

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



**ISSUE DATE:** August 31, 2015

**CASE NO(S):** 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 ) Monday, the 10th  
 MEMBER )  
 ) day of August, 2015

S. SUTHERLAND ) Wednesday, the 12th  
 MEMBER )  
 ) day of August, 2015

**THESE MATTERS** having come before the Ontario Municipal Board (“Board”) on May 8, 2015 and July 10, 2015 and in accordance with s. 17(50) of the Planning Act, the Board orders as follows:

**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 Orders issued February 25, 2014, May 15, 2014, July 28, 2014, August 1, 2014, August 25, 2014, February 19, 2015 and February 20, 2015, 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.

**AND THE BOARD FURTHER ORDERS** on reading the Motion Record (Exhibit 128) and the Supplementary Notice of Motion (Exhibit 129) of the County dealing with certain policies for Phase 3d Agricultural, filed, and hearing the submissions of counsel on May 8, 2015, no party being in opposition, that the Official Plan be further modified by substituting and approving the policies set out in Schedule 1 to this Order, reserving however, the rights of parties as set out in the Schedule 1 Notes for s. 3.6.7a) and former s. 3.6.9 for later determination of remaining unapproved policies.

**AND THE BOARD FURTHER ORDERS** on reading the Motion Record (Exhibit 130) for Phase 3e Rural filed May 8, 2015 and the Motion Record (Exhibit 134) for Phase 3e Rural Remaining Policies filed July 10, 2015, and hearing the submissions of counsel on May 8, 2015 and on July 10, 2015, no party being in opposition, that the Official Plan be further modified by approving the site-specific mapping of the lands of Party X on Schedule 5.1 of the Official Plan by (i) approving as Rural the easterly portion of the lands of Party X shown so designated with the red-hatched lines on Exhibit B to the Affidavit of Kathy

Suggitt contained in the County's Motion Record Exhibit 134 and (ii) approving as Agricultural the westerly portion of the lands of Party X shown so designated on the said Exhibit B, and further, by substituting and approving the policies set out in Schedule 2 to this Order, preserving, however, (i) the site-specific appeal rights of Appellants 39A\39B as set out in Exhibit 85 and their Issues List, Exhibit 54, pg. 47L for later determination, and (ii) the site-specific appeal rights of Crestwood Park Holdings Inc. as set out in Exhibits 125 and 126, with the status of the Crestwood appeal to be determined at the Motions scheduled to be heard on September 4, 2015.

**AND THE BOARD FURTHER ORDERS** on reading the Motion Record (Exhibit 131) of the County for Phase 3a Infrastructure filed May 8, 2015 and hearing the submissions of counsel on May 8, 2015, no party being in opposition, that the Official Plan be further modified by substituting and approving the policies set out in Schedule 3 to this Order.

**AND THE BOARD FURTHER ORDERS** on reading the Motion Record (Exhibit 133) of the County dealing with finalized mapping for Waste Disposal policies filed on July 10, 2015 and hearing the submissions of counsel on July 10, 2015, no party being in opposition, that Schedule 5.6.1 *County Waste Disposal Sites*, and Schedule 5.6.2 *Private, Other Municipal and Government Waste Disposal Sites*, be modified and approved as shown on Schedule 4 to this Order.

**AND THE BOARD FURTHER ORDERS** on reading the Motion Record (Exhibit 136) of the Town of New Tecumseth dealing with the designation of Mel Mitchell Athletic Field being Part of the S½ of Lot 11, Conc. 9, former Township of Tecumseth, filed July 10, 2015, and reading the supporting Notice of Response (Exhibit 137) of the County, filed, and hearing the submissions of counsel on July 10, 2015, no party being in opposition, that Schedule 5.1 of the Official Plan be further modified by approving as Rural those lands shown so designated within

the dashed lines as shown on Exhibit B to the Affidavit of Timothy Schilling contained in Tab B of Exhibit 136.

