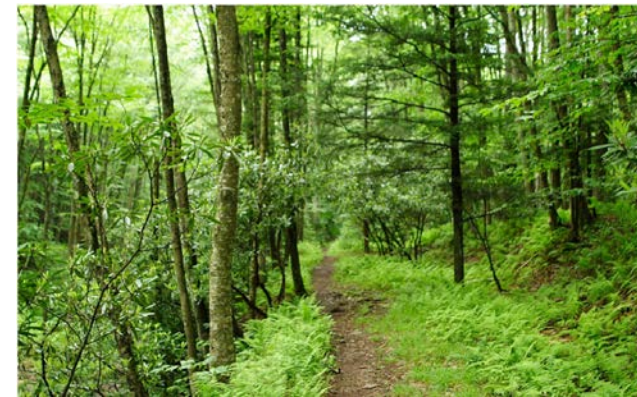
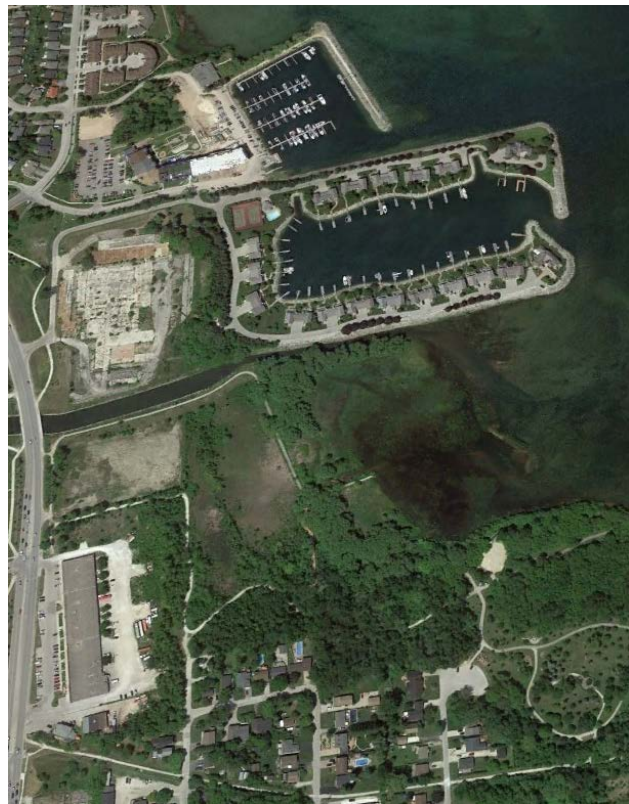




COUNTY OF SIMCOE

MUNICIPAL COMPREHENSIVE REVIEW

Council Workshop Growth Management Update



COUNTY OF SIMCOE
Thursday, December 9th, 2021



Today We Will Discuss...

1. Engagement Plan
2. Growth Management
3. Technical Studies
 - a) Natural Heritage System Mapping
 - b) Agricultural System Mapping
 - c) Watershed Plan
 - d) Climate Change Strategy

Extensive Consultation on the MCR is Ongoing

- MCR Webpage (www.simcoe.ca/dpt/pln/mcr) is central source of information
- Regular communication with MMAH, lower-tier municipalities, Indigenous communities, Cities of Barrie and Orillia, CAs and SSEA, school boards, health unit etc.
- Virtual meetings, telephone calls, and information exchange with lower-tier municipal staff and external consultants
- Print and social media advertising

Engagement Plan Update

- 6 MCR update reports and presentations to Planning Advisory Committee and Council
- 8 meetings with Indigenous communities to date
- 3 meetings with Provincial agencies
- 6 meetings with agencies and special interest groups

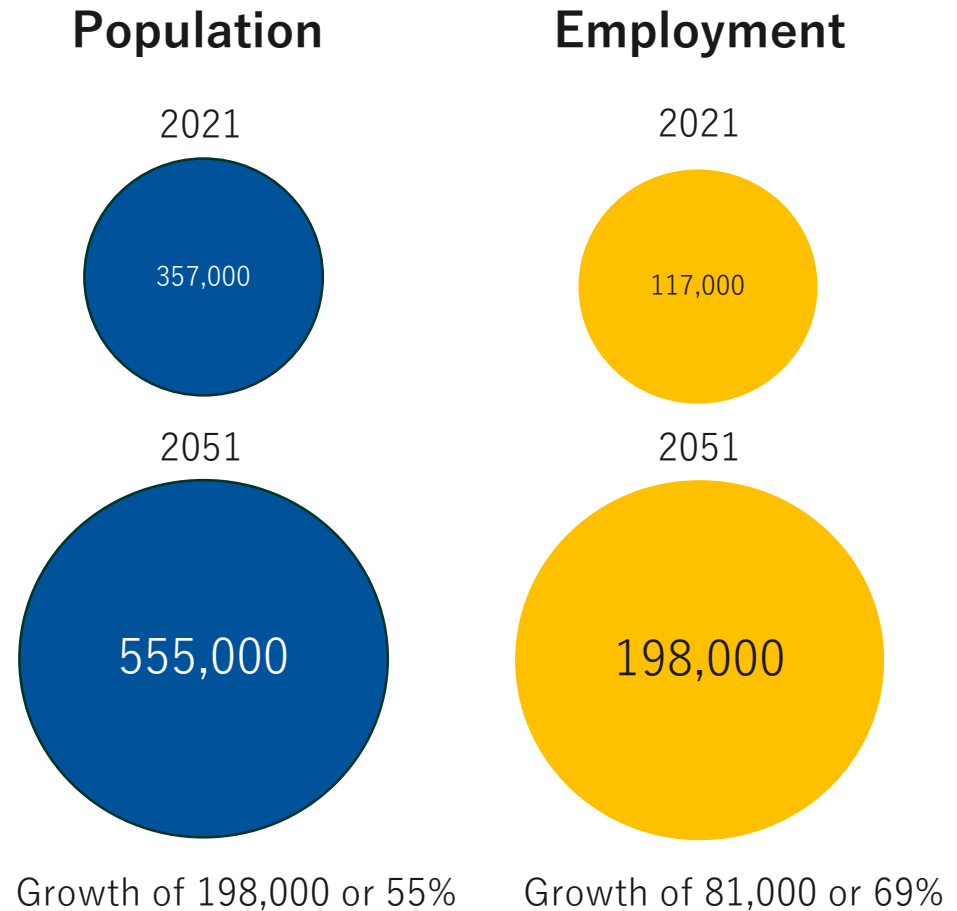
Public Open Houses		
Technical Study	# of Sessions	Attendees
Growth Management	3	247
NHS	2	108
Watershed Plan	2	100
Agriculture	2	99
Climate Change	2	92
Total	11	646

Feedback Received Reflects Diverse Opinions About Long-Term Growth

- County growth forecasts are too high/too low
 - Growth is allocated in the wrong location
 - Why do we need to split the County “market area”?
 - Intensification & density targets are too ambitious/unambitious
-
- Can we service the forecast growth?
 - Will Provincial mapping of natural heritage and agricultural systems will constrain growth?
 - Are we doing enough to curb sprawl and deal with climate change?
 - What happens if the forecasts are wrong?

