



Minutes
Special Council Meeting (Public Meeting) -
County of Simcoe Municipal
Comprehensive Review (MCR)
Tuesday, June 8, 2021
Electronic
Chair: George Cornell



Members Present: Warden George Cornell; Deputy Warden Lynn Dollin; Councillor Don Allen; Councillor Nina Bifulchi; Councillor Sylvia Bray; Councillor Mike Burkett; Councillor Barry Burton; Councillor Basil Clarke; Councillor Jennifer Coughlin; Councillor Dan Davidson; Councillor Jane Dunlop; Councillor Joe Gough; Councillor Ralph Hough; Councillor Harry Hughes; Councillor Keith Hull; Councillor Rob Keffer; Councillor Gerard LaChapelle; Councillor James Leduc; Councillor Doug Leroux; Councillor Sandie Macdonald; Councillor Bob Meadows; Councillor Doug Measures; Councillor Rick Milne; Councillor Richard Norcross; Councillor Floyd Pinto; Councillor Mike Ross; Councillor Brian Saunderson; Councillor Stewart Strathearn; Councillor Michael Smith; Councillor Ted Walker; Councillor Steffen Walma; and Alternate Councillor Dan LaRose

Members Absent: Councillor Anita Dubeau

Staff Present: Mark Aitken, Chief Administrative Officer; John Daly, County Clerk; Greg Bishop, General Manager of Social and Community Services; Rob Elliott, General Manager of Engineering/Planning and Environment; Jane Sinclair, General Manager of Health and Emergency Services; Trevor Wilcox, General Manager of Corporate Performance; and Andrea Fay, Deputy Clerk

1. Calling of the Roll

The Chair called the meeting to order at 10:07 a.m.

2. Approval of Agenda

Resolution 2021-189

Moved by: Councillor Don Allen
Seconded by: Councillor Nina Bifulchi

That the agenda for the June 8, 2021, Special Council Meeting - County of Simcoe Municipal Comprehensive Review (MCR), be approved.

CARRIED

3. Purpose of the Public Meeting and Confirmation of Notice

The Warden stated that the Special Meeting of Council was being held pursuant to Section 26 of the Planning Act for the purposes of discussing the County's Municipal Comprehensive Review (MCR) exercise and the review of its Official Plan.

The County Clerk advised that the Notice of Statutory Special Meeting of Council (Virtual) advertisement was published in the following newspapers/media outlets on Thursday, April 29, 2021 and Thursday, May 6, 2021, with the exception of the Innisfil Journal, which was published on April 29, 2021 and May 13, 2021:

- Barrie Advance, Innisfil Journal, Alliston Herald, Collingwood Connection, Stayner Wasaga Beach Sun, Midland Mirror, Orillia Today, and Bradford Today.

On April 29, 2021, the Notice of Statutory Special Meeting of Council was posted on the County of Simcoe website at www.simcoe.ca and emailed directly to the Ministry of Municipal Affairs and Housing, the prescribed persons and public agencies as required by the Planning Act and Ontario Regulation 543/06, along with area municipalities and Indigenous communities.

The County Clerk acknowledged the written submissions received (as listed in Agenda Item 8.) in response to the Notice of Statutory Special meeting of Council (Virtual) published in the newspapers/media outlets and on the County of Simcoe website. The County Clerk advised that comments received prior to and after the notice period will also be considered by County staff and the consultant team.

4. Consent Agenda

Resolution 2021-190

Moved by: Councillor Sylvia Bray
Seconded by: Councillor Mike Burkett

That the following Consent Agenda Item, having been given due consideration, be received:

CARRIED

- 4.1. **Correspondence Received from Minister Clark Regarding Changes to A Place to Grow: Growth Plan for the Greater Golden Horseshoe**
[Correspondence Received from Minister Clark Regarding Changes to A Place to Grow: Growth Plan for the Greater Golden Horseshoe](#)

5. Presentation from Consultants

Rob Elliott, General Manager, Engineering, Planning & Environment, and David Parks, Director, Planning, Economic Development, Transit & Airport Services, provided a brief overview of the Municipal Comprehensive Review process and introduced the consultants who will be working together with County staff regarding the Municipal Comprehensive Review.

