

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

PROCEEDING COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: County of Simcoe
Appellant: Midhurst Development Doran Road Inc. and Carson Road Development Inc.
Appellant: Midhurst Rose Alliance Inc.
Appellant: Township of Springwater and others
Subject: Failure to announce a decision respecting the Official Plan for the County of Simcoe
Municipality: County of Simcoe
OMB Case No.: PL091167
OMB File No.: PL091167
OMB Case Name: Fellman v. Simcoe (County)

WRITTEN MOTION RECORD
(PHASE 3b – Local Official Plans and Implementation Policies)

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Barristers and Solicitors
Suite 3100, 390 Bay Street
Toronto, Ontario
M5H 1W2

ROGER T. BEAMAN
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Lawyers for the Corporation
of the County of Simcoe

**TO: ALL APPELLANTS/PARTIES LISTED IN ATTACHMENTS "A" AND "B"
WITH A COPY TO ALL PARTICIPANTS LISTED IN ATTACHMENT "C"**

AND TO: **ONTARIO MUNICIPAL BOARD**
655 Bay Street, 15th Floor
Toronto, Ontario, M5G 1E5

Attention: Johnpaul Loiacono, Planner
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ATTACHMENT A”

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ATTACHMENT "B"

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ATTACHMENT "C"

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I N D E X

(PHASE 3b – Local Official Plans and Implementation Policies)

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Ontario Municipal Board
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IN THE MATTER OF subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

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NOTICE OF WRITTEN MOTION
(PHASE 3b – Local Official Plans and Implementation Policies)

THE CORPORATION OF THE COUNTY OF SIMCOE is making the within Written Motion to the Ontario Municipal Board under Rule 36 of the Board's Rules of Practice and Procedure pursuant to permission granted in the Order of the Board issued August 31, 2015. Any Notice of Written Response by Parties to this proceeding must be served by **Monday, May 2, 2016** and the County may thereafter serve a Written Reply by **Thursday, May 5, 2016**.

THE MOTION IS FOR AN ORDER:

- (a) allowing the Official Plan appeal in part and approving, and modifying and approving, several policies for Phase 3b dealing with Local Official Plans and Implementation Policies as set out in paragraph 17 of the Affidavit of Kathy Suggitt,

sworn April 19, 2016 and as shown in Exhibit "B" to the Affidavit; and

- (b) for such further and other relief as may seem just and appropriate.

THE GROUNDS FOR THE MOTION ARE:

- (a) the experts for parties registered for involvement in Phase 3b Local Official Plans and Implementation Policies of the hearing met and supported or did not oppose or had no opinion on certain policies and modified policies resolving concerns for various matters to be considered in the Phase 3b hearing;
- (b) the experts produced an Experts' Report dated April 15, 2016 setting out certain Phase 3b policies to be approved or modified and approved;
- (c) the policies and modified policies provide a suitable and appropriate policy framework for implementation of the Growth Plan;
- (d) the policies and modified policies are consistent with the PPS 2014, conform with relevant Provincial policy and represent good planning;
- (e) approval as sought would resolve appeals and concerns of certain parties;
- (f) relief under Rule 36 to hold the motion in writing was granted by the Board in its Order issued August 31, 2015 and the scheduled dates for Responses and Replies were secured from the Board's caseworker;
- (g) such further and other grounds as counsel may advise and this Board may deem necessary; and
- (h) *Planning Act*, R.S.O. 1990, c. P.13, as amended, ss. 17(40), 17(45), 17(50).

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of the motion:

- (a) the Affidavit of Kathy Suggitt, sworn April 19, 2016, and the Exhibits attached thereto;

- (b) Report of Meetings of Expert Witnesses on Phase 3b contained in the said Affidavit as Exhibit "A";
- (c) the pleadings, proceedings and exhibits filed herein;
- (d) such further and other material as counsel may advise and this Board may permit.