Growth Plan Sets Growth Forecasts to 2051

- Forecasts are minimums
- County must allocate growth to lower-tiers
- Land needs determined using prescribed methodology
 - Community Area
 - Employment Area



Provincial Growth Management Policies for Simcoe Sub-Area

Growth Plan – Schedule 8

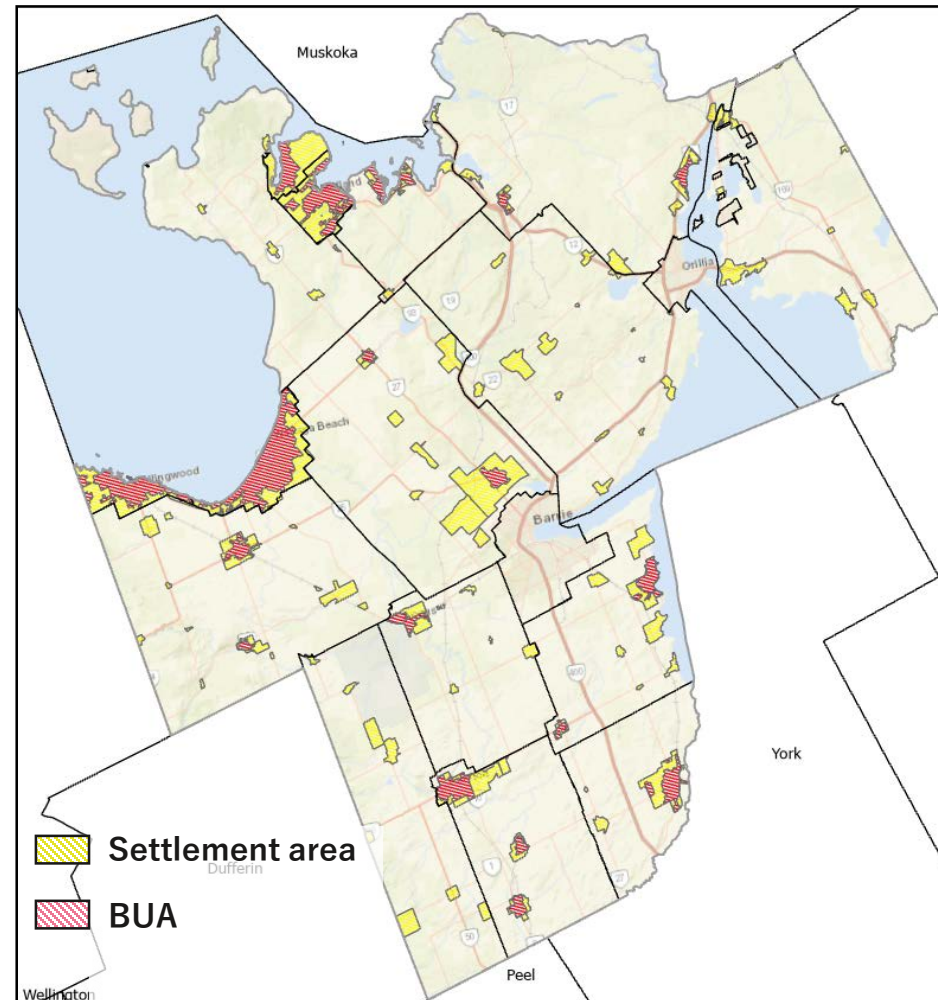
- Direct significant portion of growth to
 - primary settlement areas
 - key employment areas