**AND THE BOARD FURTHER ORDERS** on hearing the submissions of the County on July 10, 2015 that the County is at liberty to request scheduling dates from the Board's caseworker for written motions under Rule 36 of the Board's Rules of Practice and Procedure.

**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.

**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.

**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.

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

SECRETARY

**ATTACHMENT 1**

Case No. PL091167

**COUNTY OF SIMCOE OFFICIAL PLAN****List of Attendees at May 8, 2015 PHC**

<b>Counsel/Representative*</b>	<b>Appellant/Party/Participant</b>
Roger Beaman, Marshall Green	Appellant 1
Meaghan McDermid (for S. Rosenthal)	Appellants 2a, 2b, 3, 38
James Feehely	Appellants 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, Participants 11a, 11b
Ian Rowe	Appellants 17, 34, Parties G1, G2, G3, V, X
Chris Barnett	Appellants 27a, 27b
Isaac Tang	Appellant 33
Ken Hare	Party A
Mark Joblin	Party D
Harold Elston	Parties S, T
Chris Williams	Party W
Sandy Agnew*, Ann Truyens*	Participant 1
Bernard Pope*	Participant 8

**ATTACHMENT 2**

Case No. PL091167

**COUNTY OF SIMCOE OFFICIAL PLAN****List of Attendees at July 10, 2015 PHC**

<b>Counsel/Representative*</b>	<b>Appellant/Party/Participant</b>
Roger Beaman, Marshall Green	Appellant 1
Meaghan McDermid (for S. Rosenthal)	Appellants 2a, 2b, 3, 38
James Feehely	Appellants 7, 15, 32
David White	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, Participants 11a, 11b
Aynsley Anderson (for Ian Rowe)	Appellants 17, 34, Parties G1, G2, G3, V, X
Chris Barnett	Appellants 27a, 27b
Jacque Tschekalin	Appellant 33
Ken Hare	Party A
Mark Joblin	Party D
Aynsley Anderson	Parties S, T
Sandy Agnew*	Participant 1

**SCHEDULE 1**  
**Agricultural Policies – Phase 3d**

**Objectives:**

- 3.6.1** To protect the resource of *prime agricultural lands* and *prime agricultural areas*, while recognizing the inter-relationship with *natural heritage features* and *ecological functions*, by directing *development* that does not satisfy the Agricultural policies of this Plan to *Settlements* and the Strategic Settlement Employment Areas and Economic Employment Districts and directing limited uses that are more suitable to the Rural designation accordingly.
- 3.6.2** [Already approved by the OMB]
- 3.6.3** To ensure the availability and sustainability of *prime agricultural areas* for long-term use for agriculture and support a diversified agricultural economy.
- 3.6.4** To promote a sustainable local food system that enhances opportunities for food, agriculture and *agriculture-related* businesses and/or producers to deliver products locally.

**Policies:**

- 3.6.5** *Prime agricultural areas* are identified by the Agricultural designation on Schedule 5.1 and shall be protected for long-term use for agriculture. All types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with *provincial* standards.
- 3.6.6** Permitted uses within the Agricultural designation are *agricultural uses*, *agriculture-related uses* (PPS 2014), *processing of agricultural products*, *on-farm diversified uses*, *natural heritage* conservation and forestry, *mineral aggregate operations* subject to Section 4.4, and agricultural produce sales outlets generally marketing production from the local area.
- 3.6.7** In the Agricultural designation lot creation is discouraged and may only be permitted for:
- a) [NOTE: No agreement on this section 3.6.7a). The experts are continuing to have discussions to determine appropriate policy language for lot creation for *agricultural uses*.]
  - b) *Agriculture-related uses* (PPS 2014), provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*. Residential uses shall be prohibited on such lots, and they shall be zoned accordingly;

- c) a *residence surplus to a farming operation* as a result of farm consolidation, provided that:
- i. the new lot will be limited to a minimum size needed to accommodate the residential use and appropriate *sewage and water services*, and should be an approximate maximum size of 1 hectare; and
  - ii. new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. To ensure that no new residential dwellings are permitted on the remnant parcel, municipalities may use approaches such as zoning to prohibit the *development* of a dwelling unit(s), and/or the municipality may enter into agreements imposed as a condition to the approval of lot creation and the agreements may be registered against the land to which it applies; and
- d) *infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

