

AMENDMENT NO. \_\_\_\_\_

TO THE OFFICIAL PLAN

FOR

COUNTY OF SIMCOE

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**PART "A" – THE PREAMBLE**

**SECTION 1 – TITLE AND COMPONENTS**

This document was approved in accordance with sections 26, 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended and shall be known as Amendment No. \_\_\_\_ to the Official Plan adopted by By-law No. \_\_\_\_\_.

**Part "A", the Preamble, does not constitute part of this amendment.**

**Part "B", the Amendment,** consisting of the following text constitutes Amendment No. \_\_\_\_ to the Official Plan.

**SECTION 2 – PURPOSE OF THE AMENDMENT**

The purpose of the amendment is to include updated policies on growth management in accordance with the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement.

**SECTION 3 – LOCATION OF THE AMENDMENT**

This amendment applies to the whole of Simcoe County, save and except for the lands within the boundaries of the Chippewas of Rama First Nation and Beausoleil First Nation and lands that are owned by the Province of Ontario and Government of Canada.

**SECTION 4 – BASIS OF THE AMENDMENT**

This is the first of a series of Amendments to the County of Simcoe Official Plan that are intended to implement a Municipal Comprehensive Review (MCR), the purpose of which is to ensure that the Official Plan conforms to the Growth Plan for the Greater Golden Horseshoe (2020). In this regard, this Amendment deals with growth management. Other components of the MCR,

which involve implementing Provincial policies on natural heritage and water resource systems, agriculture and climate change will be addressed in future Official Plan Amendments. In addition, further Amendments will be required to fully implement the growth management policies established by this Amendment, including the designation of all employment areas in the County and the expansion of a settlement area that has been justified in accordance with the policies set out in this Amendment.

The purpose of this Amendment is to:

- a) Provide greater clarity on the three types of settlement areas in the County and how each of the 93 settlement areas in the County are classified for the purposes of applying the policies in the Growth Plan on where growth shall be directed;
- b) Incorporate the population and employment forecasts for the County established by the Growth Plan and allocate that population and employment forecasts to the 16 local municipalities in a manner that supports the development of complete communities, with these allocations as recommended by Hemson Consulting in a report entitled 'Growth Forecasts and Lands Needs Assessment' dated March 31, 2022 which was later modified in a memorandum dated May 31, 2022;
- c) Increase the County-wide minimum intensification target from the current 32% to 35% to further focus growth in delineated built up areas and establish intensification targets for the local municipalities that have delineated built up areas;
- d) Increase the County-wide minimum designated greenfield area density target from the current 39 residents and jobs per hectare to 51 residents and jobs per hectare to support the more efficient use of land and establish minimum designated greenfield area density targets for the local municipalities that have delineated built up areas;
- e) Require that the local municipalities prepare phasing plans that establish a logical progression of growth, schedule and finance the infrastructure needed to support that growth and identify logical boundaries that build

- on or include areas that can provide key community infrastructure including lands for public health, education, recreation, parks and open space, cultural and community facilities, public safety and affordable housing early in the planning approval process, among other matters;
- f) Require that local municipalities prepare sub-watershed plans or their equivalent when planning for the development of additional designated greenfield areas, to ensure that all elements of the natural heritage and water resource systems are considered along with climate change impacts and severe weather events;
  - g) Establish two regional market areas in the County for the purposes of carrying out a Land Needs Analysis (LNA) in accordance with the Land Needs Assessment Methodology for the Greater Golden Horseshoe, the purpose of which is to ensure that there are sufficient opportunities to accommodate forecasted growth in the right locations, with the two regional market area approach recognizing that there are fundamental differences in the growth dynamics between the rapidly growing southern part of the County and the more moderately-growing northern part of the County;
  - h) Identify how much additional designated greenfield area land is required for community uses and employment lands in the County and identify the process to be followed by the local municipalities in conjunction with the County in identifying and assessing the merits of the future location of new designated greenfield areas;
  - i) Add approximately 37 hectares of land to the Alcona settlement area boundary, with this area corresponding to a portion of the lands subject to Ontario Regulation 568/21 (Minister Zoning Order) and identifying these lands and other lands within the Alcona settlement area as a protected major transit station area;
  - j) Identify a conceptual major transit station area in the Bradford settlement area in the vicinity of the Bradford GO station;

- k) Require both the Town of Innisfil and the Town of Bradford West Gwillimbury develop planning policies in their Official Plans that set out how lands within the two major transit station areas will develop in a manner that supports complete communities;
- l) Set out the uses permitted on rural lands (which are outside of prime agricultural areas) in conformity with the Growth Plan and in a manner that is consistent with the Provincial Policy Statement;
- m) Provide additional clarity on where public service facilities are permitted in the County;
- n) Make a number of minor changes to the terminology used in the Official Plan to provide additional clarity with respect to intent; and
- o) Modify, add and delete a number of the definitions to ensure they match up with Provincial policy.

## PART B – THE AMENDMENT

All of this Part of the document entitled Part B - The Amendment consisting of the following text constitutes Amendment No. \_\_\_\_\_ to the Official Plan of the County of Simcoe.

### Details of the Amendment

The Simcoe County Official Plan is hereby amended as follows:

Item 1: Section 1.1 (Purpose) is amended by replacing 'twenty' with "thirty" and replacing 'Growth Plan (2006)' with "Growth Plan (2020)" in the third paragraph.

Item 2: Section 1.2 (Scope, Effect and Legislative Authority) is amended by replacing 'Growth Plan for the Greater Golden Horseshoe, 2006' with "Growth Plan for the Greater Golden Horseshoe, 2020" in two places in the last paragraph.

Item 3: Section 1.2 (Scope, Effect and Legislative Authority) is amended by deleting the last sentence in the last paragraph.

Item 4: Section 1.3 (Goals of the Official Plan) is amended by making the following changes to the first paragraph:

The *Plan's* provisions are aimed at the achievement of particular and interdependent goals which are derived from the *County's* Strategic Plan, the *Provincial Policy Statement*, the Growth Plan for the Greater Golden Horseshoe, 2020 ~~2006~~ as amended, prepared under the *Places to Grow Act* 2005, the Greenbelt Plan, the Lake Simcoe Protection Plan, 2009, the Oak Ridges Moraine Conservation Plan, the Niagara Escarpment Plan, ~~the Simcoe Area Growth Plan, (2008), the **County's** Transportation Master Plan, (2008) and the 2008 mapping and data updates to the Natural Heritage System Study (1996)~~ and other research undertaken during preparation of this *Plan*, including public input.

Item 5: Section 1.4 (Structure of the Plan) is amended by replacing 'Growth Plan for the Greater Golden Horseshoe, 2006' with "Growth Plan for the Greater Golden Horseshoe, 2020" in the second paragraph.

Item 6: Section 2.3 (Settlement) is amended by deleting the first paragraph and replacing it with the following:

"The County of Simcoe (excluding the Cities of Barrie and Orillia) had an estimated permanent population of 360,680 and employment of 116,590 in 2021. The 2051 population and employment forecasts contained in Schedule 3 of the Growth Plan for the Greater Golden Horseshoe, 2020 are required to be used for planning and managing growth in the County of Simcoe and these forecasts indicate that the population of the County will increase to 555,000 and that employment is expected to increase to 198,000."

Item 7: Section 2.3 (Settlement) is further amended by replacing '20,000' with "25,000" and the term '**country residential**' with "rural residential" in the last sentence of the third paragraph.

Item 8: Section 3.1 (Strategy) is amended by replacing 'settlements' with "settlement areas" in the first bullet.

Item 9: Section 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) is amended by replacing 'settlements' with "settlement areas" in the heading and in the first sentence of the first paragraph and by deleting the third and fourth sentences in the first paragraph.