- Policies reinforced in current County OP

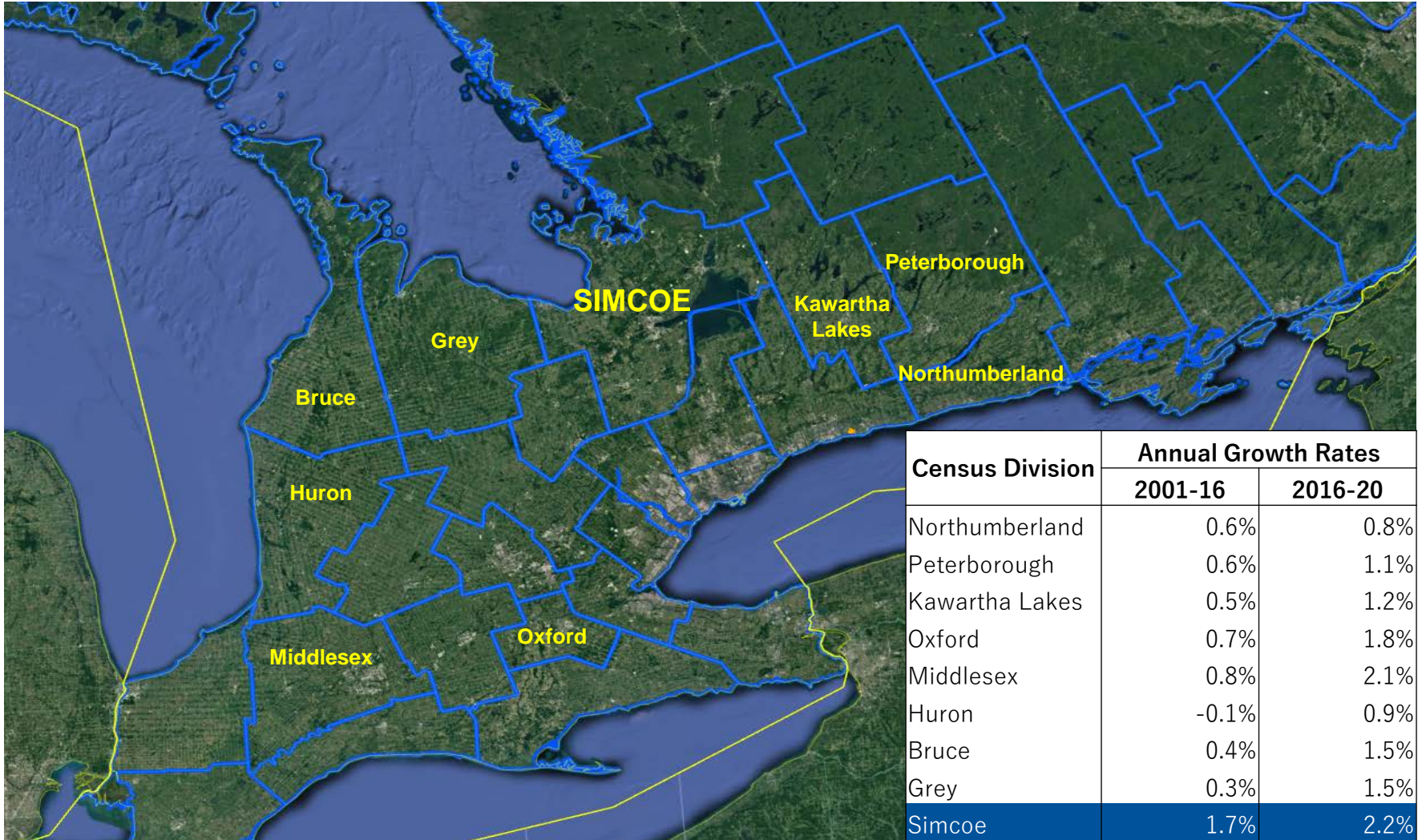


Settlement Areas to be Main Focus of Housing Growth

- Provincial NHS does not extend into settlement areas
- **Intensification Target** based on % of housing occurring annually within the delineated built up area (BUA)
- Minimum “greenfield” **Density Target** of 40 residents and jobs combined per hectare by 2051