[Former policies 3.6.6, 3.6.7 and 3.6.8 (already approved by the OMB) are renumbered as 3.6.8, 3.6.9, and 3.6.10 (i.e. no changes to those policies)]

[Note - No agreement on former policy 3.6.9 and it will be subject to further experts' discussions to be consistent with PPS 2014 (and will be renumbered accordingly)].

[Former policy 3.6.10 (already approved by the OMB) is renumbered accordingly]

New Definitions to be added to Section 5.8:

**AGRICULTURE-RELATED USES (PPS 2014)** means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

**ON-FARM DIVERSIFIED USES** means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products.



**SCHEDULE 2**  
**Consolidated Rural Policies – Phase 3e**

**3.7 Rural**

**Objectives**

- 3.7.1** To recognize, preserve and protect the rural character and promote long-term diversity and viability of rural economic activities.
- 3.7.2** To encourage maintenance, protection, and restoration of *significant natural heritage features* and functions and to conserve the *built heritage resources* and *cultural heritage landscapes* associated with *rural* and agricultural areas.

**Policies**

- 3.7.3** Lands in the Rural designation shall be the focus of rural and agricultural land uses.
- 3.7.4** The following are permitted in the Rural designation:
- a) those land uses permitted in the Agricultural designation;
  - b) development related to the management or use of resources (subject to section 4.4 and other policies of this *Plan* as applicable);
  - c) resource-based recreational activities (including recreational dwellings);
  - d) limited residential development, subject to Section 3.7.11;
  - e) home occupations and home industries;
  - f) cemeteries; and,
  - g) other *rural* land uses.
- 3.7.5** Other *rural* land uses such as *rural* industrial and *rural* commercial *development* that cannot be located and are not appropriate in a *settlement area* may be permitted in the Rural designation and also subject to the following additional criteria:

The proposed use must:

- a) generate minimal traffic or be in the proximity of an arterial road or highway;
- b) have sewage and water service needs suitable for individual services;
- c) not be located on *prime agricultural lands* except for land uses otherwise permitted in the Agricultural designation;
- d) for *rural* industrial uses, not be located in the proximity of residential or other incompatible uses in accordance with applicable guidelines for industrial use and distance separation; and
- e) for *rural* commercial uses, must primarily serve the travelling public and tourists to the area on the basis of convenience and access.

Local official plans shall also contain policies which require applicants to consider, as part of their development application, matters such as site hydrogeology, storm water management, and spills containment.

