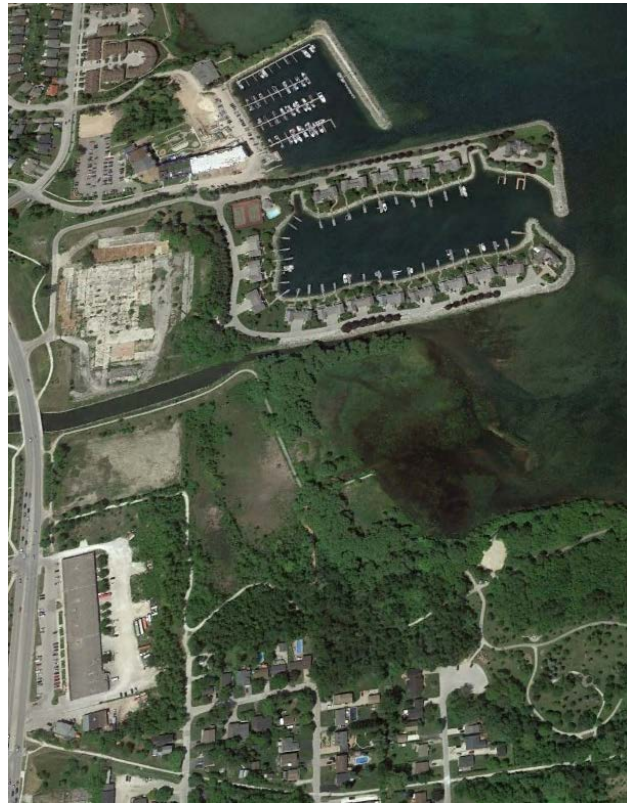




COUNTY OF SIMCOE

MUNICIPAL COMPREHENSIVE REVIEW

County Council MCR Progress Report



COUNTY OF SIMCOE
Tuesday, November 9, 2021



Focus of Today's Update is on Draft Technical Study Results



COUNTY OF SIMCOE

MUNICIPAL COMPREHENSIVE REVIEW

Study Process



TECHNICAL PAPERS

LAND NEEDS

Land Needs Assessment
PRELIMINARY → FINAL

Define Community Areas

Define Employment Areas

POLICY

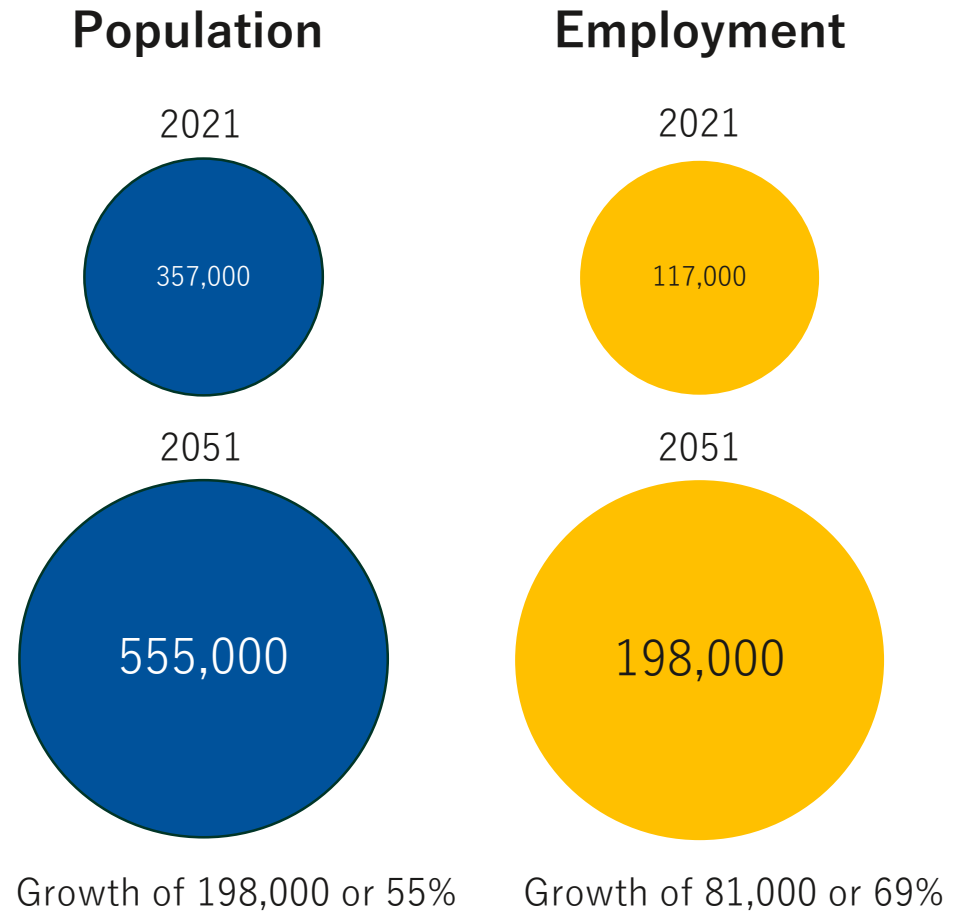


County of Simcoe - Official Plan Amendment



Growth Plan Sets Growth Forecasts to 2051