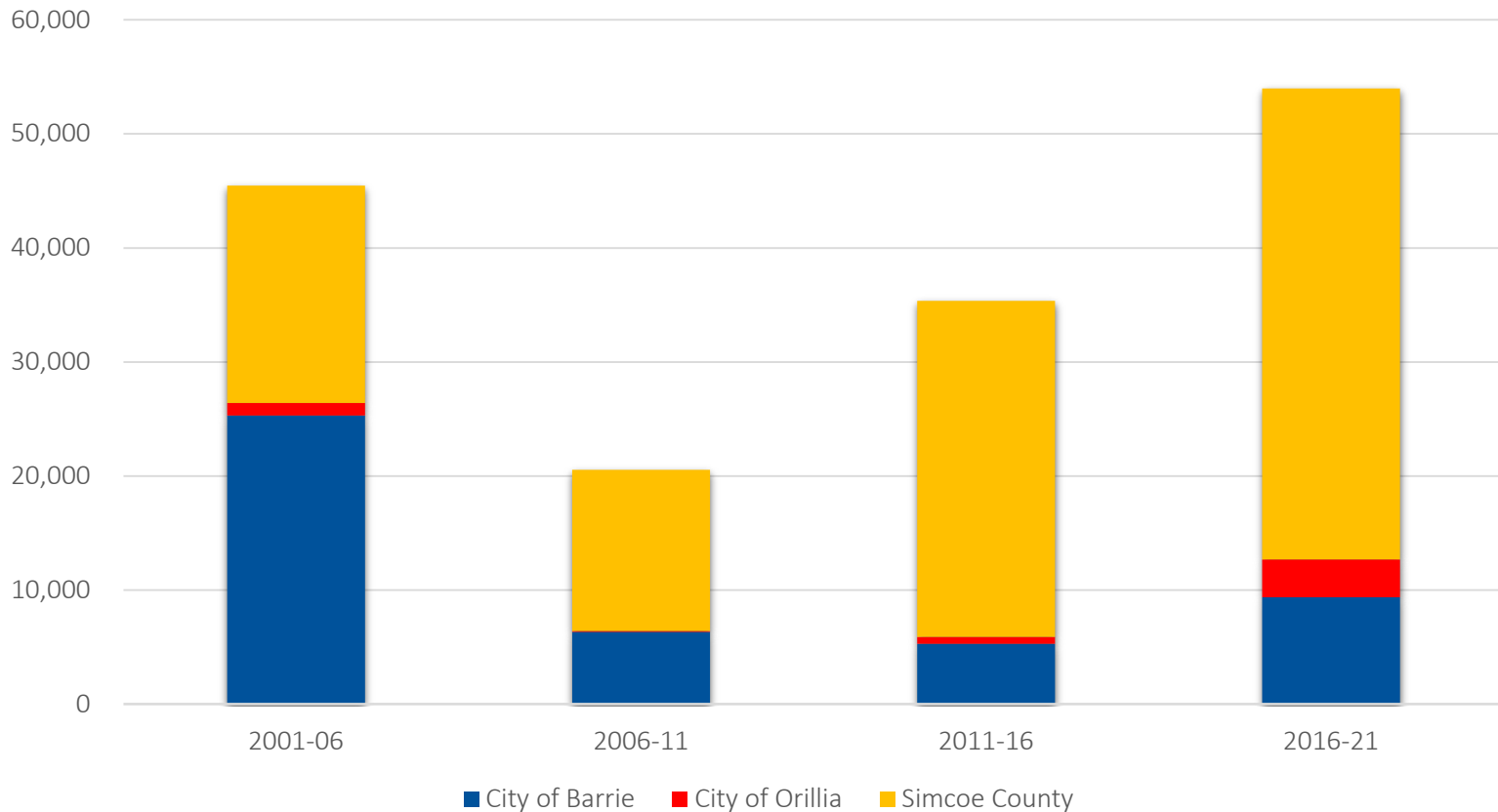


Substantial Population Growth Occurring at Edge of Greater Golden Horseshoe



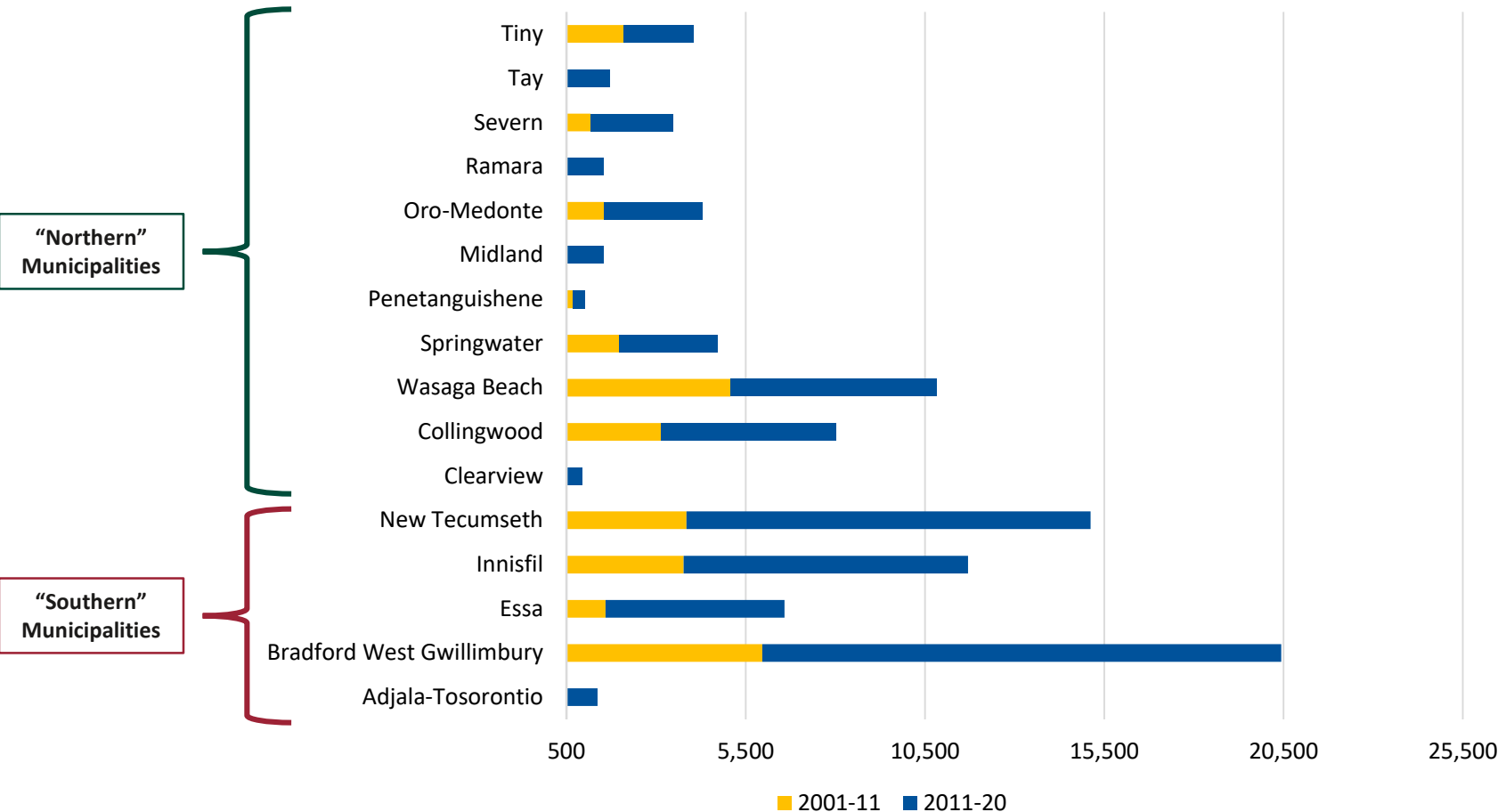
Population Growth in Simcoe Census Division Highest It's Ever Been

Historical Population Growth by Census Period



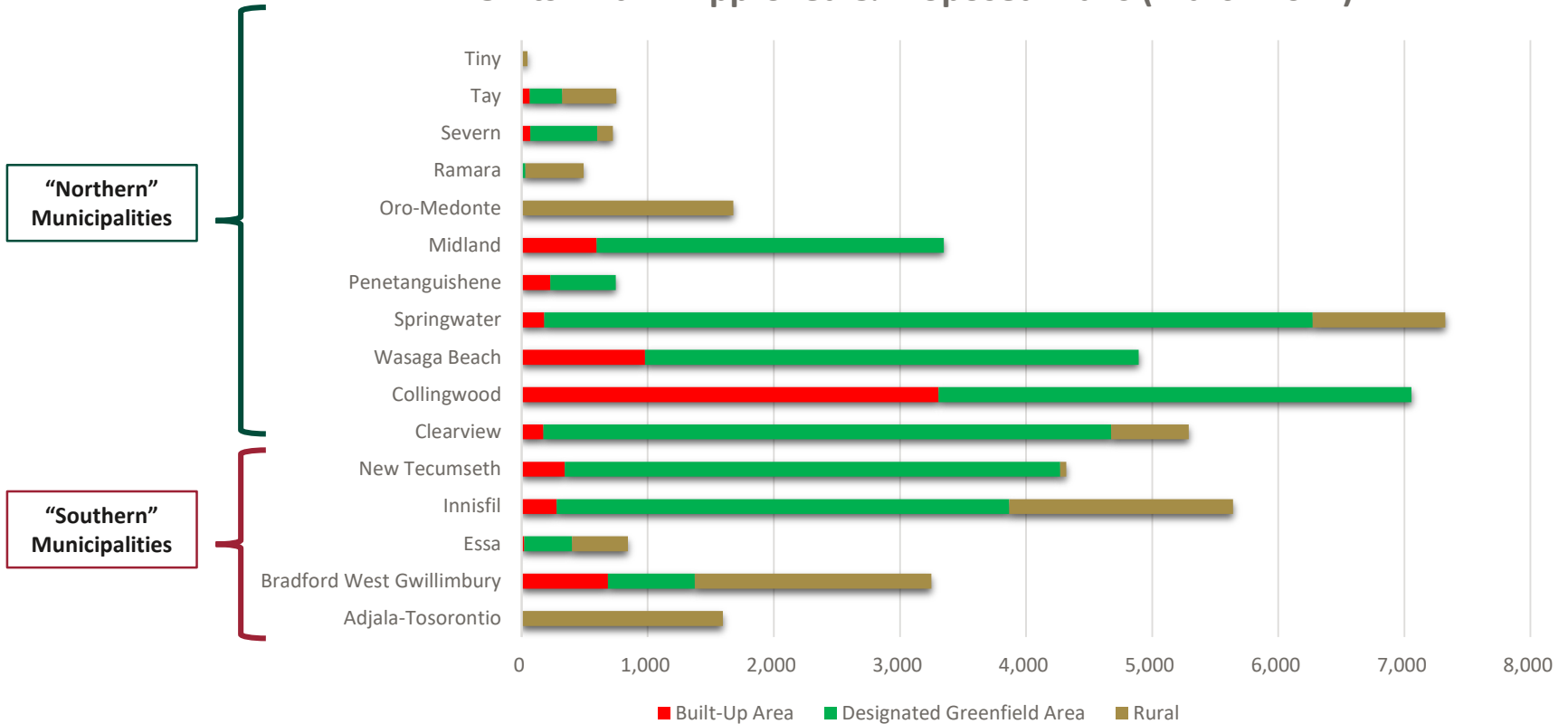
Recent Growth Surge Occurring in Established Urban Centres and in the South