- 3.7.6** *Rural employment areas* that are identified in *local municipal* official plans as of November 25, 2008 may continue to be recognized, at the discretion of the *local municipality*. Such *rural employment areas* may expand in accordance with Section 3.7.7.
- 3.7.7** The *County*, in collaboration with the applicable *local municipality*, may give consideration to permitting a minor expansion to an existing *rural employment area* as identified in Section 3.7.6, to accommodate a new business or the expansion of an existing business in keeping with the future employment needs of the *local municipality*. Any such expansion shall not extend into the Agricultural and/or Greenlands designation and will require an amendment to the *local municipal* official plan.
- A proposed minor expansion for a new business shall be in accordance with provincial policies and the *development* shall be appropriate to the infrastructure which is planned or available and shall be compatible with existing development in accordance with applicable guidelines for industrial uses and distance separation.
- 3.7.8** Limited residential development may be created by consent provided the following are satisfied:
- a) Lots should be restricted in size in order to conserve other lands in larger blocks for *agricultural uses* or environmental purposes. Consent lots should be developed to an approximate maximum size of one hectare, except where larger sizes may be suitable because of environmental constraints or design considerations; and
  - b) The number of lots on the *grid road* system shall be restricted in order to maintain the *rural* character and road function and to avoid *strip development*.
- 3.7.9** Within the Rural designation there are three existing recreational districts intended as recreation destinations that provide for significant seasonal and permanent residential *development*. The purpose of the recreational districts are to develop the economic potential of the existing tourism and recreation resources. These recreational districts are identified in *local municipal* official plans, as of November 25, 2008, being: Devil's Glen Recreational District, Osler Bluffs Recreation District, and Mt. St. Louis/Moonstone Special Policy Area.
- Development* of existing recreational districts shall be compatible with the environment, protect the visual landform and rural character, and ensure the effective, efficient and environmentally sustainable delivery of services and infrastructure.
- 3.7.10** *Development* in *rural areas* should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and to minimize any *negative impact* on *significant natural heritage features and areas* and *cultural features*.
- 3.7.11** *New multiple lots and units for residential development* will be directed to *settlement areas*, and may be allowed in *rural areas* in site-specific locations with approved zoning or designation that permits this type of *development* in *local municipal* official plans, as of June 16, 2006. *Local municipal* official plans may continue to recognize this type of *development* permitted under this policy and provide appropriate policies for *development*.
- 3.7.12** The extensive shorelines within the *County* have historically attracted significant seasonal residential and related tourism *development*. More recently, shoreline areas have attracted a greater amount of permanent residential *development* and /or the conversion of seasonal residences into year-round housing. Historically shoreline areas have been developed on private

individual services on small lots. Ecologically, shorelines perform and contain a variety of natural functions and features and are important components of the *natural heritage system*. The ecological sensitivity and importance of shorelines together with the implications of extensive permanent residential *development* on the *ecological functions* of shorelines and the growth management strategies of municipalities needs to be further assessed. The *County* will study the shoreline areas and determine the most appropriate management approach for new *development* within these areas in consultation with the *local municipalities* and other affected stakeholders and bring forward an amendment to this *Plan* as necessary. In the interim, *local municipalities* may continue to consider applications and plan for shoreline development or restrictions thereto in accordance with other policies of this *Plan*.

[Existing policy 3.7.12 (already approved by the OMB) is renumbered to 3.7.13]

Definition:

**RURAL EMPLOYMENT AREAS** are clusters of industrial and commercial uses, including vacant lands that are designated and zoned for such uses and are located in the Rural designation outside of *settlement areas*.

## SCHEDULE 3 Consolidated Infrastructure, etc. Policies – Phase 3a

### 2.3 Settlement

The County of Simcoe had a permanent 2006 population of 272,200. In addition about 166,400 people reside in the adjacent cities of Barrie and Orillia. Projected growth to the year 2031 is stated in Section 3.2.

Population density in general and urban development in particular, is greater in the southern portion of the *County*. This is as a result of economic and employment links with the highly urbanized Greater Toronto Area immediately south of Simcoe County. Residential development has also been attracted to the shores of Georgian Bay and Lake Simcoe. This development is a mixture of permanent and seasonal occupancy. In summer months, seasonal occupancy swells the population of the *County* well above the permanent population.

Much development is currently focused in numerous *settlement areas*, ranging in size from about 20,000 people to small hamlets of only a few dozen people. However, thousands are also housed in country residential or cottage clusters, or isolated lots, found throughout the *County*.

Agricultural use is found in many places throughout the County, except in the Precambrian Shield at the northern end of the *County*.

Settlement of the *County* by First Nations and subsequently by non-aboriginal settlers has resulted in a wealth of *cultural features* and heritage resources.

### 3.3 General Development Policies

**3.3.1** In the Rural, Agricultural, and Greenlands Designations, only one detached dwelling may be located on a lot as permitted in this *Plan* and subject to appropriate *local municipal* official plan, zoning and municipal by-laws. In areas outside of the Oak Ridges Moraine Conservation Plan area, *local municipal* official plans may make provision for second units such as semi-detached dwelling units, accessory apartments, structures providing accommodation for temporary or seasonal farm help, garden suites, or other temporary accommodations, with the provision of adequate water and sewage treatment facilities. Second detached accessory dwellings may be permitted in accordance with *local municipal* official plan policies and shall be located in the building cluster.