Item 10: Section 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) is further amended by deleting the second paragraph and replacing it with the following:

"There are three types of *settlement areas* in the County: *Primary settlement areas* (which are identified by the Growth Plan), *settlement areas* that have existing or planned *municipal water and wastewater systems* and *rural settlements* that have a municipal water or wastewater system (partial services) or have no *municipal water or wastewater systems*. All recognized *settlement areas* are identified in Section 3.2.3 (Table A) and the extent of these are mapped on Schedule 5.1 - Land Use Designations with *primary settlement areas* also identified on Schedule 5.1.2."

Item 11: Section 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) is further amended by replacing 'settlements' with 'settlement areas' in the third, fourth and fifth paragraphs.

Item 12: Section 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) is further amended by deleting the last sentence in the third paragraph and replacing it with the following:

"This Plan directs a significant portion of population and employment growth to *primary settlement areas* based on the hierarchy of *settlement areas* in accordance with Section 3.2.2 of this *Plan*."



Item 13: Section 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) is further amended by replacing the words 'for the next twenty years' with "to the year 2051" in the first sentence of the fourth paragraph and by deleting the second sentence in the fourth paragraph.

Item 14: Section 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) is further amended by replacing the words 'built boundaries' with "delineated built boundaries" and by replacing 'set out in Section 3.5' with "set out in Sections 3.2.6 and 3.2.7" in the fifth paragraph.

Item 15: Section 3.1.3 (Protection and enhancement of the County's *natural heritage system* and cultural features and heritage resources) is amended by replacing 'settlement expansions' with "*settlement area* expansions" in the fourth paragraph and replacing 'settlements' with "*settlement areas*" in the last paragraph.

Item 16: Section 3.1.4 (Development of communities with diversified economic functions and opportunities and a diverse range of housing options) is amended by replacing 'settlements' with 'settlement areas' in the second paragraph.

Item 17: Section 3.2 (Population and Employment Projections/Allocations) is amended by deleting all of the text and the table before Section 3.2.1 and by deleting Sections 3.2.1, 3.2.2 and 3.2.3 and replacing them with new Sections 3.2.1, 3.2.2 and 3.2.3 as set out below:

"3.2.1        The planning for the County of Simcoe cannot occur in isolation of the planning that is being undertaken in other parts of the Greater Golden Horseshoe. The Growth Plan for the Greater Golden Horseshoe anticipates that the population of Simcoe County is expected to increase by 194,340 people between 2021 and 2051 and that employment is expected to increase by 81,380 in this same time period. In implementing the Growth Plan, this Plan

anticipates that every municipality in the County will accommodate some level of population and employment growth.

3.2.2 Forecasted growth to 2051 in the County of Simcoe has been allocated by this Plan based on the following:

- a) A significant portion of the expected population and employment growth forecasted to 2051 will be directed to lower-tier municipalities that contain *primary settlement areas*.
- b) The vast majority of the remaining growth beyond what has been allocated in sub-section a) will be directed to *settlement areas* that:
  - i) Have a *delineated built boundary*;
  - ii) Have existing or planned *municipal water and wastewater systems*; and
  - iii) Can support the achievement of *complete communities*.
- c) Growth will be limited in *settlement areas* that:
  - i) Are *rural settlements*; and
  - ii) Are not serviced by existing or planned *municipal water and wastewater systems*.
- d) Within all *settlement areas*, growth will be focused in:
  - i) *Delineated built-up areas*;
  - ii) *Strategic growth areas*;
  - iii) Locations with existing or planned transit, with a priority on *higher order transit* where it exists or is planned; and
  - iv) Areas with existing or planned *public service facilities*.

- e) Development will be directed to *settlement areas*, except where the policies of this Plan permit otherwise.
- f) The establishment of new *settlement areas* and new *rural employment areas* is prohibited.

3.2.3 For the purposes of implementing Section 3.2.2, Table A below categorizes the three types of *settlement areas* in the County:

TABLE A - SETTLEMENT AREA CATEGORIES

<i>Settlement Area</i>	<i>Local Municipality</i>
<i>Primary Settlement Area</i>	
Alcona (*)	Innisfil
Alliston (*)	New Tecumseth
Bradford (*)	Bradford West Gwillimbury
Collingwood (*)	Collingwood
Midland (*)	Midland
Penetanguishene (*)	Penetanguishene
Note: <i>Settlement areas</i> denoted with a (*) have a <i>delineated built-up area</i> as shown on Schedule 5.1	
<i>Settlement Areas that have existing or planned municipal water <u>and</u> wastewater systems</i>	
Angus (*)	Essa
Atherley-Uptergrove	Ramara
Baxter	Essa
Beeton (*)	New Tecumseth
Bond Head	Bradford West Gwillimbury
Brechin	Ramara
Centre Vespra	Springwater
Coldwater (*)	Severn
Colgan	Adjala-Tosorontio
Cookstown (*)	Innisfil
Craighurst	Oro-Medonte
Creemore (*)	Clearview
Elmvale (*)	Springwater

Everett	Adjala-Tosorontio
Hillsdale	Springwater
Horseshoe Valley	Oro-Medonte
Lagoon City	Ramara
Lefroy/ Belle-Ewart	Innisfil
Midhurst (*)	Springwater
New Lowell	Clearview
Nottawa	Clearview
Port McNicoll (*)	Tay
Sandy Cove	Innisfil
Snow Valley	Springwater
Stayner (*)	Clearview
Thornton	Essa
Tottenham (*)	New Tecumseth
Victoria Harbour (*)	Tay
Wasaga Beach (*)	Wasaga Beach
West Shore (*)	Severn
Note: <i>Settlement areas denoted with a (*) have a delineated built-up area as shown on Schedule 5.1</i>	
<i>Rural Settlements that have a municipal water <u>or</u> wastewater systems (partial services) <u>or</u> have no municipal water or wastewater systems</i>	
Anten Mills	Springwater
Ardrea	Severn
Avening	Clearview
Batteaux	Clearview
Brentwood	Clearview
Churchill	Innisfil
Colwell	Essa
Cooper's Falls	Ramara
Dunedin	Clearview
Duntroon	Clearview
East Oro	Oro-Medonte
Edgar	Oro-Medonte
Fennell's Corner	Innisfil
Fesserton	Severn
Forest Home	Oro-Medonte
Gamebridge	Ramara

Gilford	Innisfil
Glen Huron	Clearview
Glencairn	Adjala-Tosorontio
Guthrie	Oro-Medonte
Hawkestone	Oro-Medonte
Hockley	Adjala-Tosorontio
Ivy	Essa
Jarratt	Oro-Medonte
Lafontaine	Tiny
Lisle	Adjala-Tosorontio
Longford Mills	Ramara
Loretto	Adjala-Tosorontio
Marchmont/Bass Lake	Severn
Minesing	Springwater
Moonstone	Oro-Medonte
Newton Robinson	Bradford West Gwillimbury
Old Sunnidale	Clearview
Oro Station	Oro-Medonte
Perkinsfield	Tiny
Phelpston	Springwater
Port Severn	Severn
Price's Corners	Oro-Medonte
Rosemont	Adjala-Tosorontio
Rugby	Oro-Medonte
Sebright	Ramara
Severn Falls	Severn
Shanty Bay	Oro-Medonte
Singhampton	Clearview
Stroud	Innisfil
Sugarbush	Oro-Medonte
Sunnidale Corners	Clearview
Tioga	Adjala-Tosorontio
Toanche	Tiny
Udney	Ramara
Utopia	Essa
Warminster	Oro-Medonte
Washago	Ramara/Severn

Waubauskene	Tay
Waverley	Tay
Wyebridge	Tiny
Wyevale	Tiny

Item 18: Section 3.2 (Population and Employment Projections/Allocations) is amended by deleting existing Section 3.2.4 and replacing this section with new Sections 3.2.4 to 3.2.13 as set out below:

"3.2.4 The forecasted population growth to 2051 in the County of Simcoe has been allocated by this Plan to the *local municipalities* in Table B as set out below:

TABLE B  
POPULATION FORECAST FOR 2051 BY LOCAL  
MUNICIPALITY

<i>Local Municipality</i>	2021 Population	2051 Population	2021-2051 Increase
Adjala-Tosorontio	11,260	11,970	710
Bradford West Gwillimbury	44,490	83,470	38,980
Clearview	15,220	21,820	6,600
Collingwood	25,470	42,690	17,220
Essa	23,810	34,740	10,930
Innisfil	44,710	84,450	39,740
Midland	18,250	24,290	6,040
New Tecumseth	45,480	80,590	35,110
Oro-Medonte	23,770	26,230	2,460
Penetanguishene	10,340	14,390	4,050
Ramara	10,680	12,870	2,190
Severn	14,750	17,790	3,040
Springwater	22,320	32,490	10,170
Tay	11,410	13,130	1,720
Tiny	13,240	16,010	2,770
Wasaga Beach	25,480	38,090	12,610
Total	360,680	555,000	194,320
Note: Totals may not add precisely due to rounding			

3.2.5 The forecasted employment growth to 2051 in the County of Simcoe has been allocated by this Plan to the *local municipalities* in Table C as set out below:

TABLE C  
EMPLOYMENT FORECAST FOR 2051 BY LOCAL MUNICIPALITY

<i>Local Municipality</i>	2021 Employment	2051 Employment	2021-2051 Increase
Adjala-Tosorontio	2,130	2,490	360
Bradford West Gwillimbury	11,810	30,900	19,090
Clearview	4,350	6,470	2,120
Collingwood	12,260	18,540	6,280
Essa	9,630	13,350	3,720
Innisfil	9,980	30,270	20,290
Midland	10,760	13,170	2,410
New Tecumseth	20,740	31,610	10,870
Oro-Medonte	5,900	9,310	3,410
Penetanguishene	4,830	6,100	1,270
Ramara	5,380	7,420	2,040
Severn	4,020	5,640	1,620
Springwater	6,700	9,190	2,490
Tay	1,570	2,610	1,040
Tiny	1,570	2,390	820
Wasaga Beach	4,960	8,510	3,550
Total	116,590	198,000	81,410
Note: Totals may not add precisely due to rounding			

3.2.6 A minimum of 35% per cent of all residential development occurring annually in the County of Simcoe will be within *delineated built-up areas* as shown on Schedule 5.1 in accordance with sub-sections a) and b).

- a) In order to maximize opportunities for *intensification*, each local municipality with *settlement area(s)* that have *delineated*

*built-up areas* shall update its Official Plan to achieve the intensification target by:

- i) Incorporating the intensification target identified in sub-section b);
  - ii) Identifying *strategic growth areas* to support achievement of the *intensification* target and recognizing them as a key focus for development;
  - iii) Identifying the appropriate type and scale of development in *strategic growth areas* and transition of built form to adjacent areas;
  - iv) Encouraging *intensification* generally throughout the *delineated built-up area*;
  - v) Directing that the implementing zoning by-law pre-zone lands for *intensification* and *redevelopment*, particularly in *strategic growth areas* to support the achievement of *complete communities*;
  - vi) Directing that the implementing zoning by-law permit multiple dwelling types in areas that have been traditionally zoned to permit only single detached dwellings;
  - vii) Directing that the implementing zoning by-law permit additional residential units throughout the municipality, with a particular focus on *settlement areas*; and
  - viii) Using other available tools, programs and planning processes, such as a Community Planning Permit system to support *intensification*.
- b) In order to achieve the 35% *intensification* target, below in Table D are the *intensification* targets for the *local municipalities* in the County that have *delineated built-up*



areas:

TABLE D  
INTENSIFICATION TARGETS FOR LOCAL  
MUNICIPALITIES WITH DELINEATED BUILT-UP AREAS

<i>Local Municipality</i>	<i>Intensification Target</i>
Bradford West Gwillimbury	42%
Clearview	30%
Collingwood	50%
Essa	30%
Innisfil	30%
Midland	50%
New Tecumseth	37%
Penetanguishene	50%
Severn	20%
Springwater	15%
Tay	20%
Wasaga Beach	50%
Simcoe County	35%

3.2.7 *Local municipalities with designated greenfield areas shall plan to achieve within the horizon of this Plan a minimum designated greenfield area density target so that when measured across the entire County the density is not less than 51 residents and jobs combined per hectare within the designated greenfield area, in accordance with this section of the Plan.*

- a) In order to achieve the minimum *designated greenfield area* density target of 51 residents and jobs combined per hectare, below in Table E are the minimum *designated greenfield area* density targets for the *local municipalities* in the County:

TABLE E  
DESIGNATED GREENFIELD AREA DENSITY TARGETS FOR  
LOCAL MUNICIPALITIES

<i>Local Municipality</i>	<i>Designated Greenfield Area Density Target (Residents and Jobs Combined per Hectare)</i>
Bradford West Gwillimbury	55
Clearview	45
Collingwood	55
Essa	45
Innisfil	55
Midland	55
New Tecumseth	55
Penetanguishene	55
Severn	45
Springwater	45
Tay	45
Wasaga Beach	55
Simcoe County	51

- b) The minimum *designated greenfield area* density targets in Table E shall be incorporated as applicable in local Official Plans.
- c) In cases where development is proposed in a *designated greenfield area*, it shall be demonstrated through a secondary plan or other comprehensive planning process that:
  - i) The proposed development will generally serve as a logical extension to the existing *delineated built-up area* or already developed *designated greenfield areas*, is compact and has a mix of uses to allow for the efficient use of land, *infrastructure* and *public service facilities*;

- ii) The proposal will contribute to the availability of a range of housing choices (e.g. density, form, and price) in the *designated greenfield area* as a whole;
  - iii) All of the other *infrastructure* and *public service facilities* required to service the development is available or to be provided, with such *infrastructure* and *public service facilities* being used as efficiently as possible; and
  - iv) Access is provided in a manner that supports the provision of essential emergency services, *active transportation*, efficient transportation patterns, and/or linkages with adjacent existing or planned development.
- d) The minimum *designated greenfield area* density target for the County of Simcoe shall be measured over the entire *designated greenfield area* of all of the *primary settlement areas* and *settlement areas* in the County excluding the following:
- i) *Natural heritage features and areas, natural heritage systems* and floodplains, provided *development* is prohibited in these areas;
  - ii) Rights-of-way for electricity transmission lines, *energy transmission pipelines* and freeways, as defined by and mapped as part of the Ontario Road Network; and railways;
  - iii) *Employment areas*; and
  - iv) Cemeteries.
- e) All *local municipalities* with *designated greenfield areas* shall prepare phasing plans in their local Official Plans to ensure that development is sequenced to:

- i) Establish a logical progression of growth as an integrated extension of existing communities based on identifiable boundaries and having regard for physical and natural features and barriers;
  - ii) Schedule and finance infrastructure needed to support growth in conformity with the planned urban structure for the community;
  - iii) Extend roads and servicing infrastructure in a cost-effective and financially sustainable manner and ensure that the costs of extending infrastructure can be supported through expected development charge revenues within a reasonable period of time;
  - iv) Stage growth within a convenient walking distance from transit corridors (where they exist or are planned) to generate sufficient transit ridership;
  - v) Identify logical boundaries that build on or include areas that can provide key community infrastructure including lands for public health, education, recreation, parks and open space, cultural and community facilities, public safety and affordable housing early in the planning approval process;
  - vi) Allows for the completion of distinct components of new community areas so that the length of construction in any given area is kept to a minimum where possible; and
  - vii) Provides appropriate transitions to allow agriculture and agricultural activities and related uses to continue for as long as practical.
- f) In addition to the above, all *local municipalities* are required to include policies in their Official Plan that establish minimum densities and which require a mix and range of lot

sizes and dwelling types to ensure that the minimum *designated greenfield area* density targets will be achieved or exceeded.

