

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario



**ISSUE DATE:** February 19, 2015

**CASE NO.:** PL091167

**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

**BEFORE:**

M. SILLS ) Thursday, the 19th  
MEMBER )  
 ) day of February, 2015

S. SUTHERLAND ) Thursday, the 19th  
MEMBER )  
 ) day of February, 2015

**THESE MATTERS** having come before the Board on September 12, 2014, October 24, 2014 and December 8, 2014 and the individuals listed on Attachment 1 through 3 to this Order having participated in the hearing events;

**THE BOARD ORDERS** that the attached Order, attached hereto as Attachment 4, is in full force and effect.

A handwritten signature in black ink, appearing to read "Jeanne Hogg." with a period at the end. The signature is written in a cursive, flowing style.

SECRETARY

**Ontario Municipal Board**

A constituent tribunal of Environment and Land Tribunals Ontario

Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

# ATTACHMENT 1

## COUNTY OF SIMCOE OFFICIAL PLAN

### List of Attendees at September 12, 2014 PHC\Hearing

<b>Counsel/Representative*</b>	<b>Appellant/Party/Participant</b>
Roger Beaman	Appellant 1
Susan Rosenthal	Appellants 2a, 2b, 3, 4, 38
Jerry Switzer	Appellants 7, 15, 32
Cory Estrela	Appellants 8a, 8c, 8d, 8e, 8f, 11, 12a, 12b, 13, 14, 21, 22, 23, 24, 25, 26, 35, 36, 37, 39a, 39b, 40, 41
Patricia Foran	Appellants 18, 31
Chris Barnett	Appellants 27a, 27b
Caterina Facciolo	Appellants 28, 29, M
Jane Pepino	Appellant 30
Isaac Tang	Appellant 33
Ken Hare, Ugo Popadic and Michael Spagnolo	Party A
Patricia Foran for Leo Longo	Party B
Quinto Annibale, Mark Joblin	Party D
Patricia Foran for Tom Halinski	Party E
Mary Bull	Parties J1, J2, J3, J4, J5, J6, K
Cory Estrela for Susan Rogers	Party R
Aynsley Anderson	Parties S, T
Patricia Foran for Chris Williams	Party W
Patrick MacDonald	Party Y
Sandy Agnew*, Ann Truyens*	Participant 1
Anna Romano*	Participant 3
Susan Rosenthal for Meaghan McDermid	Participants 11a, 11b
John Strong*	Participant 16

## ATTACHMENT 2

### COUNTY OF SIMCOE OFFICIAL PLAN

#### List of Attendees at October 24, 2014 PHC\Hearing

<b>Counsel/Representative*</b>	<b>Appellant/Party/Participant</b>
Roger Beaman	Appellant 1
Meghan McDermid	Appellant 2, 3 Participant 11a, 11b
Brent Spagnol* for Barnet Kussner	Appellant 6
James Feehely	Appellant 7, 15, 32
David White and Anthony-George D'Andrea	Appellants 8a, 8c, 8d,8e, 8f, 11, 12a, 12b, 13, 14, 21, 22, 23, 24, 25, 26, 35, 36, 37, 39a, 39b, 40, 41 Participant 22
Ian Rowe	Appellant 17, 34 Party G1, G2, G3, V, X
Patricia Foran	Appellant 18, 31
Chris Barnett	Appellants 27a, 27b
Caterina Facciolo	Appellant 28 Party M
Ray Duhamel* for Jane Pepino and Andrea Skinner	Appellant 30
Stephen Waqué	Appellant 33
Ugo Popadic and Arthur Ho	Party A
Mark Joblin	Party D
Paul Peterson	Party F
Mary Bull	Party J1, J2, J3, J4, J5, J6, K
Harold Elston and Aynsley Anderson	Party S, T
Patrick MacDonald	Party Y
Sandy Agnew*	Participant 1
Anna Romano*	Participant 3

## ATTACHMENT 3

### COUNTY OF SIMCOE OFFICIAL PLAN

#### List of Attendees at December 8, 2014 Hearing\PHC

<b>Counsel/Representative*</b>	<b>Appellant/Party/Participant</b>
Roger Beaman, Marshall Green	Appellant 1
Susan Rosenthal	Appellant 2a, 2b, 3, 38
Brent Spagnol* (for Barnet Kussner)	Appellant 6
James Feehely	Appellant 7, 15, 32
Anthony-George D'Andrea	Appellants 8a, 8c, 8d,8e, 8f, 11, 12a, 12b, 13, 14, 21, 22, 23, 24, 25, 26, 35, 36, 37, 39a, 39b, 40, 41, Participant 22
Meaghan McDermid	Appellant 10, Participant 11a, 11b
Ian Rowe	Appellant 17, 34, Party G1, G2, G3, V, X
Patricia Foran	Appellant 18, 31
Chris Barnett	Appellants 27a, 27b
Ray Duhamel* (for Andrea Skinner)	Appellant 30
Isaac Tang	Appellant 33
Ugo Popadic	Party A
Mark Joblin	Party D
Johanna Shapira (for Mary Bull)	Party J1, J2, J3, J4, J5, J6, K
Harold Elston	Party S, T
Patricia Foran (for Chris Williams)	Party W
Sandy Agnew* Ann Truyens*	Participant 1
Anna Romano*	Participant 3
Ralph MacKenzie*	Participant 18

## ATTACHMENT 4

### SIMCOE COUNTY OFFICIAL PLAN ORDER SEPT/OCT/DEC, 2014

**THESE MATTERS** having come before the Ontario Municipal Board (“Board”) on September 12, 2014, October 24, 2014 and December 8, 2014 and in accordance with s. 17(50) of the Planning Act, the Board orders as follows:

**1. THE BOARD ORDERS** that in accordance with the provisions of section 17(50) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and further to the partial approval Orders of this Board issued June 13, 2013 as amended by an Order issued July 5, 2013 and an Order issued February 25, 2014 and an Order issued May 15, 2014 and an Order issued July 28, 2014, the Official Plan of the County of Simcoe as adopted by the County of Simcoe (“County”) on November 25, 2008 and as recommended to be modified by the County on January 22, 2013, (the “Official Plan”), is hereby further modified and approved in part to implement this Order as provided below.

**2. AND THE BOARD FURTHER ORDERS** on reading the Motion Record (Exhibit 90) of the Township of Oro-Medonte dealing with the Craighurst Settlement Area Boundary, filed, and reading the supporting Responding Motion Record (Exhibit 92) of the County and the supporting Responding Motion Record (Exhibit 93) of Craighurst Land Corp., filed, and hearing the submissions of counsel on September 12, 2014, no party being in opposition, that Schedule 5.1 of the Official Plan be further modified by approving the Craighurst Settlement Area as shown depicted within the dashed line on Exhibit “F” to the Affidavit of Andria Leigh found on page 86 of the said Township Motion Record.

