

EXISTING OFFICIAL PLAN LAND USE DESIGNATIONS

LEGEND

- - - Subject Lands
- Agricultural
- Eighth Line Special Policy Area
- Environmental Protection One
- Environmental Protection Two
- Commercial
- Industrial
- Airport
- See Oro-Centre Secondary Planning Area Schedule E

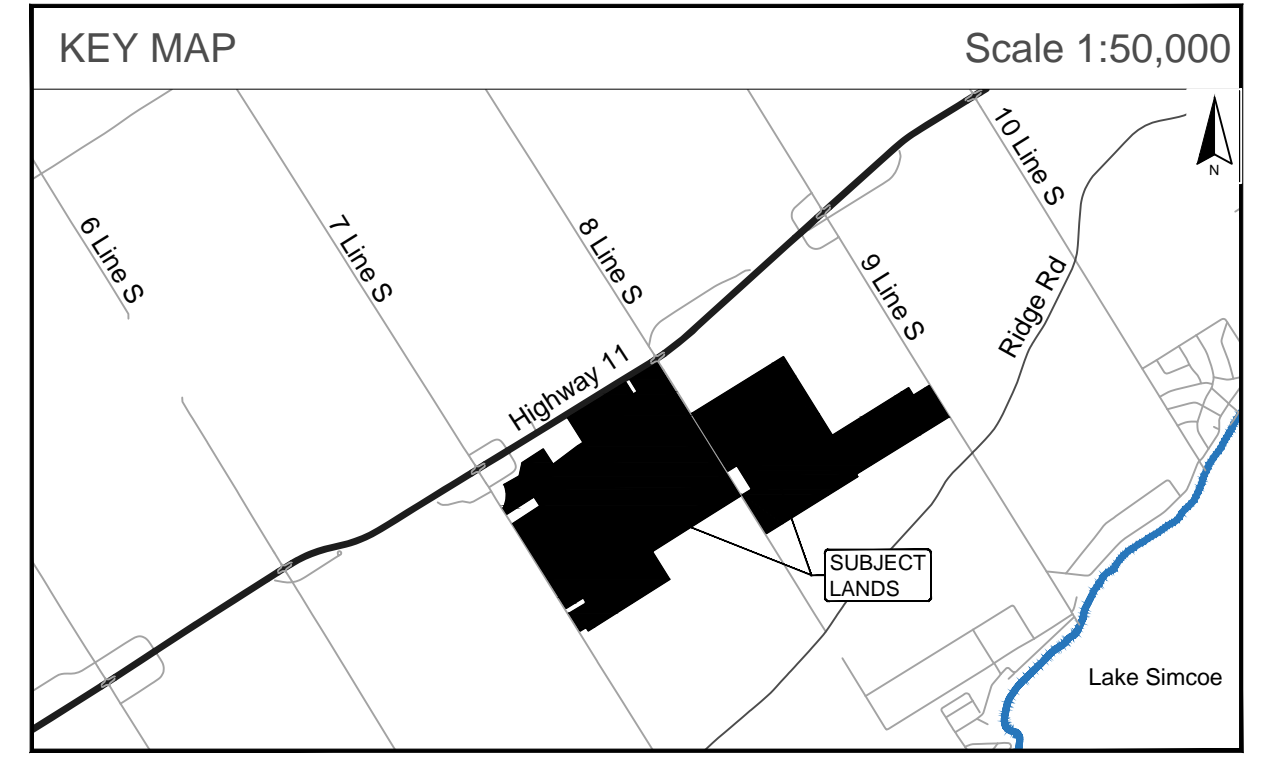
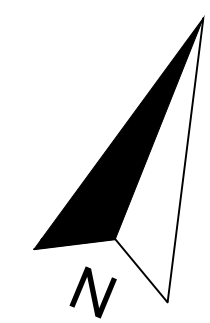
Oro-Centre
Secondary Planning
Area
See Schedule E

EXISTING OFFICIAL PLAN LAND USE DESIGNATIONS TOWNSHIP OF ORO-MEDONTE

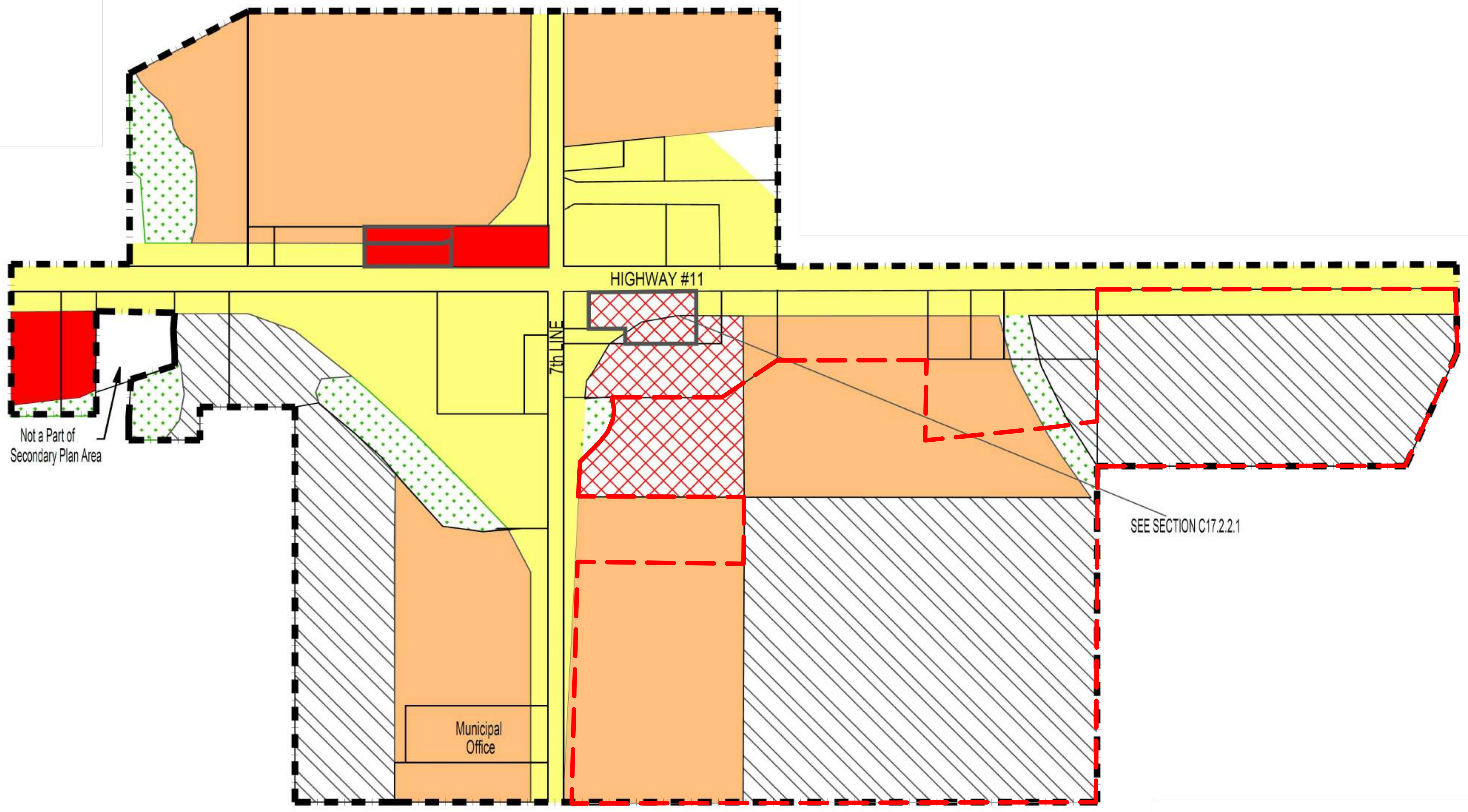
SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: December 1, 2017 Drawn By: AM
 File: 14-531 Drawing: Report Figures 1217



EXISTING ORO-CENTRE SECONDARY PLANNING AREA



- LEGEND**
- Subject Lands
 - Boundary of the Oro-Centre Secondary Planning Area
 - Oro-Centre - Commercial
 - Oro-Centre - Office/Industrial
 - Oro-Centre - Limited Service Industrial
 - Environmental Protection
 - Highway 11 Special Policy Area
 - Commercial
 - Agricultural

EXISTING ORO-CENTRE SECONDARY PLANNING AREA TOWNSHIP OF ORO-MEDONTE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: December 1, 2017 Drawn By: AM
 File: 14-531 Drawing: Report Figures 1217

7.28 *28 – Plan M-174, Concession 8 (Former Medonte) [By-law 2013-179]

Notwithstanding any other provision in this By-law, no *building* or *structure* shall be located any closer than 15.0 metres (49.2 feet) from the top of bank located at the rear of *lots* 12, 13 and 14 on the lands denoted by the symbol *28 on the schedules to this By-law.

7.29 *29 - West Part of Lot 17, Concession 7 (Former Oro)

Notwithstanding any other provision in this By-law, only a transfer storage lagoon is permitted on the lands denoted by the symbol *29 on the schedules to this By-law.

7.30 *30 - East Part of Lot 21 And 22, Concession 8 (Former Oro)

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol *30 on the schedules to this By-law.

7.30.1 Permitted uses

Only the following temporary special event type uses are permitted:

- a) an agricultural fair
- b) antique show
- c) automotive flea market
- d) boat show
- e) craft and hobby show
- f) country festival
- g) vehicle show and sales
- h) highland games
- i) old car sales and auction

For the purposes of this section, a rock music or heavy metal show is not a permitted special event. No permanent *buildings* or *structures* for a temporary special event are permitted.

7.30.2 Permitted accessory uses

Concession booths and overnight camping in conjunction with, and accessory to, a permitted special event is permitted. Parking for the temporary special event is also permitted.

7.30.3 Duration and number of permitted special events

Temporary special events shall not run for more than nine consecutive days and each temporary special event shall be followed by three consecutive days where no temporary special event shall take place on the lands covered by this section and by Section 7.31. Temporary special events shall not run for more than 100 days in any calendar year on the lands covered by this section and by Section 7.31

7.30.4 Definitions

The following definitions apply to the following terms used in this Section of the By-law:

- a) **Agricultural fair**
Means an event sponsored by a canine, equestrian or similar organization for the purpose of:
 - i) exhibiting animals and/or birds, a rodeo or ploughing match and which may include an assembly of vendors offering items for sale to the public, which is associated with such an event.
- b) **Antique show**
Means an assembly of vendors offering antique objects other than *motor vehicles*, for sale to the public.
- c) **Automotive flea market**
Means a retail sales area held in an open area in which groups of individual vendors offer goods for sale to the public. Goods offered for sale shall be comprised primarily of *motor vehicles*, *motor vehicle* parts, *motor vehicle* accessories, *recreational vehicles* and equipment and collectibles. No long term leases between the vendors and operators are permitted and the vendors use their own *motor vehicles* or set up temporary *structures* for their wares.
- d) **Highland games**
Means a Scottish cultural event whereby ethnic sporting events, parades, ethnic dancing, an agricultural fair and the selling of food can occur. Music concerts are not permitted.
- e) **Temporary special event**
Means events of limited duration organized by community, service, cultural, religious, family, corporate, political, ethnic or other similar organizations or the owner of the lands on which the event is occurring, excluding an event held by a group promoting religious or racial hatred.

- f) Vehicle show
Means an assembly of vendors offering *motor vehicles* and/or *recreational vehicles* for display and sale.

7.31 *31 - East Part of Lot 22, Concession 8 (Former Oro)

Notwithstanding any other provision of this By-law, the following provisions apply to lands denoted by the symbol *31 on the schedules to this By-law.

7.31.1 Permitted uses

Only the following uses are permitted:

- a) a *motor vehicle* race track
- b) *private parks*
- c) *recreational uses*
- d) the temporary special event type uses listed below:
 - an agricultural fair
 - antique show
 - automotive flea market
 - boat show
 - craft and hobby show
 - country festival
 - vehicle show and sales
 - highland games
 - old car sales and auction

For the purposes of this section, a rock music or heavy metal show is not a permitted special event.

7.31.2 Permitted accessory uses for temporary special events

Concession booths and overnight camping in conjunction with, and accessory to, a permitted special event is permitted. Parking for the temporary special event is also permitted.

7.31.3 Duration and number of permitted temporary special events

Temporary special events shall not run for more than nine consecutive days and each temporary special event shall be followed by three consecutive days where no temporary special event shall take place on the lands covered by this section and by Section 7.30. Temporary special events shall not run for more than 100 days in any calendar year on the lands covered by this section and by Section 7.30.

7.31.4 Definitions

The definitions listed in Section 7.30.4 apply to Section 7.31.

7.32 *32 - Oro Centre (Former Oro)

Notwithstanding any other provision in this By-law, the development of new *buildings* or the construction of additions to *buildings* that existed on the effective date of this By-law are not permitted on those lands denoted by the symbol *32 on the schedules to this By-law.

7.33 *33 - Part of Lot 16, Concession 14 (Former Oro)

Notwithstanding any other provision in this By-law, a flea market, *assembly hall* and *banquet hall* are permitted on those lands denoted by the symbol *33 on the schedules to this By-law.