In the *Settlement* Designation, in addition to lots for commercial, industrial, institutional, recreational, and other urban uses, zoning bylaws may make provision for detached dwelling units, garden suites, second units in residential dwellings and mixed use buildings, and multi dwelling residential buildings. Notwithstanding the above, areas identified in *local municipal* official plans as *lands not for urban uses* within

*settlements/settlement areas* shall be subject to the applicable policies of the *local municipal* official plan.

## Lot Creation

- 3.3.3** In the Rural, Agricultural and Greenlands designations consents to create separate lots for two dwellings established in accordance with Section 3.3.1 are expressly prohibited.
- 3.3.4** Lots may be created only where they have access to and frontage on a public highway and where an access permit to that highway can be obtained in accordance with the policies of this *Plan* and the County of Simcoe, the Province of Ontario or *local municipalities*. Exceptions may occur in plans of condominium where the condominium development has access to a public highway. Subject to *local municipal* bylaws and official plans lots may be created on existing private roads or water only access.
- 3.3.6** Where feasible, and subject to *local municipal* policies and bylaws, *infrastructure* and passive recreational uses may be located in any designation of this *Plan*, subject to Sections 3.8, and 4.2, and the requirements of the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, Greenbelt Plan and Lake Simcoe Protection Plan where applicable, and applicable *provincial* and federal policy and legislation. Where applicable, only such uses permitted in the Greenlands Designation (see Section 3.8) are those which have successfully completed any required *provincial* and/or federal environmental assessment process or proceedings under the *Drainage Act*. Lot creation for *infrastructure* in the Agricultural designation is discouraged and should only be permitted where the use cannot be accommodated through an easement or right-of-way.
- 3.3.7** *Development*, including lot creation, is discouraged outside of but adjacent to, or in close proximity to *settlement area* boundaries in order to enable the efficient expansion of *settlement areas*. Where lands are designated Rural within one kilometre of a *primary settlement area*, the land use policies for *prime agricultural areas* shall apply. In certain circumstances, the existence of natural or human-made boundaries can be considered justification for an increase or decrease in the one kilometre distance as established in the *local municipal* official plan. Where a *rural employment area* exists in accordance with 3.7.6 or where an expansion of same is proposed in accordance with 3.7.7, the Rural policies shall apply.
- 3.3.8** Co-ordination and integration of planning policies and planning application decisions that impact more than one municipality, upper tier or lower tier, shall take place on matters including growth management targets and projections, *natural heritage systems* and *cultural features* and heritage resources, water conservation, provision of *infrastructure*, conservation of shorelines and watersheds, and natural and human-made hazards. Consultation with appropriate agencies, as applicable, is encouraged on matters related to watersheds, *natural heritage systems*, *hazardous lands* and shoreline conservation.

## 4.1 Healthy Communities and Housing Development

- 4.1.3** The *County* encourages the provision of a full range and equitable distribution of publicly accessible built and natural settings for recreation, including parkland, open space, trails, and water-based facilities.
- 4.1.4** *Development* form shall facilitate accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society. An annual Accessibility Plan may be prepared by the *County*.
- 4.1.5** The design of streetscapes, building orientation, and traffic flow should be planned to provide safe pedestrian and cycling access and movement in downtowns, main streets, and other activity areas.

## **4.2 Community Facilities and Services**

- 4.2.1** *Community facilities* and services except *public service facilities* shall be directed to *settlements*. *Public service facilities* should be directed to *settlements*, but may be located outside of *settlements*. Proposals for new *public service facilities* in the Agricultural designation on Schedule 5.1 shall require an amendment to this Plan. An *EIS* will be required for proposed locations within Greenlands and in accordance with Sections 3.8, 3.10, 3.11 and 3.12. Passive recreational uses are subject to policy 3.3.6.
- 4.2.2** *Community facilities* shall be connected to *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* where available. Where the site can only be developed on *individual on-site sewage services* and *individual on-site water services*, a study will be required to demonstrate to the satisfaction of the *County* and *local municipality* that adequate water supply is available and the proposed sewage treatment method will meet *provincial* standards.
- 4.2.3** Before consideration is given to developing new *infrastructure* and *public service facilities*, opportunities for adaptive re-use should be considered, wherever feasible and subject to *local municipal* official plans.
- 4.2.4** *Community facilities* and *public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