**3. AND THE BOARD FURTHER ORDERS** that on reading Exhibit 94, filed, and hearing the submissions of counsel on September 12, 2014, that D. G. Pratt Construction Limited’s site-specific participation in these proceedings and its appeal is adjourned *sine die* to be brought back on 30 days’ notice.

**4. AND THE BOARD FURTHER ORDERS** that on reading Exhibit 95, filed, and hearing the submissions of counsel on September 12, 2014, that Innisfil Mapleview Developments Limited’s (“Mapleview”) site and area-specific issues with the unapproved policies and designations in the County Official Plan and Mapleview’s participation in these proceedings are adjourned *sine die* to be brought back on 30 days’ notice.

**5. AND THE BOARD FURTHER ORDERS** that on being advised on December 8, 2014 by counsel for the County that a site and area specific appeal of all of the unapproved policies and designations in the County Official Plan had been filed by Mapleview, and on hearing the submissions of



**7. AND THE BOARD FURTHER ORDERS** on hearing the evidence of Tim Cane on September 12, 2014 concerning (i) corrections to the Churchill Settlement Boundary, (ii) adjustments to reflect existing and approved land uses in the vicinity of Highways 400 and 89 and (iii) a correction to recognize certain Highway Commercial lands south of the Stroud Settlement Boundary, such matters arising from mediation, no party being in opposition, that Schedule 5.1 of the Official Plan be further modified and approved:

- a) By re-designating certain hatched lands to Agricultural from Settlements and certain cross-hatched lands to Settlements from Agricultural and Greenlands and by approving the adjusted Churchill Settlement Boundary as outlined in Red, accordingly, all as shown on Exhibit 97A, filed,
- b) By re-designating certain hatched lands in the vicinity of Highway 400 and Highway 89 in Innisfil to Rural from Agricultural and Greenlands as shown on Exhibit 97B, filed; and
- c) By re-designating certain hatched lands in the vicinity of Stroud and Yonge Street in Innisfil to Rural from Agricultural as shown on Exhibit 97C, filed.

**8. AND THE BOARD FURTHER ORDERS** on hearing the evidence of Kathy Suggitt on September 12, 2014 concerning Phase 2b matters arising from mediation, no party being in opposition, that the Official Plan be further modified and approved by deleting Transition policy 3.4.6 and replacing it with policy 4.11.5, renumbered policy 4.11.6 and policy 4.11.7 all as shown in Exhibit 101 and on Schedule 1 to this Order and by renumbering the remaining subsections accordingly.

**9. AND THE BOARD FURTHER ORDERS** on reading the Motion Record (Exhibit 102) and the Supplementary Motion Record (Exhibit 103) of the County dealing with certain policies for Phase 2a, filed, and reading the supporting Responding Motion Record (Exhibit 104) of the Ministry of Municipal Affairs and Housing, the Responding email response (Exhibit 105A) of the Town of Bradford West Gwillimbury not taking issue with the relief sought, the supporting Responding letter (Exhibit 105B) of the Yorkwood Group of Companies, the supporting Responding letter (Exhibit 105C) of the Township of Oro-Medonte, and the supporting Responding letter (Exhibit 105D) of the Township of Ramara, filed, and hearing the submissions of counsel on October 24, 2014, no party being in opposition, that the Official Plan be further modified by substituting and approving the policies set out in consolidated Schedule 2 to this Order, reserving however, the rights of parties as noted in the Schedule 2 footnotes for later determination of remaining unapproved policies. The approvals in this paragraph do not prejudice or affect the merit of any party's case regarding a remaining unapproved policy, and do not bind any future determinations by the Board of those matters.



**10. AND THE BOARD FURTHER ORDERS** on being advised by counsel for the County on October 24, 2014 and December 8, 2014 of agreement on the remaining phases for this proceeding and on the Appellants and Parties registered for each phase, and on hearing the submissions of counsel, no one being in opposition, that the phases and Parties be approved as shown on Schedule 3 to this Order.

**11. AND THE BOARD FURTHER ORDERS** on being advised by counsel for the County on December 8, 2014 that all Participants wanting to testify have done so, and on reading the Affidavit of Angela Hatzipantelis (Exhibit 107) sworn December 5, 2014, filed, and hearing the submissions of counsel for the County, no party being in opposition, that Participants 1, 2, 3, 8, 9, 11a, 11b, 12, 16, 18, and 22 continue as Participants in a monitoring [M] role, that Participants 6, 14, 15, 19, 20, 21, 23, 24, and 25 be removed as Participants, and that no further Participants be added to the proceedings.

**12. AND THE BOARD FURTHER ORDERS** on reading the Motion Record (Exhibit 108) of the Township of Oro-Medonte dealing with Rural designations in the area known as Gasoline Alley in the said Township, and reading the supporting Responding letter (Exhibit 110) of the County and the supporting Responding email (Exhibit 111) of Appellant Parties 8acdef, 11, 12ab, 13-14, 21-26, 35-37, 39ab, 40 and 41, filed, and hearing the submissions of counsel on December 8, 2014, no party being in opposition, that Schedule 5.1 of the Official Plan be further modified by approving as Rural those lands so designated within the dashed lines as shown on Exhibit B to the Affidavit of Andria Leigh contained in Tab B of the said Motion Record.

**13. AND THE BOARD FURTHER ORDERS** on reading the Motion Record (Exhibit 112) of the County dealing with certain quarry mapping, filed, and reading the supporting Responding letter (Exhibit 114) of Walker Aggregates Inc. and the supporting Responding email (Exhibit 115) of the Township of Clearview, filed, and hearing the submissions of counsel on December 8, 2014, no party being in opposition,

- a) that Schedule 5.2.1 of the Official Plan be further modified by approving as Licensed Pits and Quarries the northerly area (Lot 25) outlined in a dashed line on Exhibit "D" (page 27) to the Affidavit of W. Brent Clarkson contained in the said Motion Record, and
- b) that Schedule 5.3.1 of the Official Plan be further modified by approving as Mineral Resource Extraction Area the northerly area (Lot 25) outlined in a dashed line on Exhibit "E" (page 29) to the Affidavit of W. Brent Clarkson contained in the said Motion Record.