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



Provincial Growth Management Policies for Simcoe Sub-Area

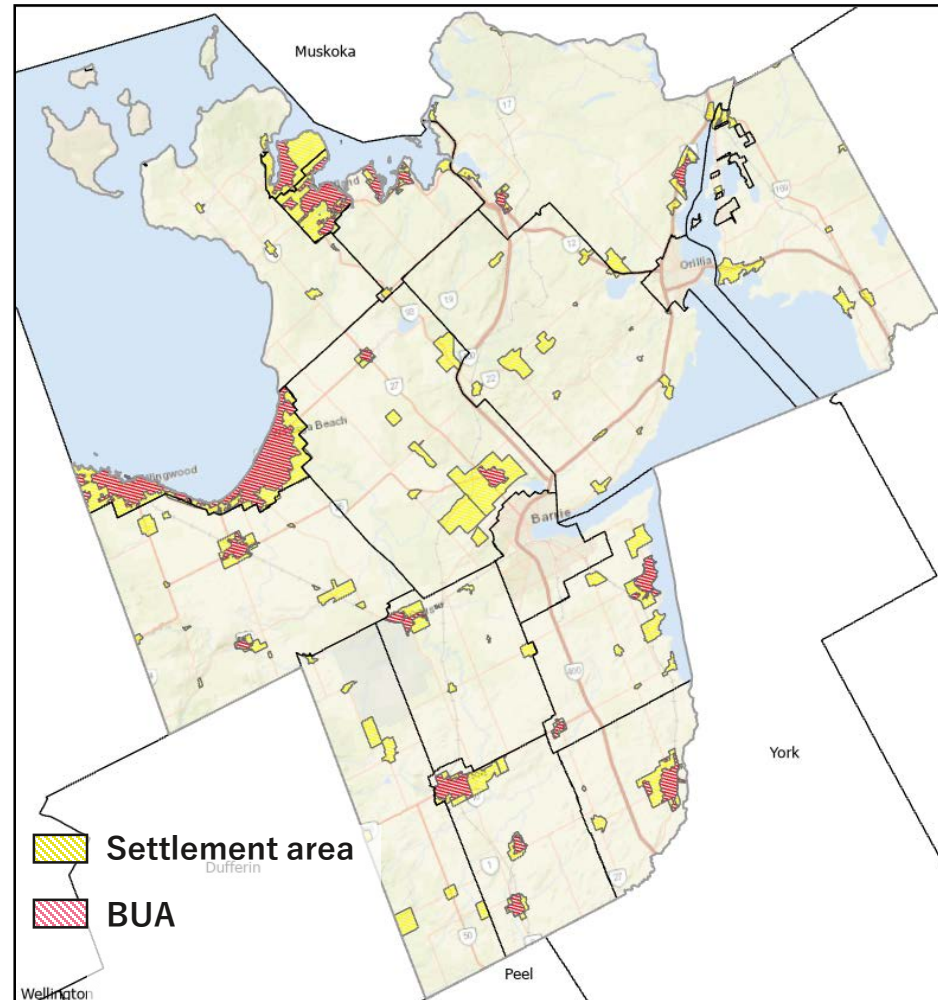
- Direct significant portion of growth to
 - primary settlement areas
 - key employment areas

- Policies reinforced in current County OP



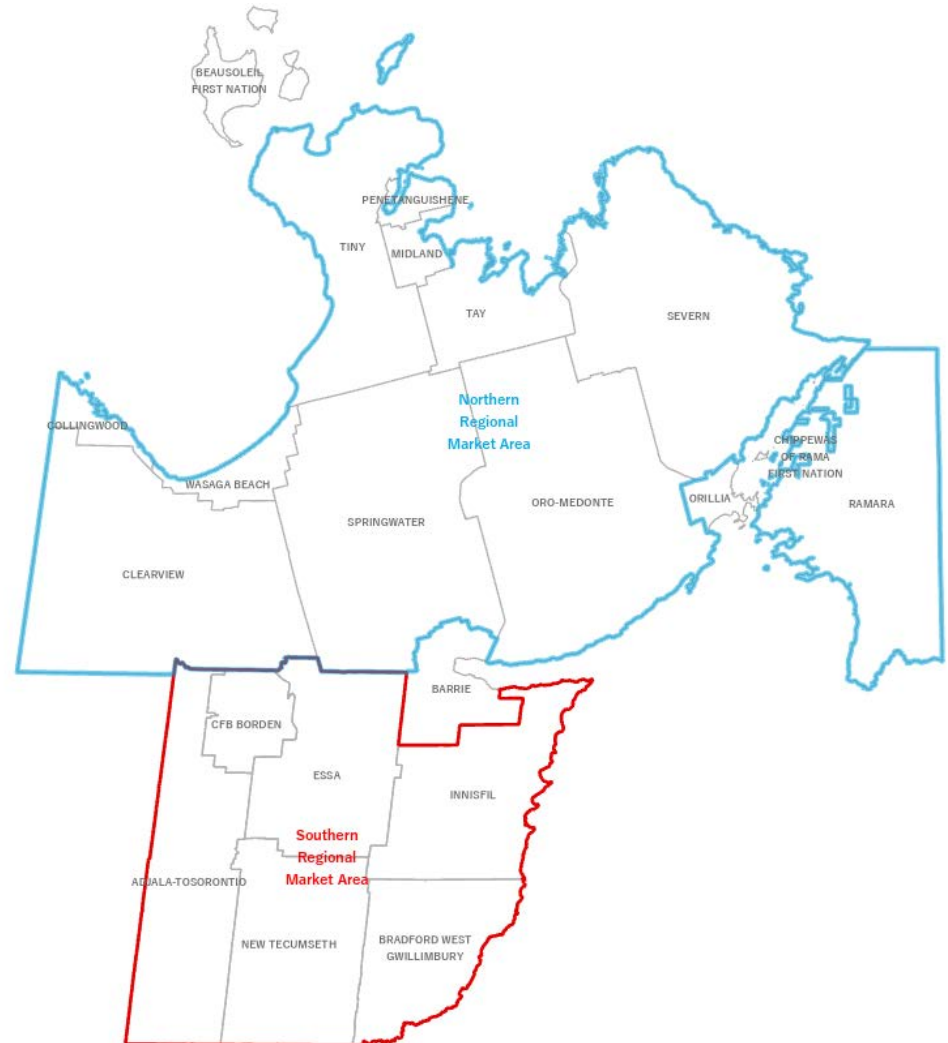
Settlement Areas to be Main Focus of Housing Growth

- **Intensification Target** based on % of housing occurring annually within the delineated built up area (BUA)
- Minimum “greenfield” **Density Target** of 40 residents and jobs combined per hectare by 2051