APRIL 20, 2016

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PL091167

**Ontario Municipal Board
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AFFIDAVIT OF KATHY SUGGITT, MCIP, RPP

Phase 3b – Local Official Plans and Implementation

**I, KATHY SUGGITT, MCIP, RPP, of the City of Barrie, in the Province of Ontario,
MAKE OATH AND SAY AS FOLLOWS:**

1. I am the Manager of Policy Planning in the Planning Department at the County of Simcoe (the "County"). As such, I have knowledge of the matters deposed to herein.
2. I am a Full Member of the Canadian Institute of Planners and a Registered Professional Planner in the Province of Ontario. I have over 25 years of experience in private and public sector planning. A copy of my Curriculum Vitae has previously been filed in these proceedings as attachment A to Motion Record Exhibit 7.
3. I have been directly involved in matters respecting the County's updated Official Plan at all stages of the process since August 2008 leading to its adoption by the County on November 25, 2008 through to the endorsement of the proposed modified Plan by County Council on January 22, 2013 and to the present including OMB proceedings to date.

Local Official Plans and Implementation Policies under Appeal – Phase 3b

4. By way of written Order dated June 13, 2013 the Board approved certain policies in Sections 4.10 and 4.11 of the Plan. The policies that remain under appeal in those two sections of the Plan, known as Phase 3b, are as follows: 4.10.1, 4.10.2, 4.10.6, 4.10.7, 4.10.9, 4.10.10, 4.10.14, 4.11.1, 4.11.10, 4.11.11, 4.11.18(i) and the definition of *Major Growth* or *Major Development*.
5. The expert witnesses for the parties registered with issues on the remaining policies and definition in this phase of the hearing met on April 12, 2016 to try to resolve the issues and/or reduce the number of issues. Agreement amongst the experts was arrived at which addresses all remaining issues on a general basis. An Experts' Report dated April 15, 2016 was provided to the County solicitor, who has circulated the report to the Board and to all parties and participants. Attached as **Exhibit "A"** is a copy of the Experts' Report for Phase 3b dated April 15, 2016.

Policies and Definition with No Modifications

6. As reflected in **Exhibit "A"**, the experts have reached agreement on some of the remaining policies under appeal coming into effect as adopted, with no modifications. The **Attachment** to the Experts' Report contains the policies. The experts either support or do not oppose/have no opinion on the following policies, as adopted, with no modifications: 4.10.1, 4.10.6, 4.10.9, 4.11.10, 4.11.11 and the Definition of *Major Growth* or *Major Development*.

Proposed Modifications

7. The experts involved in the discussions reached agreement on some of the policies as proposed to be modified. The experts either support or do not oppose/have no opinion on the proposed modifications. The **Attachment** to the Experts' Report in **Exhibit "A"** reflects the following policies as proposed to be modified: 4.10.2, 4.10.7, 4.10.10, 4.10.14, 4.11.1 and deleting 4.11.18(i).
8. Policy 4.10.2 provides direction to local municipalities to map the settlement boundaries and provide policies in the local plans that are consistent with Section 3.5 of the County Plan. The proposed modification to policy 4.10.2 provides further direction that when a local municipality is considering a settlement area expansion, to consider lands that would establish clear and logical settlement area boundaries in addition to the criteria listed in Section 3.5.18 of the Plan.
9. Policy 4.10.7 is proposed to be modified to be consistent with the modifications made to Section 3.8 to ensure the local official plans contain policies and maps to identify and protect the County's natural heritage system.

- 10. Policy 4.10.10 is proposed to be modified by taking the term "development" out of italics font as the use of the word in this context is not meant to be as it is defined in the Plan.
- 11. Policy 4.10.14 is proposed to be modified by removing the second sentence from the policy as it is not appropriate to specify a certain software company by name in a policy in the Plan. The intent of the policy is maintained through the first sentence.
- 12. Policy 4.11.1 is proposed to be modified to replace the word "Plan" with the word "policy". This modification helps to clarify when the timeframe for local official plan conformity begins given that the County Plan has been partially approved throughout the past three years.
- 13. Policy 4.11.18 is already approved, except sub-section (i). Sub-section (i) is proposed to be deleted given the term is no longer used in the Plan. This modification requires that the policy sub-sections be renumbered beyond (i) as well as in the sentence below the list of studies, where reference to sub-section ff) becomes sub-section ee).