7.34 *34 - West Half of Lot 8, Concession 8 (Former Oro)

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol *34 on the schedules to this By-law:

- | | |
|---|-----------------------|
| a) Minimum required <i>front yard</i> | 30 metres (98.4 feet) |
| b) Minimum required <i>interior side yard</i> | 15 metres (49.2 feet) |
| c) Minimum required <i>rear yard</i> | 15 metres (49.2 feet) |

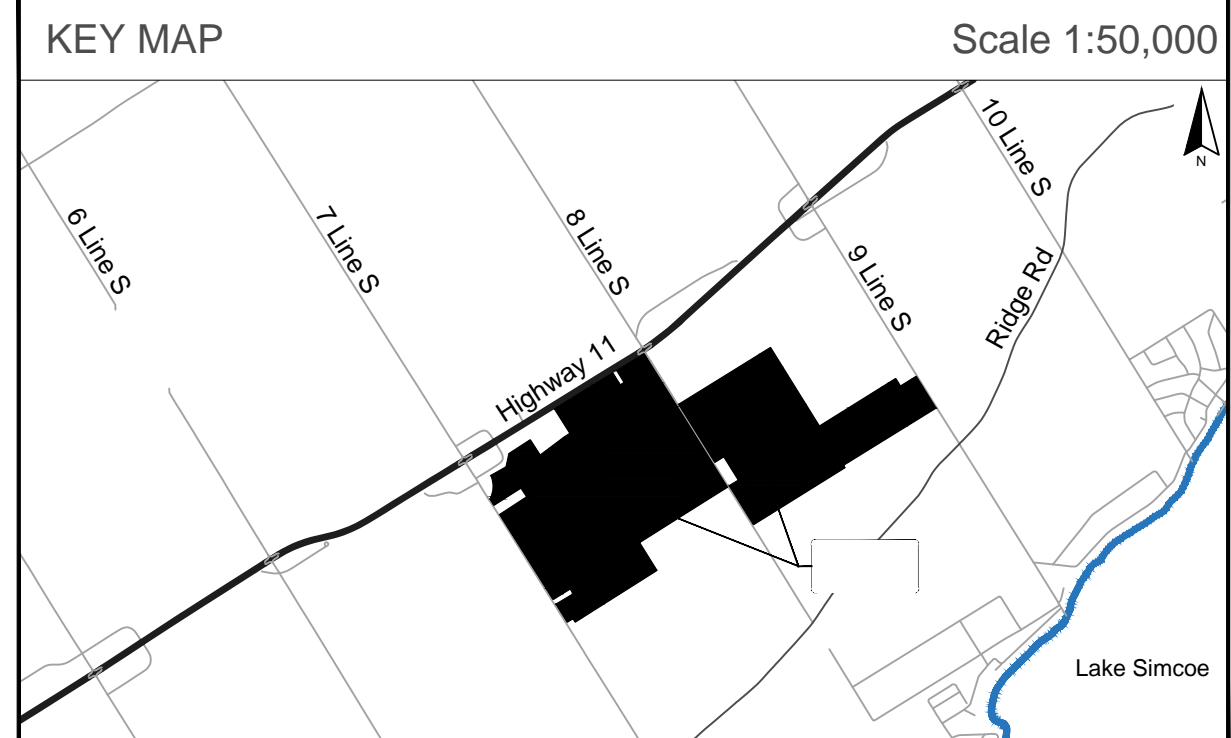
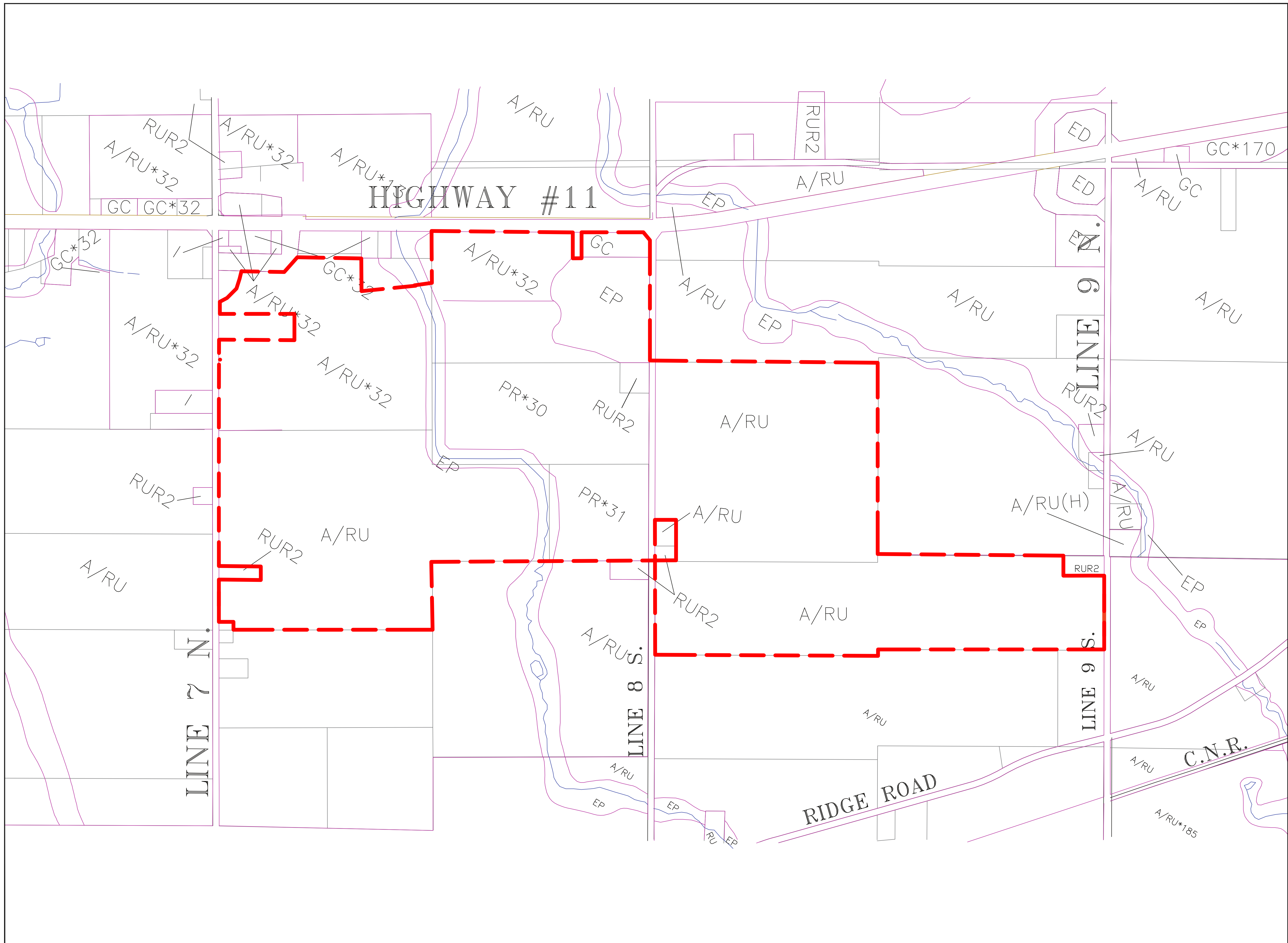
Notwithstanding the above, the minimum required *interior side yard* is 0.0 metres if the *interior side lot line* forms the boundary of an abutting *lot* that is also in the Mineral Aggregate Resource One (MAR1) Zone.

For that portion of the lands zoned with an 'H', the 'H' symbol shall not be removed until such time as *Council* is satisfied, through the submission of appropriate reports, that there will be no significant biological impacts associated with extractive activities in this area.

7.35 *35 - Part of the West Half of Lot 7, Concession 8 (Former Oro)

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol *35 on the schedules to this By-law:

- | | |
|---|-----------------------|
| a) Minimum required <i>interior side yard</i> | 15 metres (49.2 feet) |
| b) Minimum required <i>rear yard</i> | 15 metres (49.2 feet) |



EXISTING ZONING BYLAW ZONE BOUNDARIES

LEGEND

- - - Subject Lands
- A/RU - Agricultural /Rural
- RUR2 - Rural Residential Two
- GC - General Commercial
- EP - Environmental Protection
- PR - Private Recreational
- ED - Economic Development

EXISTING ZONING BYLAW ZONE BOUNDARIES TOWNSHIP OF ORO-MEDONTE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	December 1, 2017	Drawn By:	VS, AM
File:	14-531	Drawing:	Report Figures 1217

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: July 14, 2017

CASE NO(S): PL151011

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Burl's Creek Events Grounds Inc. Et Al
Subject: Application to amend Zoning By-law No. 97-95 - Refusal or neglect of Township of Oro-Medonte to make a decision

Existing Zoning: Agricultural/Rural (A/RU), Agricultural/Rural Exception 32 (A/RU*32), Rural Residential Two (RUR2), Private Recreational Exception 30 (PR*30), Private Recreational Exception 31 (PR*31) and Environmental Protection (EP)

Proposed Zoning: To be determined
Purpose: To permit a temporary use by-law for the subject lands that would permit Special Events for a period of three years

Property Address/Description: Part Of Lots 22&23, Con 9, Pt Of Lots 21&22, Con 8

Municipality: Township of Oro-Medonte
Municipality File No.: 2015-ZBA-02
OMB Case No.: PL151011
OMB File No.: PL151011
OMB Case Name: Burl's Creek Events Grounds Inc. v. Oro-Medonte (Township)

Heard: May 24-27, May 31, June 1, October 25-28, November 8, 2016 and January 19, 2017 in Oro-Medonte, Ontario

APPEARANCES:**Parties****Counsel*/Representative**

Burl's Creek Event Grounds Inc.
("Appellant")

Nicholas T. Macos*
J. Lancaster and D. Ionico (Students-at-Law)

The Corporation of the Township
of Oro-Medonte ("Township")

Christopher Williams*
Andrea Skinner*

Save Oro and West Oro
Ratepayer's Association Inc.

David Donnelly*
A. Sabourin*
K. Matveev (Student-at-Law)

Friends of Burl's Creek Inc.

David S. White*

Montagnais Metis First Nation

Grand Chief Keith Doxsee

**DECISION DELIVERED BY R. G. M. MAKUCH AND DAVID L. LANTHIER AND
ORDER OF THE BOARD**

INTRODUCTION

[1] In April of 2015, the Appellant ("Burl's Creek") filed an application for a temporary use by-law ("TUBL") to amend the Township's Zoning By-law ("Township ZBL"). The TUBL was requested to permit the temporary use of a collection of lands ("TUBL Lands") surrounding and abutting the existing Burl's Creek concert and entertainment grounds ("Entertainment Venue") as an area for camping, parking and concession booths. The TUBL would also allow for the use of part of the lands for recreational soccer fields and related parking.

[2] The TUBL is temporary in two respects. First, as a temporary planning measure, the proposed TUBL will be in effect for a period of not more than three years and would then terminate. Second, the uses proposed by the Appellant are also temporary in that the camping, parking and concession booth ("camping and parking") uses will only

occur for limited temporary periods not exceeding five days in conjunction with weekend festivals or events (“Event” or “Events”) and then the uses will end. The TUBL also provides that there be at least two days between Events. The use of the lands for the soccer fields is also for a temporary period to coincide with the local soccer season and annual tournament.

[3] The Township Council did not render a decision and the Appellant appealed pursuant to s. 34(11) of the *Planning Act* (“Act”). In the time period that has ensued since the filing of the appeal and leading to this hearing, the Township has secured significantly more information relating to the proposed TUBL and the Appellant has satisfied a number of requirements such that the Township now supports the Appellant in this appeal.

[4] Despite the fact that the Board is only now issuing its decision, Burl’s Creek has hosted events and used the TUBL Lands for the intended purposes, and in the manner proposed under the TUBL, both before the hearing, and during the intervening periods between the segments of the hearing during the period May to October 2016. The primary events that have occurred are the Wayhome Music and Arts Festival (“Wayhome”), the Boots and Hearts Country Music Festival (“Boots and Hearts”) and the Barrie Automotive Flee Markets (“BAFM”). The matter and relevance of the non-compliant use of the TUBL Lands is addressed herein, and any enforcement proceedings and issues relating to Events occurring in the absence of the required planning approvals, are not matters that are before this Board.

[5] The appeal has been a contentious matter within the local community drawing strong broad support from the community but also resulting in focused opposition to the use of the TUBL Lands which was led by Save Oro and the West Oro Ratepayers’ Association (collectively “Save Oro/WORA”), incorporated and mobilized to participate in this Appeal. They were also supported by a number of the Participants.

[6] The Appellant and the Township are supported in their position in this appeal by the Friends of Burl's Creek Inc. as well as a number of individuals who were granted Participant status including David McKee, who assisted in the creation of a website, saveburlscreek.com.

[7] Montagnais Metis First Nation was also granted party status and primarily advanced the interests and concerns relating to the protection of Cultural Heritage interests and uses on the TUBL Lands and with respect to the required archaeological assessments. Due to the manner in which the hearing unfolded for the course of nine months, additional and updated evidence relating to these archaeological and Cultural Heritage matters was received months after the hearing began and assisted the Board in its consideration of these issues.

[8] Upon the extensive evidence provided to the Board over the 11 days of hearings, and based upon the analysis and the various findings set out in this Decision, the Board concludes that it is appropriate that the Township ZBL be amended to provide for the temporary uses in the form provided for herein and that the appeal be allowed.

ISSUES

[9] Due to the significance of the agricultural issues relating to this appeal, the Board has collected and analyzed these matters separately including as to how they are interrelated to the various planning issues. The Board has also addressed related matters of noise, traffic and other issues of impact within the analysis of the agricultural issues. The remaining issues to be addressed by the Board are those relating to: satisfaction of the planning requirements for a TUBL under the Township Official Plan ("OP"); Cultural Heritage and Archaeological Resources; environmental issues, and economics.

COMPLIANCE WITH PLANNING REQUIREMENTS FOR TUBL

[10] The Board can confirm that it has received evidence with respect to the TUBL's conformity with the Growth Plan and there is no issue in this regard and the Board finds accordingly. In the analysis that follows, the Board has fully addressed aspects of the evidence as it relates to the policy requirements of section W1.3 of the Township OP that must be met in regards to the passing of a TUBL. For the purposes of such compliance, and for clarity, the Board can confirm that it has heard planning evidence from all of the planners and finds that the Appellant has complied with these specific policy requirements as follows:

- (a) The proposed uses must be temporary, require no major construction or investments such that the owner would experience undue hardship in reverting to the original use of the lands after the termination of the TUBL. The Board finds that the proposed uses are temporary and findings relating to the temporary nature of the uses are discussed in more detail below. The evidence before the Board is that the temporary uses do not entail any major construction or investment.
- (b) The proposed use must also be compatible with adjacent land uses and the character of the surrounding neighbourhood. Issues of compatibility are reviewed herein and the Board has found that there are no concerns relating to incompatibility.
- (c) The proposed use must not require the extension or expansion of existing municipal services. The evidence confirms that this is the case.
- (d) The proposed use must not create any traffic circulation problems or adversely affect road use. This issue, and the evidence before the Board is fully reviewed below and the Board finds, supported by the expert planning evidence from Ms. Andria Leigh and Mr. Darren Vella, that although there are indeed increases in traffic volumes, it is satisfied, that there are no traffic circulation problems or adverse effects upon volume.