- g) It is recognized that achieving the minimum *designated greenfield area* density target on a site-specific basis may be difficult given terrain or environmental constraints, and as a consequence, the policies of this section are intended to be achieved wherever possible within individual site-specific development proposals. In addition to the above, as draft approved Plans of Subdivision are reviewed for possible extension, diversifying the housing mix will be required where possible to achieve the minimum *designated greenfield area* target.
- h) For those *local municipalities* that will be required to plan for additional *designated greenfield areas* in accordance with Section 3.2.24 of this Plan, a subwatershed plan or its equivalent shall be prepared. Such a subwatershed plan or its equivalent shall:
  - i) Consider all elements of the natural heritage and water resource systems;
  - ii) Consider climate change impacts and severe weather events;
  - iii) Identify *key natural heritage features, key hydrologic features, key hydrologic areas, natural heritage features and areas* and related *ecological and hydrologic functions*;
  - iv) Consider and evaluate impacts of any potential development and recommend appropriate mitigation; and

- v) Recommend how the *quality and quantity of water* within a subwatershed can be protected, improved, or restored through adaptive management.

3.2.8 The population and employment forecasts set out in Sections 3.2.4 and 3.2.5 do not prevent *local municipalities* from considering applications to develop lands that are within a *settlement area* provided such lands are appropriately designated. To provide additional certainty on what appropriately designated means, the County shall explore approaches that establish appropriate parameters to assist with decision-making.

3.2.9 Notwithstanding Section 3.2.8, lands can be considered for designation through a local Official Plan Amendment if:

- a) There would be no net increase of designated land within the *settlement area*; and
- b) Development on the lands would increase housing choice in the *settlement area* and/or provide additional opportunities for employment and/or facilitate the development of needed *public service facilities*.

### Major Transit Station Areas

3.2.10 This Plan identifies two *Major Transit Station Areas* on Schedule 5.1 in the Town of Bradford West Gwillimbury and the Town of Innisfil. *Major Transit Station Areas* will be planned to create a compact urban form with a diverse mix of land uses, varied housing types, tenures, and affordability, employment, and amenities in close proximity that supports existing and planned transit and *active transportation infrastructure*.

3.2.11 The location of the Bradford *Major Transit Station Area* is conceptual and will be planned to accommodate 150 residents and jobs per hectare. The Town of Bradford West Gwillimbury shall amend its Official Plan to include this minimum density and establish permitted uses and minimum densities with respect to

buildings and structures within the *Major Transit Station Area*. Through this process, the Town shall determine if the boundaries of the conceptual *Major Transit Station Area* are appropriate, and if changes to the boundary are proposed by the Town, a future Amendment to this Plan will be required to further define the *Major Transit Station Area*.

3.2.12 The Innisfil *Major Transit Station Area* will be planned to accommodate 170 residents and jobs per hectare and is further identified as a Protected *Major Transit Station Area* in accordance with Section 16(16) of the Planning Act. In addition, and within 1 year from the date of Provincial approval of this policy, the Town of Innisfil shall amend its Official Plan to include policies that:

- a) Identify the authorized use of land in the area and buildings and structures within the Protected *Major Transit Station Area*; and
- b) Identify the minimum densities that are authorized with respect to buildings and structures within the Protected *Major Transit Station Area*.

3.2.13 In addition to the above, both the Town of Bradford West Gwillimbury and the Town of Innisfil shall undertake comprehensive planning for their Major Transit Station Areas that result in policies that:

- a) Identify permitted uses to support complete communities;
- b) Prohibit the establishment of land uses and built forms that would adversely impact the ability to meet the minimum densities required;
- c) Identify and protect lands that may be required for future enhancement or expansion of transit infrastructure in collaboration with provincial transit authorities;

- d) Establish a phasing plan or strategy to ensure infrastructure and services are delivered in a manner that supports complete communities, including open space, accessible public amenities, and active transportation infrastructure;
- e) Support a mix of multi-unit housing, including *affordable* housing, rental housing and additional residential units, as appropriate;
- f) Establish strategies to support increased multi-modal access and connectivity to local and regional transit services in support of transit service integration;
- g) Identify the future actions that may be required to implement the plan, which may include Community Improvement Plans, inclusionary zoning, community planning permits systems, Transit-Oriented Design Guidelines, financial incentive programs, and other appropriate implementation tools;
- h) Establish alternative development standards to support development within all *Major Transit Station Areas*, such as reduced parking standards;
- i) Support high quality public realm improvements to enhance the *Major Transit Station Area*;
- j) Require the establishment of an interconnected and multi-modal street pattern that encourages walking, cycling, and the use of transit and supports mixed use development;
- k) Support a compact urban form that directs the highest intensity *transit-supportive* uses close to the transit station; and
- l) Ensure that existing surface parking lots and other land uses within *Major Transit Station Areas* that do not meet the objectives of this Plan are encouraged to redevelop and



expand in a manner that supports the overall objectives of this Plan.

Item 19: Section 3.2 (Population and Employment Projections/Allocations) is amended by re-numbering 'Section 3.2.5' as 'Section 3.2.14' and re-numbering all remaining sections accordingly.

Item 20: Section 3.2 (Population and Employment Projections/Allocations) is amended by deleting the words 'Table 1 and the density targets and intensification targets in Section 3.5' in re-numbered Section 3.2.17 with the following: "Tables B and C and the minimum intensification targets and *designated greenfield area* density targets in Tables D and E."

Item 21: Section 3.2 (Population and Employment Projections/Allocations) **is amended by replacing the reference to 'Table 1' with 'Tables B and C'** accordingly in re-numbered Section 3.2.20.

Item 22: Section 3.2 (Population and Employment Projections/Allocations) is amended by replacing 'settlements' with 'settlement areas' in the first paragraph in re-numbered Section 3.2.21.

Item 23: Section 3.2 (Population and Employment Projections/Allocations) is amended by deleted former Section 3.2.13.

Item 24: Section 3.2 (Population and Employment Projections/Allocations) is amended by deleting former Sections 3.2.15, 3.2.16 and 3.2.17 and replacing them with the following Sections 3.2.23 to 3.2.28:

#### "Land Needs Analysis

3.2.23 At 4,613 square kilometres in size, the County of Simcoe is the third largest upper tier municipality in Ontario. Given its size and extent, there are fundamental differences in the growth dynamics between the rapidly growing southern part of the County and the more moderately-growing northern part of the County. As such, two regional market areas have been established solely for the purposes of carrying out a Land Needs Analysis (LNA) in accordance with the Land Needs Assessment Methodology for the

Greater Golden Horseshoe, the purpose of which is to ensure that there are sufficient opportunities to accommodate forecasted growth in the right locations as set out in Section 3.2.4 and 3.2.5 of this Plan. The two regional markets areas are defined below:

- a) The northern regional market area comprises the 11 municipalities of Clearview, Collingwood, Midland, Oro-Medonte, Penetanguishene, Ramara, Severn, Springwater, Tay, Tiny, and Wasaga Beach; and
- b) The southern regional market area comprises the 5 municipalities of Adjala-Tosorontio, Bradford West Gwillimbury, Essa, Innisfil, and New Tecumseth.