Summary Opinion

- 14. The Experts' Report dated April 15, 2016, attached as **Exhibit "A"** herein accurately reflects the agreement amongst the expert planning witnesses based on the experts' meeting discussions.
- 15. It is my professional planning opinion that the adopted policies and definition listed in paragraph 6 and the proposed modifications to the policies listed in paragraph 7, all explained above, and all contained in the Attachment to the Experts Report attached as **Exhibit "A"**, accurately reflects the agreement reached by the experts involved in Phase 3b of this hearing, on the understanding that the experts either support or do not oppose/have no opinion on the adopted policies, definition or any proposed modifications.
- 16. The policies and definition addressed in this Affidavit in support of the motion seeking approval of the Phase 3b policies and definition including the proposed modifications bring the policies and definition into conformity with relevant Provincial policy. The modifications are consistent with the Provincial Policy Statement, 2014, conform with the Growth Plan and represent good planning.
- 17. I make this Affidavit in support of the County's request for an order of the Board to allow the appeal in part of the Official Plan and to approve certain policies and definition as adopted, and to modify and approve certain policies, all as detailed in the Attachment to **Exhibit "A"** as follows:
 - a. To approve 4.10.1 as adopted;

- b. To approve 4.10.6 as adopted;
- c. To approve 4.10.9 as adopted;
- d. To approve 4.11.10 as adopted;
- e. To approve 4.11.11 as adopted;
- f. To approve the Definition of *Major Growth* or *Major Development* as adopted;
- g. To modify and approve 4.10.2;
- h. To modify and approve 4.10.7;
- i. To modify and approve 4.10.10;
- j. To modify and approve 4.10.14
- k. To modify and approve 4.11.1; and
- l. To delete adopted sub-section 4.11.18(i) and renumber accordingly.

18. Attached as **Exhibit "B"** is a clean copy of the untracked policies and definition now sought for approval as described above in paragraph 17.

SWORN BEFORE ME


at the Township of Springwater
 in the County of Simcoe
 this 19th day of April, 2016.


 Commissioner for Taking Oaths, etc.


 KATHY SUGGITT

Amanda Flynn, Deputy Clerk
 A Commissioner, etc.,
 for the Corporation of the
 County of Simcoe

THIS IS EXHIBIT "A" REFERRED TO IN THE AFFIDAVIT
OF KATHY SUGGITT SWORN BEFORE ME THIS
19th DAY OF APRIL, 2016.

A handwritten signature in cursive script, appearing to read "Amanda Flynn", is written over a horizontal line.

A Commissioner, etc.

**Amenda Flynn, Deputy Clerk
A Commisaloner, etc.,...
for the Corporation of the
County of Simcoe**

OMB File No: PL091167

County of Simcoe Official Plan

Experts' Report on Phase 3b – Local Official Plans and Implementation Policies

Dated April 15, 2016

Expert Planning Witnesses for Registered Parties with Issues on Phase 3b policies:

- Bruce Hoppe – Town of New Tecumseth (Appellant Party 32)
- Andria Leigh – Township of Oro-Medonte (Party W)
- Darryl Lyons – Ministry of Municipal Affairs and Housing (Party A)
- Paul Lowes – Rayville/Copperglen (Appellant Parties 40 and 41)
- Nick McDonald – Robert Schickedanz in Trust (Appellant Party 34)
- Kathy Suggitt – County of Simcoe (Appellant Party 1)
- Jacque Tschekalin – Township of Adjala-Tosorontio (Appellant Party 33)
- Peter Walker – Ontario Potato Distributing Inc. and 1567219 Ontario Limited (Appellant Parties 27a and 27b)