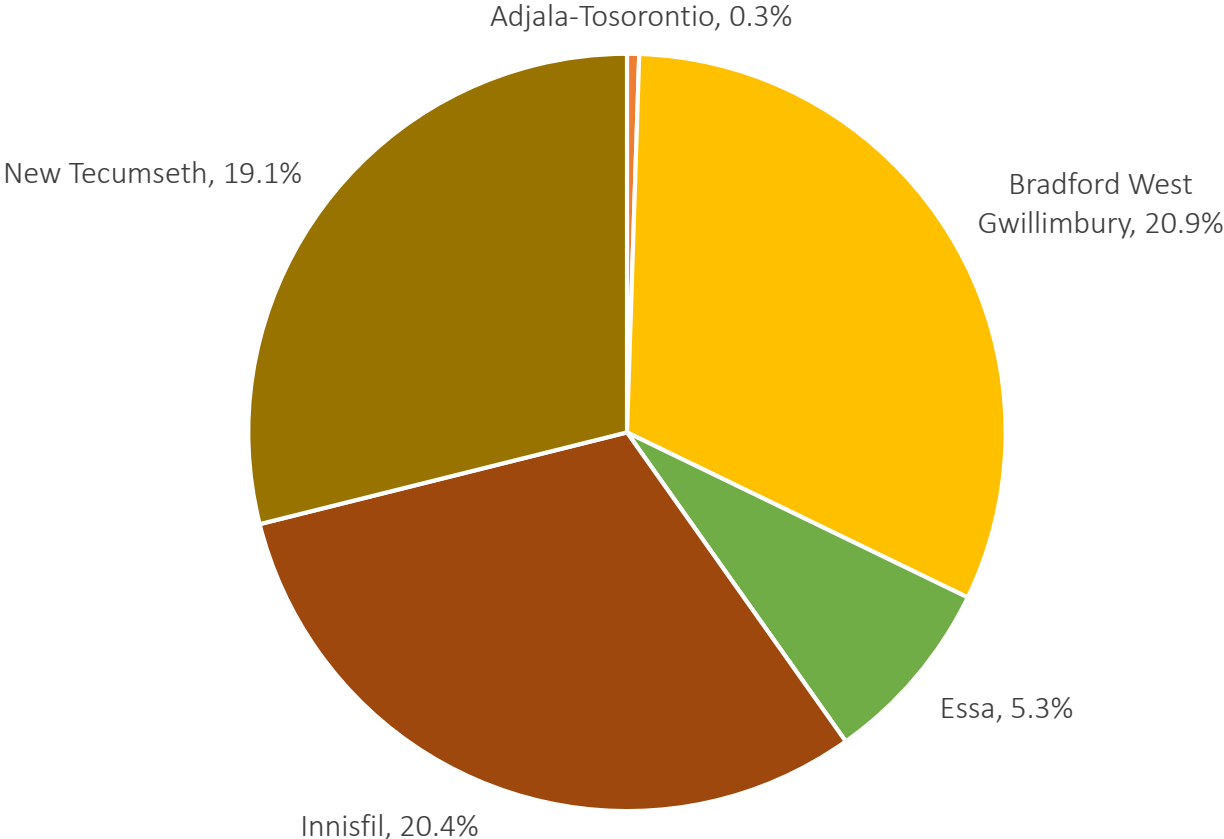
County Split into Two Regional Market Areas for LNA Purposes

- 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



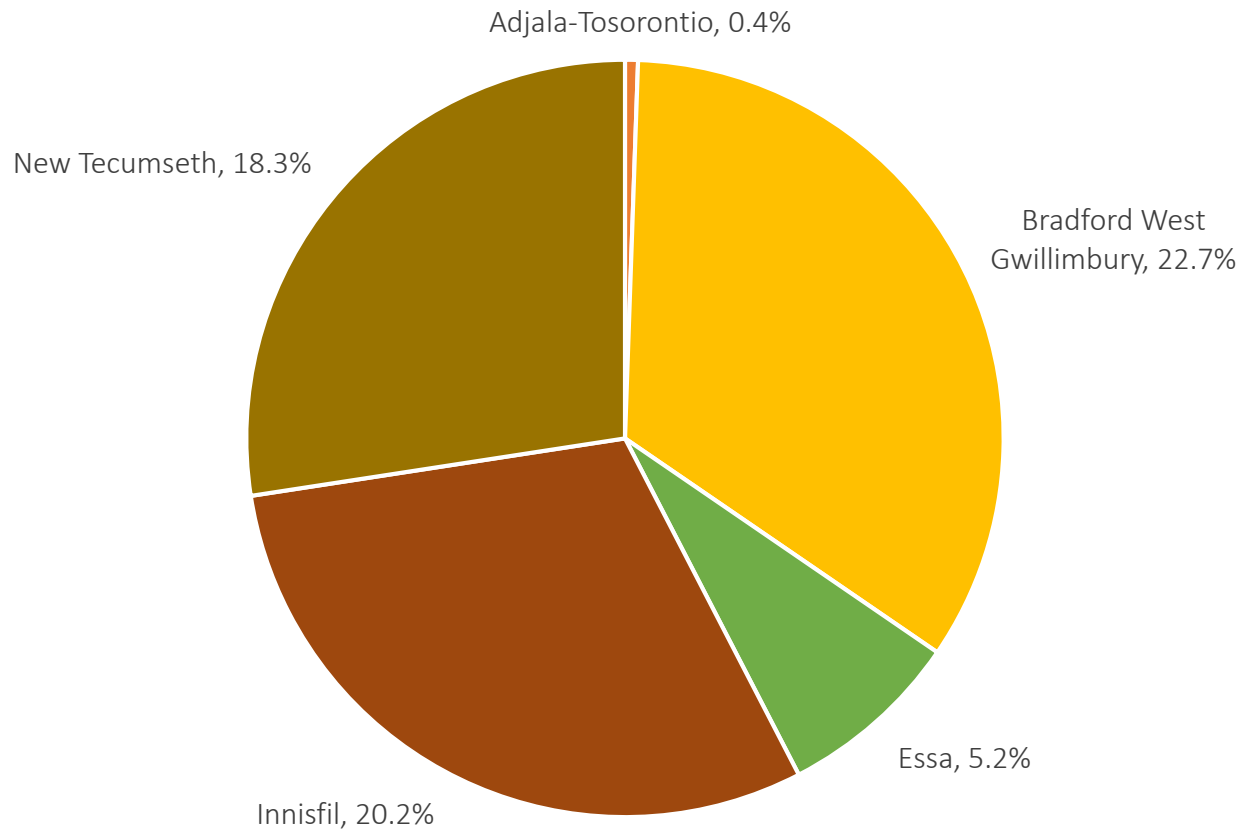
Most Population Growth in South will be in Bradford, Innisfil, and New Tecumseth