## **4.7 Infrastructure**

### **Objectives**

- 4.7.2** To promote the development of sewage and water service systems which are financially supported by their users to enable their maintenance and effective operation.

### **Policies**

- 4.7.4** The preferred method of servicing *settlement areas* and other multi-lot developments is full *municipal sewage services* and full *municipal water services*. A *local municipality* may direct growth towards a particular *settlement area* to achieve this policy. *Intensification* and *redevelopment* within *settlement areas* on existing *municipal sewage services* and *municipal water services* should be promoted, wherever feasible.
- 4.7.5** Where full *municipal sewage services* and *municipal water services* are not provided, municipalities may allow the use of *private communal water services* and *private communal sewage services*.
- 4.7.6** Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not provided and where a study concludes that the provision of full *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* cannot be implemented, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, these services may only be used for infilling and minor rounding out of existing development.
- 4.7.7** Subject to the hierarchy of services provided in the policies above, planning authorities may allow lot and/or unit creation only if there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services*. The determination of sufficient *reserve sewage capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.
- 4.7.8** The *County* encourages *local municipalities* to undertake comprehensive master servicing plans for *development* within *settlement areas*. As referenced in Sections 3.2 and 3.5, *local municipal* growth management strategies shall consider the ability to provide full municipal or private communal services where not already provided, as a key element in directing and/or focusing development to particular *settlements* for long-term growth and development.
- 4.7.9** Planning for *sewage* and *water services* shall:
- a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing services;
  - b) ensure that the systems are provided in a manner that can be sustained by the water resources upon which such services rely; is feasible, financially viable and complies with all regulatory requirements; and protects human health and the natural environment;
  - c) promote water conservation and water use efficiency;

- d) integrate servicing and land use considerations at all stages of the planning process; and
- e) be in accordance with the servicing hierarchy outlined in the policies above.

**4.7.10** Where a *servicing feasibility study* supports *development* on individual services, a proposed *development* must be supported by a hydrogeological study which will, among other things, provide for site specific implementation of the findings/recommendations of the *servicing feasibility study*, including the determination of specific site-related minimum lot sizes. Should an extension to a draft plan approval be requested, the recommendations of the hydrogeological study may be required to be reconfirmed.

**4.7.11** Municipalities should only consider construction of new, or expansion of existing, *municipal sewage services and municipal water services or private communal water services and private communal sewage services* where:

- i. strategies for water conservation and other water demand management initiatives are being implemented in the existing servicing area
- ii. plans for expansion or for new services are to serve growth in a manner that supports achievement of the *intensification target* and *density targets* as set out in this *Plan*, and
- iii. plans have been considered in the context of applicable inter-provincial, national, bi-national, or state-provincial Great Lakes Basin agreements.

[NOTE: 4.7.6 and 4.7.7 were previously approved and are re-numbered given the above proposed modifications as 4.7.12 and 4.7.13]

**4.7.14** Planning for *infrastructure* and *public service facilities* may go beyond a 20-year time horizon.

**4.7.15** A county-wide infrastructure servicing database should be maintained by the County of Simcoe in consultation with the *local municipalities* to document existing and planned sewage and water *infrastructure* to inform land use planning, infrastructure and financial decision making by the *County* and *local municipalities*.

**4.7.16** Municipalities that share an inland water source and/or receiving water body, should co-ordinate their planning for potable water, stormwater, and wastewater systems to ensure that water quality and quantity is maintained or improved.