5.1. **Presentation by Stefan Krzeczunowicz, Associate Partner, Hemson Consulting regarding the Municipal Comprehensive Review**

[Presentation - Hemson Consulting - MCR](#)

Stefan Krzeczunowicz, Associate Partner, Hemson Consulting provided a presentation regarding the Municipal Comprehensive Review.

6. Presentations from the Public

Resolution 2021-191

Moved by: Councillor Barry Burton
Seconded by: Councillor Basil Clarke

That the following verbal submissions be given due consideration by staff and consultants in the development of the Municipal Comprehensive Review (MCR):

CARRIED

6.1. **Claire Malcolmson, Rescue Lake Simcoe Coalition (Received May 26, 2021)**

[Claire Malcolmson, Rescue Lake Simcoe Coalition - Request to Speak - Received May 26, 2021](#)

[Presentation - Claire Malcolmson - Rescue Lake Simcoe Coalition - MCR](#)
[Letter from Rescue Lake Simcoe Coalition - MCR](#)

6.2. **Francesco Fiorani, Planner/Project Manager, Brutto Consulting on behalf of 1750 Warminster Sideroad, Township of Oro-Medonte (Received May 27, 2021)**

[Francesco Fiorani, Brutto Consulting - Request to Speak - Received May 27, 2021](#)

[Presentation - Francesco Fiorani - Brutto Consulting - 1750 Warminster Sideroad, Township of Oro-Medonte - MCR](#)

- 6.3. **Francesco Fiorani, Planner/Project Manager, Brutto Consulting on behalf of 2439 4th Line, Churchill, Innisfil (Received May 27, 2021)**
[Francesco Fiorani, Brutto Consulting - Request to Speak - Received May 27, 2021](#)
[Presentation - Francesco Fiorani - Brutto Consulting - 2439 4th Line, Churchill, Innisfil - MCR](#)
- 6.4. **John Corbett, President, Corbett Land Strategies Inc. on behalf of DG (Alliston 2) Inc. and Indy Properties (Received May 28, 2021)**
[John Corbett, Corbett Land Strategies Inc. - Request to Speak - Received May 28, 2021](#)
[Presentation - John Corbett - Corbett Land Strategies Inc. - DG \(Alliston 2\) Inc. and Indy Properties - MCR](#)
- 6.5. **Michael Manett, Planner, MPLAN Inc. on behalf of Innisfil Maplevue Development Limited (Received May 28, 2021)**
[Michael Manett, MPLAN Inc. - Request to Speak - Received May 28, 2021](#)
- 6.6. **Margaret Prophet, Executive Director, Simcoe County Greenbelt Coalition (Received June 1, 2021)**
[Margaret Prophet, Simcoe County Greenbelt Coalition - Request to Speak - Received June 1, 2021](#)
[Presentation - Margaret Prophet - Simcoe County Green Belt - MCR](#)
- 6.7. **Dave Ritchie, Chairperson, Simcoe County Federation of Agriculture (Received June 1, 2021)**
[Dave Ritchie, Simcoe County Federation of Agriculture - Request to Speak - June 1, 2021](#)
- 6.8. **Nari Hwang, Student regarding the Protection of Lake Simcoe (Received June 1, 2021)**
[Nari Hwang, Student - Request to Speak - June 1, 2021](#)

7. Addendum (June 7, 2021)

- 7.1. **Paul M. DeMelo, Partner, Kagan Shastri LLP on behalf of 903287 Ontario Limited, 1460 7th Line, Town of Innisfil (Received June 2, 2021)**
[Paul DeMelo, Kagan Shastri LLP - Request to Speak - June 2, 2021](#)
- 7.2. **Matthew Cory, Principal, Planner, Land Economist, Project Manager, Malone Given Parsons on behalf of New Tecumseth Community Builders Inc. (Received June 3, 2021)**