**14. AND THE BOARD FURTHER ORDERS** on reading the Motion Record (Exhibit 116) of the County dealing with Settlement Areas and the Supplementary Affidavit of Kathy Suggitt (Exhibit 118), filed, and reading the supporting Responding letter (Exhibit 119) of the Yorkwood Group of Companies, the supporting Responding letter (Exhibit 120) of the Township of Oro-Medonte, and the consenting Responding email (Exhibit 111) of Appellant Parties 8acdef, 11, 12ab, 13-14, 21-26, 35-37, 39ab, 40 and 41, filed, and hearing the submissions of counsel on December 8, 2014, no party being in opposition, and on being advised that the Settlement Area Boundaries and Built Boundaries, where appropriate, of Churchill, Craighurst, Fennell's Corners, Midland and Penetanguishene (the "Approved Settlements") were already approved on Schedule 5.1 of the Official Plan and being further advised that the Settlement Area Boundaries and Built Boundaries, where appropriate, of Alcona, Alliston, Angus, Colgan, Everett, Gilford, Glencairn, Hockley, Lagoon City, Lefroy/Belle Ewart, Lisle, Loretto, Rosemont, Sandy Cove and Tioga (the "Withheld Settlements") were being withheld from approval by agreement, and on hearing the submissions of counsel on December 8, 2014, no party being in opposition, the Board orders that the Settlement Area Boundaries and Built Boundaries, where appropriate, for all Recognized Settlements listed on Table 5.1, except for the Approved Settlements and the Withheld Settlements, be approved as shown on Schedule 5.1 of the Official Plan.

**15. AND THE BOARD FURTHER ORDERS** on reading the Motion Record (Exhibit 121) of the County dealing with an addition to the procedural order template, filed, and on reading the consenting Responding email (Exhibit 111) of Appellant Parties 8acdef, 11, 12ab, 13-14, 21-26, 35-37, 39ab, 40 and 41, filed, and hearing the submissions of counsel on December 8, 2014, no party being in opposition, that the following paragraph be added as paragraph 21 to the procedural order template approved for this proceeding:

"After hearing brief submissions from the Parties, the Board may limit the amount of time allocated for opening statements, evidence in chief (including the qualification of witnesses), cross-examination, evidence in reply and final argument. The length of written argument, if any, may be limited either on consent or by Order of the Board."

**16. AND THE BOARD FURTHER ORDERS** on hearing the submissions of the County on September 12, 2014, no party being in opposition, that the County may renumber sections and subsections of the Official Plan as required to implement any order.

**17. AND THE BOARD FURTHER ORDERS** that the partial approval of the Official Plan as modified shall be without prejudice to, and shall not limit, any party and the Board from seeking, considering and approving modifications,

deletions or additions to the unapproved policies, schedules and appendices of the Official Plan on a general, area-specific or site-specific basis, as the case may be, provided that the parties shall be bound by the commitments made by them to scope their issues to an area-specific or site-specific basis.

**18. AND THE BOARD FURTHER ORDERS** that the remaining appeals filed in respect of the Official Plan shall be determined through the hearing process or as otherwise consented to by the parties and approved by the Board.

**19. AND THE BOARD FURTHER ORDERS** that it may be spoken to in the event some matter should arise in connection with the implementation of this Order.

**SCHEDULE 1****Ex 101**

Sept 12/14

**Transition Clauses - September 10, 2014**

---

*The following is proposed to replace OP policy s. 3.4.6 and resolve Phase 2b.*

**4.11.5** All planning decisions shall be consistent with Provincial policy statements issued under the *Planning Act* and shall conform to or not conflict with provincial plans as the case may be, subject to applicable provincial legislation and regulations including *Ontario Regulation 311/06* as amended.

**4.11.6** (NOTE - *Previously policy 3.3.8 approved by OMB Order issued June 13, 2013.*)

This *Plan* is not intended to prevent the continuation, expansion, or enlargement of legally existing uses on existing lots which do not conform to the designations of the *Plan*. Expansions or enlargements shall include consideration of Section 4, Policy Statements within this *Plan*, local official plans and bylaws, and where applicable, be subject to the Niagara Escarpment Plan, Greenbelt Plan, Growth Plan, Lake Simcoe Protection Plan and the Oak Ridges Moraine Conservation Plan.

**4.11.7** With respect to approvals that are in effect before September 13, 2014:

- (a) if the approval is with respect to *lands for urban uses* within a *settlement area*;
- (b) if the approval is with respect to lands outside a *settlement area* but within an in-effect secondary plan; or,
- (c) if the approval is with respect to lands outside a *settlement area* and consists of: (i) an official plan designation, (ii) zoning, and (iii) one of either a draft plan of subdivision or consent;

then further applications/decisions under the *Planning Act* or *Condominium Act, 1998* to implement that approval can proceed without an amendment to this *Plan*, provided that in (b) or (c) above, no amendment is required to the *local municipal* official plan.

## SCHEDULE 2

### Phase 2a – Growth Management October 24, 2014

#### Part 3 - Growth Management Strategy

##### 3.1 Strategy

The planning strategy of this *Plan* is based on four themes:

- Direction of a significant portion of growth and *development* to *settlements* where it can be effectively serviced, with a particular emphasis on *primary settlement areas*.
- Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation.
- Protection and enhancement of the *County's natural heritage system* and *cultural features* and heritage resources, including water resources.
- Development of communities with diversified economic functions and opportunities, and a diverse range of housing options.

Principles and policies stated throughout the *Plan* will be directly or indirectly related to these themes, which are inter-related in that achievement of objectives in any area can have impacts on other objectives.

##### **3.1.1 Direction of a significant portion of growth and *development* to *settlements* where it can be effectively serviced, with a particular emphasis on *primary settlement areas*-**

The *County* has numerous identifiable *settlements*. They are found in every municipality and provide a basis for future growth. In this *Plan*, the terms *settlements* and *settlement areas* are used interchangeably. *Primary settlement areas* and both urban and rural *settlement areas* will be referred to as "*settlements*" or "*settlement areas*".

*Settlements* include traditional mixed use central places such as towns, villages and hamlets. Some have both water and sewer services, some have only one, while many rural *settlements* depend on individual services. Recognized *settlement areas* are identified in Table Schedule 5.1, and mapped on map Schedule 5.1 - Land Use Designations and *Primary Settlement Areas* are identified on Schedule 5.1.2. For greater clarity, in Simcoe County specific land use designations applying to lands within *settlements/settlement areas* shall rely on the *local municipal* official plan.

There are several reasons for this overall approach to growth management. *Settlements* are developed at higher densities than scattered *development*, which

makes them more economical to service. *Settlements* provide a focus for both private and public services in traditional and newer central places. The higher density of *settlements* means that more resource lands and environmentally valuable lands can be conserved. The wide range of land uses provides an opportunity for people to live, work, shop, and find recreation in one compact community. Given the diversity of size, setting, and extent/types of hard and soft services which characterize the *County's settlements*, some *settlements* are more suitable for accommodating long-term growth. The *Primary Settlement Areas* will develop as *complete communities*. *Local municipal* official plans shall conform to this Plan and direct most growth to *settlement areas* based on a hierarchy of *settlement areas* to be determined according to Section 3.5 of this *Plan*.