**4.7.17** *Designated Greenfield area development, redevelopment, intensification, and greyfield and brownfield development* for *settlement area* uses should generally be directed to locations with full *municipal sewage services and municipal water services or private communal sewage services and private communal water services* or to adjacent locations where the services can be efficiently extended to those forms of *development* through an approved EA. Similarly, such services should be extended to the areas of such *development* in co-ordination with the staging of *development* and in accordance with planned and targeted population and employment allocations. Nevertheless, the service



systems of nearby *settlements*, municipalities or other *development* nodes may be linked where it is economically advantageous.

**4.7.18** Any *servicing capability study*, *servicing feasibility study*, or hydrological study must be prepared to the satisfaction of the *County* and *local municipality* in consultation with relevant agencies.

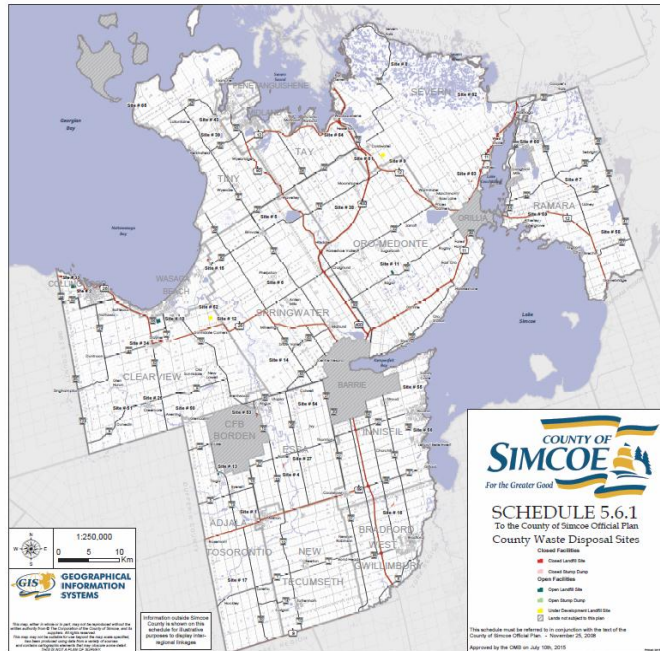
**Definition:**

**AFFORDABLE** means:

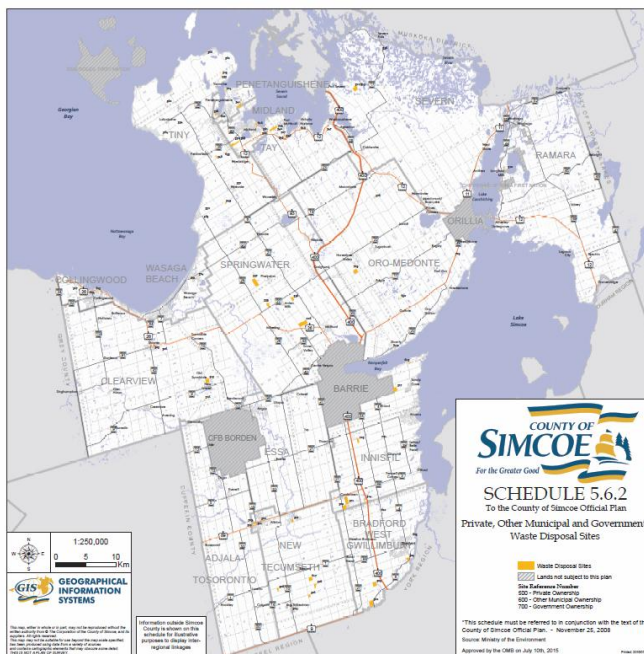
- a) In the case of home ownership, the least expensive of:
  - 1) Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
  - 2) Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the *regional market area*;
- b) In the case of rental housing, the least expensive of:
  - 1) A unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
  - 2) A unit for which the rent is at or below the average market rent of a unit in the *regional market area*.

## SCHEDULE 4 Waste Disposal Mapping – Phase 1c

Official Plan Schedule 5.6.1



Official Plan Schedule 5.6.2



If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**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