- (e) Parking facilities required for the proposed use must be entirely on site. The evidence before the Board is that this requirement has been satisfied.
- (f) The proposed use must not require road improvements during the term of use. The evidence before the Board is that this is not a concern.
- (g) The proposed use shall generally be beneficial to the neighbourhood or the community below. This requirement is also fully canvassed by the Board below and the Board, upon all of the evidence before it, does find that the proposed uses of the TUBL Lands are generally beneficial to the neighbourhood and the community as a whole.

PRESENCE AND PROTECTION OF ARCHAEOLOGICAL RESOURCES

[11] The issues related to the presence and protection of any archaeological resources on the proposed TUBL Lands were important issues to the Township and other parties. The Township had required Burl's Creek to prepare a Stage 1 Archaeological Assessment Report in support of the application. Golder Associates Ltd. was commissioned to complete this report for the Burl's Creek Lands, including the TUBL Lands, which was reviewed by the Ministry of Tourism Culture and Sport ("MTCS") and entered into the Ontario Public Register of Archaeological Reports ("Register"), in accordance with correspondence dated April 5, 2016 from MTCS to Ms. Jaime Lemon, Burl's Creek's archeological expert.

[12] The Stage 1 Report had recommended that a number of areas on the TUBL Lands be subject to a Stage 2 Archaeological Assessment report.

[13] There was no disagreement among the archaeological experts about the substance of the Stage 1 Report, but there was disagreement among the experts (Ms. Lemon on behalf of Burl's Creek, and Mr. Paul Racher on behalf of the Montagnais

Metis) about whether the activities proposed under the TUBL constitute “ground disturbance” and whether it was necessary for the Stage 2 Report to be completed prior to any approval of the TUBL. Various interests, including the MTCS, also weighed in on this issue by way of written correspondence.

[14] Ultimately, the issue of whether the proposed temporary uses constitute ground disturbance, or could constitute ground disturbance, became a moot issue for the Board given that the hearing was adjourned on June 1, 2016 until its continuation on October 25, 2016.

[15] It is noted that the Board had refused to grant a prohibition order restraining the 2016 summer events from proceeding and that the MTCS was also petitioned to take prohibitory action against the 2016 Events but did not do so.

[16] Upon resumption of the hearing on October 25, 2016, a Stage 2 Archaeological Assessment Report had been completed by Michael Henry (Amick Consultants Limited) (“Amick”) and accepted by MTCS into the Register on October 21, 2016. The Stage 2 Report had concluded that there are no archaeological resources on the TUBL Lands.

[17] Subsequently, according to correspondence dated December 16, 2016 from Mr. Racher to Grand Chief Doxsee, it was discovered that a 3.2 acre parcel of land that was recommended for Stage 2 test pit survey by the Stage 1 Report, had been overlooked in the Amick Report and required further study. Consequently, the MTCS pulled the Stage 2 Report from the Register on January 11, 2017, pending submission of a revised Report that would resolve this issue.

[18] During his testimony, Mr. Henry advised the Board that he had updated the Stage 2 Report to exclude the 3.2 acre parcel. In due course, Mr. Henry indicated that the 3.2 acre parcel would be investigated and reported upon. He also indicated that Schedule “A” to the proposed TUBL marked as Exhibit 67 excludes the 3.2 acre parcel from the proposed temporary use permissions.

[19] Mr. Racher, who was recalled by the Montagnais Metis to provide evidence with respect to the Stage 2 Report, including the comments in his December 16th letter with respect to same, acknowledged that the sorts of mistakes his letter points out are ones that he has made dozens of times, are not particularly concerning or significant, and that the Ministry has a process for addressing same. Ms. Meaghan Brooks (an archeology review officer at MTCS who appeared under summons) acknowledged that a “missed parcel” is not unusual and also confirmed that there is a process for addressing same.

[20] Mr. Racher summed up his testimony before the Board by expressing that the prior site disturbance/site alteration of the TUBL Lands was the primary reason he volunteered to testify in this proceeding.

[21] Ms. Leigh, the Township’s planner, had indicated in her testimony to the Board that in arriving at her opinion in respect of the foregoing, it was the Township’s practice to rely on peer reviewers, as necessary, and various other public agencies, including the MTCS with respect to their authority to review archaeological assessments and issue “clearance” letters as the Township does not have an archeologist on staff.

[22] Based on the foregoing, the Board is satisfied that this issue has been adequately addressed and is not a bar to the approval of the TUBL subject to the MTCS accepting the Stage 2 Archaeological Assessment Report, prepared by Mr. Michael Henry of Amick into the Registry, confirming that the work completed by Mr. Henry as it relates to the TUBL lands is compliant with the MTCS standards and guidelines.

[23] The Board notes that Montagnais Metis First Nation has, in its Submissions, included extensive submissions regarding issues of First Nations consultation, failures to adequately satisfy the duty to consult, and relatedly, Charter rights. As was indicated on a number of occasions in the course of the hearing, and as was clearly determined during the Pre-Hearing Conferences, and motion, First Nations consultation was not an

issue before the Board in this hearing. The Board accordingly, will not respond to these submissions relating to issues that were not before the Board in this appeal.

AGRICULTURAL ISSUES, EVIDENCE AND ANALYSIS

Issues, Position of the Parties and Expert Evidence

[24] The primary issue identified in this appeal relates to what impact the proposed TUBL may have upon agriculture and whether it is consistent with, or conforms to, planning policies relating to agricultural uses as set out in the applicable planning policies, and specifically the Provincial Policy Statement, 2014 (“PPS”), and the Township and County OPs. There are a number of interrelated sub-issues as identified below.

[25] Save Oro/WORA oppose the non-agricultural use of the lands as being inconsistent with the PPS, and submit that the TUBL effectively removes the TUBL Lands from a prime agricultural area. They further assert that the TUBL is incompatible with surrounding agricultural lands and does not conform to the Township or County OP. The Township and the Appellant, with the support of Friends of Burl’s Creek Inc., take the position that the agricultural use of the TUBL Lands continues between the limited duration entertainment events that will occur during the term of the TUBL and that with the benefit of the Adaptive Management Plan (“AMP”), the soils will not be adversely impacted when the limited term of the TUBL ends. As well, the TUBL will conform to, or be consistent with, all relevant agricultural planning policies and will not adversely impact any nearby agricultural lands or the character of the surrounding area in the Township. The Appellant and Township disagree in all respects with such arguments.

[26] The following specific agricultural issues are extracted from the Issues List prepared for this hearing, based upon the evidence presented to the Board:

- (a) For the purposes of considering the policies of the PPS and the County and Township OPs relating to preservation and use of agricultural lands there are two issues:
 - (i) to what extent will there be continued use of the TUBL Lands for agricultural purposes under the provisions of the proposed TUBL and conversely to what extent are the TUBL Lands being removed from Prime Agricultural Areas;
 - (ii) are the non-agricultural uses of the TUBL Lands permitted uses under the provisions of the OPs;

- (b) Will the permitted uses of the TUBL Lands for camping and parking during the effective period of the TUBL be compatible with:
 - (i) surrounding agricultural lands under the applicable planning policies; and
 - (ii) specifically, provincial Minimum Distance Separation (“MDS”) Guidelines. This latter issue of compatibility is directly affected by the necessary determination of whether the uses under the TUBL are classified as a Type A use or a Type B use;

- (c) After the TUBL is no longer in effect,
 - (i) can the lands and soils be remediated and returned to their previous condition with the implementation of an AMP; and
 - (ii) will there be any adverse impacts upon the agricultural condition or value of the TUBL Lands as a result of the TUBL.

[27] In addition to the evidence of local witnesses and the Participants, the Board heard evidence relating to agricultural matters from the following experts:

- (a) Mr. Dave Hodgson with DBH Soil Services Inc. was called by the Appellant and qualified as an expert on agrology;
- (b) Mr. Robert Clark was called by Save Oro/WORA and qualified as an expert in the areas of land use planning, land economy and agrology;
- (c) Mr. Arthur Churchyard, employed by the Ontario Ministry of Agriculture, Food and Rural Affairs (“OMAFRA”), attended under summons and was qualified as a land use planner with a focus on agriculture;
- (d) On the interrelated planning issues of agricultural use and status, the Board heard from qualified planners, Mr. Vella, Ms. Leigh and Brandon Flewwelling.
- (e) The Township also proffered evidence on agricultural issues through the introduction of an agrology peer review prepared by Mr. Michael Hoffman of AgPlan Limited (Exhibit 45).

Policy Context

Classifications and Designations

[28] There were no fundamental disagreements regarding the planning status and agricultural character of the TUBL Lands or adjacent and nearby lands. The TUBL Lands are: designated as “Rural and Agricultural” in the County OP; primarily designated as “Agricultural” in the Township OP (with some smaller segments having special policy designations); and zoned primarily as “Agriculture/Rural” and “Agricultural/Rural Exception” in the Township ZBL (with other sections zoned General Commercial, Rural Residential Two, and Environmental Protection). For the purposes of the PPS, the TUBL Lands, as well as much of the area of the Township, are considered to be “Rural Area”. Excluding those portions of the disturbed soils within the

TUBL Lands which were not rated due to their character as watercourses, berms or internal roads, all of the soils within the boundaries of the Lands are either Class 2 or 3 soils and accordingly, the TUBL Lands qualify as “prime agricultural lands” in a “prime agricultural area” under the PPS and are lands worthy of preservation for agriculture under the Province’s soil classification system (as determined by OMAFRA).

Provincial Policy Statement

[29] In addition to the broader relevant policy statements provided for within the PPS as they relate to matters such as compatibility, efficient development and land use patterns the PPS, in s. 1.1.4.1(i), states that:

Healthy, integrated and viable rural areas should be supported by providing opportunities for economic activities in prime agricultural areas in accordance with policy 2.3.

[30] Section 1.1.5 of the PPS provides for a number of policies relating to development in Rural Lands in Municipalities which are to be taken as a whole with other provisions of the PPS, and includes direction in s. 1.1.5.7 that “*Recreational, tourism and other economic opportunities should be promoted*” and that “*Opportunities to support a diversified rural economy should be promoted by protecting agricultural....uses and directing non-related development to areas where it will minimize constraints on these uses.*” Section 1.1.5.8 provides that agricultural uses, agricultural related uses should be “*promoted and protected in accordance with provincial standards*”.

[31] The PPS directs as follows with respect to land use compatibility:

1.2.6 Land Use Compatibility

1.2.6.1 *Major facilities and sensitive land uses* should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of *major facilities*.

[32] The primary applicable portions of s. 2.3 of the PPS, relating to Agriculture, are as follow:

2.3 Agriculture

2.3.1 *Prime agricultural areas* shall be protected for long-term use for agriculture.

Prime agricultural areas are areas where *prime agricultural lands* predominate. *Specialty crop areas* shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the *prime agricultural area*, in this order of priority.

2.3.2 Planning authorities shall designate *prime agricultural areas* and *specialty crop areas* in accordance with guidelines developed by the Province, as amended from time to time.

2.3.3 Permitted Uses

2.3.3.1 In *prime agricultural areas*, permitted uses and activities are: *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*.

Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2.3.3.2 In *prime agricultural areas*, all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards.

2.3.3.3 New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the *minimum distance separation formulae*.

...

2.3.5 Removal of Land from Prime Agricultural Areas

2.3.5.1 Planning authorities may only exclude land from *prime agricultural areas* for expansions of or identification of *settlement areas* in accordance with policy 1.1.3.8.

2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

2.3.6.1 Planning authorities may only permit non-agricultural uses in *prime agricultural areas* for:

- a) extraction of *minerals*, *petroleum resources* and *mineral aggregate resources*, in accordance with policies 2.4 and 2.5; or

- b) limited non-residential uses, provided that all of the following are demonstrated:
1. the land does not comprise a *specialty crop area*;
 2. the proposed use complies with the *minimum distance separation formulae*;
 3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and
 4. alternative locations have been evaluated, and
 - i. there are no reasonable alternative locations which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.

2.3.6.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

County Official Plan

[33] The County of Simcoe OP contains the following policies relating to agriculture:

Section 3.3 General Subdivision and Development Policies

3.3.13 All new land uses, including the creation of lots and new or expanding livestock facilities, will comply with the Minimum Distance Separation Formulae as prepared by the Province and decisions on the location and form of subdivision and development should be made with an objective of protecting agricultural areas for agriculture and minimizing land use conflicts between agriculture and other uses.

3.6 Rural and Agricultural

Objectives

3.6.1 To enable the agricultural industry to function effectively in prime agricultural areas by minimizing conflicting and competing uses while accommodating uses and facilities which support the agricultural industry in accordance with the Farm Practices Protection Act and its successors.

3.6.2 To provide in non-prime agricultural areas for rural uses such as resource activity, recreation and limited residential, subject to the other policies of this Plan including Section 3.6.8, while protecting the rural character and the viability of existing agricultural operations.

3.6.3 To encourage maintenance and restoration of natural heritage areas where appropriate and to have regard for the resource of built heritage and cultural heritage landscapes associated with rural and agricultural areas.

3.6.4 In the Rural and Agricultural Designation, local municipalities shall determine and map areas considered prime agricultural areas in their Official Plans. The mapping of the prime agricultural areas shall be subject to the agreement of the County of Simcoe and shall be based on Canada Land Inventory (Schedule 5.2.4) soil classifications 1 to 3 inclusive and specialty crop lands. Prime agricultural areas may also be identified through an alternative land evaluation system agreed to by the County and local municipality, and approved by the Province.

3.6.5 Until such time as a local municipal official plan maps prime agricultural areas, the land use policies for prime agricultural areas shall apply throughout the Rural and Agricultural Designation in that municipality.

3.6.6 Prime agricultural areas will be protected for agriculture and compatible uses. Permitted uses are agriculture, agriculture related uses, secondary uses, natural heritage conservation and forestry, aggregate developments subject to Section 4.4, processing of agricultural products, and agricultural produce sales outlets generally relating to production in the local area. Subject to Section 4.10.1, lots may be created for an agricultural use, a farm retirement lot, a residence surplus to a farming operation and residential infilling. New lots for agricultural uses should generally not be less than 35 hectares or the original survey lot size, whichever is lesser, or 4 hectares on organic soils used for specialty crops.