In order to direct most growth to the *settlements*, it is part of the strategy of this *Plan* to manage the amount of designated land throughout the County to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet the projected needs for the next twenty years. A land budget as described in Section 3.2.14 to 3.2.16 for the *County* will be used as a growth management tool when reviewing redesignation applications. *Local municipalities* will be required to develop plans and secondary plans that direct most growth to their *settlement areas* in accordance with this *Plan* and have provision for residential, commercial, industrial, and institutional *development* including provision for *affordable* housing and necessary *infrastructure* and *public service facilities*.

*Development* in *settlements* shall be guided by targets that result in *development* densities which are appropriate to the achievement of compact communities that are transit supportive and facilitate pedestrian and cycling opportunities. *Density targets* for *development* on *designated Greenfield areas* and *intensification* targets for lands within the existing *built boundaries* of *settlements* are set out in Section 3.5.

### **3.1.2 Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation –**

The resources of the land are some of the key elements in the economic development of the *County*. Planning for these areas includes (1) managing the use of these resources so that we achieve the economic and environmental benefits balanced with attractive living environments, (2) managing the resources so they do not conflict with one another, and (3) wise use of the land base which spawns the resources.

Tourism and recreation development can take advantage of specific Simcoe County landforms which include topography suited to the development of ski facilities and shorelines which host marinas and other water-related businesses. Within guidelines outlined in this *Plan*, the development of such recreation uses

and related development can provide settings which enhance the tourism economic sector in the *County*, and attract visitors from around the world.

### **3.1.3 Protection and enhancement of the *County's natural heritage system and cultural features* and heritage resources –**

The *natural heritage system* and *cultural features* and heritage resources of the *County* is an important part of its economic base and its lifestyle quality. The key features and functional elements of the *natural heritage system* of the *County* have been identified and mapped as “Greenlands”. Although not mapped as Greenlands, the major lakes of Simcoe and Couchiching, plus Georgian Bay, and the Severn River are important complementary components of the *County's natural heritage system*. The Severn River has a high concentration of species-at-risk.

The rich cultural heritage of the *County* has been partially documented at the Provincial and local levels and is to be protected through the requirements for appropriate archaeological and cultural heritage assessments. The *Plan* also contains provisions for gathering additional cultural heritage resource information and maintaining a registry.

Water, both surface and underground, is a key part of the *natural heritage system* that is under stress. Water quantity and quality is important to industrial, commercial, and residential *development* as well as the tourism industry. Pressures to export water from the *County* must be carefully monitored; action may be required to make sure a high quality and sufficient quantity of the resource is always available within the *County* and that water recharge areas are protected. In general, it is the intent of this *Plan* to encourage the conservation of water resources within the *County*, in order to protect the long-term quality and quantity of this critical resource.

Identification of *natural heritage features and areas* and linkages included as the Greenlands Designation was undertaken within the context of a functional assessment approach. As such, this *Plan* contains policies to require the analysis and protection of *ecological functions and hydrologic functions* such as groundwater recharge, stream/river base flow, wildlife movement and biotic diversity. These functions are to be protected through the requirement for local official plans to identify and protect, as described in Section 3.8, both the County Greenlands Designation and local *natural heritage systems* which complement and support the *County* system such as valley and stream corridors, *wetlands* and *woodlands*, and through requirements for appropriate *environmental impact statements (EIS)* in the consideration of new official plans/amendments, *settlement* expansions and *development* applications. The functional approach is also supported by the policies of this *Plan* relating to watershed-based planning.

Various features and functions are found and occur within larger water and land-based areas such as watersheds and moraines located both within and beyond the *County*. The watersheds of Georgian Bay, Severn Sound and Lake Simcoe, the Oro and Oak Ridges Moraines and the Niagara Escarpment all represent examples of these broader natural areas. This *Plan* therefore calls for environmental analyses and policy development to be undertaken in the context of these broader systems.

The growth and *settlement* strategy and the conservation strategies for economic and natural heritage resources are closely linked. *Development* at higher densities in *settlements* will conserve greater land areas for resource development and *natural heritage systems* protection. Avoidance of scattered *development* which could and should go to *settlement areas* is a complementary strategy.

### **3.1.4 Development of communities with diversified economic functions and opportunities and a diverse range of housing options –**

The *Plan* recognizes the need to enable and encourage the development of a wide range of business and employment opportunities to meet the needs of a growing population and changing global economics.

In terms of individual communities and *settlements*, a wider range of employment enables those areas to better withstand the economic changes and cycles regularly encountered. Such employment opportunities arise from the resource base of the *County* described in Section 3.1.2, from manufacturing to meet the needs of markets both within and outside Simcoe County, and from a service sector which provides a wide range of services to the residents of the *County* and tourists.

The land use policies of this *Plan* provide for and encourage multi-use development and expansion of employment opportunities, the continuation and potential expansion of existing *rural employment areas*, the development of home-based businesses, tourism and resource-based recreational uses, and the wise management and use of agricultural, aggregate, forestry and other resource lands. Specialized employment opportunities are provided for in the *Strategic Settlement Employment Areas* and *Economic Employment Districts*.

The development of a wide range of housing types and costs, including *affordable* housing, is a goal of this *Plan*, and policies to help achieve this goal are stated throughout the *Plan*.

The growth of locally sponsored businesses is particularly encouraged as it provides a more stable and secure employment base developed with local involvement. Encouraging more businesses within the *County* providing jobs to County residents helps achieve an overall complete community within Simcoe County and supports environmental objectives such as reducing distances



travelled to work thus setting up the basis of future transit supportive employment nodes.

### 3.2 Population and Employment Projections/Allocations

The County of Simcoe is expecting continued strong population growth to the year 2031 in accordance with the projections of the Growth Plan for the Greater Golden Horseshoe, 2006 as amended. From the 2006 Census of Canada population of 272,200, the *County* is projected to grow by 53% to 416,000 in 2031. The population located in the separated cities of Barrie and Orillia combined with the population of the *County*, would bring the total population of the *Simcoe Sub-Area* to 667,000 by 2031.