3.2.24 On the basis of Section 3.2.23, Table F below identifies how much additional *designated greenfield area* is required for community uses and employment land in the local municipalities:

TABLE F  
*DESIGNATED GREENFIELD AREA LAND NEEDS FOR  
 COMMUNITY USES AND EMPLOYMENT LANDS IN LOCAL  
 MUNICIPALITIES - 2021 TO 2051*

<i>Local Municipality</i>	Community Uses (Gross Hectares)	Employment Lands (Gross Hectares)
Southern Regional Market Area		
Adjala-Tosorontio	-	-
Bradford West Gwillimbury	449.1	-
Essa	134.8	-
Innisfil	104.2	-
New Tecumseth	448.4	75.2
Total - Southern Regional Market Area	1,136.4	75.2
Northern Regional Market Area		
Clearview	-	-

Collingwood	-	94.1
Midland	-	-
Oro-Medonte	-	-
Penetanguishene	-	-
Ramara	-	-
Severn	-	36.0
Springwater	-	-
Tay	-	-
Tiny	-	-
Wasaga Beach	-	72.7
Total - Northern Regional Market Area	-	202.8
Total - Both Regional Market Areas	1,136.4	278.0

3.2.25 The land needs identified on Table F are considered to be maximums. Local municipalities may plan for less land based on local context provided it can be demonstrated that the population and employment forecasts set out in Sections 3.2.4 and 3.2.5 can be met.

3.2.26 For those municipalities that are required to plan for additional designated greenfield area in accordance with this section, a comprehensive planning process shall be undertaken by the local municipality to identify the most appropriate location(s) for additional growth and development that best:

- i) Protects *natural heritage features and areas*;
- ii) Promotes coordinated, efficient and cost effective infrastructure;
- iii) Promotes fiscal responsibility; and
- iv) Ensures the development of compact, complete and healthy communities.

- 3.2.27 In addition to the above, the *local municipality* will be required to demonstrate in support of the recommended location(s) for additional urban development that:
- i) There is sufficient capacity in existing or planned *infrastructure and public service facilities*;
  - ii) The *infrastructure and public service facilities* needed would be financially viable over the full life cycle of these assets;
  - iii) The proposed expansion would be informed by applicable water and wastewater master plans or equivalent and *stormwater master plans* or equivalent, as appropriate;
  - iv) The proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the *water resource system*, including the *quality and quantity of water*;
  - v) *Key hydrologic areas* and the *Natural Heritage System for the Growth Plan* have been avoided where possible;
  - vi) *Prime agricultural areas* have been avoided where possible;
  - vii) The *settlement area* to be expanded is in compliance with the *minimum distance separation formulae*;
  - viii) Any adverse impacts on the *agri-food network*, including agricultural operations, from expanding *settlement areas* would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment*; and

- ix) The policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied.

3.2.28 Prior to the implementation of a *settlement area* expansion, an Amendment to this Plan shall be required, provided the County is satisfied that the policies of this Plan have been met.

Item 25: Section 3.3.1 (General Development Policies - Lot Creation) is amended by deleting the second sentence and replacing it with the following:

*"Local municipal official plans shall include provisions for a range of housing types including additional residential units, accommodation for temporary or seasonal farm help, garden suites, or other temporary accommodations, with the provision of adequate water and sewage treatment facilities, subject to the policies of the Oak Ridges Moraine Plan and the Greenbelt Plan, if applicable."*

Item 26: Section 3.3.1 (General Development Policies - Lot Creation) is further amended by deleting the last sentence in the first paragraph.

Item 27: Section 3.3.1 (General Development Policies - Lot Creation) is further amended by replacing 'second units in residential dwellings' with "additional residential units".

Item 28: Section 3.3.6 (General Development Policies - Lot Creation) is amended by replacing the **term 'passive recreational' with 'low-intensity recreational' in the first sentence.**

Item 29: Section 3.5.1 (Settlements - Objectives) is amended by replacing 'settlements' with "settlement areas".

Item 30: Section 3.5.3 (Settlements - Objectives) is amended by replacing 'settlements' with "settlement areas".

Item 31: Section 3.5.6 (Settlements - Growth Management) is deleted and replaced with the following:

"The *settlement area* boundaries and the delineated *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 if required in accordance with Section 3.2.23 of this *Plan* and in accordance with Section 2.2.8.3 of the Growth Plan and Sections 3.2.7 h), 3.2.26 and 3.2.27 of this Plan. The Settlements designation applies to all lands within the *settlement area* boundaries. Only those *settlement areas* listed in Section 3.2.3 and Table A are recognized as *settlement areas*."

Item 32: Section 3.5.7 (Settlements - Growth Management) is amended by deleting the first sentence and replacing 'and are shown on Schedule 5.1.2' with "identified in Section 3.2.3 and Table A".

Item 33: Section 3.5.8 (Settlements - Growth Management) is amended by deleting the second sentence and adding the following at the beginning of the third sentence: **"With the exception of employment area designations,"**

Item 34: Section 3.5.9 (Settlements - Growth Management) is amended by deleting it and replacing it with the following:

*"Local municipalities* with more than one *settlement area* shall undertake growth management studies or similar strategic planning to allocate the population and employment forecasts set out in Sections 3.2.4 and 3.2.5 in a manner that conforms to Section 3.2.2 and the hierarchy set out in Section 3.2.3, with further consideration given 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's* role in providing services to a broader area. Such a growth management strategy shall also consider other relevant policies in Sections 4.1, 4.3 and 4.7 of this *Plan*. Only where appropriate based on the hierarchy set out in Section 3.2.3, *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 for all residents as their needs change throughout their lives. *Settlement area* identification, and the allocations, shall be incorporated into *local municipal* official plans."

Item 35: Section 3.5 (Settlements – Growth Management) is amended by deleting Sections 3.5.10, 3.5.11, 3.5.12, 3.4.13 and 3.5.14 and by re-numbering the remaining sections accordingly.

Item 36: Section 3.5.10 (Settlements – Phasing of Development) as re-numbered is amended by **adding the word 'delineated' before 'built boundary'**.

Item 37: Section 3.5 (Settlements - Settlement Expansion) is amended by replacing Section 3.5.13 (as re-numbered) with the following: "*Settlement area* boundary expansions that are authorized by Section 3.2.23 of this Plan may occur only in accordance with Section 2.2.8.3 of the Growth Plan for the Greater Golden Horseshoe (2020)."

Item 38: Section 3.5 (Settlements - Settlement Expansion) is amended by deleting former Sections 3.5.19, 3.5.20, 3.5.21, 3.5.22 and 3.5.23. 3.5.24, 3.5.25 and 3.5.26.

Item 39: Section 3.5 (Settlements - Density and Intensification) is amended by deleting former Sections 3.5.24, 3.5.25 and 3.5.26.

Item 40: Section 3.5.14 (Settlements - Settlement Form - formerly Section 3.5.27) is amended by replacing 'Settlement Form' in the heading with "*Settlement Area Form*" and by replacing 'Settlements' with "Settlement areas".

Item 41: Section 3.5.16 (Settlements - Settlement Area Form) is amended by replacing 'settlements' with "settlement areas".

Item 42: Section 3.5.17 (Settlements – Settlement Area Form) is amended by adding the word "*delineated*" **before 'built-up areas'**.

Item 43: Section 3.5.18 (Settlements - Settlement Area Form) is amended by replacing 'Settlement' with "Settlement area".

Item 44: Section 3.7 (Rural - Policies) is amended by replacing Section 3.7.4 with the following:

"*Development* outside of *settlement areas* may be permitted on *rural lands* for:

- a) All uses permitted in the Agricultural designation, subject to the Oak Ridges Moraine, Greenbelt Plan and Niagara Escarpment Plan where applicable the management or use of resources;
- b) Home occupations and home industries;
- c) The management or use of resources;
- d) Limited residential development in accordance with Sections 3.7.7 and 3.7.8;
- e) Cemeteries;
- f) resource-based recreational uses and activities, including recreational dwellings; and
- g) other rural land uses that are not appropriate in *settlement areas* provided they:
  - i. are compatible with the rural landscape and surrounding local land uses;
  - ii. will be sustained by rural service levels; and
  - iii. will not adversely affect the protection of *agricultural uses* and other resource-based uses such as *mineral aggregate operations*."