Share of Regional Market Area South: Population Growth, 2021 - 2051



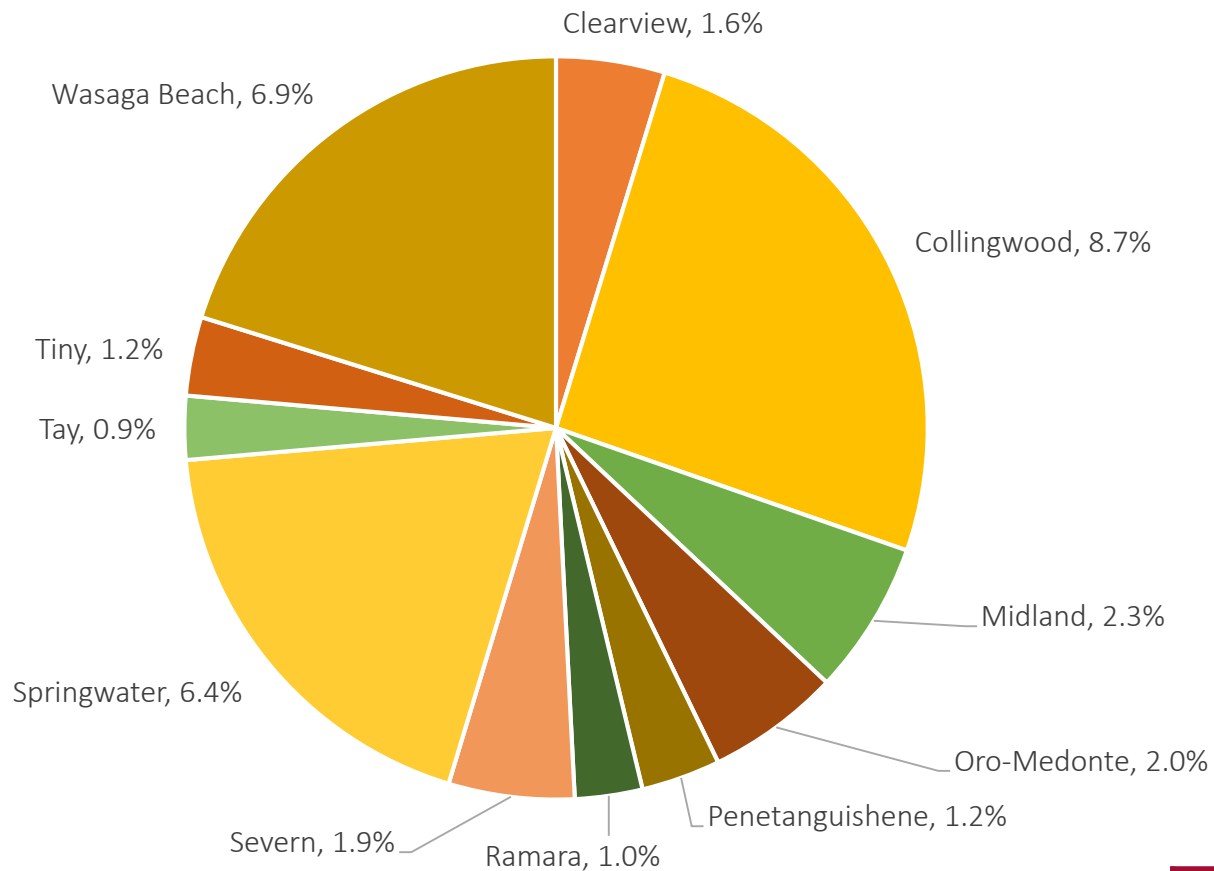
Similarly, Most Employment Growth in South to be in Bradford, Innisfil, and New Tecumseth

Share of Regional Market Area South: Employment Growth, 2021 - 2051



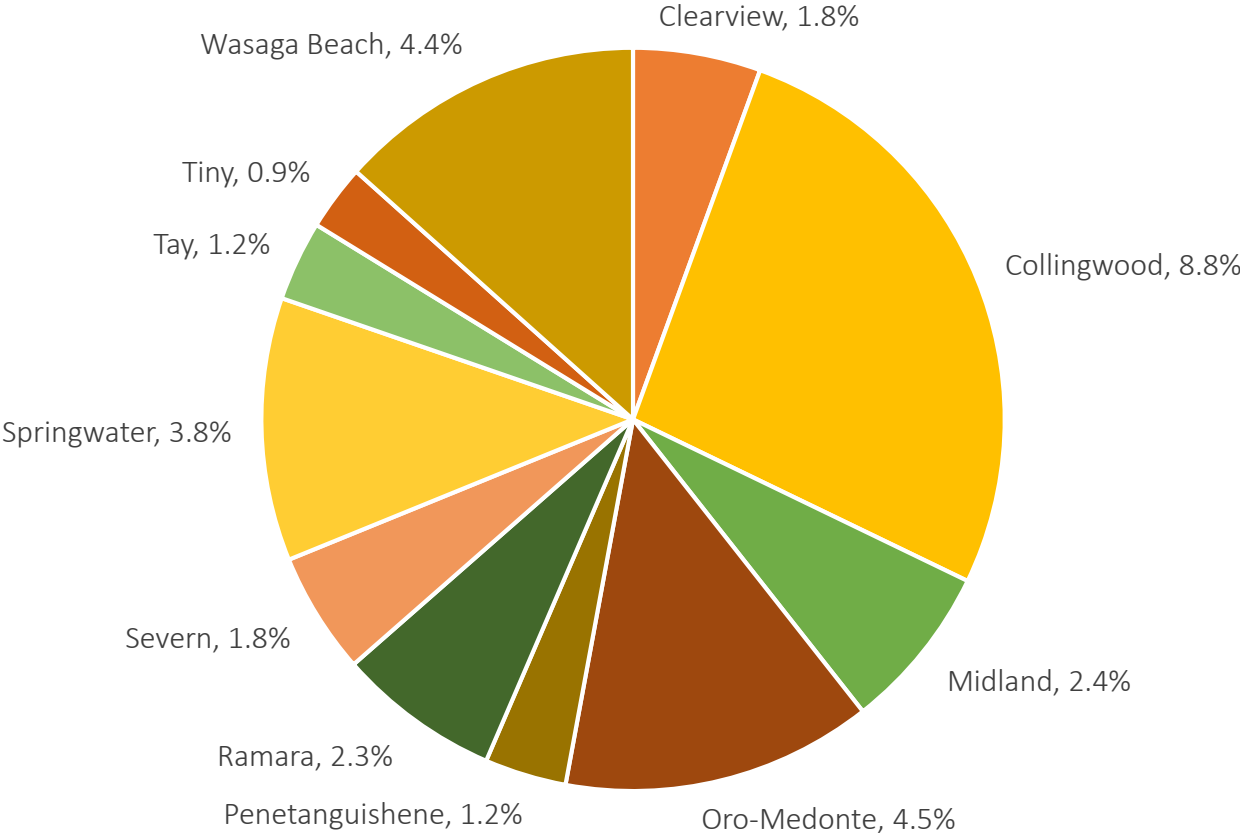
In the North, Population Growth Focused in Established Urban Centres