Policies in Phase 3b That Remain Under Appeal:

The following adopted policies from Phase 3b of the hearing remain under appeal:

Local Municipal Official Plans: 4.10.1, 4.10.2, 4.10.6, 4.10.7, 4.10.9, 4.10.10 and 4.10.14;
Implementation: 4.11.1, 4.11.10, 4.11.11, and 4.11.18(i)

Definition: *Major Growth or Major Development*

On April 12, 2016 an experts' meeting took place amongst the planners who represent the registered parties with identified issues on the policies that remain under appeal. Discussions have resulted in agreement and/or no opposition/no opinion on the remaining policies and definition based on some proposed modifications (refer to the Attachment). The proposed modifications resolve all issues for those registered parties related to the policies and definition as they apply across the County.

NOTE: Party 33 maintains an area-specific appeal.

Policies with No Modifications:

The experts have agreed with or do not oppose the following policies as adopted, coming into effect with no modifications:

- 4.10.1
- 4.10.6
- 4.10.9
- 4.11.10
- 4.11.11
- Definition of *Major Growth or Major Development*

Policies with Proposed Modifications:

The experts have agreed with or do not oppose the following policies as proposed to be modified, as detailed in the Attachment:

- 4.10.2
- 4.10.7
- 4.10.10
- 4.10.14
- 4.11.1
- 4.11.18(l)



Report prepared by Kathy Suggitt, County of Simcoe on behalf of the expert witnesses.

Attachment to Experts' Report on Phase 3b dated April 15, 2016

Local Municipal Official Plans and Implementation

4.10.1 *Local municipal* official plans shall establish planning strategies and policies for the *local municipality* which are consistent with all applicable *provincial* policies, conform to all applicable *provincial plans*, and which implement and are in conformity with this *Plan*. *Local municipal* official plans may include policies which are more restrictive to *development* than the policies in this *Plan*, but may not be more permissive than the policy direction established in this *Plan*. New *local municipal* official plans approved subsequent to the adoption of this *Plan* may refine the designations and mapped information contained within this *Plan* subject to documentation approved as satisfactory to the *County* and appropriate agencies based on scale of mapping using more detailed information.

Modify adopted policy 4.10.2 as follows:

4.10.2 *Settlement* boundaries shall be mapped in *local municipal* official plans to be consistent with the *County's Plan*. *Municipalities with primary settlement areas* in Simcoe County will identify the *primary settlement areas* in their *local municipal* official plans. *Local municipal* official plans shall include policies consistent with Section 3.5 of this *Plan* including minimum *density targets* and *intensification* targets and shall identify a hierarchy of *settlement areas* and direct growth in accordance with Sections 3.2, 3.3, 3.5 and 4.1 of this *Plan*. In addition to the criteria listed in section 3.5.18, consideration shall be given to the inclusion of lands that would establish clear and logical settlement area boundaries when an expansion to a settlement area is proposed.

4.10.6 *Local municipal* official plans and zoning bylaws shall include policies and regulations that provide the opportunity for a range of housing types, densities, and costs, including minimum *affordable* housing targets, to meet the needs of current and future residents in accordance with the provisions of Section 4.3 of this *Plan*.

Adopted policy 4.10.7 is proposed to be modified as follows:

4.10.7 *Local municipal* official plans shall contain policies and maps to identify and protect ~~both the County's *natural heritage system* in accordance with Section 3.8. *Greenlands Designation*, subject to Section 3.8.12 and a *local natural heritage system* which complements and supports the *County natural heritage system*. *Local municipal* land use policy, where it is more restrictive to *development* than this *Plan*, shall apply in those areas, subject to Section 3.8.~~

4.10.9 *Local municipal* official plans shall identify and map *built boundaries* for those *settlement areas* with *built boundaries* as provided by the Minister of Infrastructure and shown on Schedule 5.1 of this *Plan*, in their official plans.