Item 45: Section 3.7 (Rural - Policies) is amended by replacing Section 3.7.5 with the following:

"Where permitted on *rural lands*, resource-based recreational uses should be limited to tourism-related and recreational uses that are compatible with the scale, character, and capacity of the resource and the surrounding rural landscape, and may include:

- a) commercial uses to serve the needs of visitors; and
- b) where appropriate, resource-based recreational dwellings for seasonal accommodation."



Item 46: Section 3.7 (Rural - Policies) is amended by replacing Section 3.7.6 with the following:

"Existing *employment areas* outside of *settlement areas* on *rural lands* that were designated for employment uses in an official plan that was approved and in effect as of June 16, 2006 may continue to be permitted. Expansions to these existing *employment areas* may be permitted only if necessary to support the immediate needs of existing businesses and if compatible with the surrounding uses."

Item 47: Section 3.7 (Rural - Policies) is amended by replacing Section 3.7.7 with the following:

"*New multiple lots or units for residential development* will be directed to *settlement areas*, but may be allowed on *rural lands* in site-specific locations with approved zoning or designation in an official plan that permitted this type of *development* as of June 16, 2006."

Item 48: Section 3.7 (Rural - Policies) is amended by deleting Section 3.7.11 and re-numbering the remaining sections accordingly.

Item 49: Section 3.7 (Rural - Policies) is amended by deleting the last two paragraphs of Section 3.7.11 (as re-numbered).

Item 50: Section 3.8.15 (Greenlands – Development Control) is amended by replacing the term 'passive recreational' in Section 3.8.15 (vii) with 'low-intensity recreational'.

Item 51: Section 3.8 (Greenlands – Development Control) is amended by deleting Section 3.8.18 and re-numbering the remaining sections accordingly.

Item 52: Section 4.2 (Community Facilities and Services) by changing the **title heading** to 'Public Service Facilities'. In addition, sections 4.2.1, 4.2.2, and 4.2.4 are deleted and replaced with the following:

4.2.1 *Public service facilities* are directed towards *settlement areas* and shall be permitted in any *settlement area* designation without amendment to this *Plan*. *Public service facilities* may be located outside

of *settlement areas* in limited situations and in accordance with demonstrating locational criteria to the satisfaction of the *County* and *local municipality*. Proposals for new public service facilities within the Agricultural designation shall be subject to policy 3.6.12. An *EIS* will be required for proposed locations within Greenlands designation and in accordance with Sections 3.8, 3.10, 3.11 and 3.12.

4.2.2 *Public service 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.

4.2.4 *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*.

Item 53: Section 4.11.2 (Local Municipal Official Plans) is amended by making the following changes to the third sentence:

*Local municipal* official plans shall ~~include policies consistent with Section 3.5 of this Plan including minimum density targets and intensification targets and shall~~ identify a hierarchy of *settlement areas* and direct growth in accordance with Sections 3.2, 3.3, 3.5 and 4.1 of this Plan.

Item 54: Section 4.11.2 (Local Municipal Official Plans) is amended by deleting the fourth sentence.

Item 55: Section 4.11.9 (Local Municipal Official Plans) is amended by adding the word "*delineated*" before '*built boundaries*'.

Item 56: Section 4.11.10 (Local Municipal Official Plans) is amended by deleting the words '*triggered by way of a comprehensive review*'.

Item 57: Section 4.12.7 (Implementation) is amended by deleting sub-section a) and re-numbering the remaining sub-sections accordingly.

Item 58: Section 4.12.9 (Implementation) is amended by replacing this section with the following:

"This *Plan* may be altered to correct typographical, grammatical errors and section renumbering in the text and/or schedules, or for minor changes to the schedules to correct mapping errors without amendment to the *Plan* provided the alterations or changes do not change the goals, objectives, and policies of the *Plan*, or directly affect land use permissions. Based on updated information from the *Province* or *County*, refinement to *natural heritage* and *hydrologic features* on the schedules to this *Plan* will be reflected through a housekeeping update from time to time, without amendment to the *Plan*."

Item 59: Table 5.1 - Recognized Settlement Areas is deleted.

Item 60: Table 5.7 - List of Background Reports and Programs is deleted.

Item 61: Table 5.4 (Simcoe County Road System) is amended by deleting County Roads 8 and 39 from the table.

Item 62: Table 5.4 (Simcoe County Road System) is amended by adding "and Sideroad 5 to County Road 27" to the description of County Road 14.

Item 63: Table 5.4 (Simcoe County Road System) is amended by replacing 'Collingwood' with "Highway 26" in the description of County Road 32.

Item 64: Table 5.4 (Simcoe County Road System) is amended by adding County Road 96 to the table as per below:

96	County Road 7 to Highway 26	Primary Arterial	36.0 m
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Item 65: Table 5.4 (Simcoe County Road System) is amended by adding County Road 127 to the table as per below:

127	Highway 11 to County Road 22	Secondary Arterial	30.5 m
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Item 66: Section 5.8 (Definitions) is amended by adding a new definition for 'agricultural impact assessment' as per below:

"Agricultural Impact Assessment means a study that evaluates the potential impacts of non-agricultural development on agricultural operations and the *Agricultural System* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts."

Item 67: Section 5.8 (Definitions) is amended by adding a new definition for 'agricultural system' as per below:

"Agricultural System means the system mapped and issued by the Province in accordance with the Growth Plan, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components: 1. An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands* that together create a continuous productive land base for agriculture; 2. An *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector."

Item 68: Section 5.8 (Definitions) is amended by adding a new definition for 'agri-food network' as per below:

"Agri-food Network means within the *Agricultural System*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities."

Item 69: Section 5.8 (Definitions) is amended by replacing the definitions of '*built-up area*' and '*built boundary*' with the following:

"Delineated Built Boundary means the limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan.

Delineated Built-up Area means all land within the *delineated built boundary*."

Item 70: Section 5.8 (Definitions) is amended by replacing the definition of 'complete communities' with a new definition as per below:

"Complete Communities means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and *public service facilities*. *Complete communities* are age-friendly and may take different shapes and forms appropriate to their contexts."

Item 71: Section 5.8 (Definitions) is amended by deleting the definition for '*community facilities*'.

Item 72: Section 5.8 (Definitions) is amended by deleting the definition of 'density targets'.

Item 73: Section 5.8 (Definitions) is amended by replacing the definition of 'designated greenfield area' with the following:

"Designated Greenfield Area means lands within *settlement areas* (not including *rural settlements*) but outside of *delineated built-up areas* that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. *Designated greenfield areas* do not include *excess lands*."

Item 74: Section 5.8 (Definitions) is amended by deleting the definitions of 'lands for urban uses' and 'lands not for urban uses'.

Item 75: Section 5.8 (Definitions) is amended by replacing the definition of 'municipal comprehensive review' with a new definition as per below:

"Municipal Comprehensive Review means a new official plan, or an official plan amendment, initiated by an upper-or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan."

Item 76: Section 5.8 (Definitions) is amended by deleting '2005' in the definition of Provincial Policy Statement and replacing it with "2020".

Item 77: Section 5.8 (Definitions) is amended by replacing the definition of 'public service facilities' with a new definition as per below:

"Public Service Facilities means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services and cultural services. Public service facilities do not include *infrastructure*."