**Table 1 – Projections by Municipality for the Year 2031**

Municipality		Population 2031		Employment 2031
Adjala-Tosorontio		13,000		1,800
Bradford West Gwillimbury		50,500		18,000
Clearview		19,700		5,100
Collingwood		33,400		13,500
Essa		21,500		9,000
Innisfil		56,000		13,100
Midland		22,500		13,800
New Tecumseth		56,000		26,500
Oro-Medonte		27,000		6,000
Penetanguishene		11,000		6,000
Ramara		13,000		2,200
Severn		17,000		4,400
Springwater		24,000		5,600
Tay		11,400		1,800
Tiny		12,500		1,700
Wasaga Beach		27,500		3,500
<b>COUNTY TOTAL</b>		<b>416,000</b>		<b>132,000</b>

Schedule 7 of the Growth Plan for the Greater Golden Horseshoe, 2006 as amended provides the population and employment forecasts in the *Simcoe Sub-area*. Table 1 above reflects the disaggregation of permanent population and employment forecasts to each *local municipality* in the County of Simcoe based on the Growth Plan Amendment for the *Simcoe Sub-Area*. The following policy framework will be used as an overall growth management framework and to inform the land budget process of the County. This information will be used by the *local municipalities* at the time of the preparation of their updated official plans to undertake a growth management strategy to direct growth and identify a hierarchy of *settlement areas* as outlined in Section 3.5.<sup>1</sup>

- 3.2.1** A total population of 416,000 and a total employment of 132,000 by the year 2031 has been forecasted for Simcoe County. Table 1 above reflects the distribution of population and employment to the year 2031 to each *local municipality* based on Schedule 7 of the Growth Plan, as amended. The *County* will manage growth within its jurisdiction according to the following policy framework and will work with the Cities of Barrie and Orillia on matters that cross municipal boundaries.
- 3.2.2** The *County*, in collaboration with the *local municipalities*, will review the population and employment forecasts, in conjunction with any reviews undertaken by the *Province*. If necessary, any revisions to the forecasts, including the *local municipalities'* allocations, will require an amendment to this *Plan* and will only be considered as part of a *municipal comprehensive review*.

### **Growth Management Framework**

- 3.2.3** The majority of population and employment growth will be directed to *settlement areas* with particular emphasis on *primary settlement areas*. *Municipalities with primary settlement areas* will direct a significant portion of population and employment growth forecasted to the applicable *primary settlement areas*. A proportion of new growth will be accommodated through *intensification* according to the targets set out in Section 3.5. The *primary settlement areas* will develop as *complete communities*. Other *settlement areas* may over time develop towards becoming a *complete community*, where appropriate, based on the hierarchy described in 3.5.
- 3.2.4** The majority of population and employment growth will be directed to *settlement areas* with full *municipal water services* and *municipal sewage services*. Limited growth will be permitted in *settlement areas* that are serviced by other forms of water and sewage services with appropriate studies provided to support the servicing systems proposed and in accordance with Section 4.7 of this *Plan*.
- 3.2.5** This *Plan* recognizes that certain types of development will occur outside of *settlement areas*.

---

<sup>1</sup> Party 33 reserves the right for additions to this last paragraph of Policy 3.2. Parties 1, 6, 15, 32, 33, A, C2, D, F, G1, Q, T and W are registered to take part in any proceeding.

- 3.2.6** The *County* as a whole will plan for and invest for a balance of jobs and housing to reduce the need for long distance commuting and promote alternative transportation choices and usage.
- 3.2.7** Within *settlement areas*, *development* may be approved in accordance with Section 3.5 of this *Plan*.
- 3.2.8** The *County* will manage the approvals of planning applications for which the *County* is the approval authority, and direct the *local municipalities* to manage the approvals of planning applications for which they are the approval authority, to provide for an appropriate range of housing types and densities including *affordable* housing, to meet the population projections in keeping with the population/employment allocations to the *local municipalities* as detailed in Table 1 and the *density targets* and *intensification* targets as outlined in Section 3.5.
- 3.2.9** Each *local municipality* will identify, plan for, protect and preserve *employment areas* in their official plans for current and future employment uses.
- 3.2.10<sup>2</sup>** Across the *County* conversion of employment lands within *employment areas* to non-employment uses will only be considered through a *municipal comprehensive review* where it has been demonstrated that:
- a) There is a need for the conversion;
  - b) The *local municipality* will meet the employment forecasts allocated to the municipality pursuant to this *Plan*;
  - c) The conversion will not adversely affect the overall viability of the *employment area*, and achievement of the *intensification target*, *density targets*, and other policies of this *Plan*;
  - d) There is existing or planned *infrastructure* and *public service facilities* to accommodate the proposed conversion;
  - e) The lands are not required over the long term for the employment purposes for which they are designated; and
  - f) Cross-jurisdictional issues have been considered.
- 3.2.11** The *County*, in collaboration with the *local municipalities*, will plan to maintain a balance of employment to residents in accordance with Table 1.
- 3.2.12** *Local municipalities* will delineate the boundaries of *settlement areas* in their official plans based on what is shown on Schedule 5.1 of this *Plan*, and establish land use designations and policies to ensure that new *development* occurring within these *settlements* is planned in a manner that:

---

<sup>2</sup> Section 3.2.10 is not approved for the following two properties and remains under appeal on a site-specific basis for (i) 1432 Snow Valley Road being part of the west half of Lot 13, Conc. 6, Vespra, PIN 583580049 and for (ii) 1093 Snow Valley Road being part of the east half of Lot 14, Conc. 5, Vespra.

- a) Provides for a mix of land uses, including residential, employment, recreational and human services as appropriate based on the *settlement hierarchy* and role of each *settlement area* as determined by the *local municipality*, to enable people to live, work and play in close proximity;
- b) Provides for enhanced transportation opportunities for pedestrians and cyclists;
- c) Provides for densities and land use patterns supportive of transit service where planned to be available in the future;
- d) Provides for a variety of housing types, including *affordable* housing; and
- e) Is phased according to the availability and provision of *infrastructure* and *public service facilities* and the phasing policies of this *Plan*.

**3.2.13** *Local municipalities* will incorporate policies into their official plans to implement the policies of Section 3.5 of this *Plan* including phasing and other strategies to ensure logical and orderly progression of *development* within *settlement areas* and minimize partially developed communities and time the provision of *infrastructure* and *public service facilities* required to meet the current and projected needs.

**3.2.14** The *local municipalities* shall manage the pace of the *development* of lands within *settlement areas* by utilizing a holding by-law or establishing appropriate draft plan conditions to coordinate *development* phasing with the availability of servicing capacity and transportation infrastructure according to phasing policies of Section 3.5 of this *Plan*.

### **Land Budget**

**3.2.15** The *County* will maintain a land budget for the entire *County*. The land budget will provide a comprehensive basis of information to assist, inform and monitor progress towards the forecasts and targets established by this *Plan*.

