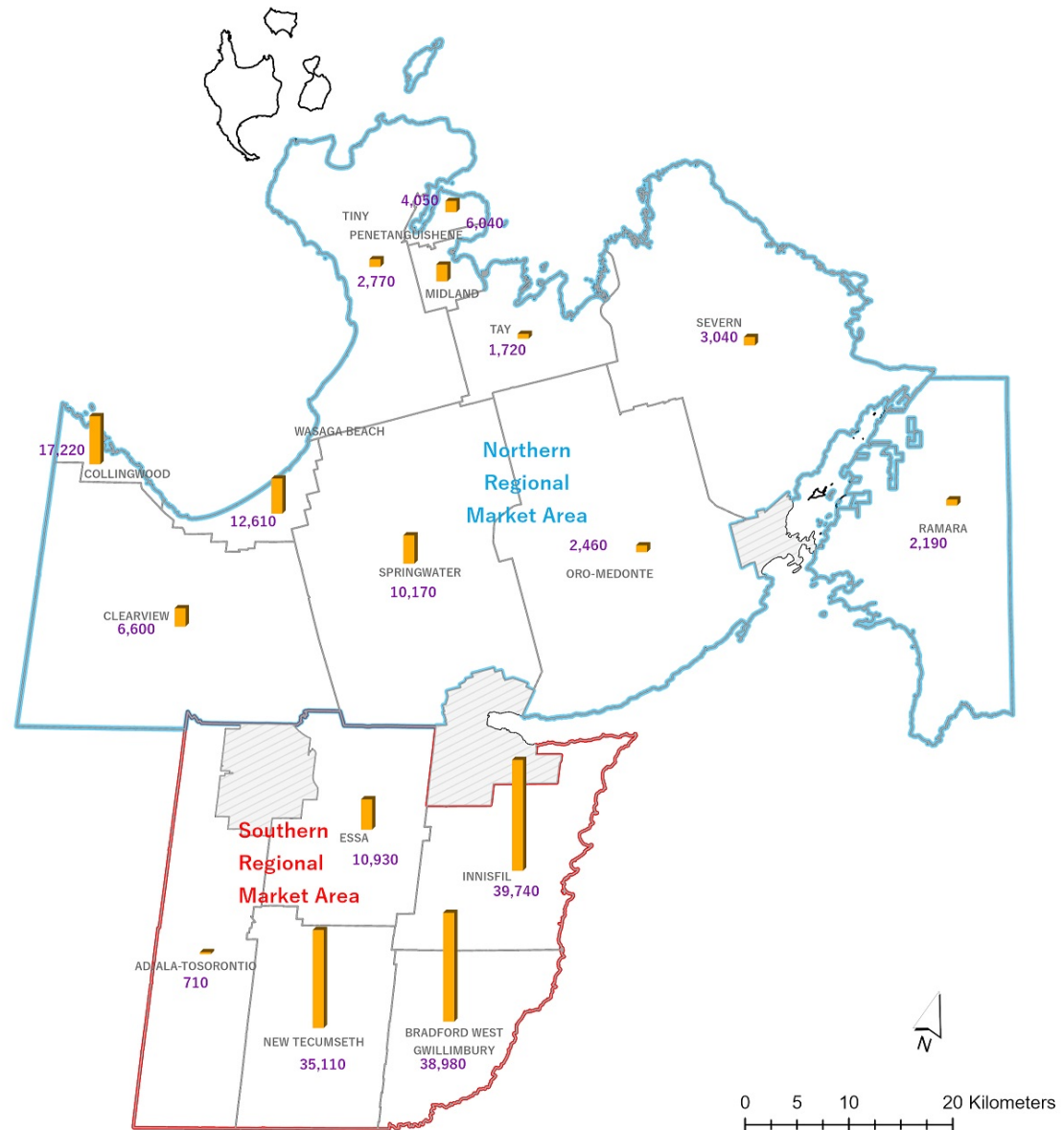


Simcoe County Will Continue to Grow Rapidly



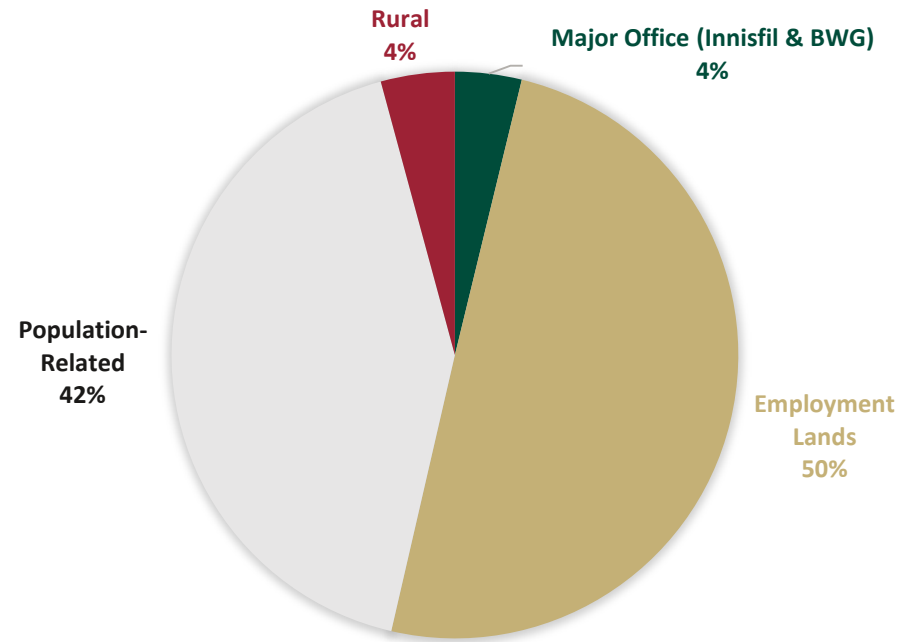
Population Growth Generated by Migration From GTAH

- 79% of growth in 6 municipalities with primary settlement areas
- 63% of growth in Southern Regional Market Area
- Growth in Northern Regional Market Area to be in larger, well-established urban centres and areas with advanced plans for development



Employment Forecast to Grow Faster Than Population

- Ratio of jobs to people to increase from 32% to 36% to 2051
- Locational requirements for new jobs
 - 40,500 will follow population growth
 - 34,300 will require designated employment areas



Employment Land Needed Across County While Only South Needs Land for Housing

At **35% intensification rate** across County and **greenfield densities of 45 to 55 persons and jobs per hectare**, land needs are:



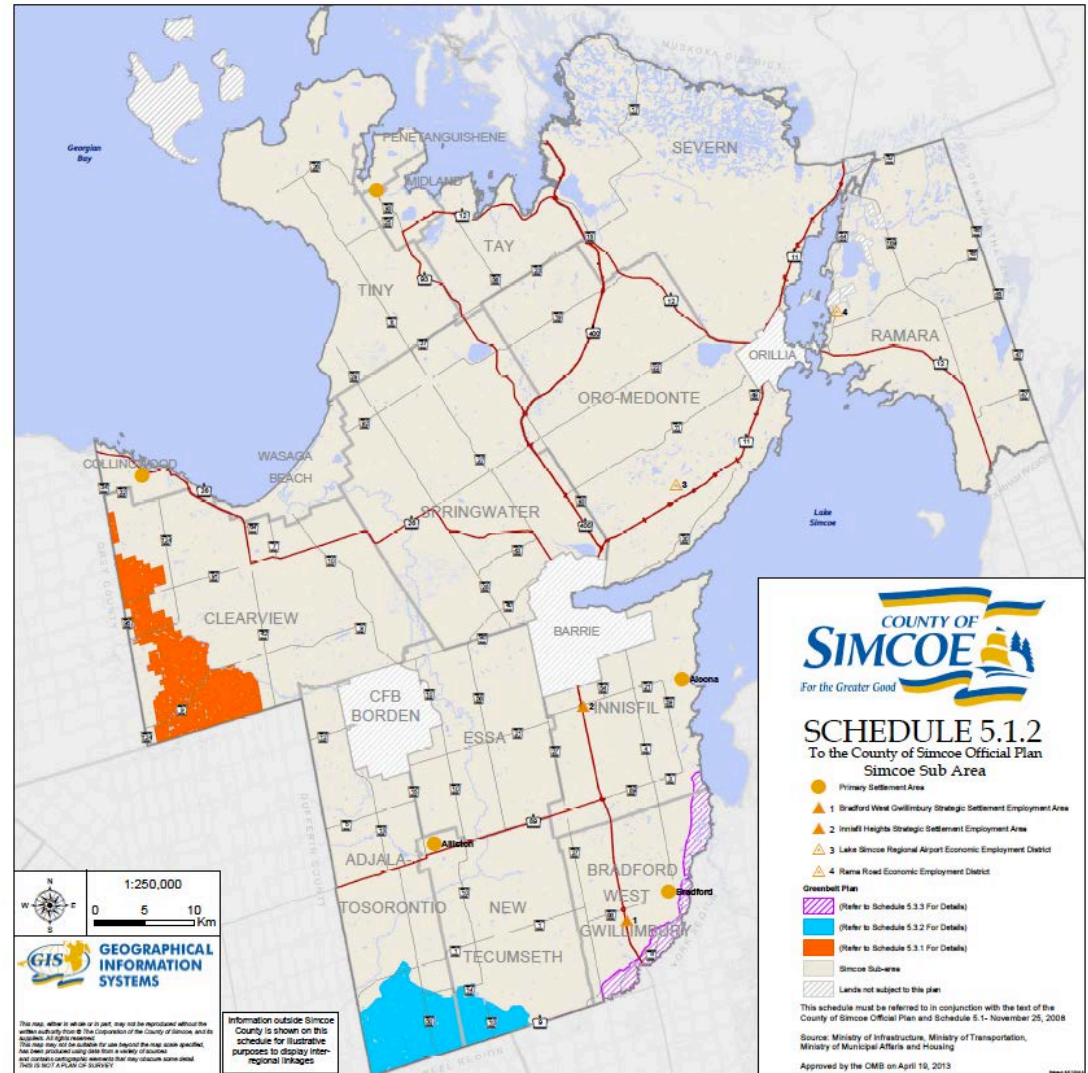
| | Community Area Surplus/ (Deficit) | | Employment Area Surplus/ (Deficit) | |
|------------------------------|---|----------------|--|--------------|
| | Units | Land (ha) | Jobs | Land (ha) |
| Regional Market Area - North | 22,200 | 1,385 | (2,800) | (203) |
| Regional Market Area – South | (16,800) | (1,136) | (1,190) | (75) |
| Simcoe County | 5,400 | 249 | (3,990) | (278) |

Draft Growth Management County OPA

- Amendment contains
 - Population and employment allocations to local municipalities to 2051
 - Intensification and density targets for each municipality with a delineated built up area (BUA)
 - Community Area and Employment Area expansion lands by local municipality
- Allows County and local municipalities to work together to assess feasibility and most appropriate location for settlement area expansion in MCR Phase 2

Proposed Phase 1 Official Plan Amendment

Growth Management Policies



Purpose of Proposed Growth Management OPA

- To update policies on growth management in accordance with Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement
- Updated policies will implement the Growth Forecast and Land Needs Assessment carried out on behalf of the County by Hemson and will position County for growth to 2051