Item 78: Section 5.8 (Definitions) is amended by adding a new definition for 'rural settlements' as per below:

"Rural Settlements means existing hamlets or similar existing small *settlement areas* that are long-established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth. All *settlement areas* that are identified as hamlets in the Greenbelt Plan, as rural settlements in the Oak Ridges Moraine Conservation Plan, or as minor urban centres in the Niagara Escarpment Plan are considered *rural settlements* for the purposes of this Plan, including those that would not otherwise meet this definition."

Item 79: Section 5.8 (Definitions) is amended by deleting the definition of 'secondary uses'

Item 80: Section 5.8 (Definitions) is amended by replacing the definition of 'settlement areas' with a new definition as per below:

"Settlement Areas means urban areas and *rural settlements* within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the *settlement area* may be no larger than the area where development is concentrated."

Item 81: Section 5.8 (Definitions) is amended by adding a new definition for 'stormwater master plan' as per below:

"Stormwater Master Plan means a long-range plan that assesses existing and planned stormwater facilities and systems and outlines stormwater *infrastructure* requirements for new and existing development within a *settlement area*. *Stormwater master plans* are informed by *watershed planning* and are completed in accordance with the Municipal Class Environmental Assessment."

Item 82: Section 5.8 (Definitions) is amended by adding a new definition for 'strategic growth areas' as per below:

"Strategic Growth Areas means within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating *intensification* and higher-density mixed uses in a more *compact built form*. *Strategic growth areas* include *urban growth centres*, *major transit station areas*, and other major opportunities that may include infill, *redevelopment*, *brownfield sites*, the expansion or conversion of existing buildings, or *greyfields*. Lands along major roads, arterials, or other areas with existing or planned *frequent transit* service or *higher order transit* corridors may also be identified as *strategic growth areas*."

Item 83: Schedule 5.1 is amended by expanding the Alcona Settlement designation as shown on Schedule 'A' attached.

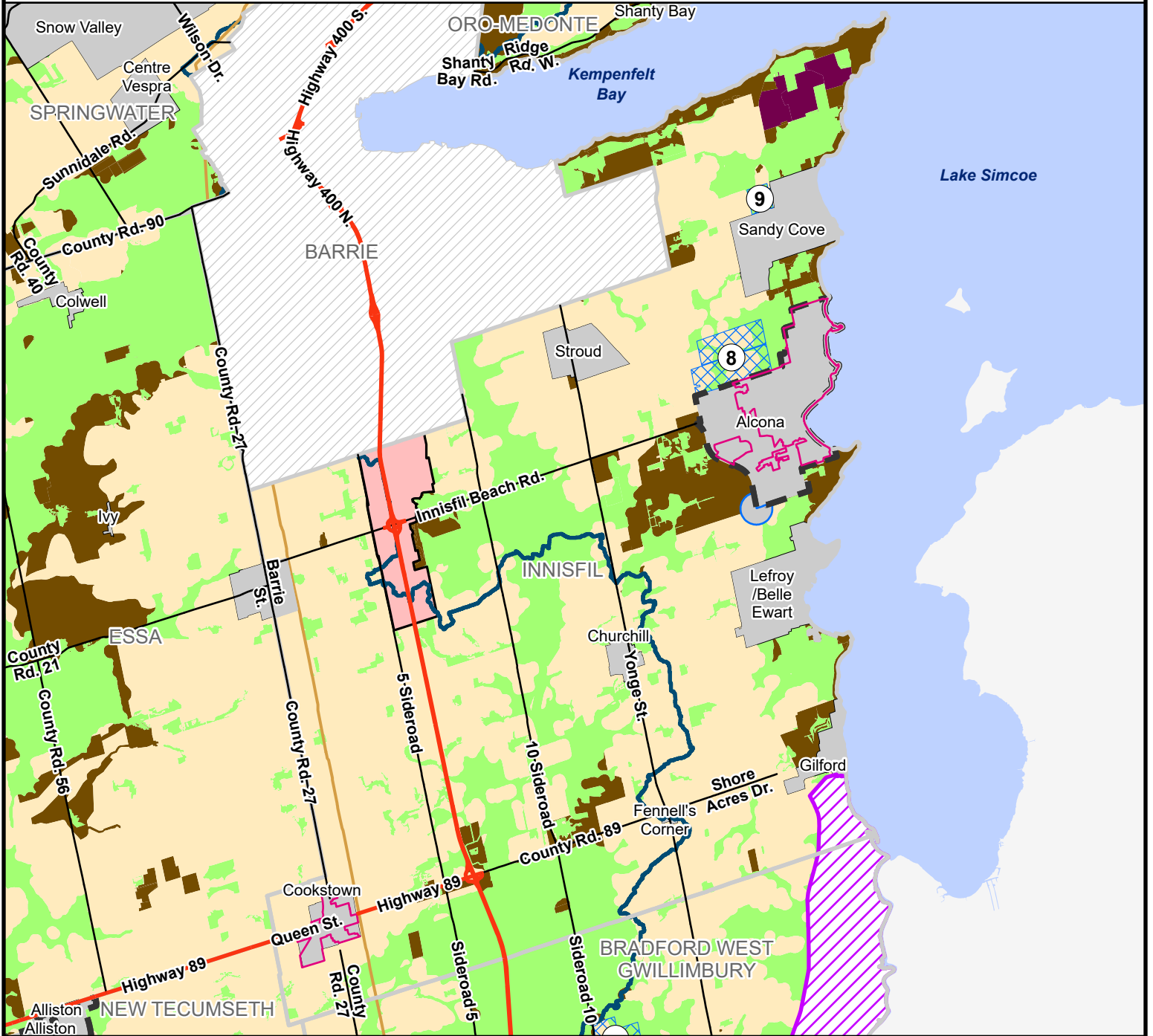
Item 84: Schedule 5.1 is amended by delineating a Protected Major Transit Station Area in the Town of Innisfil as shown on Schedule 'B' attached.

Item 85: Schedule 5.1 is amended by delineating a Major Transit Station Area in the Town of Bradford West Gwillimbury as shown on Schedule 'C' attached.




# SCHEDULE 5.1 LAND USE DESIGNATIONS

## Alcona Settlement Area Boundary Expansion







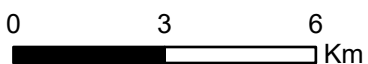
### Designations

-  Under Appeal
-  Settlement Boundary Under Appeal
-  Agricultural
-  Settlement Area
-  Strategic Settlement Employment Areas and Economic Employment Districts
-  Greenbelt Plan - Protected Countryside
-  Greenlands
-  Lands Not Subject To Plan
-  Rural
-  Special Development Area Big Bay Point
-  General Location of Site-Specific Appeals