[Matthew Cory, Malone Given Parsons - Request to Speak - June 3, 2021](#)

- 7.3. Hon. Jim Karygiannis, Principal, GTA Strategies on behalf of Sunrise Homes, 299 Mowat Street North and 359 Mowat Street North, Stayner - Received June 4, 2021**

[Hon. Jim Karygiannis, GTA Strategies - Sunrise Homes - Request to Speak - June 4, 2021](#)

- 7.4. David Falletta, MCIP, RPP, Bousfields Inc. on behalf of Bond Head Properties Inc. - Received June 4, 2021**

[David Falletta, Bousfields Inc. - Bond Head Properties Inc. - Request to Speak - June 4, 2021](#)

[David Falletta, Bousfields Inc. - Bond Head Properties Inc. - Request to Speak - June 4, 2021 - Update](#)

[Presentation - David Falletta - Bousfields Inc. - Bond Head Properties Inc. - MCR](#)

8. Comments from the Public

Resolution 2021-192

Moved by: Councillor Jennifer Coughlin

Seconded by: Councillor Dan Davidson

That the following written submissions be given due consideration by staff and consultants in the development of the Municipal Comprehensive Review (MCR):

CARRIED

- 8.1. Mark J. McConville, Associate Planner, Humphries Planning Group Inc. on behalf of 11th Line Investments Inc. and 154319 Canada LTEE (Received March 30, 2021)**

[Mark J. McConville, Humphries Planning Group Inc. - 11th Line Investments Inc. and 154319 Canada LTEE -Submission - MCR - Received March 30, 2021](#)

- 8.2. Colleen Steiner - Regarding the Lake Simcoe Protection Plan and MCR (Received May 5, 2021)**

[Colleen Steiner - Submission - MCR - Received May 5, 2021](#)

- 8.3. Colin Tanner - Regarding Planned Growth (Received May 25, 2021)**

[Colin Tanner - Submission - MCR - Received May 25, 2021](#)

- 8.4. **Tim Schilling, Senior Planner, KLM Planning Partners Inc. on behalf of Tesmar Holdings Inc. - 9078 Mckinnon Road, Township of Essa (Received May 27, 2021)**
[Tim Schilling, KLM Planning - 9078 Mckinnon Rd, Essa - Submission - MCR - Received May 27, 2021](#)
- 8.5. **David Riley, Principal, SGL Planning and Design Inc. on behalf of the North West Alliston Land Owners Group (Received May 28, 2021)**
[David Riley, SGL Planning and Design Inc. - the North West Alliston Land Owners Group - Submission - MCR - Received May 28, 2021](#)
- 8.6. **Katarzyna Silwa, Partner, Dentons Canada LLP on behalf of Sugar Meadows Inc. (Received May 28, 2021)**
[Katarzyna Silwa, Dentons Canada LLP - Sugar Meadows Inc. - Submission - MCR - Received May 28, 2021](#)
- 8.7. **Kayla Robbins, Planner, Weston Consulting on behalf of Angus Manor Park Developments Inc., 8569 5th Line and 8512 6th Line, Township of Essa (Received May 28, 2021)**
[Kayla Robbins, Weston Consulting - Angus Manor Park Developments Inc., 8569 5th Line and 8512 6th Line, Township of Essa - Submission - MCR - Received May 28, 2021](#)
- 8.8. **Emma West, Partner, Bousfields Inc. on behalf of the McLean Family - 121 Penetanguishene Road, Township of Oro-Medonte (Received May 28, 2021)**
[Emma West. Bousfields Inc. - 121 Penetanguishene Rd, Oro-Medonte - Submission - MCR - Received May 28, 2021](#)
- 8.9. **Saba Haie on behalf of 4583 15th Line, Innisfil (Cookstown) (Received May 28, 2021)**
[Saba Haie - 4583 15th Line, Innisfil \(Cookstown\) - Submission - MCR - Received May 28, 2021](#)
- 8.10. **Michael Manett, Planner, MPLAN Inc. on behalf of Innisfil Mapleview Development Limited (Received May 28, 2021)**
[Michael Manett, MPLAN Inc. - Innisfil Mapleview Development Limited - Submission - MCR - Received May 28, 2021](#)
- 8.11. **Tim Schilling, Senior Planner, KLM Planning Partners Inc. on behalf of GB (Alliston) Inc. 144 King Street North, Town of New Tecumseth (Received May 28, 2021)**
[Tim Schilling, KLM Planning Partners Inc. on behalf of GB \(Alliston\) Inc. 144 King Street North, Town of New Tecumseth - Submission - MCR -](#)

