

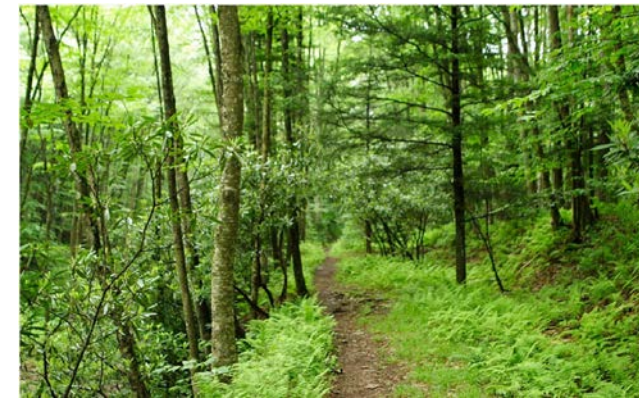


COUNTY OF SIMCOE

MUNICIPAL COMPREHENSIVE REVIEW

Council Workshop

Provincial Agricultural System Mapping Refinement



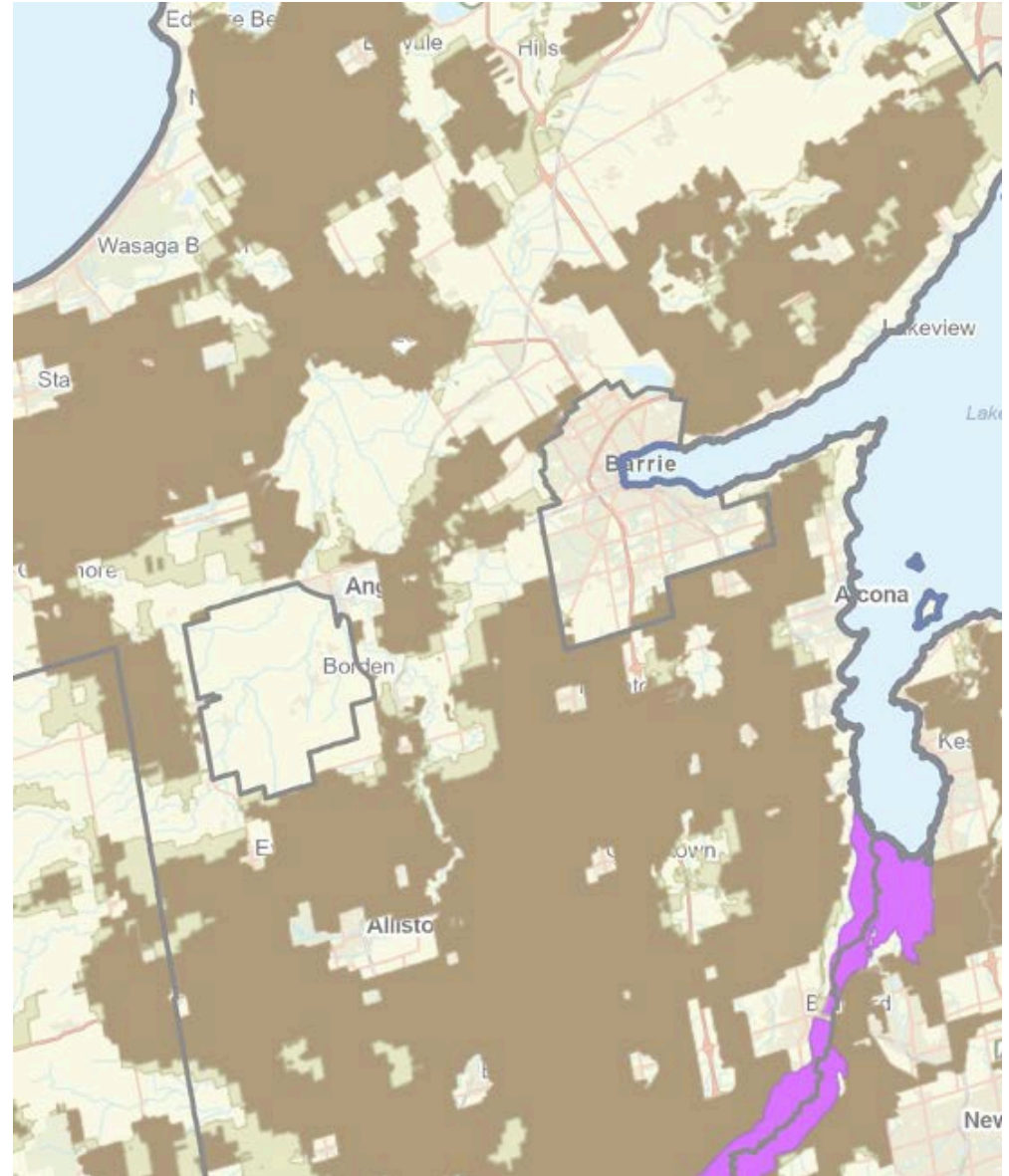
COUNTY OF SIMCOE

December 9, 2021



Protecting the Agricultural System

- County already identifies prime agricultural areas in its OP—this Agricultural designation derived from local OP's when first County OP prepared in 1998
- About 154,000 hectares are currently designated (32% of County)
- Lands are for the most part protected from development in accordance with Provincial policy