**3.2.16** The *County* in consultation with the *local municipalities* will establish a land budget guideline to identify amongst other things: the land area within each *settlement area*, the amount of land currently developed, the amount of land designated as *lands for urban uses* but vacant, the status of planning approvals on vacant parcels, the amount of land within *settlement area* boundaries but outside of the *built boundary*, the amount of development within the *built boundary*, the amount of undevelopable lands based on physical or other constraints, the amount of land within *settlement area* boundaries *lands not for urban uses*, and defined reporting period.<sup>3</sup>

---

<sup>3</sup> Party 33 reserves the right to identify additional items for the land budget. Parties 1, 6, 15, 32, 33, A, C2, D, F, G1, Q, T, and W are registered to take part in any proceeding.

**3.2.17** At least annually, each *local municipality* will provide a report to the *County* detailing and tracking the amount of land in each category of the land budget that will be in place including *employment areas* and employment lands, as well as the amount of building permits issued for new residential units by type and the number of occupancy permits for new residential units by type.

### **3.4 Land Use Designations**

**Sections 3.5 to 3.9 inclusive describe the land use designations into which the *County* is divided on Schedule 5.1. Schedules 5.3.1, 5.3.2 and 5.3.3 illustrate the land use designations within the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan areas respectively that are within the County of Simcoe. Each designation will provide for a particular form of *development* or set of land uses. The objectives of each designation are stated followed by the policies used to achieve the objectives. Schedule 5.1 was prepared at a scale of 1:250,000 the detail and information is depicted as accurately as possible, however in order to accurately determine the land use designation of any particular property, County planning staff will consult the Local Official Plans, site specific information or reports prepared on specific properties and any other information necessary to validate the designation prior to considering any *development* proposal in keeping with the policy requirements of this Plan.**

**3.4.1** Where the policies of *local municipal* official plans are considered more restrictive to *development* than the policies of this *Plan*, the more restrictive policies shall apply provided they are consistent with the PPS and conform to Provincial Plans.

**[NOTE: Sections 3.4.2 to 3.4.5 were previously approved by the Board and section 3.4.6 was deleted in its entirety. This NOTE is for information only and is not part of the Order]**

### **3.5 Settlements**

#### **Objectives**

**3.5.1** To focus population and employment growth and *development* within *settlements*, with particular emphasis on *primary settlement areas*, in accordance with the policies of this *Plan*.

**3.5.2** To develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services.

**3.5.3** To develop mixed use *settlements* as strong and vibrant central places and to create healthy *settlements* and communities that are sustainable.

**3.5.4** To promote *development* forms and patterns which minimize land consumption and servicing costs.

## Policies

### Growth Management

- 3.5.5** The delineated *settlement area* boundaries and the *Built Boundaries* are shown in this *Plan* on Schedule 5.1 – Land Use Designations and must be identified in *local municipal* Official Plans. A *County* and *local municipal* official plan amendment is required to amend *settlement area* boundaries in accordance with a *municipal comprehensive review*. The Settlements designation applies to all lands within the *settlement area* boundaries. Only those *settlements* listed on Table Schedule 5.1 are recognized as designated *settlement areas*. The establishment and/or recognition of new *settlement areas* is prohibited.<sup>4</sup>
- 3.5.6** *Primary settlement areas* are *settlement areas* and are shown on Schedule 5.1.2 of this *Plan*. *Primary settlement areas* are larger *settlements* suitable for high *intensification* targets, public transit services, and high *density targets* for *designated Greenfield areas* and have full *municipal water services* and *municipal sewage services*. *Primary settlement areas* will develop as *complete communities*. *Municipalities with primary settlement areas* will, in their official plans, focus and direct a significant portion of its population and employment forecasted growth to the applicable *primary settlement areas* while considering growth in other *settlement areas* through local growth management studies as per Section 3.5.8. *Municipalities with primary settlement areas* will, in their official plans, identify *primary settlement areas*, identify and plan for *intensification areas* within *primary settlement areas* and ensure the development of high quality urban form and public open spaces within *primary settlement areas* through site design and urban design standards that create attractive and vibrant places that support walking and cycling for everyday activities and are *transit-supportive*.
- 3.5.7** *Settlement areas* shall be the focus of population and employment growth and their vitality and regeneration shall be promoted. Lands may only be redesignated from *lands not for urban* uses to *lands for urban* uses in accordance with Sections 3.5.8 or 3.5.10 of this *Plan*. Residential, commercial, industrial, institutional, and recreational land uses shall be developed within *settlement area* boundaries on land appropriately designated in a *local municipal* official plan for the use. Land use designation changes within *settlement area* boundaries do not require a *County Official Plan* amendment. The uses permitted in the land use designations within *settlement area* boundaries may be further restricted or prohibited in the *local municipal* official plans in order to facilitate urban *development*.

---

<sup>4</sup> Parties C2, T and 33 reserve the right to request additional language/clarification in a subsequent paragraph to this policy 3.5.5. Parties 1, 6, 15, 32, 33, A, C2, D, F, G1, Q, T, and W are registered to take part in any proceeding.

**3.5.8** *Local municipalities* with more than one *settlement area* shall undertake growth management studies or similar strategic planning to identify the hierarchy of *settlements* within the municipality, and the distribution of population and employment among the identified *settlements* and rural areas based on criteria including but not limited to type of sewage and water servicing available and capacity of that servicing, density and *intensification* targets, range and mix of uses within each *settlement area* and the *settlement area* role in providing services to a broader area. Considerations for undertaking the growth management strategy are set out in Sections 3.2, 4.1, 4.3 and 4.7 of this *Plan* and the forecasts for each *local municipality* from Table 1. Only where appropriate based on the hierarchy, *settlement areas* are encouraged to develop as *complete communities* with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services. *Settlement* identification, and the allocations, shall be incorporated into *local municipal* official plans. The planning horizon to determine requirements for urban development is a maximum of twenty years notwithstanding section 3.5.10 below.

**3.5.9** *Development* may be approved in *settlement areas* in excess of what is needed to accommodate the forecasts in Table 1, provided the *development*:

- a) Contributes to the achievement of the *density targets* or *intensification* targets as applicable, in accordance with sections 3.5.23 and 3.5.24 of this *Plan*;
- b) Is on *lands for urban uses* as of January 19, 2012;
- c) Can be serviced in accordance with applicable *provincial* plans, *provincial* policies and section 4.7 of this *Plan*; and
- d) Is in accordance with the requirements of the Lake Simcoe Protection Plan, 2009, if applicable.