Share of Regional Market Area North: Population Growth, 2021 - 2051



Similar Pattern for Employment Growth in the North

Share of Regional Market Area North: Employment Growth, 2021 - 2051

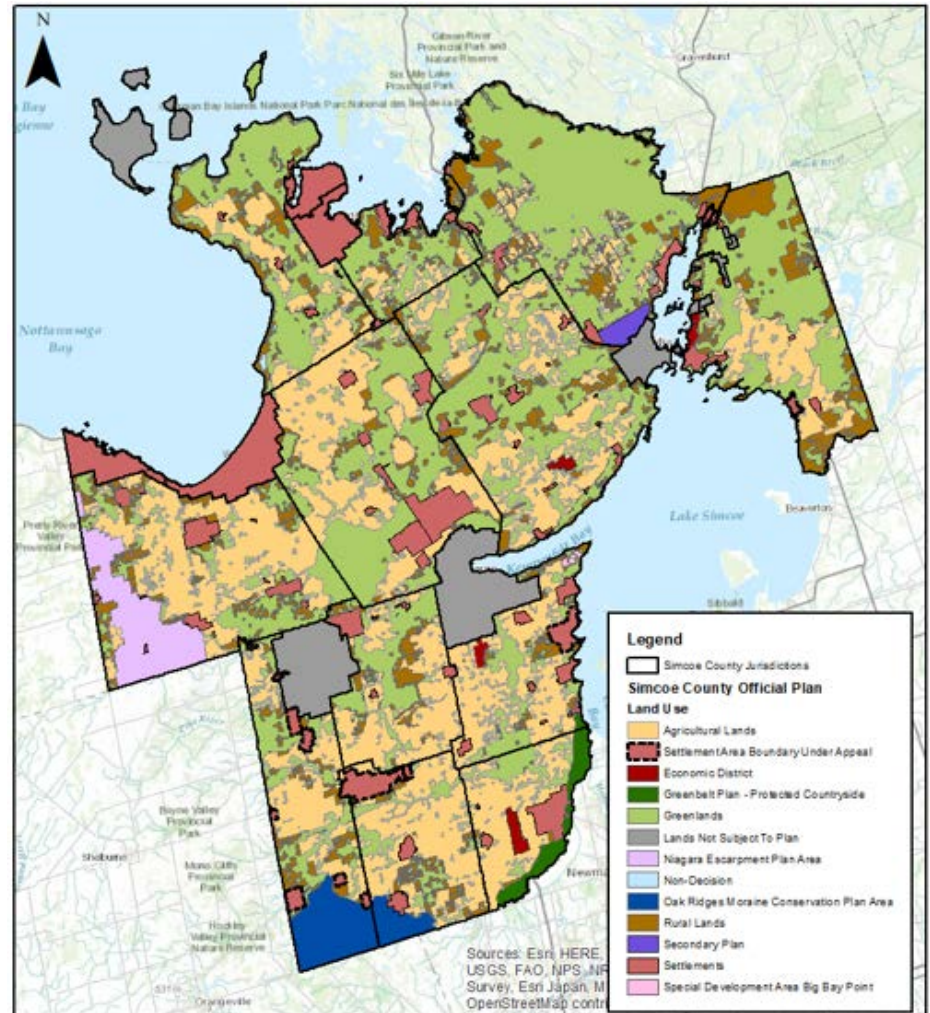


Overall Conclusions of Draft LNA:

1. Employment Area Needed Across the County, North and South
2. Community Area for New Housing Needed Only in the South

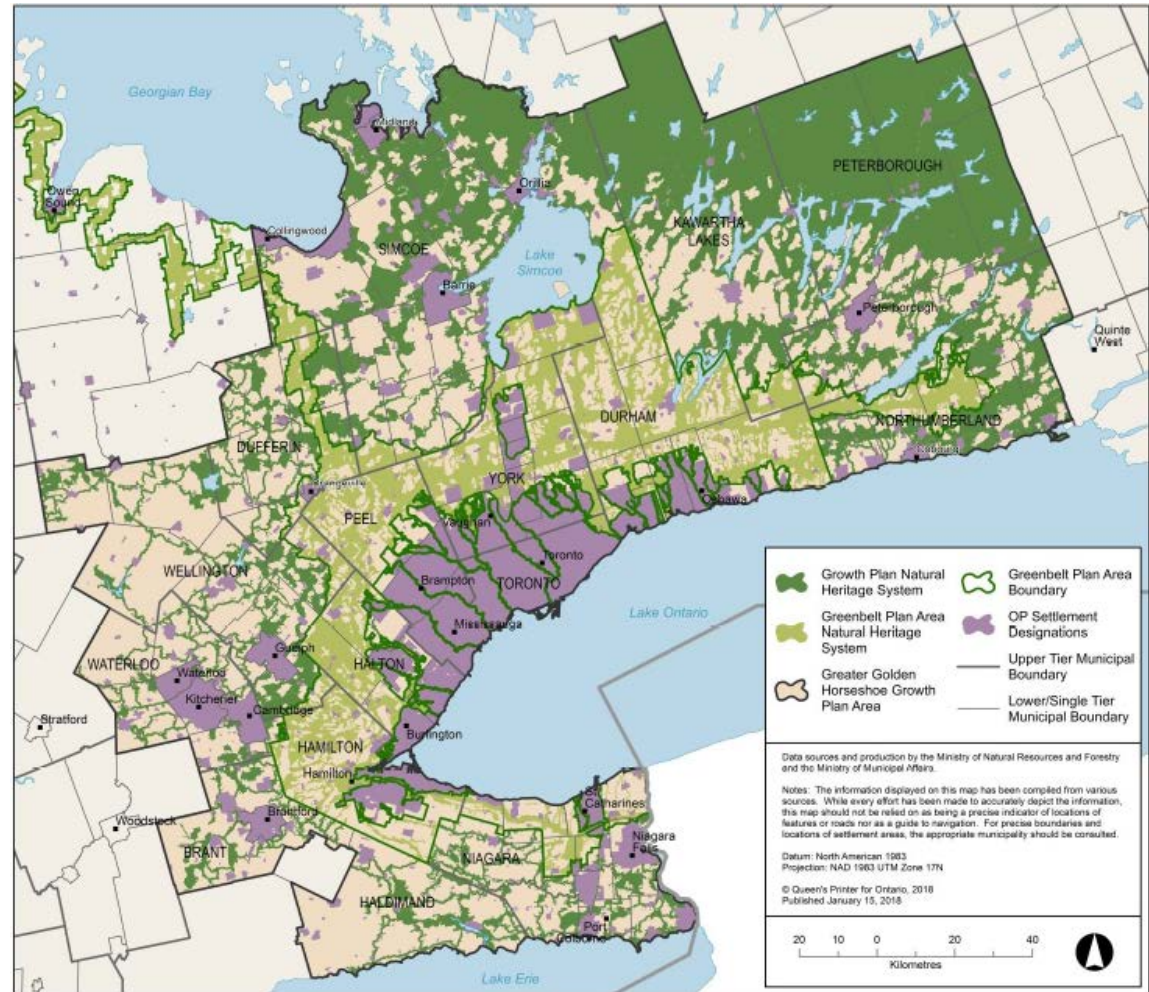
Key Growth Plan Policies — Protecting What is Valuable

1. Implement Provincial Natural Heritage System (224,000 ha)
2. Watershed planning informs protection of watershed resource systems and planning decisions
3. Protect Provincial Agricultural System (212,000 ha)
4. Climate change mitigation and adaptation



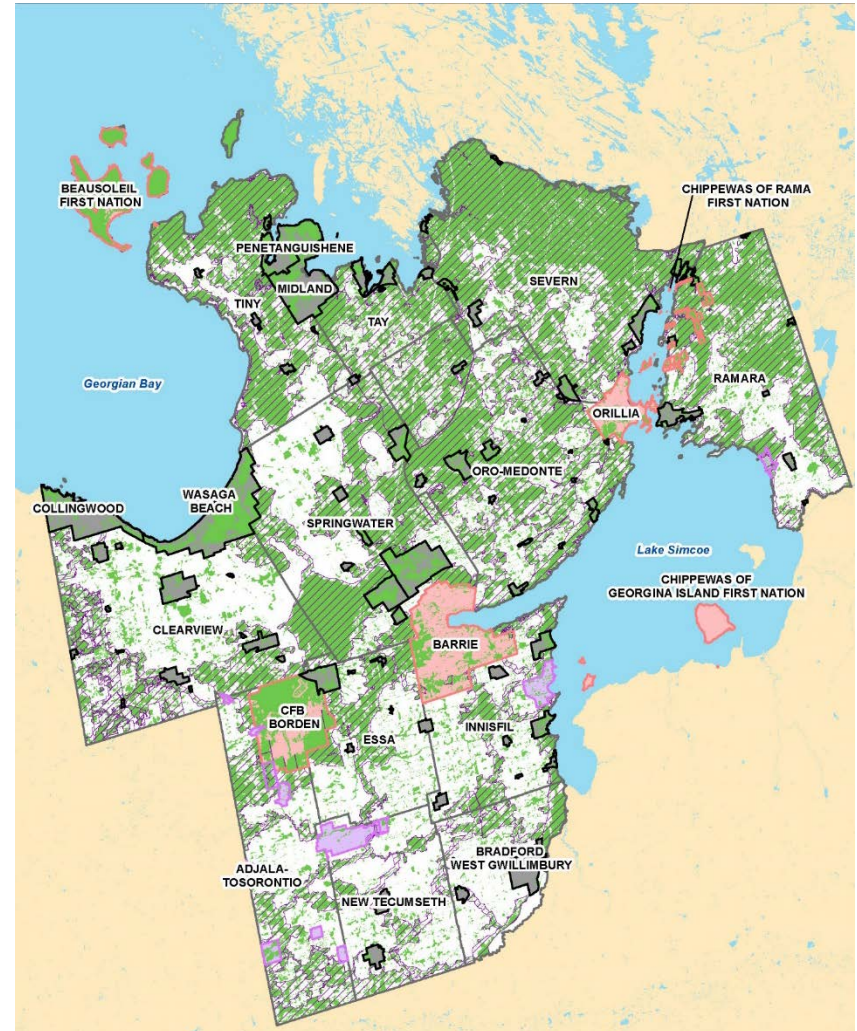
1. Natural Heritage System Conformity

- County OP must incorporate mapping of Provincial Natural Heritage System (NHS)
- County to refine Provincial mapping with “greater precision” in a manner consistent with Growth Plan