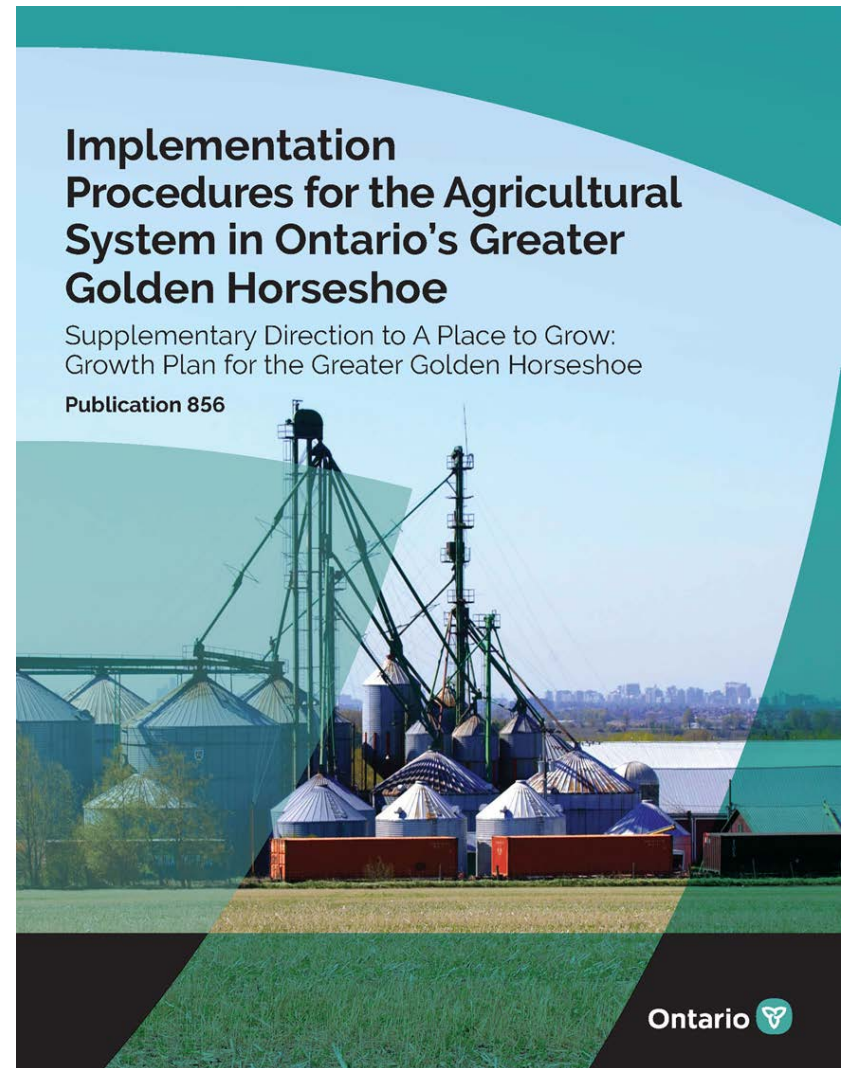
Growth Plan Requirements

- Growth Plan amended in 2017 to indicate that Province would prepare map of Agricultural Land Base
- Initially, policies indicated that once mapping was released it would apply to planning decisions—mapping released in 2018