Highlights of Proposed Growth Management OPA

1. 2051 population and employment forecasts established by the Growth Plan are incorporated in OPA (population increase of 194,340 and employment increase of 81,380) – *these minimum forecasts are established by the Province and must be incorporated in the OP*
2. Growth Plan direction on how growth is to be allocated is incorporated in the OPA as follows:
 - A. Significant portion of growth – *directed to lower tier municipalities that contain primary settlement areas*
 - B. Vast majority of remaining growth – *directed to settlement areas that have delineated built boundary and full municipal services*
 - C. Growth to be limited – *in settlement areas that are rural settlements and are not serviced by full municipal services*

Highlights (cont'd)

3. To implement Growth Plan direction on where growth is to be focused – OP is proposed to include the 93 settlement areas in one of three categories in Section 3.2.3:
 - A. Primary settlement areas (6);
 - B. Settlement areas that have existing or planned municipal water and wastewater systems (further divided into those 13 settlement areas that have delineated built up areas and 17 settlement areas which do not); and
 - C. Rural settlements that have that have a municipal water or wastewater system (partial services) or have no municipal water or wastewater systems (57)

Highlights (cont'd)

4. To implement work completed by Hemson, it is proposed to allocate population and employment forecasts to the 16 local municipalities in a manner that most fully supports the development of complete communities – *in doing so, all municipalities in the County will grow to varying degrees*
5. To more fully support the efficient use of land in built up areas, it is proposed to increase the County-wide minimum intensification target from the current 32% to 35% - *intensification targets for local municipalities that have delineated built up areas are also proposed to be established – these are minimum targets*
6. To support the more efficient use of land in designated greenfield areas – it is proposed to increase County-wide minimum DGA density target from the current 39 residents and jobs per hectare to 51 residents and jobs per hectare – *DGA targets for local municipalities are also proposed to be established – these are also minimum targets*

Highlights (cont'd)

7. To implement the forecasts and targets – it is proposed to require local municipalities to update Official Plans to maximize opportunities for intensification such as by:
- *Identifying strategic growth areas;*
 - *Encouraging intensification throughout the built up area;*
 - *Pre-zoning lands in appropriate locations to remove barriers to investment and construction;*
 - *Permitting multiple dwelling types in areas zoned only for single detached dwellings;*
 - *Permitting additional residential units in appropriate locations; and*
 - *Using other available tools such as through the establishment of a Community Planning Permit System to streamline development approvals.*

Highlights (cont'd)

8. To implement forecasts and targets – it is also proposed to provide direction on the form of development required in designated greenfield areas:
- *New development has to be logical extension of existing development;*
 - *New development has to be compact and have a mix of uses;*
 - *Land, infrastructure and public service facilities are be used efficiently;*
 - *Housing choice and a range of housing options are made available;*
 - *Infrastructure is or will be provided in a cost effective and logical manner; and*
 - *A range of transportation and mobility options are provided in new development areas.*
9. It is also proposed that local municipalities be required to include policies in their Official Plans that establish minimum densities and which require a mix and range of lot sizes and dwelling types

Highlights (cont'd)

10. To implement forecasts and targets – it is lastly proposed to provide direction on the need for phasing plans for designated greenfield areas – with these plans:
- *Requiring the logical progression of growth based on identifiable boundaries to avoid scattered or leap-frog development;*
 - *Setting out how the infrastructure needed to support growth in conformity with the planned urban structure of the community will be scheduled and financed;*
 - *Identifying how and when roads and servicing infrastructure will be extended in a cost-effective and financially sustainable manner;*
 - *Staging growth within a convenient walking distance from transit corridors (where they exist or are planned) to generate sufficient transit ridership;*
 - *Identifying logical boundaries that build on or include areas that can provide key community infrastructure and affordable housing early in the planning approval process; and*
 - *Requiring the completion of distinct components of new community areas so that the length of construction in any given area is kept to a minimum where possible*

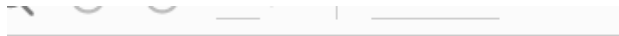
Highlights (cont'd)