Population Growth by Local Municipality 2001-2021

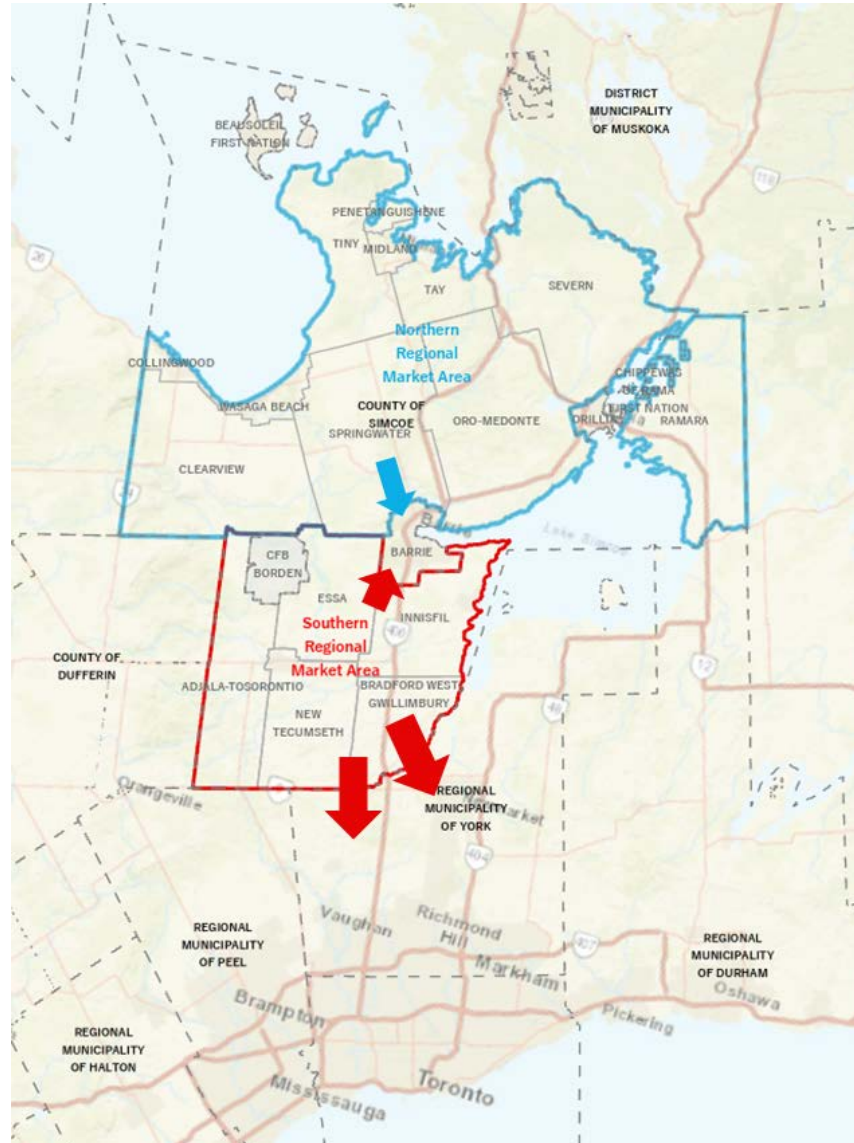


Strong Development Interests Somewhat Disconnected to Recent Growth Pattern

Units Within Approved & Proposed Plans (March 2021)