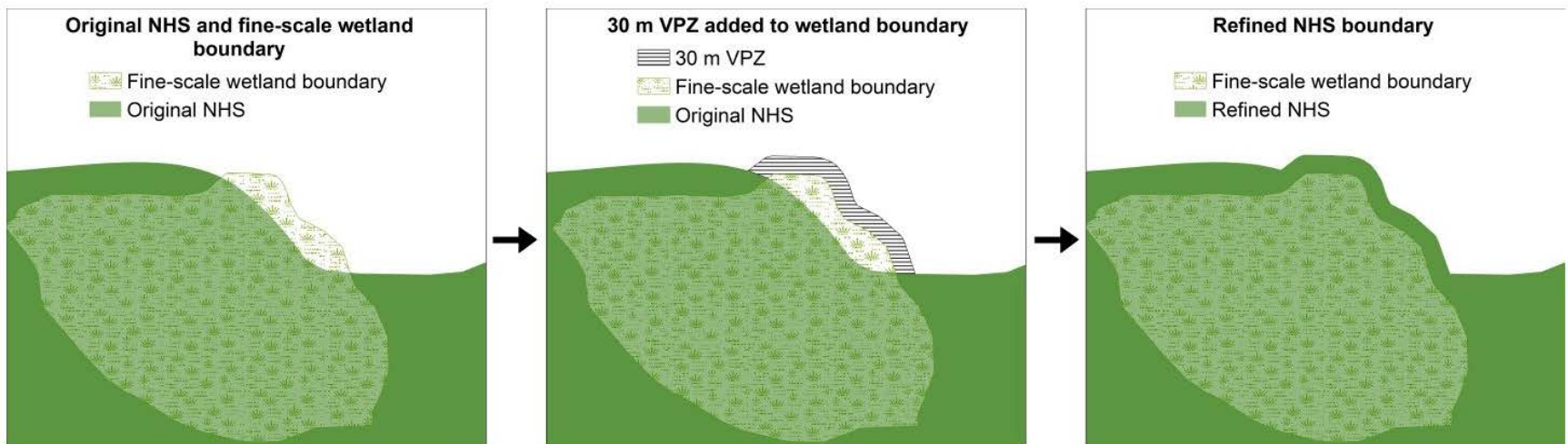
NHS Study Process

- Obtain most recent natural features datasets
- Refinement process
 - ArcGIS Online review and comment on datasets
 - Evaluation—do areas fulfill core area or linkage area functions?
 - Reconnaissance visits



Refinements are Generally Minor and Technical

- Additions: continuous natural features
- Removals:
 - built-up impervious development or infrastructure (e.g. approved plans of subdivision)
 - small isolated portions with no natural features

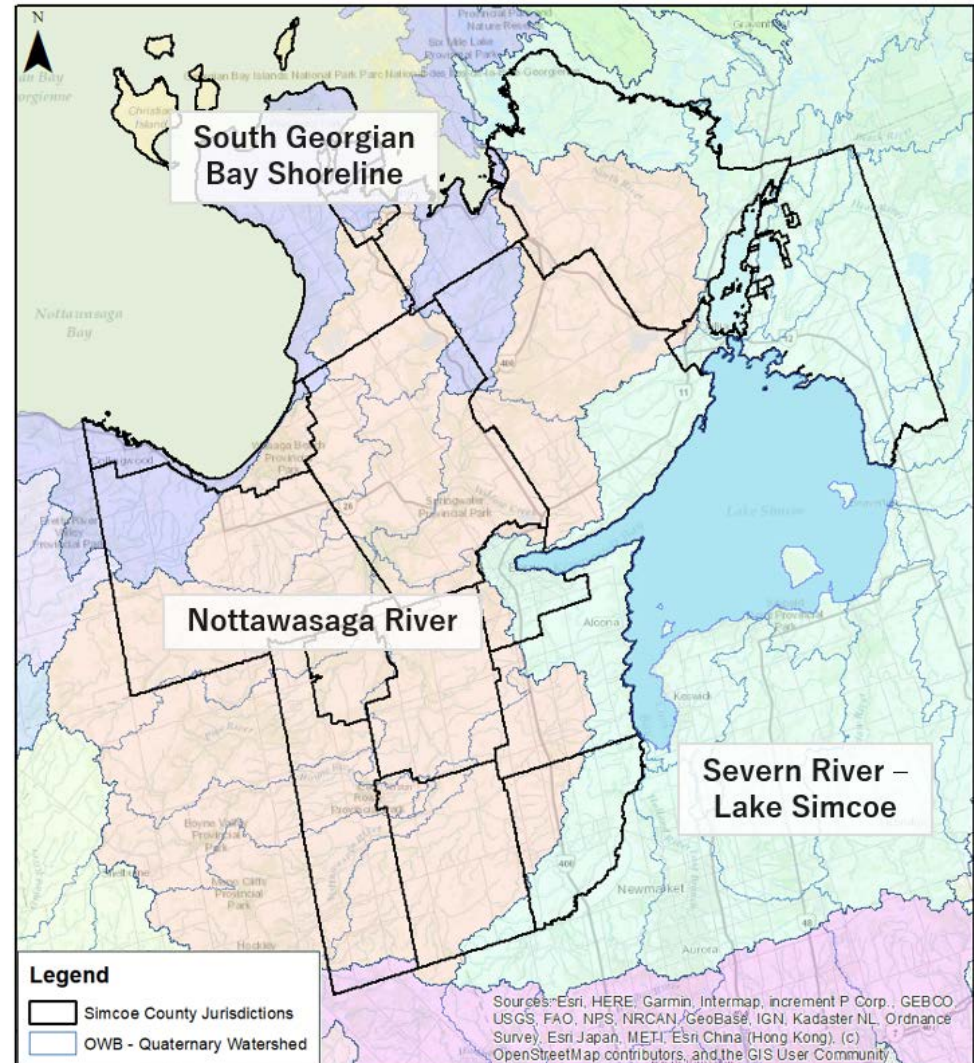


2. Water Resource System Conformity

- County must identify:
 - Key hydrologic features
 - Key hydrologic areas
 - Ground water features
 - Surface water features
 - Hydrologic functions
 - Shoreline areas
 - Vegetation protection zones
- Sets framework for future watershed planning to:
 - Protect water resources
 - Manage human activities, land, water, aquatic life, and resources
 - Assess cumulative, cross-jurisdictional and cross-watershed impacts