11. Part of the exercise involves identifying where additional urban land for community uses and employment uses is needed – *based on there being two regional market areas in the County*
12. Additional **community lands** required in Bradford West Gwillimbury, Essa, Innisfil and New Tecumseth and additional **employment land** required in New Tecumseth, Collingwood, Severn and Wasaga Beach
13. Land needs identified **are maximums** – less land can be planned for by the local municipalities – if higher densities are proposed
14. To provide direction on the planning for additional urban land, it is proposed to include policies in the OP that set out the process to be followed to identify new urban lands – *will need to amend County OP in the future to implement*
15. It is also proposed to indicate in County OP that development on designated land in settlement areas is permitted – *to recognize past decisions*

Highlights (cont'd)

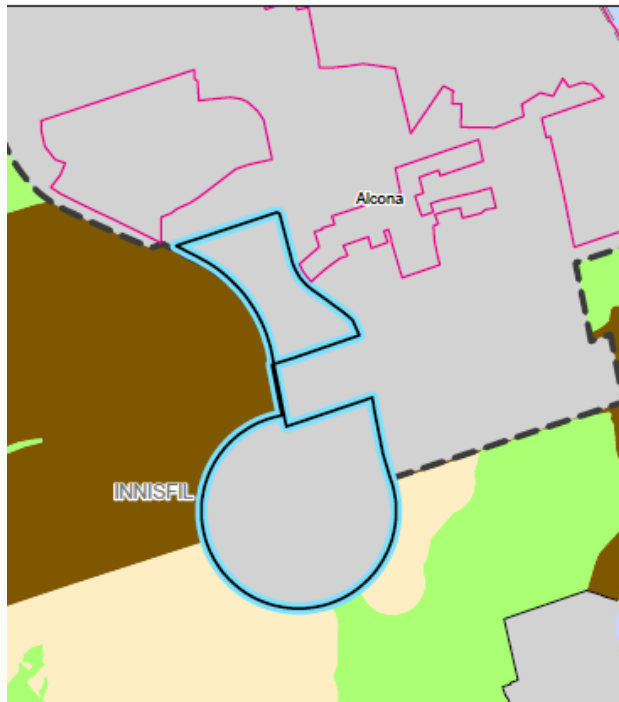
16. New section on Major Transit Station Areas (MTSAs) is proposed – *Innisfil and Bradford West Gwillimbury*