Township Official Plan

[34] The relevant portions of the Township of Oro Medonte OP relating to Agriculture are as follows:

SECTION C1 - AGRICULTURAL

C1.1 OBJECTIVES

- (a) To maintain and preserve the agricultural resource base of the Township.
- (b) To protect land suitable for agricultural production from development and land uses unrelated to agriculture.
- (c) To promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Township.

- (d) To preserve and promote the agricultural character of the Township and the maintenance of the open countryside.

C1.2 PERMITTED USES

The principal use of land in the Agricultural designation as shown on the schedules to this Plan shall be agriculture.

Other permitted uses include single detached dwellings, bed and breakfast establishments, home occupations, home industries, commercial dog kennels, forestry, resource management uses, farm implement dealers and feed and fertilizer distribution facilities, storage facilities for agricultural products, greenhouses, agricultural research and training establishments, farm related tourism establishments, agriculturally-related commercial uses, commercial uses on farm properties and seasonal home grown produce stands. Wayside pits and portable asphalt plants are also permitted. All existing commercial and industrial uses are also permitted.

The designation also permits existing tourist commercial uses such as private parks, trailer or recreational vehicle parks, mobile home parks, rental cabin establishments and private campgrounds and accessory recreational and commercial facilities and existing recreational uses such as golf courses. The development of new tourist commercial and recreational uses in the Agricultural designation is not contemplated by this Plan.

Preliminary Findings of Fact – Operations and Use Patterns

[35] The Board heard extensive evidence from the parties relating to the specifics of the operations undertaken by the Appellant on the TUBL Lands. As indicated at the outset, notwithstanding the absence of a final determination of the issues in this appeal, the Appellant has been holding Events and using the TUBL Lands in the manner proposed under the TUBL for some time.

[36] Matters relating to the propriety of the premature use of the TUBL Lands by the Appellant or enforcement of such actions are of no relevance to the determination of the issues before the Board in this Appeal save and except to the extent that there has obviously been a *de facto* use of the TUBL Lands. Without condoning this premature commencement of uses, the details of the practical and real-time use of the TUBL Lands by the Appellant upon the assumed application of the TUBL forms part of the evidentiary record before the Board in consideration of the various issues, including

those relating to agriculture and permits a more practical consideration of the planning and use issues for the TUBL Lands.

[37] For the purposes of the analysis of the evidence relating to the agricultural issues, it is first necessary to set out a number of basic underlying factual findings relating to these operations, many of which are not disputed. In addition to other findings relating to the evidence elsewhere in this decision, the Board makes the following findings of fact:

- (a) The TUBL Lands surround the existing, and legally conforming Entertainment Venue which has been operated as a permitted use by the Appellant, and its predecessors, for some time as a concert and entertainment venue. Parking and concession areas already exist within the Entertainment Venue.
- (b) The proposed uses of the TUBL Lands under the TUBL are camping, parking and associated concession stands. A portion of the TUBL Lands is also for use as playing fields and related parking for youth recreational soccer for a total of 11 of the 27 days each calendar year. Noise levels from the local soccer activities on the TUBL Lands are clearly well below the noise levels that emanate when the areas are occupied by attendees to the Events for camping and parking.
- (c) Prior to, and in the course of, this hearing the Appellant has hosted three primary extended weekend events each year: WayHome (a three day event held in July), Boots and Hearts (a four day event held in August), and the BAFM (three days event held in June and September). Each of the Events has necessitated the use of the TUBL Lands for camping and/or parking for the duration of each of the Events. The Board heard evidence from various witnesses relating to the logistics of the camping and parking, traffic management, movements into, and out of the TUBL

Lands, and the spatial placement of camping, RV's, vehicles, concession stands and the activities of the attendees during the Events.

- (d) The Appellant has also donated the use of the TUBL Lands for the children's soccer league and tournament each year where a number of soccer fields are laid out with accompanying parking areas.
- (e) The practice thus far (and what is provided for under the TUBL) is that each of the Events and the soccer tournament run over the course of only a few days. With respect to the number of event days in which the TUBL Lands will be used for the Events: the total number of Event days cannot exceed 27 in a single calendar year; no single Event can exceed five consecutive days; and Events must be separated by at least two full days.
- (f) As to the selection of the TUBL Lands as the appropriate location for the camping and parking uses provided for in the TUBL, the foremost, and very logical reason as to why no reasonable alternative location exists outside of the selected lands is the fact that the Entertainment Venue now owned by the Appellant has existed in its current location for over two decades. The proposed temporary uses of the TUBL Lands are practically linked directly to the current permitted use of the Entertainment Venue by virtue of both their proximity and their viability as accessible temporary parking and camping areas that do not relatively require substantial disruption of the lands (such as permanent site preparation that might include paving, permanent servicing infrastructure, or the construction of buildings, structures or hardscape elements to create the defined parking or camping areas or concession stands).
- (g) There is no persuasive evidence before the Board to challenge the conclusions reached in the report secured by the Appellant from UrbanMetrics, which concludes that there is also no reasonable alternative

location either within Simcoe County or elsewhere which has such proximity to an existing venue such as the one that exists, adjacent to a major highway such as Highway 11 with two interchanges, that is within relatively easy driving distance to the southern Ontario and northeastern US population densities and other potential attendees to the west, north and east.

- (h) The panel members were able to benefit from a site visit to view the TUBL Lands and their proximity and relationship to the Entertainment Venue and also viewed the TUBL Lands from different vantage points on the surrounding Township road during the extended course of the hearing. The TUBL Lands when unoccupied were open and expansive, covered in various lengths of rye grass, aesthetically pleasing and pastoral in character and appearance. But for the knowledge of the activities that had occurred on the TUBL Lands during the Events (when the Board was not present) the vast majority of the TUBL Lands present as open fields used for agricultural purposes. The internal roads leading to the various camping and parking areas are not that numerous and are significantly spaced.

- (i) The primary source of light and elevated noise emanating outwards to surrounding areas beyond the TUBL Lands originates from the stages, music and performers located in the Entertainment Venues during Events and not from the TUBL Lands. Additional secondary noise does escape from the campgrounds and parking areas from the presence of attendees during the Events. The Board heard from a number of residents who complained about the noise and most, if not all, such incidents of noise leading to voiced complaints were with respect to the noise from the Entertainment Venues and not the TUBL Lands.

- (j) In between the Events, after clean-up, and for the other approximate 330 days of the year, the TUBL Lands have been used by the Appellant for rye grass hay farming to support his livestock farming operations. In 2015 this farming operation provided a yield of two feed crops for the contracted user Mr. Henry Regelink. The uncontradicted evidence as to these farming operations undertaken on the TUBL Lands is outlined below.

- (k) The Appellant's haying operation contracted to Mr. Regelink for the bartered benefit of securing quality feed for his horse farm operation, effectively represents an exchange of value. The Appellant receives the valued benefit of an operational cost as the camping and parking areas are groomed for the limited periods when Events are scheduled. Mr. Regelink, in turn, is able to work around such Events to grow, harvest and use the hay feed crop, made easily accessible by the network of internal roads.

- (l) It bears repeating, and warrants emphasis, to state that this arrangement, and the dual reversionary use of the TUBL Lands for both uses, results in both agricultural and non-agricultural uses being temporary under the TUBL in two different respects:
 - 1. The non-agricultural use is temporary in nature under the proposed TUBL because when the term of the TUBL ends, the non-agricultural use will also end. The form and type of agricultural use is temporary in the sense that the agricultural use will, with the benefit of an AMP, be converted to continued and other agricultural use of the lands and soils when the term of the TUBL ends.

 - 2. During the duration of the TUBL, the agricultural and non-agricultural uses are also temporary in that they are alternating for consecutive temporary periods. The TUBL Lands are temporarily

used for non-agricultural purposes during the limited 27 days that the Events and soccer activities occur, and occur in intermittent blocks of time not exceeding five days. During the intervening periods between Events during the growing season, the TUBL Lands are temporarily used for agricultural purposes to permit the growing and harvesting of a rye-grass feed crop for livestock use.

- (m) Only the TUBL is before the Board in this appeal. On a number of occasions during the hearing, witnesses referred to the already initiated application for a permanent zoning by-law amendment and OP amendments and appeals. These planning processes are not relevant to any of the issues before the Board in this appeal save and except that the temporary nature of uses set out in sub-item (l)1 above will not apply to any subsequent application for a permanent zoning by-law. The temporary nature of the land uses set out in item (l)2 might continue to apply if the same alternating reversionary character of agricultural and non-agricultural/tourism related uses was to continue under a permanent zoning by-law amendment. That remains to be considered on another day.
- (n) The specifics of the layout, form and manner of the campground and parking areas when used during the Events are not disputed. There are no permanent buildings or structures being placed within the TUBL Lands. All permanent structures are located at the Entertainment Venue. Aside from the limited number of internal roads leading to different assigned sections, attendees travel across the open fields. Attendees to Events are thus directed via temporary routes to designated spots to park their vehicle and locate their trailer or tent. The areas used for the camping and parking are, and remain, open space fields. Save and except for the internal roads the Board finds that there has been no other significant alteration of the soil or topography in the occupied camping and parking

areas. Aerial photographs reveal that the vehicles and camping areas are spread over the extensive acreage that makes up the TUBL Lands during the temporary use, and thereafter revert back to undisturbed open space fields and countryside.

- (o) The evidence as a whole leads the Board to conclude that the logistics and organization of all Events, and the management of the uses of the TUBL Lands for those Events that have occurred, have been extremely successful and have resulted in a substantial economic benefit for the community. The manner in which the Events have been planned, the adjustments that have been made to processes, the conduct of public meetings, the liaisons with agencies, the Township and the Ontario Provincial Police (“OPP”), the communication processes including hotlines, traffic management plans and the commitment of staff and resources leads the Board to conclude, and concur with a number of the witnesses, that despite some early wrinkles, and minor disruptions the Events have been successfully managed and the use of the TUBL Lands has been structured, and measures employed, to allow for the mitigation of most issues arising from the use of the TUBL Lands.

- (p) Some specific analysis and findings relating to the voiced objections of some residents is dealt with below but generally, in the totality of the evidence, the negative comments regarding the Events and the uses of the TUBL Lands seem to reflect a measure of intolerance by a limited number of persons of unavoidable, but short-term activities related to the TUBL uses and the concerts at the Entertainment Venue. Such negativity as a whole, seems to be an expression of the minority which is disproportionate to the positive endorsement of the benefits gained by the community and the rather significant and positive support expressed by others in the Township, who were not only tolerant, but more so, embrace the activities and Events.

- (q) The Board finds that the negativity voiced by some witnesses and participants does not appear to represent the opinions and consensus of many others in the Township, including representatives of the Township itself. The Board finds that much of this negativity expressed by complainants has unfortunately been conveyed in generalities, with sweeping statements made without substantial factual evidence to support them would be considered unreasonable and inflammatory, rather than reasonable, and objectively reasoned. This is reviewed in more detail below.

[38] Although some aspects of the above summarized evidence and findings outlined above relate to other issues before the Board, these circumstances are of importance when considering the issues relating to agriculture.

Agricultural or Non-Agricultural Use and Status of the TUBL Lands

[39] One of the narrowest issues before the Board is exactly what the continuing uses of the TUBL Lands are, and will be under the TUBL, and whether these lands will, or will not, be used for agricultural purposes or have been removed from a prime agricultural area.

[40] The Township and the Appellant submit that the TUBL Lands will continue to be farmed and that under the specifics of the alternating use arrangements for the TUBL Lands, except for the limited temporary use of the identified areas for parking and camping and soccer activities, which cannot exceed 27 days in total, the TUBL Lands will, under the PPS, remain as prime agricultural lands located within a prime agricultural area in the Township.

[41] Save Oro/WORA submit that the TUBL Lands are not being used for agricultural purposes because (a) for those specified 27 days each year the uses are clearly for

camping and parking and recreational activities which are secondary to the Entertainment Venue and, although for a limited period during the year, they are nevertheless non-agricultural uses; (b) during the remainder of the year the use is not truly agricultural given the nature of the farming operations; (c) given the limited nature of the grass feed-crop, and lack of any significant agricultural revenue derived from the crop, the hay crops that are being taken from the TUBL Lands by Mr. Regelink do not constitute real farming operations and is really a means to mow the lawns created for the Events; and (d) due to the substantial revenues gained from the use of the TUBL Lands to support the parking and camping required for the Events, the entertainment operations are really the primary use and agricultural use is thus only secondary and therefore not the true “use” of the TUBL Lands; and (e) ultimately the TUBL Lands are being removed from the inventory of prime agricultural lands in the Province.

[42] The Board does not accept these arguments as advanced by Save Oro/WORA and finds that the position of the Appellants and the Township, as supported by Friends of Burl’s Creek Inc. is correct and substantiated by the facts and the governing agricultural and planning policies.

[43] The very first witness appearing before the Board in this hearing was Mr. Regelink, a local long-time farmer for some 40 years in the Township who, in a forthright manner, testified as to his arrangement with the Appellant. Mr. Regelink describes the farming operations he conducts whereby he accesses the various segments of the TUBL Lands through the internal access road system to sow, grow and remove an animal feed hay crop. Mr. Regelink explains that the rye grass planted on the TUBL Lands has been cut and removed prior to and after the scheduled Events, leaving the TUBL Lands available for the designated parking and camping and concession areas, and soccer fields during the designated periods. The harvesting arrangements have been continuing for approximately seven years with the Appellant and the prior owners.

[44] Mr. Regelink testifies that the rye grass crop, in his view, represents an excellent, high quality, feed source for his five farms which include his agricultural tourism

operations “Big Curve Acres Farm”. This operation includes the breeding, care and leasing of approximately 200 horses and he has observed that the younger animals like the fine tender grass. Mr. Regelink indicates that he has completed his work on the fields both before and after the Events, “working around them” without any difficulty and has been able to harvest the grass on an ongoing basis as it is ready without necessarily waiting for a complete, grown, ripened crop. Mr. Regelink indicates that in the last season he recovered approximately one tonne of feed per acre in part due to the dense seeding, care and fertilization of the fields and he removed two crops of hay feed in 2015.

[45] Mr. Regelink is of the opinion that the internal roads that are laid out to accommodate access to the field routes leading to the parking and camping are an advantage in efficiently accessing and loading the grass as it is removed.