[Received May 28, 2021](#)

- 8.12. **Tim Schilling, Senior Planner, KLM Planning Partners Inc. on behalf of GB (Bradford) Inc. 2944 5th Line, Town of Bradford West Gwillimbury (Received May 28, 2021)**

[Tim Schilling, KLM Planning Partners Inc. on behalf of GB \(Bradford\) Inc. 2944 5th Line, Town of Bradford West Gwillimbury - Submission - MCR - Received May 28, 2021](#)

- 8.13. **Paul M. DeMelo, Partner, Kagan Shastri LLP on behalf of 903287 Ontario Limited, 1460 7th Line, Town of Innisfil (Received May 28, 2021)**

[Paul M. DeMelo, Kagan Shastri LLP on behalf of 903287 Ontario Limited, 1460 7th Line, Town of Innisfil - Submission - MCR- Received May 28, 2021](#)

- 8.14. **Tim Schilling, Senior Planner, KLM Planning Partners Inc. on behalf of GB (Bradford 2) Inc. 3174 5th Line, Town of Bradford West Gwillimbury (Received May 28, 2021)**

[Tim Schilling, KLM Planning Partners Inc. on behalf of GB \(Bradford 2\) Inc. 3174 5th Line, Town of Bradford West Gwillimbury - Submission - MCR - Received May 28, 2021](#)

- 8.15. **Kris Menzies, Partner, MHBC Planning, Urban Design & Landscape Architecture on behalf of Fletcher Meadows Inc. 255 Patterson Street North, Town of New Tecumseth (Beeton) (Received May 28, 2021)**

[Kris Menzies, MHBC on behalf of Fletcher Meadows Inc. 255 Patterson Street North, Town of New Tecumseth \(Beeton\) - Submission - MCR - Received May 28, 2021](#)

- 8.16. **John Corbett, President, Corbett Land Strategies on behalf of Indy Properties Inc. and DG (Alliston 2 Inc.) (Received May 28, 2021)**

[John B. Corbett, President, Corbett Land Strategies Inc. on behalf of DG \(Alliston 2\) Inc. and Indy Properties -Submission - MCR- Received May 28, 2021](#)

- 8.17. **David S. White, Queen's Counsel, Devry Smith Frank LLP on behalf of Ms. Doris Becher-Nienhause (Received May 28, 2021)**

[David S. White, Devry Smith Frank LLP on behalf of Ms. Doris Becher-Nienhause - Submission - MCR- Received May 28, 2021](#)

- 8.18. **Kory Chisholm, Partner, MHBC Planning, Urban Design & Landscape Architecture on behalf of 4946 Dean Drive, Township of Adjala-Tosorontio (Received May 28, 2021)**

[Kory Chisholm, Partner, MHBC - 4946 Dean Drive, Township of Adjala-Tosorontio - Submission - MCR - Received May 28, 2021](#)