Adopted policy 4.10.10 is proposed to be modified by deleting the italics font from the word "development" in the first line as follows:

4.10.10 *Local municipal* official plans shall be amended for the following **developments**:
settlement expansions, triggered by way of a *municipal comprehensive review*, golf

courses, expanded rural employment areas, airports, new waste disposal sites, and mineral aggregate operations unless otherwise permitted. Policies shall also be included setting out the criteria and/or circumstances for the establishment of such uses including more detailed location, design, and performance criteria than contained in this Plan.

Adopted policy 4.10.14 is proposed to be modified as follows:

4.10.14 Local municipalities shall ensure that all Official Plan schedules are developed in a digital format that contains spatial references, using North American Datum (NAD 83) and UTM coordinates, and is compatible with County of Simcoe GIS software.

~~Compatibility with ESRI software products is preferred and pre-consultation with the County of Simcoe GIS Department is required prior to adoption of any municipally initiated official plan amendments.~~

Adopted policy 4.11.1 is proposed to be modified as follows:

4.11.1 In accordance with Section 27 of the *Planning Act*, local municipal official plans and section 34 by-laws under of the *Planning Act* shall be amended where necessary to conform to this Plan. Within two years of the date of approval of this ~~policy Plan~~, local municipal official plans shall be amended to be in conformity with this Plan. Zoning by-laws will be amended within three years of the approval of the local municipal official plan.

4.11.10 Local municipalities shall consult with the County of Simcoe during the preparation of official plans and municipally-initiated amendments, growth and settlement strategies, mapping of prime agricultural areas, mapping of flood plain lands and natural heritage systems, preparation of cultural heritage registers, and the preparation of background studies of development including traffic impact studies to ensure compatibility with the goals, objectives, and policies of the County Official Plan. Proponents of privately-initiated official plan amendments shall pre-consult with the County.

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

Policy 4.10.18 is already approved except sub-section (i). Sub-section (i) is proposed to be deleted as the term is no longer in the Plan. Renumber the balance of sub-sections and make the change in the second to last paragraph to refer to ee) as ff) is no longer valid.

4.11.18 In order for a development application to be considered complete in accordance with Sections 22 or 51 of the *Planning Act*, the County of Simcoe may require that the following reports or studies be prepared:

- (a) Environmental Impact Study/*Environmental Impact Statement (EIS)*
- (b) Natural Heritage Evaluation
- (c) Master Servicing Study/Servicing Options Report
- (d) Servicing Feasibility Study/Servicing Capability Study
- (e) D-4 Landfill Study
- (f) Traffic Impact Study/Transportation Study
- (g) Hydrogeological Study/Hydrology Study
- (h) Stormwater Management Report
- ~~(i) Settlement Capability Study~~
- ~~(j)(i)~~ Affordable Housing Report
- ~~(k)(i)~~ Urban Design Report/Streetscape Study dealing with safety, accessibility, pedestrian and transit orientation
- ~~(h)(k)~~ Digital Plan according to *County* specifications
- ~~(m)(l)~~ Agricultural Assessment
- ~~(n)(m)~~ Needs/Justification Report except for those applications for new aggregate operations
- ~~(e)(n)~~ Fisheries Impact/Marina Impact Study
- ~~(p)(o)~~ Environmental Site Assessment
- ~~(q)(p)~~ Aggregate Potential Assessment and/or Aggregate License Compatibility Assessment
- ~~(r)(q)~~ Wellhead Protection Area – Risk Assessment Report
- ~~(e)(r)~~ Spray Analysis – Golf Courses
- ~~(t)(s)~~ Flooding, erosion, slope stability reports including coastal engineering studies
- ~~(t)(t)~~ Noise/Vibration Impact Analysis
- ~~(v)(u)~~ Odour/Dust/Nuisance Impact Analysis
- ~~(w)(v)~~ Illumination Study
- ~~(x)(w)~~ Geotechnical/Soil Stability Report
- ~~(y)(x)~~ Wind Study
- ~~(z)(y)~~ Archaeological Assessment
- ~~(aa)(z)~~ Architectural/Cultural Heritage Report

~~(bb)~~(aa) Aggregate Studies related to/and in compliance with the requirements of the Ministry of Natural Resources license, for new and expansions to existing pits and quarries

~~(ee)~~(bb) Planning Justification Report

~~(dd)~~(cc) Scoped water budget

~~(ee)~~(dd) Water conservation plan

~~(ff)~~(ee) Functional Servicing Report.