[46] Quite obviously, the timed removal of the rye grass from the TUBL Lands thus creates the grassed camping and parking areas for the purposes of supporting the Events which then, following each Event, reverts back to the agricultural use. On cross-examination by Save Oro/WORA, it was suggested to Mr. Regelink that a “smart farmer” would not farm in such a manner using the lands for such a limited period, with constrained sustainable yields and only minimal crop revenues. Mr. Regelink’s pointed response was to clarify that he was the livestock farmer and the Appellant was the hay crop farmer and that, in his view, it was a “smart farmer” that could rent the land out for only 27 days of the year so successfully and still get two hay crops off of it during the rest of the year.

[47] The Board accepts Mr. Regelink’s evidence in its entirety and though the agricultural character and status of his farming of the TUBL Lands was the subject of dispute in this hearing, the details of the practical farming operations conducted by the Appellant, as undertaken by Mr. Regelink through the arrangement are uncontradicted. Although Mr. Regelink’s explanation of this agricultural operation was met with some derision by a number of the Participants and Save Oro/WORA, the Board finds that it is

not persuasively contradicted by any other witness, and is in fact supported by the expert witnesses qualified to provide agrology and planning opinion evidence.

[48] Mr. Hodgson is of the view that the rye grass cropping represents a continuing agricultural use of the TUBL Lands and that this agricultural use has continued, and would continue, on the TUBL Lands during the term of the TUBL, notwithstanding the fact that the area was also utilized for camping and parking purposes during Events. Mr. Hodgson was also of the opinion that because of the time-limited nature of the TUBL and this temporary alternating use of the lands, whereby the lands revert back to farming operations between Events they are not, in his view, being removed from the inventory of Prime Agricultural Lands.

[49] Although Mr. Clark, the agrologist for Save Oro/WORA is of the opinion that there are better forms of grass to be used for hay fed to horses, he concedes that inclusion of rye grass in horse feed is not objectionable. When Mr. Regelink's view that the younger horses liked the tender rye grass removed from the TUBL Lands was put to Mr. Clark, he also conceded that he would have no reason to doubt that. Mr. Clark pointedly confirmed, in the debate as to whether the reversionary use of harvesting rye grass hay between events was truly agricultural use, that it was indeed a continuing agricultural use on the TUBL Lands.

[50] Upon this evidence the Board finds that, under the TUBL, for so long as the TUBL Lands might be used for camping and parking during the limited duration intervals in each calendar year, they will also be concurrently used for the agricultural purposes, and in the manner described by Mr. Regelink. At its very simplest, the ongoing arrangements between the Appellant and Mr. Regelink are such that during seasonal periods within the significant majority of approximately 330 days out of 365 days in each year, the TUBL Lands have been, and will be, used for the agriculture uses of seeding, cultivating, and harvesting, of rye grass crops.

[51] The evidence before the Board effectively reveals circumstances whereby the agricultural uses and the temporary camping and parking uses of the TUBL Lands, somewhat unusually, complement each other. The Board finds that this “shared” use of the lands for two purposes gives rise to a “reversionary” character for the TUBL Lands, which permits them to be actively used for agricultural purposes but temporarily revert to non-agricultural use, at intervals totalling not more than 27 days, with subsequent reversions back to agricultural use.

[52] This reversionary character of use can be clearly distinguished from circumstances where permanent camping grounds and parking lots were established on the TUBL Lands. In such circumstances the use of land for camping and parking, once established, would permanently remain and would not be subject to the type of supplementary and complementary agricultural use occurring during the remainder of the year. The lands would, in that case, also be truly “removed” as prime agricultural lands. Based on the evidence before the Board that is not what has been occurring and this is not what will occur under the TUBL.

Agricultural Land Use and the PPS

[53] From a planning perspective both Mr. Vella and Ms. Leigh adopt an expansive view of the PPS as it relates to agricultural policy. Mr. Vella directed the Board to the provisions of the PPS relating generally to Rural Lands and Agricultural Lands, and in particular s. 1.1.4.1(a), (f) and (g) in support of his opinion that the PPS encourage a diversity of uses and benefits within Rural Lands. In Mr. Vella’s opinion the PPS clearly directs that healthy, integrated and viable rural areas should be supported by a diversification of the economic base and provide opportunities for sustainable diversified tourism as well as agriculture.

[54] Mr. Vella is also of the opinion that the PPS clearly permits non-agricultural uses in prime agricultural areas under s. 2.3.6, where the requirements are met, and it is his view that the requirements are, in this case, easily met due to the realities of the

alternating uses of the TUBL Lands during the term of the TUBL and the relatively limited and only temporary nature of the 27 days of non-agricultural use of the TUBL Lands.

[55] Mr. Vella was specifically of the opinion that the limited use of the TUBL Lands for non-agricultural purposes in this prime agricultural area, during the intermittent periods, is expressly permitted under s. 2.3.6.1(b) and s. 2.3.6.2 of the PPS. Mr. Vella concludes that: the use is non-residential; the use does not comprise a specialty crop area; there is no issue of identified need within the planning horizon stipulated in the PPS for additional lands to be designated to accommodate the proposed camping and parking uses (since the use is, and will be, temporary under the TUBL); there are no reasonable alternative locations for the proposed use which avoid prime agricultural areas or which are lower priority agricultural lands; the proposed use complies with the MDS formulae; and finally there are no impacts of the proposed non-agricultural use on surrounding agricultural area, and what potential impacts do exist are fully mitigated to the extent feasible. Given that the proposed use meets the requirements in the PPS, it is Mr. Vella's opinion that the use of the TUBL Lands in this area, under the terms of the TUBL, is permitted.

[56] Ms. Leigh provided her planning opinion fully supporting Mr. Vella's opinion that the TUBL provides for continuing agricultural use of the TUBL Lands. As to the appropriateness of the temporary and intermittent periods of non-agricultural use which was consistent with the PPS, Ms. Leigh also relies upon the provisions of the PPS recognizing the importance of balancing the agricultural use in the Township with the opportunity for other economic development, noting that Burl's Creek, as a long-time entertainment venue in the Township, has become an ingrained part of the character of the community.

[57] Mr. Hoffman did not testify but his peer review report was presented and reviewed as part of the evidence. Mr. Hoffman concurs and opines that the TUBL Lands are not being permanently converted out of agricultural use because of the only

temporary non-agricultural use that occurs and the fact that the soils and lands will revert back to full agricultural use upon the termination of the TUBL. Mr. Hoffman also concludes that there is no distinction, in his view, between permanent and temporary uses in the PPS and therefore it is reasonable to conclude that the PPS's concern for permanent removal of lands from prime agricultural use reasonably means that temporary non-agricultural uses are permitted in the sense that after the TUBL ceases to have effect the TUBL Lands can be returned to agricultural production with the use of an AMP.

[58] As an aside, Mr. Hoffman did not provide the related opinion as to whether the "other" temporary character of the non-agricultural use, i.e. the alternating uses which permit the lands to revert back to agricultural uses after they are used for the purposes of supporting the Events, also can be interpreted under the PPS to mean that such temporary non-agricultural uses of the lands are permitted on the TUBL Lands. Mr. Vella and Ms. Leigh did opine that this temporary nature of the non-agricultural use, and the otherwise continuing dynamic agricultural use also represents a non-offending use under the agricultural policies of the PPS.

[59] Although Mr. Clark, Mr. Flewwelling and Mr. Churchyard acknowledge the agricultural use being made of the TUBL Lands by Mr. Regelink during the balance of the year, they nevertheless interpret the PPS to mean that any interference with agricultural use, where prime agricultural lands are being used for any purpose other than agriculture, and any removal of lands from a prime agricultural area for non-agricultural purposes, offends the PPS and is objectionable. Mr. Churchyard's rather restrictive policy approach to the PPS supported his view (based on the assumption that agriculture was not continuing on the TUBL Lands) that no encroachment of agricultural lands should occur unless a need could be established for the Events such that there were no qualifying lands elsewhere in Ontario.

[60] Under all of the circumstances, the Board prefers the planning evidence of the Township and the Appellant as to the agricultural status and nature of the TUBL Lands

under the PPS to that of Save Oro/WORA. The approach of Save Oro/WORA's planning witnesses, including Mr. Churchyard, is unduly restrictive by failing to recognize that the reversionary character of the alternating use of the TUBL Lands essentially allows for agricultural use to continue for all but 27 days of the year (and such other minimal time allowed for clean-up and preparatory work) such that the lands have not been permanently removed from Prime Agricultural Lands and that agricultural use continues.

[61] The evidence proffered by Save Oro/WORA's experts also imports an unsupported qualitative prejudice that is dismissive of the continuing agricultural use on the TUBL Lands in part because it relates to a low-yield feed crop that is not a "real" hay crop and generates relatively little income, when compared to the revenues flowing from non-agricultural uses of Event visitor camping and parking. They therefore conclude that the primary use of the TUBL Lands under the TUBL is thus secondary to the greater revenue-earning non-agricultural use of the TUBL Lands, and is not a farming use that would be employed by a "smart farmer".

[62] Mr. Clark's distinction of primary and secondary uses was something that had not been contained in his witness statement and was raised only during the hearing. Mr. Clark concedes that this distinction between primary and secondary uses of land for the purposes of identifying true agricultural uses is not supported within any of the planning policies or guidelines. Although the PPS does provide for "prime" agricultural lands and areas, it does not differentiate, qualify or grade agricultural uses that then occur within, or upon, such prime agricultural areas and lands. The PPS policies that address agricultural lands do not provide such a restrictive or judgmental approach to agricultural use of lands and the Board does not find this approach to be reasonable or supported by the broad policies of the PPS.

[63] The experts who have testified on behalf of the Appellant and the Township conclude that the PPS supports the preservation and protection of agricultural uses and the concurrent goal of promoting diversified non-agricultural uses within Rural Lands.

The Board accepts their opinion testimony that the proposed use of the TUBL Lands under the TUBL will achieve both objectives because both uses will be undertaken upon the Lands for a temporary period.

[64] At the end of the day the Board ultimately finds that Mr. Regelink's description of the Appellant as a "smart farmer" may not be misplaced, and quite correct since, from the Board's perspective, the Appellant has prudently allowed for both continued agricultural uses on the TUBL Lands to benefit the farming operation operated by Mr. Regelink and the Appellant's operations, while concurrently promoting economic diversity in the Township through the successful growth of a successful tourism-based economic activity. Both uses are not incompatible with each other, or inconsistent with the PPS which promotes both uses within rural and agricultural lands, and the preservation of prime agricultural lands. The Board finds that these policies have been achieved through the proposed TUBL.

[65] For all the reasons indicated, the Board finds that the temporary and reversionary use of the TUBL Lands for non-agricultural uses, while other agricultural uses continue, thereafter will not effectively result in the loss or removal of prime agricultural lands from a prime agricultural area. With the ability to have continued agricultural use of the TUBL Lands and the eventual return of the TUBL Lands to other agricultural uses when the term of the TUBL ends, the proposed TUBL is consistent with the PPS.

Agricultural Land Use and Permitted Uses under the County OP

[66] The Board also accepts the opinion evidence of Mr. Vella and Ms. Leigh and finds that for the same reasons, since agricultural use of the lands will continue and there will be no removal or conversion of lands from the prime agricultural area, the non-agricultural use of the TUBL Lands under the TUBL, including those portions which are prime agricultural lands, will still conform to the stated objectives under the County OP. With respect to the use of the TUBL Lands under the TUBL for the identified camping, parking, concession and soccer field uses, both Mr. Vella and Ms. Leigh were

of the opinion that such uses were permitted uses in the agricultural areas designated in the County OP – the 1999 County OP confirmed by them as the in force version as of the date that the application was complete in April of 2015.

[67] Mr. Flewwelling's planning opinion regarding conformity to the County OP was somewhat off course as he admitted in the course of his testimony that he had considered the wrong County OP. Again, in the Board's view Mr. Flewwelling's entrenched position that the TUBL Lands were no longer used for agricultural purposes – a position that the Board does not accept – leads the Board to prefer the evidence of Ms. Leigh and Mr. Vella in regards to conformity with the County OP. The Board's analysis of other aspects of Mr. Flewwelling's opinion evidence, as outlined below in the context of compatibility, are also considered in the Board's preference of the Township's and Appellant's planning evidence.

Agricultural Land Use and the Township OP

[68] With respect to agricultural matters contained within the Township OP as the applicable provisions of the Plan indicate, the Township's clear objective under its OP is to maintain and protect the municipality's agricultural resource base and preserve and promote its agricultural character. The Township OP contains provisions relating to other permitted uses in lands designated as Agricultural which do not include the uses proposed under the TUBL but which do permit existing identified tourism and commercial uses.

[69] Both Ms. Leigh and Mr. Vella are of the view that the TUBL would conform to the policies of the Township OP.

[70] Ms. Leigh testifies that she has been a planner with the Township for almost 25 years and has some considerable familiarity with the municipality's planning policies and land uses within the Township. Ms. Leigh states that in her view, the Township OP clearly identifies policies which balance the significant agricultural heritage and farming

activities within the municipality with the goal of promoting other economic activities including recreation and tourism. This, for her, is demonstrated by the fact that in addition to other commercial and non-agricultural operations within the municipality, there are three ski resorts, a mountain bike venue, the Entertainment Venue operated by the Appellant and its predecessors for many years, and, as well, a number of annual festivals and special events which contribute to the Township's economy. Ms. Leigh states that in her view she was satisfied that the TUBL uses were compatible with the surrounding area given its diversity.

[71] Both Ms. Leigh and Mr. Vella concur that with these land uses and activities being promoted within the Township, and the fact that the TUBL Lands will continue to be used principally for agricultural purposes while contributing to this aspect of the economy, the TUBL will conform to the Township OP's agricultural objectives and policies.

[72] Based on this planning evidence the Appellant and the Township submit that the TUBL application (and the alternating, and reversionary, nature of the uses that will occur) will protect the availability and sustainability of the agricultural lands for long term use while positively contributing to the Township's economy through the enhanced promotion and use of the existing Entertainment Venue. The Events require large tracts of land to allow for this enhanced use but only for short periods of time which means that the agricultural capability of the TUBL Lands is not compromised. This, the Appellant and Township submit, allows the agricultural community to continue to function effectively since the uses are not conflicting or completing, but are complementary as the use reverts back and forth for the limited periods of non-agricultural use in conformance with the Township's OP (and consistent with the PPS). The Board agrees with this approach.