- 8.19. **Don Morgan, Chair, AWARE Simcoe (Received May 31, 2021)**
[Don Morgan, Chair, AWARE Simcoe - Submission - MCR - Received May 30, 2021](#)
- 8.20. **Rosemarie Humphries, President, Humphries Planning Group Inc. on behalf of Elmgate Holdings Ltd. (Received May 31, 2021)**
[Rosemarie Humphries, Humphries Planning Group Inc. - Elmgate Holdings Limited - Submission - MCR - May 31, 2021](#)
- 8.21. **Mark J. McConville, Associate Planner, Humphries Planning Group Inc., on behalf of 2735782 Ontario Inc. & Mardan Capital Corporation (Received May 31, 2021)**
[Mark J. McConville, Humphries Planning Group Inc. - 2735782 Ontario Inc. & Mardan Capital Corporation - Submission - MCR - May 31, 2021](#)
- 8.22. **Ulli Rath - Regarding New Growth Parameters for Collingwood (Received May 31, 2021)**
[Ulli Rath - Submission - MCR - Received May 31, 2021](#)
- 8.23. **Mark J. McConville, Associate Planner, Humphries Planning Group Inc., on behalf of 2751833 Ontario Inc. (Received May 31, 2021)**
[Mark J. McConville, Humphries Planning Group Inc. - 2751833 Ontario Inc. - Submission - MCR - May 31, 2021](#)
- 8.24. **Mark J. McConville, Associate Planner, Humphries Planning Group Inc., on behalf of 2751833 Ontario Inc. & 2825930 Ontario Inc. (Received May 31, 2021)**
[Mark J. McConville, Humphries Planning Group Inc. -2751833 Ontario Inc. & 2825930 Ontario Inc. - Submission - MCR - May 31, 2021](#)
- 8.25. **Amanda Hoffmann, Planner, The Jones Consulting Group on behalf of Mike and Amanda Styka (Received June 1, 2021)**
[Amanda Hoffmann, The Jones Consulting Group Ltd. - Mike & Amanda Styka - Submission - MCR - June 1, 2021](#)
- 8.26. **Kristine A. Loft, Principal, Loft Planning Inc., on behalf of Sunrise Homes (Received June 1, 2021)**
[Kristine A. Loft, Loft Planning Inc. - Sunrise Homes - Submission - MCR - June 1, 2021](#)

- 8.27. Kristine A. Loft, Principal, Loft Planning Inc., on behalf of San Diego Homes and Stroud Development Group (Received June 1, 2021)**
[Kristine A. Loft, Loft Planning Inc. - San Diego Homes Inc. and Stroud Development Group - Submission - MCR - June 1, 2021](#)

9. Addendum (June 7, 2021)

- 9.1. Brent Spagnol, Director of Planning Services, Township of Springwater (Received June 2, 2021)**
[Brent Spagnol - Township of Springwater - Submission - MCR - Received June 2, 2021](#)
[Township of Springwater, Council Report, County of Simcoe MCR - Springwater Comments](#)
- 9.2. Pam Fulford - regarding MCR (Received June 2, 2021)**
[Pam Fulford - Submission - MCR - Received June 2, 2021](#)
- 9.3. Dan Stone, Principal, Thorstone Consulting Services, Inc. on behalf of Trisan Construction, 2000463 Ontario Ltd., Yvette Santorelli and Angelo Santorelli (Received June 3, 2021)**
[Dan Stone, Thorstone Consulting Services Inc. Trisan Construction, 2000463 Ontario Ltd. Yvette Santorelli and Angelo Santorelli - Submission - MCR - June 3, 2021](#)
[Orion Environmental, Agricultural Impact Assessment Final Report](#)
- 9.4. Dan Stone, Principal, Thorstone Consulting Services, Inc. on behalf of San Marco in Lamis Ltd. (Received June 3, 2021)**
[Dan Stone, Thorstone Consulting Services Inc. - San Marco in Lamis Ltd. \(Huntington Woods\) - Submission - MCR - June 3, 2021](#)
- 9.5. Mark J. McConville, Associate Planner, Humphries Planning Group Inc., on behalf of Bradvit Holdings Inc. (Received June 3, 2021)**
[Mark J. McConville, Humphries Planning Group Inc. - Bradvit Holdings Inc. - Submission - MCR - June 3, 2021](#)
- 9.6. Matthew Cory, Principal, Planner, Land Economist, Project Manager, Malone Given Parsons on behalf of New Tecumseth Community Builders Inc. (Received June 4, 2021)**
[Matthew Cory, New Tecumseth Community Builders Inc. - Submission - MCR- June 4, 2021](#)
- 9.7. Dan Stone, Principal, Thorstone Consulting Services, In. on behalf of Woodington Management Inc. (Received June 4, 2021)**