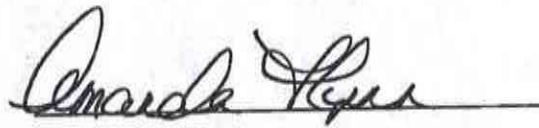
The need for any or all of the studies listed from a) to ~~(fee)~~ shall be determined by the County of Simcoe following pre-consultation between the *County* and the applicant.

Studies and plans in support of an application are to be submitted in digital and paper formats in quantities determined by the *County*.

Definitions:

Major Growth or Major Development refers to any land use change which can be reasonably expected to impact on the environment or on infrastructure and generally includes those uses identified in Section 4.10.10.

THIS IS EXHIBIT "B" REFERRED TO IN THE AFFIDAVIT
OF KATHY SUGGITT SWORN BEFORE ME THIS
19th DAY OF APRIL, 2016.



A Commissioner, etc.

Amanda Flynn, Deputy Clerk
A Commissioner, etc....
for the Corporation of the
County of Simcoe

Phase 3b - Local Municipal Official Plans and Implementation

- 4.10.1** *Local municipal* official plans shall establish planning strategies and policies for the *local municipality* which are consistent with all applicable *provincial* policies, conform to all applicable *provincial plans*, and which implement and are in conformity with this *Plan*. *Local municipal* official plans may include policies which are more restrictive to *development* than the policies in this *Plan*, but may not be more permissive than the policy direction established in this *Plan*. New *local municipal* official plans approved subsequent to the adoption of this *Plan* may refine the designations and mapped information contained within this *Plan* subject to documentation approved as satisfactory to the *County* and appropriate agencies based on scale of mapping using more detailed information.
- 4.10.2** *Settlement* boundaries shall be mapped in *local municipal* official plans to be consistent with the *County's Plan*. *Municipalities with primary settlement areas* in Simcoe County will identify the *primary settlement areas* in their *local municipal* official plans. *Local municipal* official plans shall include policies consistent with Section 3.5 of this *Plan* including minimum *density targets* and *intensification* targets and shall identify a hierarchy of *settlement areas* and direct growth in accordance with Sections 3.2, 3.3, 3.5 and 4.1 of this *Plan*. In addition to the criteria listed in section 3.5.18, consideration shall be given to the inclusion of lands that would establish clear and logical *settlement area* boundaries when an expansion to a *settlement area* is proposed.
- 4.10.6** *Local municipal* official plans and zoning bylaws shall include policies and regulations that provide the opportunity for a range of housing types, densities, and costs, including minimum *affordable* housing targets, to meet the needs of current and future residents in accordance with the provisions of Section 4.3 of this *Plan*.
- 4.10.7** *Local municipal* official plans shall contain policies and maps to identify and protect the *County's natural heritage system* in accordance with Section 3.8.
- 4.10.9** *Local municipal* official plans shall identify and map *built boundaries* for those *settlement areas* with *built boundaries* as provided by the Minister of Infrastructure and shown on Schedule 5.1 of this *Plan*, in their official plans.
- 4.10.10** *Local municipal* official plans shall be amended for the following developments: *settlement* expansions, triggered by way of a *municipal comprehensive review*, golf courses, expanded *rural employment areas*, airports, new *waste disposal sites*, and *mineral aggregate operations* unless otherwise permitted. Policies shall also be included setting out the criteria and/or circumstances for the establishment of such uses including more detailed location, design, and performance criteria than contained in this *Plan*.
- 4.10.14** *Local municipalities* shall ensure that all Official Plan schedules are developed in a digital format that contains spatial references, using North American Datum (NAD 83) and UTM coordinates, and is compatible with County of Simcoe GIS software.
- 4.11.1** In accordance with Section 27 of the *Planning Act*, *local municipal* official plans and section 34 by-laws under of the *Planning Act* shall be amended where necessary to