- Growth Plan amended in 2019 to instead require that new mapping be implemented in upper tier OP's through MCR and apply after completed
- Agricultural system does not apply to lands within settlement areas



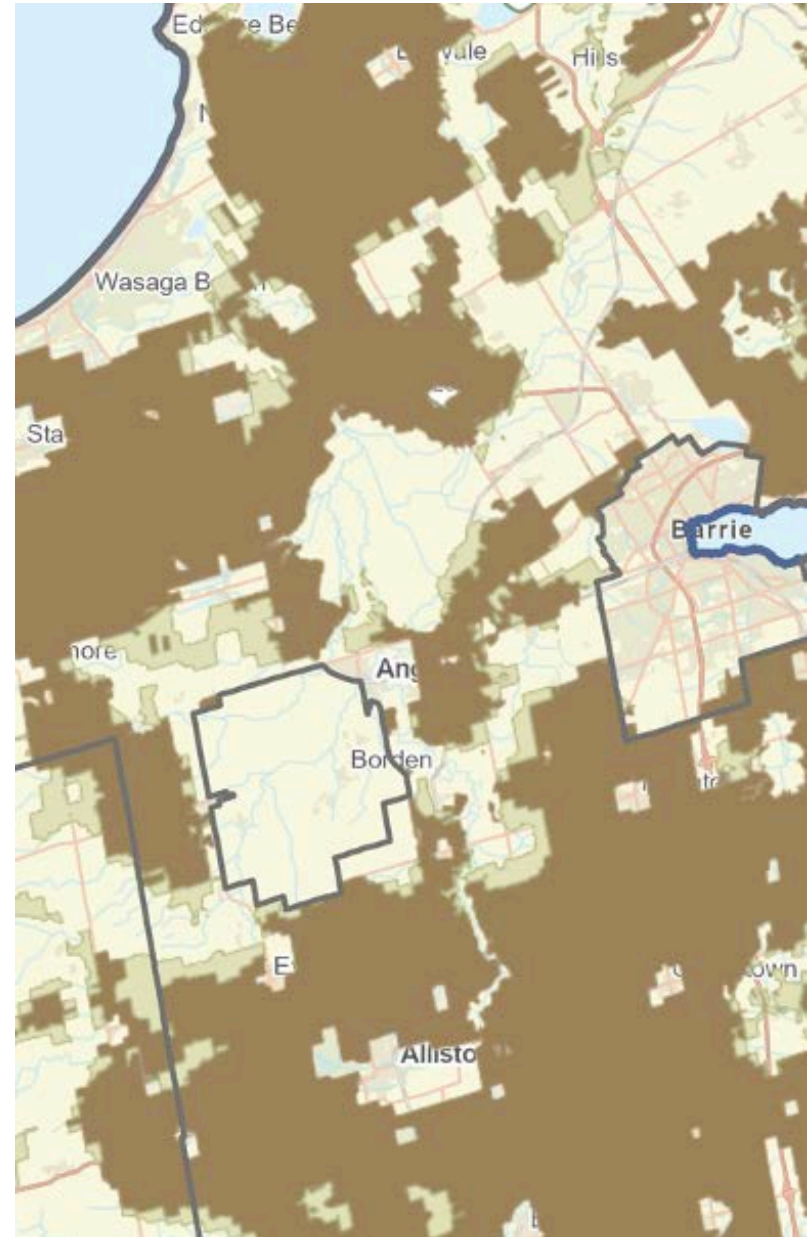
Growth Plan Requirements (cont'd)