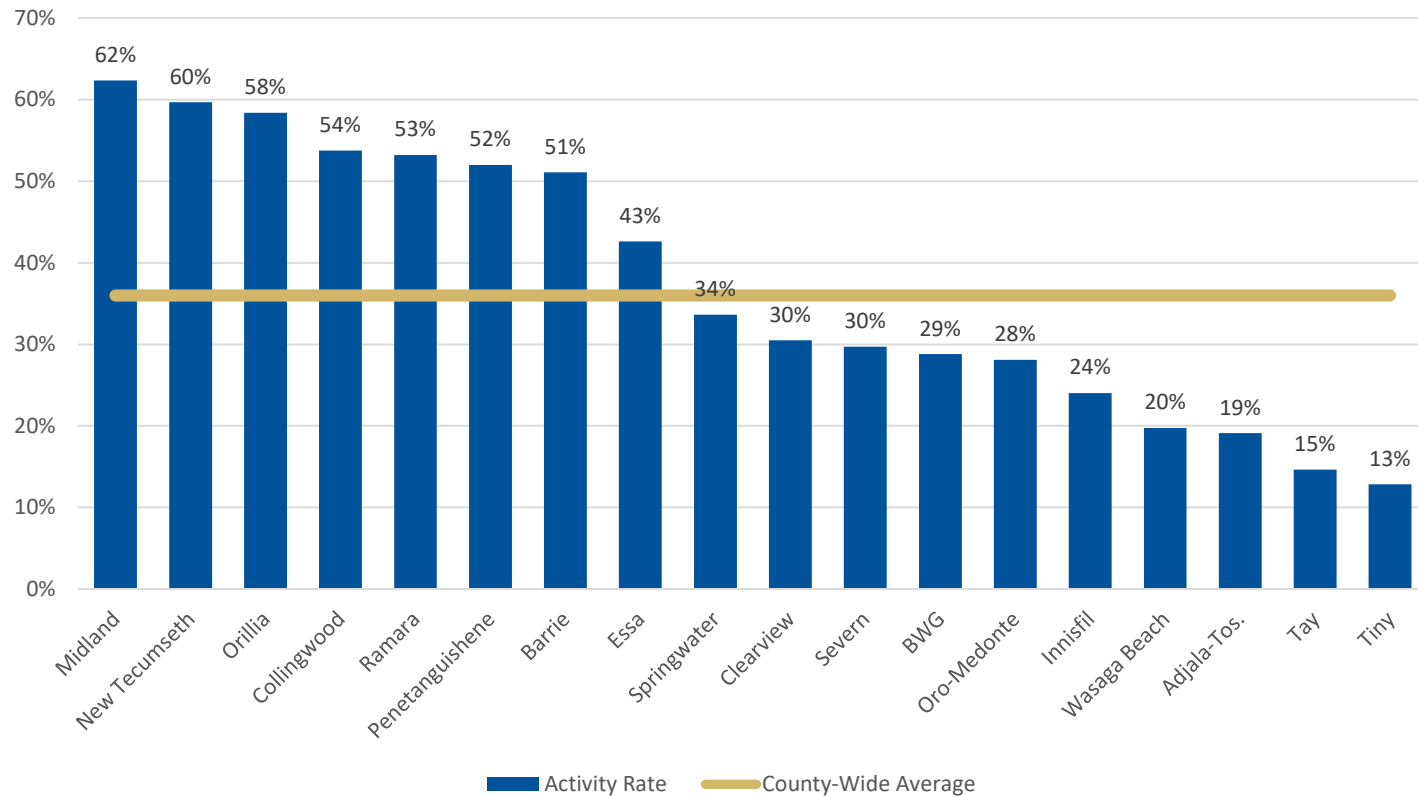


Commuting Patterns Are Different Across County



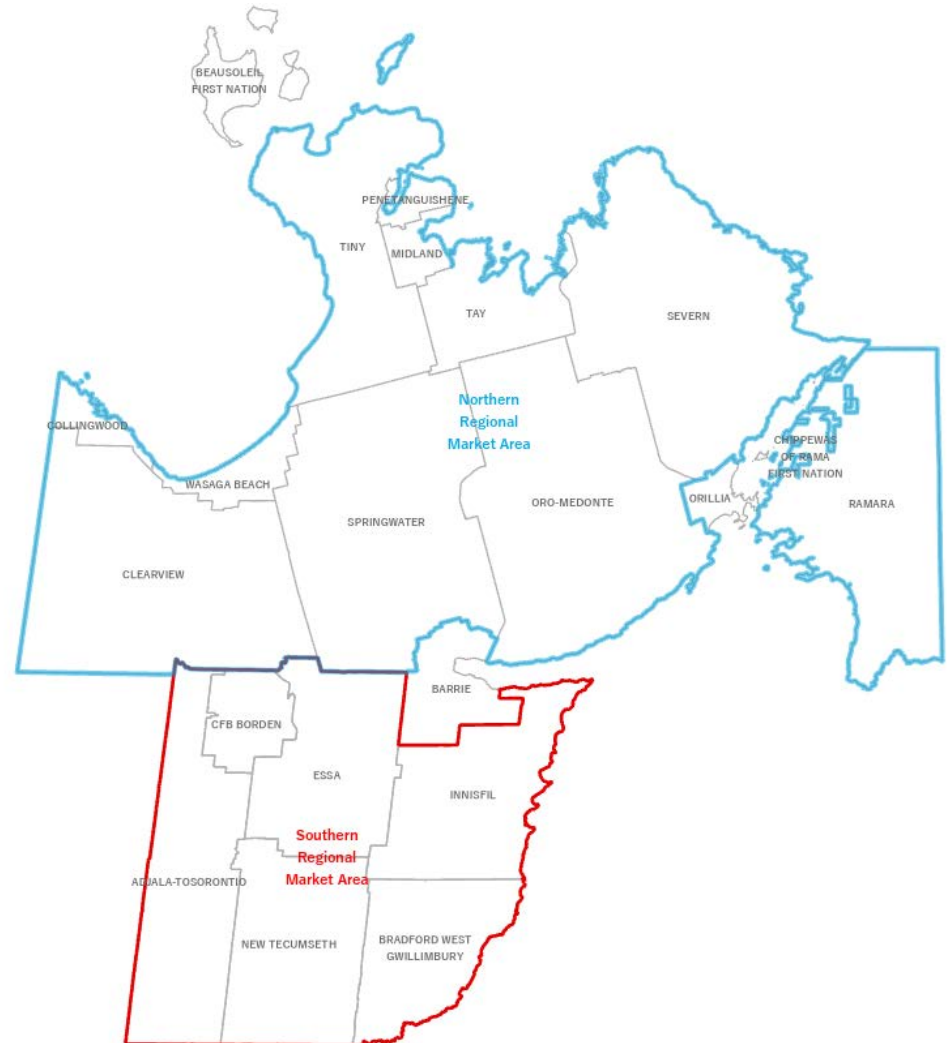
Uneven Distribution of People and Jobs Leads to Wide Range of Activity Rates

Local Activity Rates, 2016 (*Number of jobs divided by Census population*)



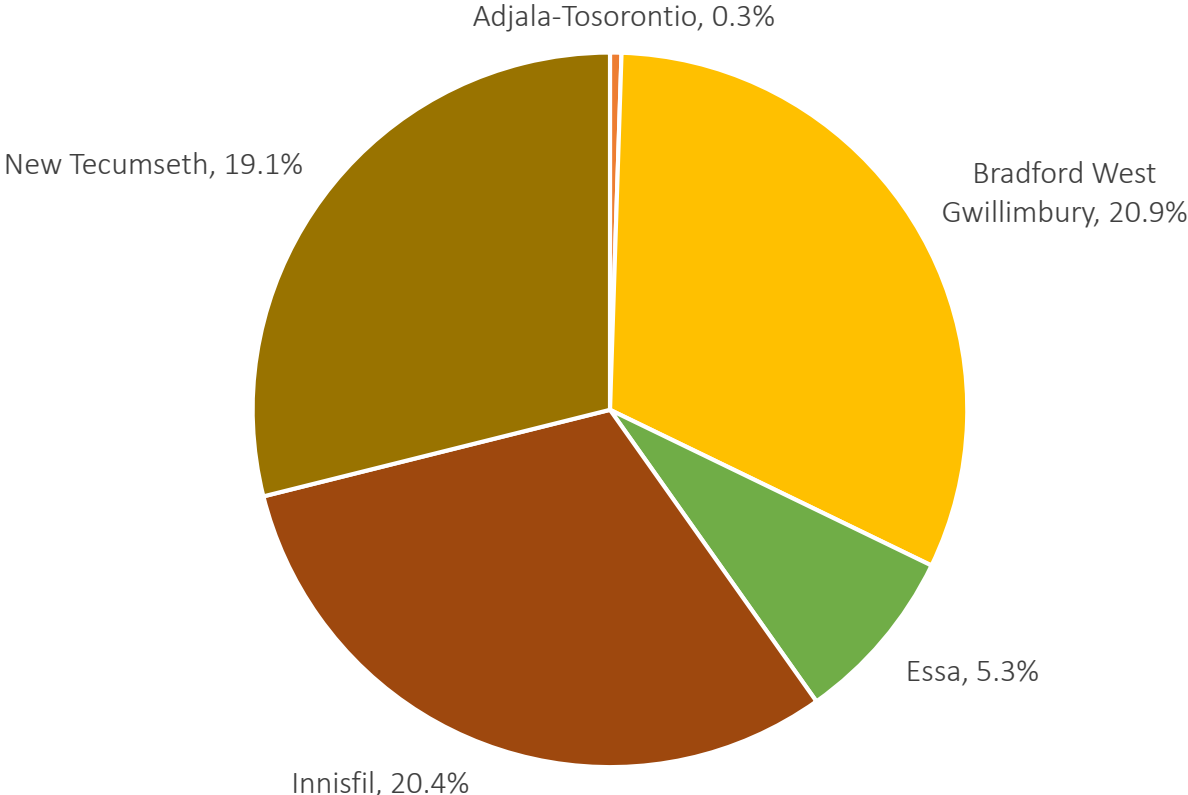
County Split into Two Regional Market Areas for LNA Purposes