17. Innisfil MTSA proposed to be identified as a Protected MTSA – *allows for use of inclusionary zoning*

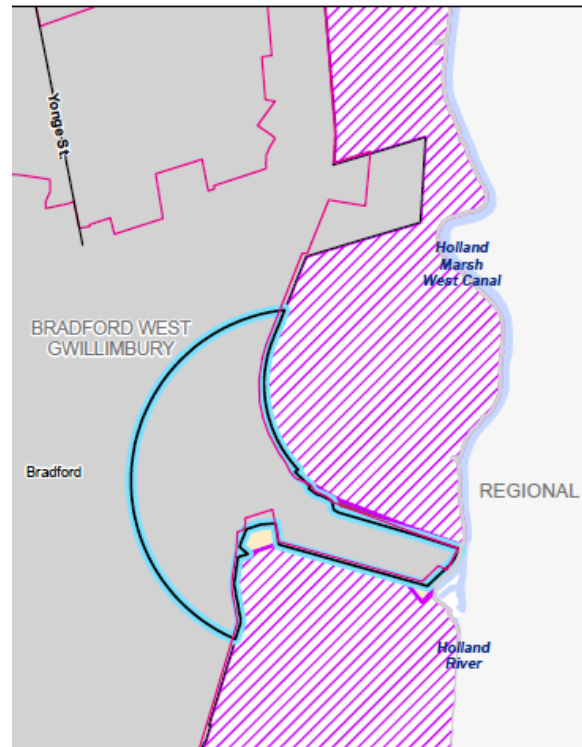


Amendment No. _____ to the County of Simcoe Official Plan

**Protected Major Transit Station Area
Innisfil**

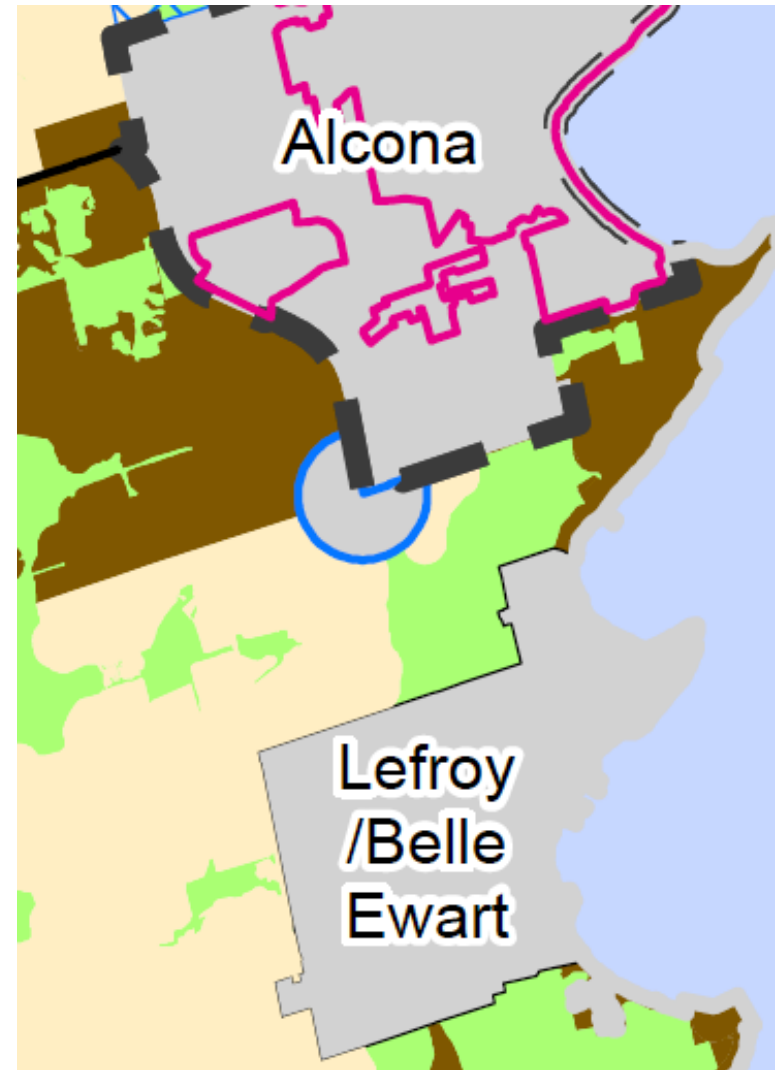


**Conceptual Major Transit Station Area
Bradford**



Highlights (cont'd)

- 18. Alcona settlement area also proposed to be expanded to accommodate 37 hectares of land within Ministers Zoning Order – *to recognize that principle of development has been established by Province*
- 19. Number of other minor changes to the OP also proposed – *to ensure conformity with Growth Plan*



Next Steps



- After Statutory Public Open House and Public Meeting, all comments will be reviewed and a Q&A posted on County website
- It is also proposed that a recommendation report for Council's consideration be made in August 2022 – *note, changes may be made to the draft OPA based on public comments received*
- It is proposed that a separate OPA dealing with both the Natural Heritage System and Agricultural System be finalized in later 2022/early 2023 – *to allow for a fulsome review of the mapping and the impacts of the natural heritage system on the agricultural system*
- Other changes to the OP will be required to fully implement Provincial policy and these will also be incorporated in a future OPA
- Lastly, future OPAs that expand settlement area boundaries may be considered as early as 2023