- New Provincial mapping shows about 212,000 ha of prime agricultural land in Simcoe (44% of County)—an increase of about 58,000 ha
- However, most additional land is currently designated Greenlands or rural industrial, golf courses, and pits and quarries
- An additional 38,000 ha have been identified as “candidate areas”
- Purpose of technical mapping exercise is to account for these differences and to make final recommendation on extent of prime agricultural area in accordance with Provincial guidelines (will include consideration of “candidate areas”)



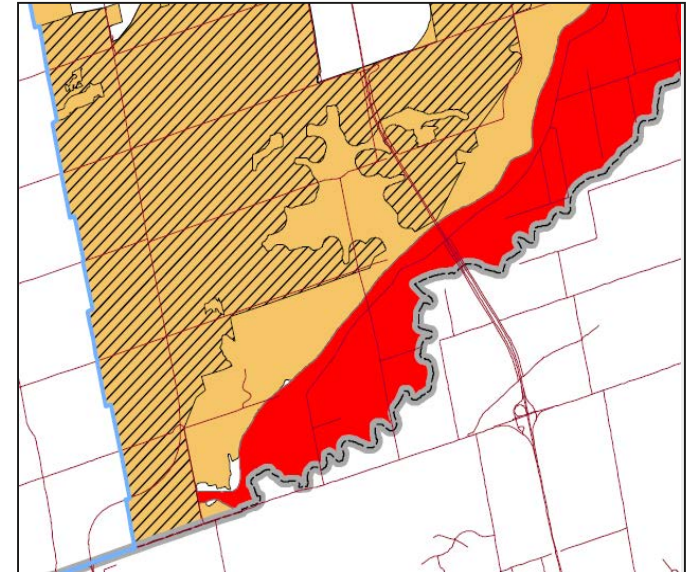
Once new mapping is in effect..

- Permitted uses in prime agricultural areas would principally be agricultural uses—as it is today
- Redesignation of land for non-agricultural uses would not be permitted unless it was for a settlement area expansion through a MCR
- Focus of technical exercise is to ensure that we get the mapping right



Work Completed to Date

- Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe (Publication 856, March 2020) provides direction on the refinement process
- Step 1 is to assess differences between Provincial and County Mapping
 - GIS overlay of Provincial Land Base mapping and County mapping completed
 - Mapping broken down on a municipality basis and illustrated the Provincial Land Base mapping and the County mapping

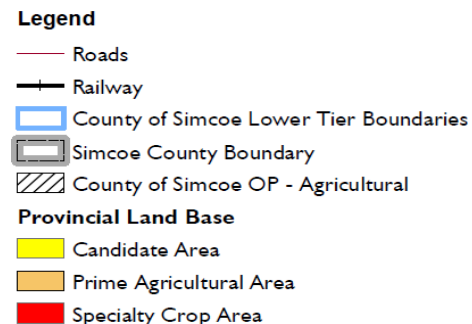
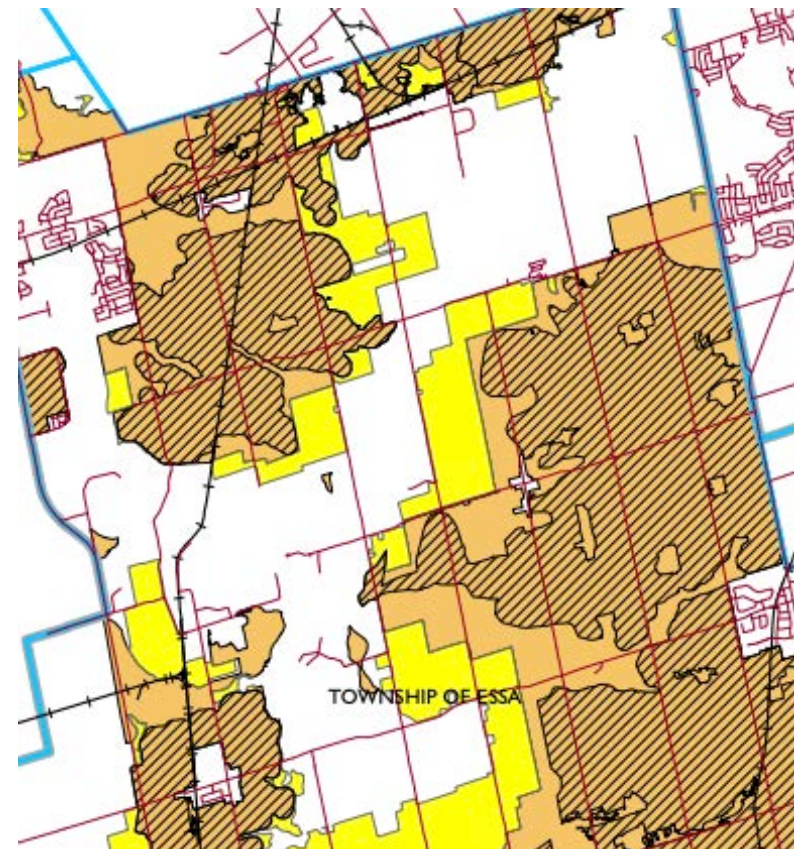