- Fast growing south (Essa, New Tecumseth, Innisfil, Bradford W-G, Adjala-Tosorontio) with
 - strong commuting connections to Greater Toronto Area
 - significant Provincial investment in regional transit and highways
- More moderate growing north and west



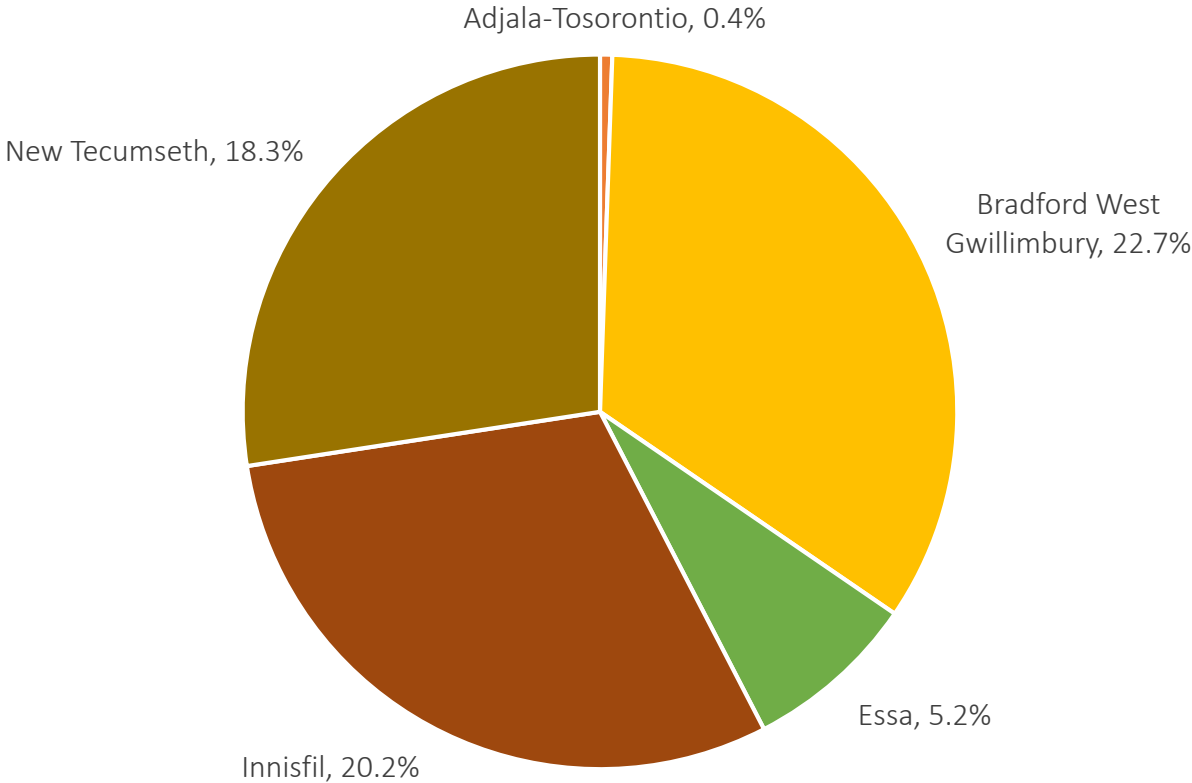
Most Population Growth in South will be in Bradford, Innisfil, and New Tecumseth

Share of County Growth in Regional Market Area South: Population Growth, 2021 - 2051



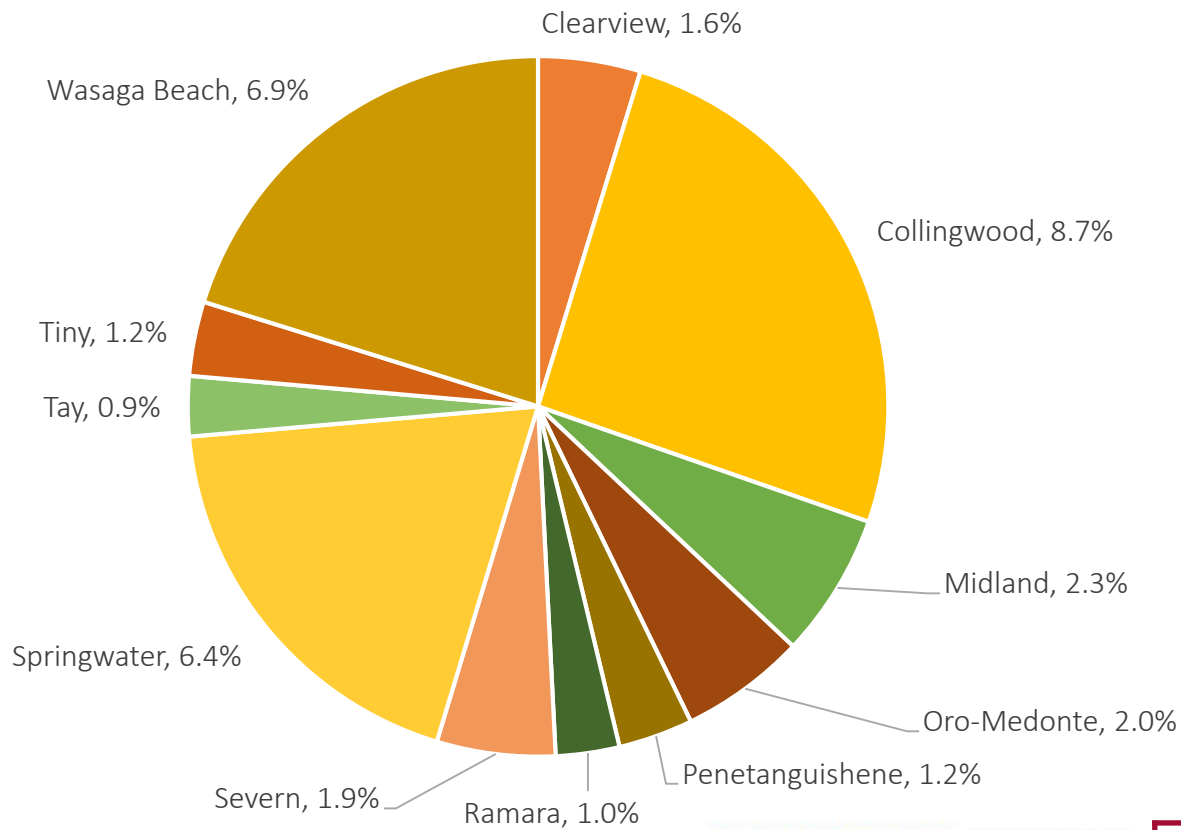
Similarly, Most Employment Growth in South to be in Bradford, Innisfil, and New Tecumseth