[73] The Board also received evidence in the course of the hearing relating to the Ministry's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas which Ms. Leigh and Mr. Vella pointed to in support of their opinions. Mr. Clark was inclined to

dismiss the Guidelines as influential in his opinion based on his qualifying approach to the matter of agricultural use on the TUBL Lands which the Board has some difficulty accepting. Of note is the provision within those Guidelines which indicate that temporary use by-laws are an effective way to deal with event-type uses such as concerts, rodeos and farm shows where there are no permanent buildings structures or physical changes to the site – circumstances which the Board has found certainly exist in this case.

[74] Save Oro/WORA also submits that the Board should not accept the Township's suggestion as expressed by Ms. Leigh in her evidence that a TUBL serves as a valuable "test drive" of the proposed uses for a future permanent amendment application under the Township OP and cites a number of decisions in support of this submission. It is the Board's view, after considering those decisions, that where the TUBL would intend to permit a use that is otherwise prohibited by the OP, then indeed, the Board would be required to exercise caution in allowing a "test drive" of a prohibited use. That is not the case here where the Board accepts the planning evidence as indicated and finds that the uses as proposed under the TUBL do conform to both OPs and the PPS.

[75] Given the circumstances and facts as they have been presented, the Board acknowledges the benefits to be gained from evaluating and "testing" this dual, reversionary agricultural and non-agricultural use from a planning perspective during the effective operation of the TUBL and prior to the Township's consideration of permanent amendments to the Township's OP and ZBL. This approach has been endorsed by the Board in the past and in this case, given the findings of the Board as to the planning policies, it will ultimately be of value to continue to assess this alternating use arrangement for the TUBL Lands in the context of a TUBL before consideration is given to a permanent endorsement of the shared reversionary uses of the TUBL Lands provided for in the TUBL.

Compatibility of the TUBL Lands with Surrounding Uses under the TUBL

[76] There is both a general and specific issue of compatibility before the Board. First, the Board must determine whether the proposed reversionary nature of uses alternating between the agricultural uses, and the temporary parking and camping uses related to the Entertainment Venue, are, and will be, compatible with the surrounding agricultural lands and agricultural character and open countryside, as required under the PPS and both the County OP and Township OP.

[77] Section 3.6.1 of the County OP requires that the Board consider that conflicting or competing uses will be minimized and that the proposed TUBL uses will enable the existing agricultural industry to function effectively. Mr. Vella and Ms. Leigh concluded that there were no concerns in this regard. The use of the TUBL Lands is certainly not competing with other agricultural uses and the Board finds that neither is there any evidence of real conflict with nearby agricultural operations (which is to be distinguished from residential uses of nearby farm owners) or that other agricultural uses or operations have in any way failed to function.

[78] The County OP and the Township OP, as indicated, outline with more specificity, the nature of the required compatibility. First, the Township OP requires that the TUBL uses do not conflict with the objective of preserving the agricultural and open countryside character of the Township. Under s. E1.3(b), the Township OP also requires that the uses under the TUBL be compatible with adjacent land uses which, in this case, includes adjacent agricultural uses.

[79] The County OP objectives also address the issue of compatibility and require that the Board be satisfied that in approving the TUBL, the Appellant's operations "will be compatible with adjacent land uses" and this necessitates consideration of whether that compatibility exists in regards to adjacent agricultural land uses as well as the other uses.

[80] Save Oro/WORA submits that the activities occurring on the TUBL Lands are contrary to the agricultural character of the Township and the maintenance of the open countryside and are not compatible with adjacent agricultural uses.

[81] First, given the findings of the Board with respect to the continuing agricultural use of the TUBL Lands, the Board cannot find that the TUBL uses would in any way conflict with the object of preserving the agricultural and open countryside character of the Township and accepts the opinions of the experts and submissions proffered by the Appellants and Township on this point. The totality of the evidence does not support a finding that the overall agricultural character and open countryside character of the TUBL Lands or the surrounding area during the 330 days or more that the TUBL Lands remain unused for any purpose other than agriculture or seasonal dormancy. As noted, the Board panel had the opportunity to observe the TUBL Lands on a number of occasions during the extended hearing dates and the observed character of the TUBL Lands is consistent with the evidence before the Board and the agricultural character identified in the OPs.

[82] The opinions of the experts on the question of general compatibility of the proposed uses with adjacent agricultural land uses, not surprisingly, were varied.

[83] Mr. Clark provided what can be described as a conceptual opinion that the primary use of the TUBL Lands for parking, camping and concessions in support of the Events results in incompatibility with agricultural uses but confirms that he has not undertaken any systematic analysis of adjacent farming operations, interviews or assessments of topographical separations between the TUBL Lands and adjacent farms (such as that of Josephine Martensson-Hemsted which is immediately adjacent to the TUBL Lands) in coming to that conclusion. Mr. Clark was only able to generally note that there might be issues for nearby farmers moving equipment around during events but provided no evidence to support that generalized concern and no specific examples to contradict the evidence provided by the OPP, Ms. Martensson-Hemsted or

other witnesses. The Board was provided with no real example of incompatibility based upon traffic issues raised by Save Oro/WORA.

[84] Mr. Clark also expresses a concern that vehicle traffic on the TUBL Lands might result in excessive compaction which could adversely affect any continued growth of the hay on the TUBL Lands but admits that he did not attend to the site to inspect the fields following any of the Events, and admits that the type of rye grass was specifically chosen to survive such levels of impact. In his testimony, Mr. Clark did not provide any compelling opinion, supported by evidence, that there was, under the policies of either the County or Township OPs, any incompatibility of the TUBL uses with adjacent farm uses or any real adverse impact on the agricultural character or open countryside nature of areas around the TUBL Lands. As indicated, when put to him on cross-examination Mr. Clark also admitted, that he had, in fact, also examined the wrong County OP when preparing for the hearing.

[85] Mr. Flewwelling's opinions relating to matters of general compatibility were again based upon his rather fixed conclusion that the approval of the TUBL would result in the "removal" of the TUBL Lands from a prime agricultural area and that the use of the lands for camping and parking, and the soccer fields represents a primary use that overshadows any "secondary" agricultural uses relating to a low-yield rye grass feed crop. This unfortunately directly impacts upon the weight to be given to Mr. Flewwelling's opinions as to matters of compatibility. Mr. Flewwelling, in his testimony did not really identify any significant issue of incompatibility save and except for a general concern relating to impacts of traffic, which again was not, in the Board's view, borne out by the evidence as a whole.

[86] The Board has difficulty accepting Mr. Flewwelling's opinions which are predicated on this view that is contrary to the factual finding of the Board that agricultural uses continue on the TUBL Lands and that no lands are essentially being "removed" from the inventory of prime agricultural lands in the Township.

[87] Mr. Vella and Ms. Leigh, in providing their opinions as to the general compatibility of the proposed uses under the TUBL with adjacent land uses and the agricultural and rural character of the surrounding lands point to the fact that an examination of compatibility had to take into account the compatibility of the TUBL Lands with the already-existing Entertainment Venue which has been used for events without issue or concern. They noted that the character of the area included the long-time use of the event grounds within the Township and the absence of any example of adverse impact of the TUBL Lands on other adjacent lands. In regards to the proposed use, Mr. Vella and Ms. Leigh both opined that the absence of any permanent buildings or structures, and the only limited period of use for camping and parking meant that there was no negative impact upon adjacent land uses. They also reviewed the numerous mitigating measures taken by the Appellant to minimize any potential impact which, despite the negative views of Save Oro/WORA and their supporters, they viewed as being substantially positive – a view supported by nearby residents who were conducting farming operations.

[88] The Board prefers the opinions and evidence of the Appellant, the Township and the Friends of Burl's Creek Inc. in relation to the issues of compatibility with the adjacent land uses in the immediate areas of the Township and impacts upon the character of the surrounding lands and finds that there is, in this regard, conformance with both the County and Township OPs. This is also based on the evidence from the local residents and Participants.

Compatibility with Agricultural Uses and Character - Evidence of the Participants, Neighbours and Township Residents

[89] The witnesses and Participants who spoke to these issues of conflict and compatibility in many cases opposed the TUBL based on quite generalized concerns: that there would be a loss of farmland; that the spirit of the agricultural community had been "wounded"; that movement of farm equipment on fair-weather days during cultivation, planting or harvesting conflicted with traffic to the campground and parking areas on the TUBL Lands or created concerns of safety.

[90] The Board has carefully considered the evidence provided by those witnesses and Participants who might be considered to be adjacent to the TUBL Lands, and who voiced their concerns relating to issues of compatibility with agricultural uses, and the historic use of the TUBL Lands or adjacent lands including Mr. Bruce Wiggins and Mr. Bernard Pope on behalf of the Simcoe County Federation of Agriculture, Mrs. Wendy McKay, Dr. Ron Golden, Ms. Krista Pain, and Dr. Klaus Kuch.

[91] The Board found that many of the concerns relating to compatibility expressed by these witnesses and Participants were unrelated to adjacent agricultural uses and more to generalized issues of noise, debris, and the conduct of patrons and the history of the land use. Interestingly, many of the comments from the objectors were nostalgic comments on the prior historical use of the lands for farming purposes and the perceived “loss” or “destruction” of prime farmland which, in their presentation, clearly rejected the plausibility that the hay feed crop removed by the Appellant through Mr. Regelink’s efforts represented a “real” agricultural use when the TUBL Lands were being used in the intervening periods between Events.

[92] The Board has made its finding in this regard and for this reason, finds such subjective and dismissive opinions as to whether the Appellant’s (and Mr. Regelink’s) farming is genuine, and such objections that the land is not being farmed, and therefore “lost”, to be without substance or relevance to the issue of compatibility or supportive of the agricultural character of the area as addressed in the County and Township OPs. The Board also heard that in the case of Mr. Wiggins, during cross-examination, his opposition to the use of agricultural lands for parking may have been somewhat disingenuous and selective, as the Oro-Medonte Agricultural Society, of which Mr. Wiggins was a member, has supported the use of agricultural lands for parking for the Tough Mudder endurance race event.

[93] Objections relating to the adverse effect of noise on livestock were limited, vague and were not supported by any corroborating evidence that there was any actual impact

upon livestock operations. Given that the evidence establishes that the noise levels that are objected to by Save Oro/WORA emanate from the Entertainment Venue and not the TUBL Lands used under the TUBL for camping and parking, this impact is irrelevant to consideration of the TUBL. Certainly the Board cannot conclude, in the absence of any evidence of any kind, that noise originating from the TUBL Lands while in use during the limited number of days in the calendar year have any adverse impact on livestock farming operations.

[94] The Board also heard evidence relating to those recommendations and mitigation measures stemming from the reports requisitioned by the Appellant, which addressed matters relating to back-up beepers, generator noise and camper related noise. With these measures and additional regulatory measures in place within the Township the Board does not find that noise impact from the TUBL Lands is such that it would consider this to be sufficient to prevent the approval of the TUBL.

[95] As to the matter of traffic, Sergeant Pileggi of the OPP testified and was very familiar with the Burl's Creek Events and had been involved in operations during the Boots and Hearts and Wayhome Events in 2015. Sergeant Pileggi stated that after adjustments had been made to the traffic plans, the traffic management had went very well for the limited periods that traffic flowed to and from the Events, and although there were some issues and delays the comments regarding traffic were generally positive and he disagreed that the Events had been poorly run. He confirmed that there had been no accidents and only brief road closures necessary to clear the backlog onto Highway 11.

[96] This evidence was corroborated by a number of other Participants who testified including Mr. David McKee, who had taken the time to drive the surrounding roads during Events and found that it was smooth driving with no difficulties worth mentioning. Ms. Martenssen-Hemstead's evidence on traffic issues is outlined below and is also persuasive to the Board.

[97] The Board is of the view that taking into account the limited period of time that traffic volumes are increased during the festivals and the limited number of days that the cultivation, planting or harvesting periods related to the farming operations might coincide with the high traffic patterns into, and leaving, the Event, the movement of traffic related to the use of the TUBL Lands does not amount to circumstances of incompatibility or conflict.

[98] Mrs. McKay was the primary witness and representative of Save Oro/WORA and being in close proximity to the TUBL Lands (immediately across the road from the main gate), voiced strong objections to the conduct of the attendees occupying that portion of the campgrounds closest to her residence. Again, much of Mrs. McKay's objections related to the loud music and generators emanating from the Entertainment Venue or from music sources in the campgrounds and, speak to the use of the lands prior to the legal enactment of the TUBL and the "illegality" of the concerts that had created such noise. Mrs. McKay also objected to the spotlights that affected her ability to sleep in their residence and the offensive and vulgar conduct of campers. Mrs. McKay relayed information provided to her by a number of other residents, all of which related to impact of Event noise upon their personal use of their residences, litter, traffic, foul music, foul language and errant attendees and campers straying from the camping areas.

[99] Without exception, all of this evidence is unrelated to incompatibility with adjacent agricultural uses or preservation of the agricultural character and open countryside and instead, speak to personal objections to the noise, intrusions and nuisance emanating from the Entertainment Venue and the attendees on the TUBL Lands as it impacted upon their residential uses. Most, if not all, of such complaints related to the limited number of days that the Boots and Hearts and Wayhome Events had occurred.

[100] The Board also heard from other Participants in the Township, such as Mr. Greg Groen, Mr. McKee and Ms. Martensson-Hemsted who voiced personal opinions that were contrary to those of Save Oro/WORA or their supporters. Those who spoke in favour of the Burl's Creek operations on the TUBL Lands considered the very positive

uses of the TUBL Lands in relation to the soccer fields which should not be ignored, considering that they will represent 11 of the 27 days of permitted uses under the TUBL. What is noted is that this “soccer component” of the 27 days of use is, on the evidence, fully compatible with any use of lands adjacent to the TUBL Lands and in no way can be considered contrary to the agricultural and open countryside character of the Township lands. Using arithmetic this leaves 16 days of potential incompatibility related to the other TUBL uses related to the events.