-  Settlement Area Boundary Expansion

### Reference Data

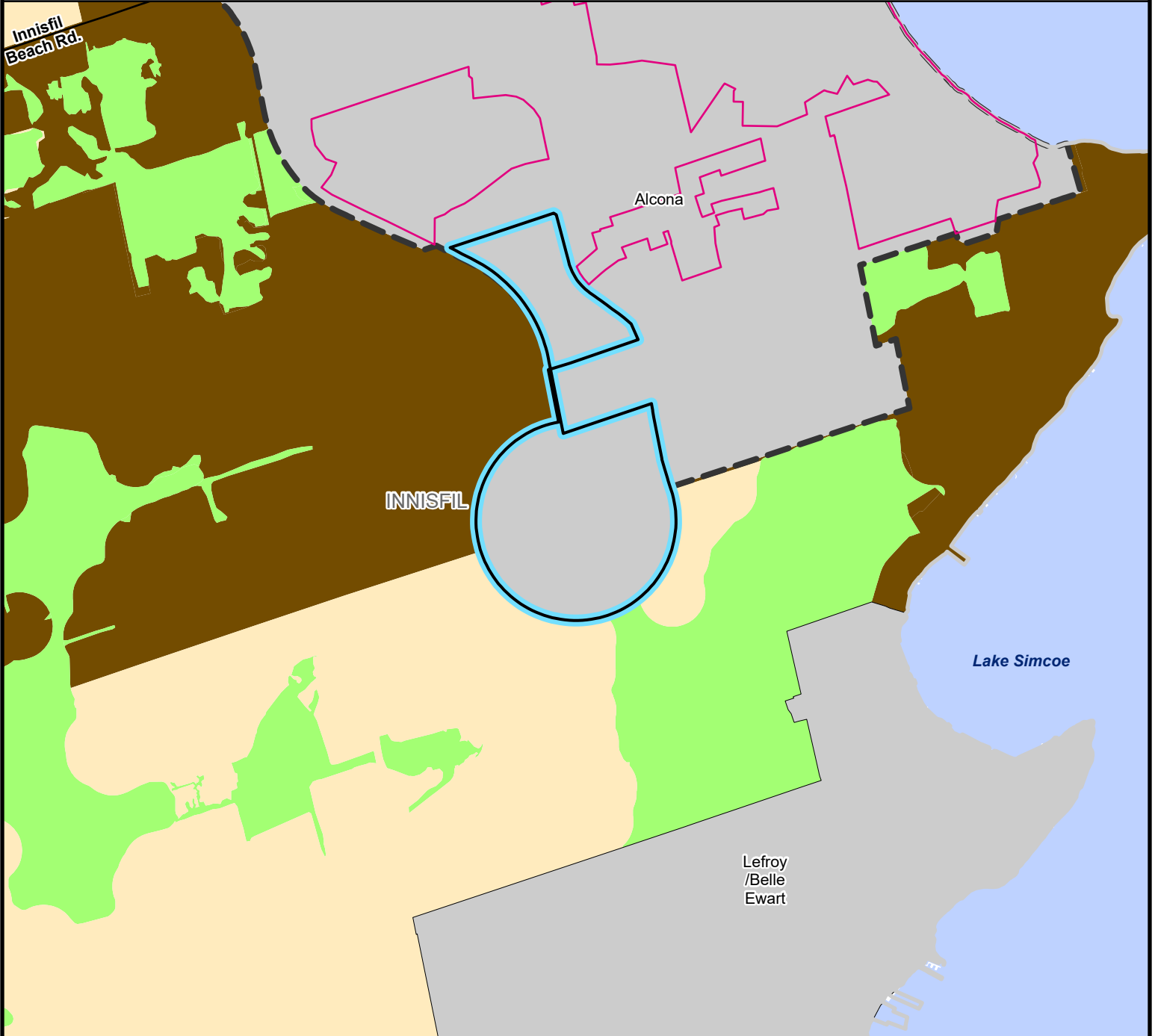
-  Delineated Built Boundary
-  Provincial Highway
-  County Road
-  Trans Canada Pipeline
-  Lake Simcoe Protection Plan - Watershed Boundary



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## Protected Major Transit Station Area Innisfil



**Protected Major Transit Station Area**

PMTSA (Including Orbit MZO)

**Reference Data**

Delineated Built Boundary

Provincial Highway

County Road

**Designations**

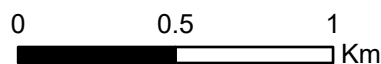
Settlement Boundary Under Appeal

Settlement Area

Agricultural

Greenlands

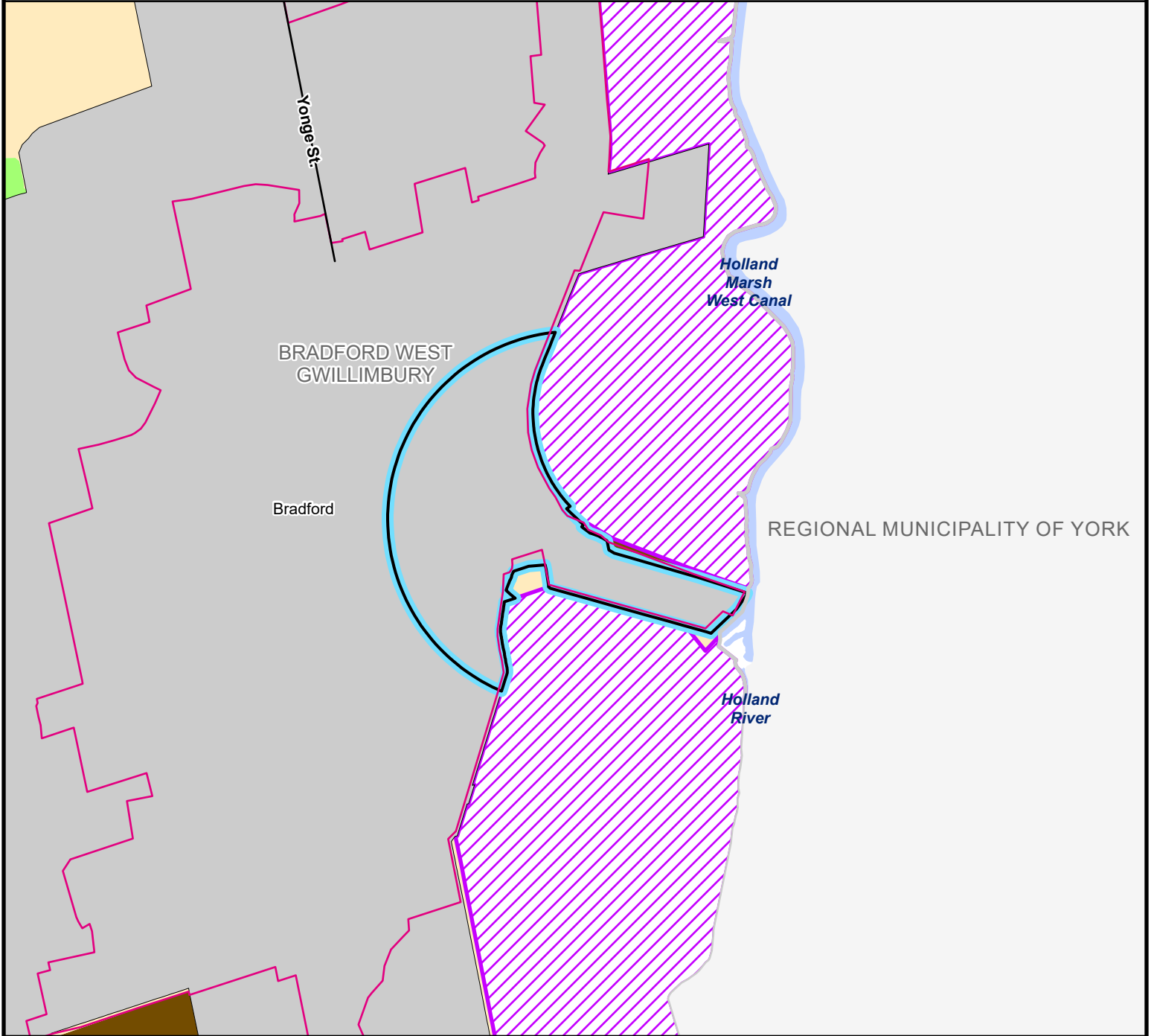
Rural



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# Conceptual Major Transit Station Area Bradford



### Major Transit Station Area

 MTSA

### Reference Data

 Delineated Built Boundary

 Provincial Highway

 County Road

### Designations

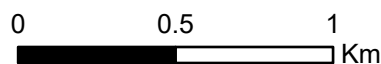
 Settlement Area

 Greenbelt Plan - Protected Countryside

 Agricultural

 Greenlands

 Rural



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