[Dan Stone, Thorstone Consulting Services Inc. - Woodington Management Inc. - Submission - MCR - June 4, 2021](#)

- 9.8. David Falletta, MCIP, RPP, Bousfields Inc. on behalf of Bond Head Properties Inc. (Received June 4, 2021)**
[David Falletta, Bousfields Inc. - Bond Head Properties Inc. - Submission - MCR - June 4, 2021](#)
- 9.9. George Vadeboncoeur, CAO, Town of Wasaga Beach (Received June 4, 2021)**
[George Vadeboncoeur, Town of Wasaga Beach - Submission - MCR - June 4, 2021](#)
[Town of Wasaga Beach Resolution regarding MCR Comments](#)
[7.7 Staff Report - County MCR](#)
[7.7.1 APPENDIX A - Simcoe MCR Memo to Local Area Municipalities - April, 16, 2021](#)
[7.7.2 APPENDIX B - Section 26 Notice for June 8, 2021 Public Meeting](#)
[7.7.3 APPENDIX C - Wasaga Beach OP Growth Management Exec Summary Feb 7 2018](#)
- 9.10. Hartley Woodside and Kathleen Clarke regarding MCR (Received June 6, 2021)**
[Hartley Woodside and Kathleen Clarke - Submission - MCR - June 6, 2021](#)
- 9.11. North Simcoe Municipalities regarding MCR (received June 6, 2021)**
[North Simcoe Municipalities - Submission - MCR - June 6, 2021](#)
- 9.12. John Stillich regarding MCR (received June 7, 2021 - 8:15 a.m.)**
[John Stillich - Submission - MCR - June 7, 2021 - 8:15 a.m.](#)
[John Stillich - Submission - Supporting Document - June 7, 2021 - 8:15 a.m.](#)
- 9.13. Barrie Canoe & Kayak Club regarding MCR (received June 7, 2021 - 8:30 a.m.)**
[Barrie Canoe and Kayak Club - Submission - MCR - June 7, 2021 - 8:30 a.m.](#)
- 9.14. Mark Jacobs, MCIP, RPP, The Biglieri Group Ltd. on behalf of Dellray Developments Ltd., 6225 Yonge Street, Town of Innisfil (Received June 7, 2021 - 11:40 a.m.)**
[Mark Jacobs, The Biglieri Group Ltd. on behalf of Dellray Developments Ltd., 6225 Yonge Street, Town of Innisfil - Submission - MCR - Received June 7, 2021 - 11:40 a.m.](#)

- 9.15. Julie Johnson regarding MCR (Received June 7, 2021 12:19 p.m.)
[Julie Johnson - Submission - MCR - June 7, 2021 - 12:19 p.m.](#)

10. Adjournment

Resolution 2021-193


Moved by: Councillor Dan Davidson
Seconded by: Deputy Warden Dollin

That the June 8, 2021, Special Council Meeting - County of Simcoe
Municipal Comprehensive Review (MCR), be adjourned at 12:05 p.m.

CARRIED



Warden



County Clerk