**[NOTE: Sections 3.5.10 to 3.5.16 were previously approved by the Board. This NOTE is for information only and is not part of the Order]**

### **Settlement Expansion**

**3.5.17** *Settlement area* boundary expansions may occur only in accordance with an approved *municipal comprehensive review* that is consistent with the growth management study in 3.5.8 and where it has been demonstrated that:

- a) Sufficient opportunities to accommodate forecasted growth contained in Table 1, through *intensification* and in *designated Greenfield areas*, using the *intensification* target and *density targets*, are not available within the applicable *local municipality* to accommodate the growth allocated to the *municipality* pursuant to this *Plan*;<sup>5</sup>

---

<sup>5</sup> Party G1 reserves the right to request additional policy language/clarification in a subsequent paragraph to sub-section a) of policy 3.5.17. Parties 1, 6, 15, 32, 33, A, C2, D, F, G1, Q, T, and W are registered to take part in any proceeding.

- b) The expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in subsection (a) above;
- c) The timing of the expansion and the phasing of *development* within the *designated Greenfield area* will not adversely affect the achievement of the *intensification target* and *density targets*, and the other policies of this *Plan*;
- d) Where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans;
- e) The existing or planned *infrastructure* and services required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;
- f) In *prime agricultural areas*:
  - i. The lands do not comprise *specialty crop areas*
  - ii. There are no reasonable alternatives that avoid *prime agricultural areas*
  - iii. There are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
- g) Impacts from expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement areas* are mitigated to the extent feasible;
- h) Compliance with the *minimum distance separation formulae*; and
- i) In determining the most appropriate location for expansions to the boundaries of *settlement areas*, the other policies of this *Plan* are applied.

**3.5.18** Where *settlement area* boundary expansion is needed to meet projected *development* needs as outlined in Section 3.5.17 above, the decision on direction or location of *settlement area* expansions shall be based on:

- an analysis of servicing and transportation facilities, ensuring the efficient use and expansion of servicing *infrastructure* including sidewalks, trails and transit;
- agricultural land quality, directing growth to areas of lower land quality where feasible;
- protecting natural features and *ecological functions* within the *natural heritage system*;
- avoiding *hazardous lands* and *hazardous sites*;
- expansion into *specialty crop lands* is not permitted;
- ensuring that aggregate and agricultural resource *development* potential is not compromised by the expansion; and
- conservation of *significant built heritage resources*, *significant heritage landscapes* and *significant archaeological resources*, all in keeping with the policies of this *Plan* and the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan where applicable. Such factors shall be determinant in achieving the objectives of 3.5.17 and other sections of this *Plan*.



- 3.5.19** Secondary plans or other official plan amendments which recommend *settlement area* boundary expansions shall be based on, among other matters as described in Sections 3.2 and 3.5, an *EIS* that demonstrates to the *County* and appropriate agencies, that there will be no *negative impacts* on the *natural heritage features and areas* and functions of Greenlands Designation as described in Section 3.8.10, as appropriate.
- 3.5.20** The preferred form of servicing for major long-term expansion of *settlement areas* is full *municipal sewage services* and *municipal water services*, in accordance with Section 4.7 of this *Plan*.
- 3.5.21** The secondary plan or official plan amendment for *settlement area* boundary expansion shall indicate proposed land uses, major streets, road, storm water and utility services, population density, and staging of *development* over a period of up to 20 years. The plan should include an analysis of factors listed in Section 3.5.18.
- 3.5.22** *Local municipalities* will work with the *County* to manage the land inventory within *settlements* across the *County* to include sufficient land for residential, commercial, industrial, institutional, and recreational growth for a period of up to 20 years, including opportunities for *intensification*, redevelopment, and future growth areas including those urban areas listed in 3.5.23. The timing and availability of *municipal water services* and sanitary sewage treatment capacity to service up to the 20 year growth projection shall be considered and may require phasing of the *development* in accordance with service availability.

### Density and Intensification

- 3.5.23** The compact *development* of *settlements* as stated in Section 3.5.2 shall be based on specific *density targets* for *local municipalities* in Simcoe County. Accordingly, it is a policy of this *Plan* that *development* on *designated Greenfield areas* will be planned to achieve a minimum *density target* of residents and jobs combined per hectare as follows:

<i>Local Municipality</i>	<i>Density Target</i> (residents and jobs/ha)
Township of Adjala-Tosorontio	32
Town of Bradford West Gwillimbury	35
Township of Clearview	32
Town of Collingwood	50
Township of Essa	32
Town of Innisfil	32
Town of Midland	50
Town of New Tecumseth	50
Township of Oro-Medonte	32
Town of Penetanguishene	50

Township of Ramara	32
Township of Severn	32
Township of Springwater	32
Township of Tay	32
Township of Tiny	32
Town of Wasaga Beach	32

The average *County-wide density target* is 39 residents and jobs combined per hectare.

**3.5.24** *Intensification*, or directing of *development* to the *built-up area* and serviced areas within *settlement areas*, contributes to a compact *development* form. Accordingly, it is a policy of this *Plan* that *local municipalities* will plan to achieve the following minimum percentages of all new residential units occurring annually to be developed within the *built boundaries* of *settlement areas* by the year 2015 and for each year thereafter:

<i>Local Municipality</i>	<i>Intensification Target</i>
Township of Adjala-Tosorontio	20%
Town of Bradford West Gwillimbury	40%
Township of Clearview	20%
Town of Collingwood	40%
Township of Essa	20%
Town of Innisfil	33%
Town of Midland	40%
Town of New Tecumseth	40%
Township of Oro-Medonte	20%
Town of Penetanguishene	40%
Township of Ramara	20%
Township of Severn	20%
Township of Springwater	15%
Township of Tay	20%
Township of Tiny	20%
Town of Wasaga Beach	20%

The average *County-wide intensification target* is 32 percent. Where a *settlement area* has an undelineated *built-up area* by the Province, the entire *settlement area* is considered to be a *built-up area*, and all new residential units within such *settlement areas* contribute towards the *intensification* target. Lands within such *settlement areas* that are planned to be serviced with municipal or communal systems shall develop at densities that support compact form and be consistent with the *density targets* in Section 3.5.23.

**3.5.25** Each *local municipality* shall develop an *intensification* strategy and implement the strategy through its official plan in order to phase in and achieve the *intensification targets* in Section 3.5.24 of this *Plan*. Through the strategy, *local municipalities* shall promote and facilitate *intensification* and efficient use of land in *built-up areas*, identify *intensification areas* to support achievement of the *intensification target*, promote the development of mixed use areas within *settlements*, identify areas appropriate for revitalization and redevelopment, identify the type and scale of development appropriate for the *intensification areas*, identify means to mitigate the effects of *intensification* in *intensification areas* on stable residential areas including consideration of transitional densities, built form and land uses, identify means to protect stable residential areas outside of *intensification areas*, and develop cost-effective and land efficient development standards. The *intensification* strategy shall also identify a program for monitoring the achievement of the *intensification targets* in Section 3.5.24 and evaluate the ongoing feasibility of achieving the targets.