[101] The Board found the evidence of Ms. Martensson-Hemsted, who resides with her husband adjacent to the Burl’s Creek property, on an active 98 acre farm property the 8th Line, to be very forthright and particularly relevant to the issue of compatibility of the TUBL uses with adjacent farm operations. Their farm is an active farm raising livestock, bees, as well as pasture lands and vegetables and Ms. Martensson-Hemsted explained that initially they did have concerns about the impact that the campgrounds, parking lots and heavy traffic might have on their operations. This was particularly important since there was travel required between their sheep located on two different locations. This active farm operator and proximate resident found that with the Appellants invitation of neighbours to the public meetings, good solutions had been found for issues relating to farm equipment on the road and adjacent haying operations and she was impressed as to the manner in which problems had been solved. This evidence indicates that practically, where there might have been conflicts with adjacent agricultural operations, there were none. Ms. Martensson-Hemsted also disclosed another interesting facet of agricultural compatibility as she and her husband participated in, and benefited from, the farmer’s markets that were held at the Boots and Hearts and Wayhome Events.

[102] The Board must be cautious about giving too much weight to Exhibit 30, which was a detailed summary of public input from the public placed onto a specially created web site, saveBurlsCreek.com initiated by Mr. McKee and other supporters of Burl’s Creek. The many postings in Exhibit 30 include comments from numerous local residents living in close proximity to the Burl’s Creek Entertainment Venue and the TUBL Lands. The veracity of such input cannot be tested, but the Board does

recognize that the totality of the written record of such input supports the submission of Friends of Burl's Creek Inc. and supporters such as Mr. McKee, that the dire predictions of significant negative impacts upon the residents of the Township from Save Oro/WORA have not been borne out and that, to the contrary, input suggests that many residents within close proximity to the TUBL Lands have experienced no adverse impact nor raised issues which would suggest any measure of incompatibility, agricultural or otherwise, nor any protests about changes to the character of the local area.

[103] While the Board found all of the evidence of the local objectors and residents (some quite distant from the TUBL Lands) to be genuine to their individual tolerance levels, and would accept and sympathize that some measure of disruption was caused by the presence of attendees in the campgrounds, the Board does not find that these objections to the intermittent and limited use of the TUBL Lands during the Events to be sufficient evidence to conclude that the non-agricultural uses of the TUBL Lands amounts to incompatibility with agricultural operations. The Board, for the same reasons, cannot conclude that these personal objections to the 16 days of use of the TUBL Lands under the TUBL, within the context of the entirety of the calendar year, negatively impact upon the agricultural or open space countryside character of the TUBL Lands, the adjacent Entertainment Venue lands or upon any adjacent lands.

Minimum Distance Separation – Type A or Type B Land Use Classification

[104] The PPS imposes, as a requirement for any proposed non-agricultural use of land in a Prime Agricultural Area, that a proponent confirm that the proposed use complies with the MDS formulae. The MDS formulae are set out within Implementation Guidelines provided by OMAFRA.

[105] In a case such as this proposed use involving the re-zoning or re-designation of agricultural land, the Guidelines require that a preliminary determination be made as to whether the proposed use on the TUBL Lands is a "Type A" or "Type B" land use. This

determination then directs the MDS that must exist between the proposed use and nearby livestock operations. The Board has received conflicting opinion evidence on this question.

[106] The Board has been provided with, and has considered, the MDS Guidelines delineating Type A and Type B land uses. Type A land uses are typically characterized by uses that have a lower density of human occupancy, habitation or activity and includes applications to re-zone or re-designate agricultural lands for agricultural-related or recreational use involving “low intensity” purposes. Type B land uses are typically characterized by uses that have a higher density of human occupancy, habitation or activity and includes applications to re-zone or re-designate agricultural lands for recreational use involving “high intensity”, commercial or settlement area purposes.

[107] Type A land use (low intensity) requires an MDS radius of 1,000 metres (“m”). Type B land use (high intensity) requires an MDS radius of 2,000 m. The Guidelines define low intensity and high intensity recreational use as follows:

Recreational use – high intensity – Recreational use that usually includes buildings and/or a higher density or concentration of human activity such as golf courses, sports fields, trailer parks, campgrounds and conservation areas with facilities.

Recreational use – low intensity – Recreational use that usually does not require buildings, does not alter the soil or topography, and/or has a lower density or concentration of human activity such as open space and environmental areas.

[108] It is Mr. Hodgson’s opinion, as the author of the Agricultural Impact Study (“AIS”) that the use of the TUBL Lands is a Type A use since there are no permanent buildings, and the activities are occurring in wide open areas on a temporary basis related to the time-limited Events. Otherwise, as Mr. Hodgson testified, the use is temporary because the lands continue to be used for agricultural purposes before and after the Events, and continue to be available for agricultural use upon the termination of the TUBL. This opinion is shared by Mr. Vella who agrees that the absence of any structures, the temporary nature of the use and the wide areas in which the time-limited parking and

camping (and concession stands and soccer fields) occurring during Events is to be distinguished from the types of permanent facilities and buildings, including campgrounds, that are identified in the definition of Type B land uses.

[109] Mr. Hoffman, in his peer review on behalf of the Township, is also firmly of the view that the proposed use represented a Type A use. He too indicates that his opinion is based upon the absence of any buildings and, in the Board's view, reasonably considers the fact that during the Events there would be a higher intensity of human occupation in the camping and parking areas, which might therefore suggest a Type B land use. However, taking into account the contrary factor that the subject uses are of a short duration within the calendar year, Mr. Hoffman is of the opinion that the application of the Type A use in the MDS calculation is more reasonable and appropriate, thus requiring a 1,000 m arc/radius between nearby lands that might be used for agricultural purposes (that might give rise to odors).

[110] Of some relevance is the evidence before the Board that due to the nature of the conflict of opinions arising in the local area, the Appellant's experts and representatives were unable to attend to a number of the surrounding properties to assess the nearby uses for the purposes of determining MDS requirements. The Appellant therefore completed and calculated the MDS distances, on a worse-case basis. Mr. Hoffman, in his initial Peer Review, initially confirmed that he completed the distance calculations for the layout of the campground, parking and entrance areas and determined then, that the MDS arcs were insufficient. The Appellant has provided uncontradicted evidence in the form of the revised mapping completed following Mr. Hoffman's peer review, which demonstrates that the layouts for uses on the TUBL Lands have since been modified and located to maintain the required separation arcs required for a Type A use.

[111] Ms. Leigh is also of the view that the uses of the TUBL Lands are Type A uses and bases her opinion, in part, upon Mr. Hoffman's peer review. She again notes that of the 27 days of use, 11 days are allocated for the recreational soccer tournament

where extended camping does not occur and there would be, in fact, a fairly low and widely dispersed character for attendees to the TUBL Lands.

[112] Mr. Clark, on behalf of the Save Oro/WORA is of the opposite opinion and in his view the use of the TUBL Lands are a Type B land use. Mr. Clark's opinion in this regard, is again based on his qualitative assessment of the two alternating uses as indicated above which leads him to conclude that because the camping and parking uses are related to the significant revenue generating activities and the agricultural uses, by comparison, relate to the cropping of lesser quality rye grass in a limited yield farming operation, the non-agricultural use is the "primary use". On this basis, as it relates to the classification of the land use, Mr. Clark opines that this is not a low intensity use. The difficulty the Board again has with this approach is that it is predicated on a relative "grading" of the farming operations and the entertainment/tourism operations as either primary or secondary as connected to the revenues generated from the operations. These are factors that are not found in the MDS Guidelines or in the PPS. Through reliance on this analysis Mr. Clark does not appear to have considered the factors considered by the other experts which are directly related to the Guidelines, and in particular the definitions of low intensity and high intensity use reproduced above.

[113] Similarly, Mr. Churchyard's testimony is narrowly focused on the references to "campgrounds and sports fields" in the definition of Type B high intensity without regard for the temporary nature of the TUBL uses, the absence of permanent buildings and the manner in which the lands are used for widely spaced temporary camping, parking and soccer games which always revert back to vacant fields and agricultural use thereafter.

[114] The Board has also taken into account the uncertainty of whether the types of incompatible circumstances and "ills" that are intended to be addressed by the separation distances imposed under the MDS Guidelines (that is, livestock facilities and their related manure odours) actually exist. As well, the Board concludes that the definitions do speak to distinctions between permanent and temporary uses and the

differences in the intensity of human occupation that occur between such permanent and temporary uses. Since the Board has concluded that the non-agricultural land uses are indeed temporary and number no more than 27 days (or 16 days excluding the soccer activities), Mr. Hodgson's and Mr. Hoffman's consideration of the practical implications of such temporary use on intensity is reasonable and should be taken into account in considering the assignment of land use classification under the MDS Guidelines.

[115] For these reasons, the Board does not find the opinions expressed by Mr. Clark and Mr. Churchyard and Mr. Flewwelling to be persuasive on this issue and prefers the analysis and opinions of Mr. Hodgson, Mr. Hoffman, Mr. Vella and Ms. Leigh. The Board accordingly finds that the land uses to occur under the TUBL represent Type A uses under the MDS Guidelines and with the revised layout schematics for the camping, parking, entrances and sports fields, the Board thus finds that the Appellant will comply with the required MDS arcs.

[116] The Board finds that the intended land uses under the TUBL, for the purposes of compliance the MDS formulae, are consistent with the PPS and the MDS Guidelines. To the extent that such matters also relate to the requirements for compatibility as provided for in the Township and County OPs, the Board also finds that the TUBL Lands, as they will be used pursuant to the TUBL conform to those OPs.

Return of the Lands to Agricultural Use – The Adaptive Management Plan

[117] There was general consensus that the Township OP requires the Board to find that the TUBL, if approved, will eventually allow for the reversion of the lands governed by the TUBL to the original use. In that regard, the Board must be satisfied that at the end of the term of the TUBL there will be no adverse impact upon the soils of the agricultural lands which would result in any deterioration in their condition, value, or status as Class 2 and 3 soils. Notwithstanding the finding that the TUBL Lands will predominantly retain status as lands used for agricultural purposes, it is nevertheless

additionally necessary to determine the nature and extent of any impact the limited non-agricultural use periods may have on the TUBL Lands or the agricultural functions of the lands after the TUBL is no longer in effect.

[118] Mr. Hodgson undertook the completion of the AIS and the AMP on behalf of the Appellant. Mr. Hodgson concluded (as did everyone) that the use of the TUBL Lands for camping and parking would result in some degree of soil compaction over time. This, it was suggested, has no substantial impact on the ability of the rye grass to regenerate and to continue to provide a harvestable crop in between events.

[119] Essentially Mr. Hodgson concluded that with the appropriate AMP, there was no reason that the soils on the TUBL Lands (other than the roads) could not be fully remediated and that they would retain their status and viability as prime agricultural lands when the TUBL was no longer in force and effect. With respect to the internal roads, Mr. Hodgson also concluded that if certain of the roads were no longer desired for the purposes of access to the agricultural lands, the road materials could be easily removed and soils returned under the AMP.

[120] Mr. Hodgson's AMP was subjected to peer review by Mr. Hoffman who concluded that, given the continuing agricultural uses, there was "no doubt" that the lands could be returned to agricultural uses. By implementing the standard processes of aeration and fertilization, and the other proposed safeguards implemented through the AMP, Mr. Hoffman was of the opinion that the soils could be fully remediated and returned to agricultural use that would be the equivalent of the Class 2 and Class 3 soils. Mr. Vella and Ms. Leigh relied upon this evidence in support of their planning opinions that the requirements under the County OP had been, and would be, fully met with the standard safeguards in place to implement the AMP.

[121] The Board does not find that the opinions of Mr. Clark, Mr. Churchyard or Mr. Flewwelling on the matters of remediation and the AMP, effectively alter the Board's acceptance of the Appellant's and Township's evidence relating to remediation through

the AMP. There is no persuasive evidence before the Board to suggest that the soils are not capable of remediation. Mr. Clark conceded that any concerns that he might have as to the proper implementation and use of the AMP are concerns that can be easily addressed at the end of the TUBL. Mr. Churchyard did not have the opportunity to review the draft of the AMP, as the matter of soils was outside his area of expertise.

[122] The Board prefers the opinions expressed by Mr. Hodgson, Mr. Vella, Ms. Leigh and Mr. Hoffman in regards to the certainty that the TUBL Lands can be fully restored to their pre-TUBL condition with the implementation of the AMP.

Summary of Findings on the Agriculture Issues

[123] For all the reasons given, the Board accordingly finds that:

- (a) Under the policies of the PPS and the County and Township OPs relating to preservation and use of agricultural lands there be continued use of the TUBL Lands for agricultural purposes under the provisions of the proposed TUBL and there are no portions of the TUBL Lands that are being removed from prime agricultural areas.
- (b) Given the facts before it, and in considering all of the various planning evidence presented in this appeal, the agricultural and non-agricultural uses of the TUBL Lands that will occur under the provisions of the TUBL are permitted uses under the provisions of the PPS and the OPs and there is consistency and conformity in this regard.
- (c) The permitted uses of the TUBL Lands for camping, parking, concession stands and soccer field during the effective period of the TUBL will be compatible with surrounding agricultural lands and all adjacent uses under the applicable planning policies.

- (d) The uses which will occur under the TUBL are Type A uses and based upon the modified spatial plans presented to the Board, and the identified separation arcs with the closest lands that might necessitate such separation distances, the proposed uses under the TUBL will comply with the provincial MDS Guidelines and the PPS.
- (e) After the TUBL is no longer in effect, with the implementation of an AMP, the lands and soils can be fully remediated and returned to their previous condition such that there will be no adverse impact upon the classed soils on the TUBL Lands. For these reasons, there will be no adverse impacts upon the agricultural condition or value of the TUBL Lands as a result of the TUBL.

[124] For all of these reasons, and upon these findings, the Board concludes that insofar as the proposed TUBL must specifically comply with all relevant planning policies and regulations pertaining to agricultural uses and the stated objectives relating to the protection and preservation of agricultural lands and uses, and issues of compatibility with agricultural and farming uses, the TUBL represents good planning.

[125] Ultimately, given the circumstances relating to the dual and reversionary uses proposed for the TUBL Lands, and the various references to the attributes of a “smart farmer” that the Board heard in the course of this hearing, the Board would conclude that for the duration of the TUBL, the local community will benefit from what can reasonably be described as a harmony of uses. The Township will see the preservation of the continuing agricultural character and agricultural uses on the TUBL Lands and will concurrently benefit from the compatible, time-limited uses permitted under the TUBL which relate to tourism and recreational operations which, as reviewed herein, result in significant economic benefits for the local community. Excepting the limited number of days when the public is drawn to Burl’s Creek for the very successful Events held by the Appellant, the overall agricultural and countryside character in the area of the TUBL Lands within the Township is undiminished and remains.