Watershed Plan Approach

- Tertiary scale required, but quaternary scale review undertaken
 - 3 tertiary watersheds
 - 21 quaternary watersheds
- Three phase approach
 - Phase 1 – Existing watershed planning
 - Phase 2 – Vision, goals, objectives, targets
 - Phase 3 – Plan and policy development



Watershed Plan Phase 1 – Confirm Boundaries/Establish Priorities

“Total OP Urban Area”, based upon current OP mapping, includes:

- Economic Districts
- Secondary Plans
- Settlement Areas

Tertiary Watershed	Quaternary Watershed	Total OP Urban Area ¹ (ha)	Total OP Urban Area (%)	Total Built-Up Area (ha)	Total Built-Up Area (%)
South Georgian Bay Shoreline	South Georgian Bay Shoreline	12434	18%	5290	8%
Southwest Georgian Bay	Eugenia Lake - Beaver River	0	0%	0	0%
Nottawasaga River	Bear Creek - Nottawasaga River	1080	4%	122	0.4%
	Boyne River	0	0%	825	11%
	Innisfil Creek	1505	3%	598	1%
	Mad River	1190	4%	185	1%
	Marl Creek - Nottawasaga River	602	3%	33	0.2%
	Matchedash Bay	3549	6%	188	0.3%
	Nicholston Dam - Nottawasaga River	0	0%	0	0%
	Nottawasaga River Outlet	5850	21%	3447	13%
	Pine River	340	3%	223	2%
	Willow Creek	4367	14%	397	1%
	Wye River	1375	7%	577	3%
Severn River – Lake Simcoe	Head River	47	0.3%	0	0%
	Holland River	2292	14%	823	5%
	Lake Simcoe	3370	6%	649	1%
	Lake St. John - Black River	173	2%	0	0%
	Little Lake - Severn River	128	1%	0	0%
	Sparrow Lake - Severn River	1639	13%	269	2%
	Talbot River - Trent-Severn Waterway	22	1%	0	0%
Humber River – Don River	Bolton Dam - Humber River	0	0%	0	0%

Watershed Plan Phase 3 – Goals and Objectives

- Review Provincial policy
- Review County, Conservation Authority and Severn Sound Environmental Association goals and objectives
- Take guidance from Provincial Watershed Planning draft process
- Align goals and objectives to Watershed Planning (specific to NHS and WRS), complement to MCR
- Receive feedback and input from stakeholders

3. Agriculture – Policy Framework

- County OP must designate **prime agricultural areas** in accordance with Provincial mapping and protect them over the long-term
 - Provincial mapping of agricultural land base does not apply until implemented in County OP
 - County can only refine Provincial mapping through an MCR
- County OP identifies 154,252 ha of prime agricultural area in agricultural land use designation on Schedule 5.1 (212,000 ha in Provincial mapping)

Overview of Provincial Agricultural System Review and Refinement

- **Phase 1 – Identify Differences**
 - Identify differences between Provincial Agricultural System mapping, County agricultural designation mapping, and lower-tier mapping
- **Phase 2 – Update Mapping**
 - Update Agricultural System map for County OP

4. Climate Change Strategy – Overview

- Input to MCR to update County OP policies
- Climate change will affect Simcoe communities
- Strategy recommends best practices for climate change planning for the MCR and beyond

Climate Change Recommendations for Simcoe Arising from Best Practices

Short-term considerations for MCR

- Use Provincial policies and guidance to establish climate change policies
- Commit to a future process to confirm the vision, goals and policy objectives
- Begin identifying the general role of the County, local municipalities and other organizations in climate change action

Climate Change Recommendations for Simcoe Arising from Best Practices

Long-term considerations following approval of new OP (5-years +)

- Commit to a planning process to create a Simcoe County climate change approach that moves beyond general and broad policies
- Follow the identified best practices (or other framework)
- Model future GHG emissions
- Clearly identify the role of the County, lower-tier municipalities and other organizations in climate change action and consider implementing coordinated action to maximize benefits

Engagement Plan Goals

- Build awareness and understanding—MCR mainly a technical conformity exercise
- Effectively engage full range of stakeholders
- Pre-engage First Nations and Métis communities
- Foster relationships to generate broad-based support
- Encourage participation and input
- Demonstrate transparency

Phase 1: Data & Gathering Analysis

Timeline: Jan-Jun 2021

Key Tasks:

- Kick-off meeting with lower-tiers
- Start technical studies

Phase 2: Draft Reports, Draft Technical Recommendations, Land Needs Assessment

Timeline: Jul-Dec 2021

Key Tasks:

- Preliminary mapping
- Draft technical recommendations
- Draft and final lands needs assessment

Phase 3: Prepare Technical Reports, Final Mapping & Final Technical Recommendations, Official Plan

Timeline: Nov 2021 - Jul 2022

Key Tasks:

- Final technical recommendations
- Draft Official Plan
- Final Official Plan

Engagement Plan Update

- County Council
- Municipal staff (County/lower-tier)
- Indigenous communities
- Provincial staff
- Public agencies
 - Conservation Authorities/SSEA
 - School Boards
- Residents (seasonal & permanent)
- Agricultural community
- Major landowners/developers
- Community/business groups & associations

Technical Study	Public Sessions	Attendees
Growth Management	3	247
NHS	2	108
Watershed Plan	2	100
Agriculture	2	99
Climate Change	2	92
Total	11	646

Next Steps

- Submission deadlines for material released to date
 - November 12 (general public)
 - December 3 (lower-tiers)
- Co-ordinate with Water/Wastewater Servicing Strategy and finalize technical reports, LNA report (Jan 2021), and mapping
- Phased approach to Growth Management OPAs
 - Phase 1 – Approve forecasts and land needs (additional Council update in Q1 2022)
 - Phase 2 – Approve settlement area expansions and mapping
- Further opportunities for public review and input into MCR and updated OP through postings to MCR webpage and future statutory public meeting(s)