Share of County Growth in Regional Market Area South: Employment Growth, 2021 - 2051



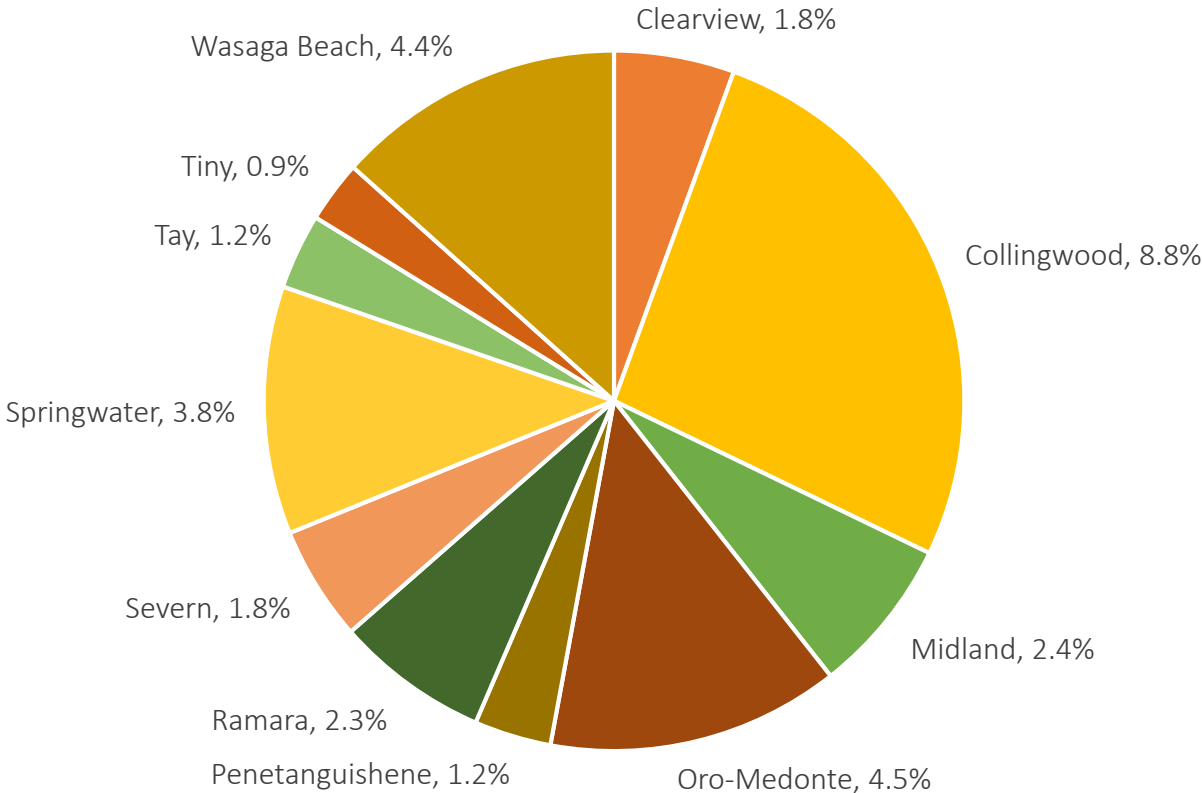
In the North, Population Growth Focused in Established Urban Centres

Share of County Growth in Regional Market Area North: Population Growth, 2021 - 2051



Similar Pattern for Employment Growth in the North

Share of County Growth in Regional Market Area South: Employment Growth, 2021 - 2051



Overall Conclusions of Draft LNA:

1. Employment Area Needed Across the County, North and South
2. Community Area for New Housing Needed Only in the South

Water and Wastewater Servicing

- County *W&WW Service Delivery Review* being undertaken in parallel with MCR
- Provincial policies direct growth to settlement areas that have existing or planned systems
- Review will provide high-level information on adequacy of long-term system capacity
 - Most lower-tier municipalities show deficits in either water or wastewater or both (see Oct 29 presentation)
- Review will not have detailed information about
 - Long-term assimilative capacity
 - Long-term servicing costs and financial plans

What Happens if the Forecasts Are Wrong?

- We are planning to 2051—County Official Plan will not have growth targets for interim years
- Regular updates are required
- Most short-term growth will take place on lands already approved for development
- Infrastructure can be oversized for post-2051 development
- No formal mechanism to “shut down” development just because forecasts are exceeded
- Importantly, most planning decisions about how communities *look* and *feel* will be done at local level

Link Between Growth Management and the Technical Studies

- Provincial natural heritage system (NHS) will not constrain growth within settlement areas and settlement areas can be expanded into the Provincial NHS through the MCR
- Agricultural system could influence settlement area expansion
- Climate change strategy will affect all planning moving forward—land use, transportation, environmental protection, agricultural lands

Next Steps

- Submission deadlines for material released to date
 - November 12 (general public)
 - December 3 (lower-tiers)
- Co-ordinate with Water/Wastewater Servicing Strategy and finalize technical reports, LNA report (Q1 2022), and mapping
- Phased approach to Growth Management OPAs
 - Phase 1 – Approve forecasts and land needs (additional Council update in Q1 2022)
 - Phase 2 – Approve settlement area expansions and mapping
- Further opportunities for public review and input into MCR and updated OP through postings to MCR webpage and future statutory public meeting(s)