### **Settlement Form**

**3.5.26** *Settlements*, and the downtowns and main streets of *primary settlement areas*, shall be promoted as focal points for residential, commercial, and institutional uses, through the following:

- Establishing safe and pleasant pedestrian environments which encourage movement by foot and bicycle and transit
- Protection of heritage buildings and structures
- *Development* of attractive streetscapes
- Encouragement of downtown economic *development* initiatives
- *Development* of a range of housing types and costs

**3.5.27** Where transportation, water, and sewer services are available, business parks shall be located in *settlement areas* except as provided for in Section 3.7.5.

**3.5.28** *Settlement* form and building design shall consider conservation in energy, water and wastewater management, the current use or eventual introduction of public transit, the integration of paths and trails, bicycle routes, a compact and convenient design which encourages walking, the incorporation of *natural heritage features*, public safety including the impact on policing services, and the preservation of public access to shorelines.

**3.5.29** *Development* within the *built-up areas* and *designated Greenfield area* of *settlement areas* may be of higher density to achieve the policy directives of this *Plan* but should be compatible with adjacent residential areas. The *local municipalities* may explore means to ensure compatibility through such measures as transitional densities, built form and land uses.

**3.5.30** It is a policy of this *Plan* that in the *development* of *settlements* that a range of types of housing, including detached, semi-detached, townhouse, and apartment

units, be provided, along with a mix of *affordable* housing, to meet a variety of housing needs. Targets in relation to this objective are stated in Section 4.3 of this *Plan*. *Local municipal* official plans and zoning bylaws shall facilitate the provision of a range of housing types and *affordable* housing.

- 3.5.31** The portions of Colgan within the Township of Adjala-Tosorontio and Tottenham within the Town of New Tecumseth that are within the ORMCP area on Schedule 5.1 and designated Rural Settlement on Schedule 5.3.2 are subject to the policies of Section 3.11 and the ORMCP.

**SETTLEMENTS** or **SETTLEMENT AREAS** means urban areas and rural *settlement areas* within municipalities (such as cities, towns, villages and hamlets) where:

- a) *Development* is concentrated and which have a mix of land uses; and
- b) Lands which have been designated in an official plan for *development* over the long-term planning horizon provided for in policy 1.1.2 of the Provincial Policy Statement, 2014. Where there are no lands that have been designated over the long-term, the *settlement area* may be no larger than the area where *development* is concentrated.

## SCHEDULE 3

### Simcoe County OP PL091167

#### Phases 3a, 3b, 3c, 3d, 3e, 4a, 4b, 5

(PHC Dec 8, 2014)

**PHASE 3a** - **General Development Policies** 3.3.2–3.3.3, 3.3.5–3.3.7, **Settlement** 2.3, **Infrastructure** 4.7.2, 4.7.4, 4.7.5, 4.7.8–4.7.11, **Healthy Communities** 4.1.3–4.1.5, **Community Facilities** 4.2, Def'n *Affordable*

Appellants\Parties: 1, 2a, 2b, 7, 8c, [15], 27a, 27b, [30], [32], 33, A, D, G1, G2, J1 to J6, Q, [T], W, X.

**PHASE 3b** – **Local Municipal Official Plans** 4.10.1–4.10.2, 4.10.6–4.10.7, 4.10.9–4.10.10, 4.10.14, **Implementation** 4.11.1, 4.11.4, 4.11.7–4.11.8, Def'n *Major Growth or Major Development*

Appellants\Parties: 1, 15, 27a, 27b, [28], [30], [32], 33, A, [D], G1, G2, Q, [S], [T], W.

**PHASE 3c** – **Transportation** 4.8, **Railway Lines** 3.3.23. **SWM** 3.3.18, 3.3.21, Schedules 5.5.1 & 5.5.2, Appendix 2

Appellants\Parties: 1, 2a, 2b, [30], [32], A, D, G1, G2, J1 to J6, W.

**PHASE 3d** – **Agricultural** 3.6.1, 3.6.3–3.6.5, 3.6.9.

Appellants\Parties: 1, 29, [30], [32], 39a, 39b, A, C2, [D], [E], G1, [S], [T], X.

**PHASE 3e** – **Rural** 3.7.1–3.7.11, Def'n *Rural Employment Areas*

Appellants\Parties: 1, 8c, 10, 13, 21, 22, 23, 24, 25, [28], 29, [30], [32], 35, 37, 39a, 39b, A, [D], [E], G2, [S], [T], W, X.

**PHASE 4a** – **Greenlands** entire section 3.8, Table 5.2.2, **General Development** 3.3.15–3.3.17, 3.13.49(b), **Resource Conservation** entire section 4.5, Schedule 5.2.2, Def'ns *Adjacent Lands, Coastal Wetland, Environmental Impact Statement "EIS", Natural Heritage Features and Areas (Natural Heritage), Natural Heritage System, Significant, Significant Woodlands, Valleylands, Watershed Management (Plan), Wildlife Habitat, Woodlands*, Appendix 1, Appendix 4

Appellants\Parties: 1, 2a, 2b, 8e, 8f, 10, 11, 13, 14, 15, 27a, 27b, [30], [32], 35, A, D, G1, G2, J1 to J6, [S], W.

**PHASE 4b** – **Aggregate Developments** 4.4.1, 4.4.6, 4.4.11, **Cultural Heritage Conservation** 4.6, Def'ns *Cultural Heritage Landscape, Cultural Features*, Appendix 3

Appellants\Parties: 1, 27a, 27b, [30], [32], A, C2, [D] G1, J1 to J6, W.

**PHASE 5** – **Other and Site-Specific Matters, Sch. 5.1**

Appellants\Parties: 1, 2a, 2b, 8c, 10, 12a, 12b, 13, 14, [15], 17, 27a, 27b, 29, [30], [32], 33, 34, 39a, 39b, A, C2, [D], [E], G1, G2, J1 to J6, Q, R, [S], [T], V, W, X.

**NOTE:** [ ] depicts monitoring. **ADJOURNED** – 30, R. **PHASE 2b** – added Mapping.

**PHASE 2a** – items carried forward- S 3.2 incl. Table 1, 3.2.16, 3.5.5, 3.5.17(a) for Parties 1,6, 15, [27a], [27b], 32, 33, A, C2, D, F, G1, T, W.