

**AMENDMENT No. _____ TO THE
OFFICIAL PLAN FOR THE
COUNTY of SIMCOE**

The attached explanatory text and Schedule "A" constituting Amendment No. _____ to the Official Plan for the County of Simcoe, was prepared and adopted by the Council of the Corporation of the County of Simcoe by By-law No. 2015-_____ in accordance with the provisions of Section 17 and 22 of the Planning Act, R.S.O. 1990 c.P. 13 as amended.

MAYOR,

CORPORATE
SEAL OF COUNTY

CLERK,

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the County of Simcoe consists of three parts:

PART A – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART B – THE AMENDMENT

Consisting of the following text and Schedule “A” constitute Amendment No.____ to the Official Plan of the County of Simcoe.

PART C – THE APPENDICES

Consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment.

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose of the Official Plan Amendment is to amend Schedule 5.1 of the County of Simcoe Official Plan. The Official Plan Amendment will also amend Section 3.6 to include special exceptions to portions of the subject lands.

2.0 LOCATION

The lands affected by this Amendment are known as Part of Lots 21 & 22, Concession 8, as in RO850934; Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; Part of Lot 22, Concession 8, being Part 1 on 51R-35062; and PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 all in the Township of Oro Medonte, County of Simcoe.

The lands consist of an approximate area of 228.6 hectares (564.9 acres) with approximately 834.4 metres of frontage on Line 7 South, 1358.9 metres of frontage on Line 8 South, 233.9 metres of frontage on Line 9 South and 678.5 metres of frontage on Highway 11 North.

3.0 BASIS

The lands are recognized as the Burls Creek Event Grounds which play host to a number of events, concerts, festivals, flea markets and other similar uses with existing zoning permissions.

The purpose of this Official Plan Amendment is to amend the existing land use permissions on portions of the subject lands to permit accessory type uses such as camping, parking and concession stands to a permitted use and minor soccer.

Site specific textual and mapping amendments are proposed which will amend Section 3.6 and Schedule 5.1 of the Official Plan.

Section 3.6 of the Plan outlines the policies for Rural/Agricultural lands. Textual amendments to this Section will be on a site specific basis to permit all existing permitted uses in addition to minor soccer, camping, parking, concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area as designated in Schedule A of the Township of Oro Medonte. The development policies that apply to the lands in the local Official Plan and Zoning Bylaw will apply. Mapping amendments aim to add a symbol to the lands to identify them as being subject to exceptions.

The site contains a mixture of existing uses including an Event Park with a private road system and camping areas, a race track/speed way, a commercial area in the southwest corner of Line 8 and Highway 11, agricultural uses, forested areas and natural heritage features. The site is generally flat with some minor depressions namely associated with the Burls Creek tributary which generally runs in a north south direction between Line 7 and Line 8. The largest forested area is located in the southeast corner of the property which has been used historically for maple syrup production.

The proposed development is located in close proximity to Highway 11 which is a major transportation route through the Township of Oro-Medonte. With the benefit of the proximity to Highway 11, the site also has frontage on Line 7, Line 8 and Line 9, all of which have interchanges with Highway 11 (note that Line 8 and Highway 11 provides a north bound exit to the subject lands only). As demonstrated by two large festivals (Wayhome Music and Arts Festival & Boots and Hearts Festival) held on the subject lands in 2015, traffic concerns are significantly mitigated based on convenient site access.

Surrounding land uses include the following:

- North: Highway 11 and predominantly agricultural lands with pockets of rural residential and economic development (Line 9 and Highway 11) properties. The Lake Simcoe Regional Airport is located to the northwest, approximately 1.2km along Line 7 N.
- West: County of Simcoe Municipal Office, Institutional Use (Church), pockets of rural residential and environmental protection lands. Fronting Highway 11, several properties zoned General Commercial exist along Highway 11 N along with lands within the Oro Centre Secondary Plan.
- South: Predominantly agricultural and rural residential lands. The Oro Station Settlement area and the shores of Lake Simcoe.
- East: Agricultural lands and lands zoned as Economic Development at the Line 9 N and Highway 11 intersection.

Due to the nature of the proposed events, no additional permanent servicing is required. Events will operate with temporary sewage, garbage, water and electrical servicing as needed. Stormwater Management controls are to be implemented on site.

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

The Official Plan of the County of Simcoe, as amended is hereby further amended as follows:

1. Schedule 5.1 of the Official Plan, as amended, is hereby further amended with respect to lands described as Part of Lots 21 & 22, Concession 8, as in RO850934; Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; Part of Lot 22, Concession 8, being Part 1 on 51R-35062; and PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 all in the Township of Oro Medonte, County of Simcoe. These lands shall remain designated as Agricultural and “Subject to Exceptions” as shown on Schedule “A”, attached hereto and forming part of this Amendment.
2. Section 3.6 is amended as follows:

3.6.13 Special Exception

Notwithstanding the policies contained in Section 3.6 and in addition to the permitted uses in Section 3.6.6, permitted uses shall also include accessory camping, parking, concession booths and minor soccer. Specific restrictions including duration and location of such uses are further detailed in the site specific local municipal official plan amendment and zoning by-law amendment.

2.0 IMPLEMENTATION

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

3.0 INTERPRETATION

The provisions of the Official Plan as amended from time to time shall apply in regard to this Amendment.