conform to this *Plan*. Within two years of the date of approval of this policy, *local municipal* official plans shall be amended to be in conformity with this *Plan*. Zoning by-laws will be amended within three years of the approval of the *local municipal* official plan.

- 4.11.10** *Local municipalities* shall consult with the County of Simcoe during the preparation of official plans and municipally-initiated amendments, growth and *settlement* strategies, mapping of *prime agricultural areas*, mapping of *flood plain* lands and *natural heritage systems*, preparation of cultural heritage registers, and the preparation of background studies of *development* including traffic impact studies to ensure compatibility with the goals, objectives, and policies of the County Official Plan. Proponents of privately-initiated official plan amendments shall pre-consult with the *County*.
- 4.11.11** Where a *development* application includes an application to amend the County Official Plan, a *local municipal* official plan and/or other bylaw, and/or *subdivision* of land by plan or consents, joint processes and hearings shall be undertaken where possible in order to avoid duplication.
- 4.11.18** In order for a *development* application to be considered complete in accordance with Sections 22 or 51 of the *Planning Act*, the County of Simcoe may require that the following reports or studies be prepared:
- (a) Environmental Impact Study/*Environmental Impact Statement (EIS)*
 - (b) Natural Heritage Evaluation
 - (c) Master Servicing Study/*Servicing Options Report*
 - (d) Servicing Feasibility Study/*Servicing Capability Study*
 - (e) D-4 Landfill Study
 - (f) Traffic Impact Study/*Transportation Study*
 - (g) Hydrogeological Study/*Hydrology Study*
 - (h) Stormwater Management Report
 - (i) Affordable Housing Report
 - (j) Urban Design Report/*Streetscape Study* dealing with safety, accessibility, pedestrian and transit orientation
 - (k) Digital Plan according to *County* specifications
 - (l) Agricultural Assessment
 - (m) Needs/*Justification Report* except for those applications for new aggregate operations
 - (n) Fisheries Impact/*Marina Impact Study*
 - (o) Environmental Site Assessment

- (p) Aggregate Potential Assessment and/or Aggregate License Compatibility Assessment
- (q) Wellhead Protection Area – Risk Assessment Report
- (r) Spray Analysis – Golf Courses
- (s) Flooding, erosion, slope stability reports including coastal engineering studies
- (t) Noise/Vibration Impact Analysis
- (u) Odour/Dust/Nuisance Impact Analysis
- (v) Illumination Study
- (w) Geotechnical/Soil Stability Report
- (x) Wind Study
- (y) Archaeological Assessment
- (z) Architectural/Cultural Heritage Report
- (aa) Aggregate Studies related to/and in compliance with the requirements of the Ministry of Natural Resources license, for new and expansions to existing pits and quarries
- (bb) Planning Justification Report
- (cc) Scoped water budget
- (dd) Water conservation plan
- (ee) Functional Servicing Report.

The need for any or all of the studies listed from a) to ee) shall be determined by the County of Simcoe following pre-consultation between the *County* and the applicant.

Studies and plans in support of an application are to be submitted in digital and paper formats in quantities determined by the *County*.

Definitions:

Major Growth or Major Development refers to any land use change which can be reasonably expected to impact on the environment or on infrastructure and generally includes those uses identified in Section 4.10.10.

ONTARIO MUNICIPAL BOARD

**MOTION RECORD
(PHASE 3b – LOCAL OFFICIAL PLANS AND
IMPLEMENTATION POLICIES)**

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