Legend

- Roads
- +— Railway
- County of Simcoe Lower Tier Boundaries
- Simcoe County Boundary
- ▨ County of Simcoe OP - Agricultural
- Provincial Land Base**
- Candidate Area
- Prime Agricultural Area
- Specialty Crop Area

Refinements to Mapping

- Refinement factors may include: adjustments to identifiable boundaries (roads, railways, waterbodies, settlement area boundaries, etc.)
- Minor adjustments for discrepancies in mapping scale
- Changes to settlement boundaries approved as of July 1, 2017
- Recognition of local information (First Nations reserve areas, Federal airport lands, future updates to the Provincial LEAR, existing municipal LEARs, designated employment areas, key natural heritage features, etc.)
- Assessment of Candidate Areas



Prime Agricultural Lands Comparison

Prime Agricultural Area					
MUNICIPALITY	Province	Simcoe	Difference	Candidate	Specialty Crop
ADJALA-TOSORONTIO	17,680.4	11,102.3	6,578.1	6,123.8	0.0
BRADFORD WEST GWILLIMBURY	13,350.9	10,119.8	3,231.1	604.9	2406.0
CLEARVIEW	34,907.2	23,395.7	11,511.6	4,296.7	0.0
ESSA	16,584.3	13,346.8	3,237.5	2,045.6	0.0
INNISFIL	18,448.7	13,801.4	4,647.4	1,124	57.6
NEW TECUMSETH	23,350.0	15,529.8	7,820.2	1,127.4	0.0
ORO-MEDONTE	25,964.2	19,478.2	6,486.0	6,302.3	0.0
RAMARA	14,254.2	9,106.4	5,147.8	4,243.7	0.0
SEVERN	7,679.0	6,116.3	1,562.8	3,841.7	0.0
SPRINGWATER	26,806.3	21,633.3	5,173.0	3,412	0.0
TAY	2,745.4	2,403.9	341.5	2,106.4	0.0
TINY	9,899.4	8,218.2	1,681.2	2,628.9	0.0
Totals	211,670.1	154,252.0	57,418.1	37,857.4	2,463.6

Assessment of Candidate Areas = areas that are equal to or larger than 250 ha which received medium LEAR scores and are in agricultural production

Next Steps

- Comparison of Provincial and County prime agricultural areas now complete
- Analysis of potential refinements currently being undertaken and will be completed in January 2022
- Once refinement work completed, additional consultation is proposed and updated mapping will be posted on website for review
- Following the finalization of the mapping an OPA will be prepared
- OPA process requires public consultation and a public meeting
- Once adopted by Council, OPA goes to the Province for approval