ECONOMIC BENEFITS

[126] Save Oro/WORA take the position that the economic benefits of this proposed TUBL are vastly overstated and results in a net loss to the Township when one considers the negative effects of the use on the Township according to Peter Tomlinson, the economist who provided evidence on this issue. He concluded that the economic impact from camping and parking revenues would be negligible absent the associated entertainment attraction. This is in contrast to the testimony of various witnesses including individuals and businesses, who explained that they have experienced substantial increases in revenues as a result of the Events associated with Burl's Creek Event Ground and have come to rely on these.

[127] The Board also heard Mr. Peter Thoma's evidence as to the benefits to be gained from a recurring and well understood event product such as the multi-day Events. Mr. Thoma testified that the Province is supporting the live music industry and in his view, the camping aspect of the Appellant's entertainment Events and the strong social interaction that comes from the camping opportunity, is what has distinguishes the Appellant's concert events and accounts for the success of the Events and the economic benefits being realized by the Township and the surrounding area.

ENVIRONMENTAL ISSUES

[128] Save Oro/WORA maintain that there are significant environmental impacts to be suffered from the TUBL, notwithstanding that the Lake Simcoe Region Conservation Authority ("LSRCA") has indicated that it is satisfied that their concerns have been adequately addressed by the Township in its review of the application in relation to the Lake Simcoe Protection Plan ("LSPP"). As noted earlier in this decision, the Township relies on peer reviewers, government departments and other agencies to assist it in its evaluation of such applications.

[129] Save Oro/WORA rely on the testimony of Gord Miller, a former Environmental Commissioner for the Province of Ontario, who was critical of the Environmental Impact Study (EIS) submitted by Mr. Jeffrey Warren, Mr. Austin Adams and Dan Reeves on behalf of the Appellant, and in support of the application. He maintains that the EIS is inadequate since it does not include a consideration of the impacts of the proposed TUBL uses (camping, parking, concession booths and soccer) on the soil and habitat on TUBL lands. The magnitude of this impact of 40,000 attendees on the environment differs from the agricultural uses currently permitted should have been assessed according to Mr. Miller.

[130] Mr. Miller also maintains that the uses will disrupt the connectivity function served by the TUBL lands on the broader landscape within the Lake Simcoe Watershed Area. Mr. Miller did however say that he had full faith and confidence in the LSRCA to properly review the EIS and that the LSRCA had signed off on the EIS. It is noted that the LSRCA was at one point, a party to this proceeding and its issues were ultimately resolved and LSRCA withdrew as a party.

[131] The Board received the evidence of Mr. Warren, an expert ecologist who, with Messrs. Adams and Reeves, prepared the EIS on behalf of the Appellant. LSRCA reviewed and accepted the EIS which was completed for the purposes of evaluating any impacts that the operations on the TUBL lands might have upon Natural Heritage Features. Relatively minor issues relating to drainage culverts and some vegetative buffers were noted during the processes and were to be improved by the Appellant, and mitigation measures that were outlined, as directed by LSRCA. Since the areas to be used for the concession booths and soccer fields are wholly contained within the TUBL Lands, and since the majority of the TUBL Lands are to be used for both agriculture (as they have previously been used) and the additional permitted uses relating to camping and parking, Mr. Warren confirmed that there are no uses occurring within the identified Natural Heritage Feature areas or any identified buffers. All of this has been reviewed and approved by LSRCA.

[132] The Board accepts the evidence provided by Mr. Warren on behalf of the Appellant and finds that the issues associated with the environmental features have been adequately addressed by the Appellant, as reviewed by the Township and ultimately by LSRCA. On the whole of the evidence relating to Natural Heritage matters, the Board does not accept the submissions of Save Oro/WORA as to inadequacies of the EIS or disruptions to connectivity and prefers the evidence of Mr. Warren who testifies that there has been no appreciable change to the Natural Heritage connectivity to the TUBL lands or adjacent lands as a result of the activities occurring under the TUBL. As well, Mr. Warren emphasizes that the proposed uses under the TUBL are limited to the agricultural fields where, as the Board has found, agricultural uses will continue here under the TUBL.

[133] On this basis the Board finds that all environmental issues have been adequately addressed and there is reason to believe that LSRCA's review and acceptance of the Appellant's EIS, and mitigation measures, results in any outstanding matter that would warrant a refusal of the TUBL. The TUBL Lands have been fully scoped to ensure Natural Heritage areas are not impacted, there is no opposition to the TUBL from LSRCA, and the proposed temporary uses under the TUBL are consistent with the PPS and conform to the LSPP and both Official Plans.

SUMMARY AND ORDER

[134] The Board has considered the contingency conditions proposed by the Township and based on the evidence, relating to the acceptance of the Stage 2 Archaeological Assessment Report and the AMP, the Board finds that these conditions are appropriate.

[135] Accordingly, the appeal is allowed and the Township's Zoning By-law is hereby amended in accordance with Attachment "1" (modified Exhibit 53 – Temporary Use By-Law) and Attachment "2" (Exhibit 67 - Schedule "A" to the said Temporary Use By-law).

[136] The Board will withhold issuance of its order until such time as:

- (a) It is advised that the MTCS has accepted the Stage 2 Archaeological Assessment Report prepared by Mr. Michael Henry of Amick into the Registry, thereby indicating that the work completed by Mr. Henry, as it relates to the TUBL Lands, is compliant with the MTCS standards and guidelines; and
- (b) It is advised by the Township that an agreement with respect to the implementation of an AMP, satisfactory to the Township, and securities with respect to same, has been entered into between the Township and Burl's Creek Event Grounds Inc. and registered on title to the TUBL Lands.

"R. G. M. Makuch"

R. G. M. MAKUCH
VICE-CHAIR

"David L. Lanthier"

DAVID L. LANTHIER
MEMBER

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**THE CORPORATION OF THE TOWNSHIP OF ORO-MEDONTE
BY-LAW NO. 2016 - ____**

A By-law to allow Temporary Uses on lands described as follows:

Part of Lots 21 & 22, Concession 8, as in RO850934, s/t ORO16808; 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 21, Concession 8, ORO as in RO504892, Except Part 4 51R-2707, Part of Lot 22, Concession 8, being Part 1 on 51R-35062; and Part of Lot 21, Concession 8, ORO, designated as Parts 1, 2 & 3, 51R20880 all in the Township of Oro Medonte, County of Simcoe under Sections 34 and 39 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

WHEREAS the Council of the Corporation of the Township of Oro-Medonte is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended;

AND WHEREAS Section 39 of the *Planning Act*, in accordance with Section 34 of the *Planning Act*, provides the authority to establish temporary uses;

AND WHEREAS an application has been submitted to the Township of Oro-Medonte to establish a Temporary Use on the subject lands;

AND WHEREAS that application has been appealed to the Ontario Municipal Board such that the Ontario Municipal Board is now the approval authority for the proposed Temporary Use;

AND WHEREAS the Ontario Municipal Board deems it appropriate to grant a Temporary Use in accordance with Section E1.3 of the Official Plan;

NOW THEREFORE the Township of Oro-Medonte Zoning By-law 97-95, as amended, is hereby amended as follows:

1. Notwithstanding the permitted uses of By-law 97-95, as amended, as they apply to lands described as Part of Lots 21 & 22, Concession 8, as in RO850934, s/t ORO16808; 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 21, Concession 8, ORO as in RO504892, Except Part 4 51R-2707, Part of Lot 22, Concession 8, being Part 1 on 51R-35062; and Part of Lot 21, Concession 8, ORO, designated as Parts 1, 2 & 3, 51R20880 all in the Township of Oro Medonte, County of Simcoe as shown on Schedule "A" attached hereto, these lands are permitted the following uses:

1.1 Permitted Uses

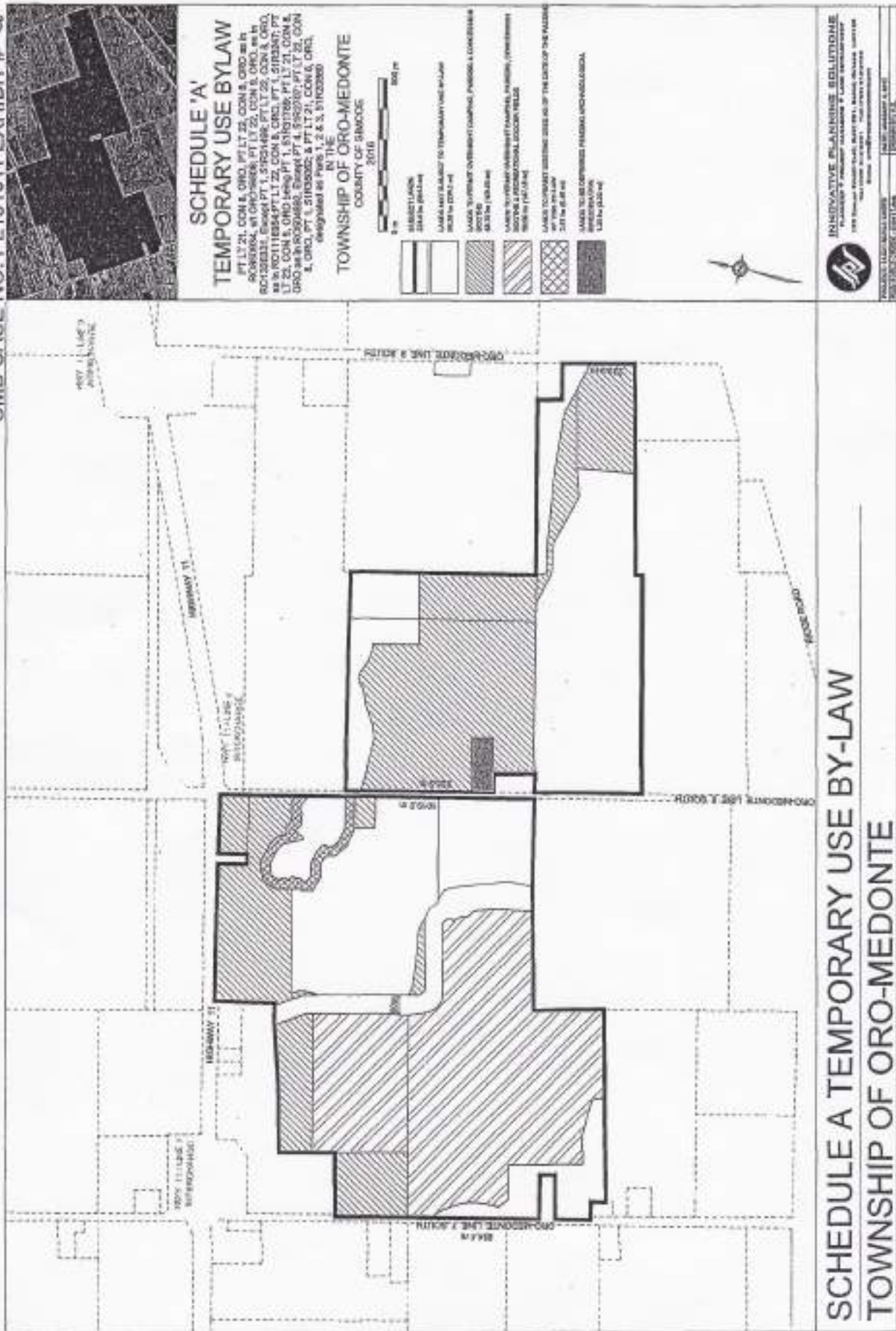
- a. Overnight Camping, in conjunction with, and accessory to, a special event on the lands zoned PR *30 and PR *31
- b. Overnight Parking, in conjunction with, and accessory to, a special event on the lands zoned PR *30 and PR *31
- c. Concession Booths, in conjunction with, and accessory to, a special event on the lands zoned PR *30 and PR *31
- d. Recreational Soccer Fields and associated day parking
- e. Existing Uses as of the date of the passing of this By-Law

1.2 Duration and number of permitted special events

For the duration of the temporary use bylaw, permitted uses shall not run for more than five (5) consecutive days and any permitted use event which runs for more than (two) 2 consecutive days shall be followed by two (2) consecutive days where no permitted use shall take place on the lands covered by this temporary use bylaw. Recreational Soccer Fields, Overnight Camping, Overnight Parking and Concession Booths in accordance with Section 1.1 shall not be permitted for more than twenty seven (27) days in any calendar year on the lands covered by this temporary use bylaw.

- 2. Schedule "A" attached hereto forms part of this By-law.
- 3. This By-law is hereby repealed on December 31st, 2018.

OMB CASE NO. PL151011 EXHIBIT # 67



**SCHEDULE 'A'
TEMPORARY USE BY-LAW**
IN THE
TOWNSHIP OF ORO-MEDONTE
COUNTY OF SIMCOE



- SUBSTANTIAL LAND
200 ha (500 ac)
- LAND TO BE DECOMMISSIONED (CAMPING, PASTURE & CONSERVATION)
500 ha (1250 ac)
- LAND TO BE REDEVELOPED (INDUSTRIAL, COMMERCIAL, RESIDENTIAL)
200 ha (500 ac)
- LAND TO BE REDEVELOPED (INDUSTRIAL, COMMERCIAL, RESIDENTIAL)
100 ha (250 ac)
- LAND TO BE REDEVELOPED (INDUSTRIAL, COMMERCIAL, RESIDENTIAL)
100 ha (250 ac)

**SCHEDULE A TEMPORARY USE BY-LAW
TOWNSHIP OF ORO-MEDONTE**

INNOVATIVE PLANNING SOLUTIONS
PLANNING & PROJECT MANAGEMENT & LAND DEVELOPMENT
1000 Highway 10 West, Suite 101, Markham, Ontario
L3R 9V7
Tel: (905) 477-8888
www.innovativeplanning.com

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: July 21, 2017

CASE NO.: PL151011

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Burls Creek Events Grounds Inc. Et Al
Subject:	Application to amend Zoning By-law No. 97-95 - Refusal or neglect of Township of Oro-Medonte to make a decision
Existing Zoning:	Agricultural/Rural (A/RU), Agricultural/Rural Exception 32 (A/RU*32), Rural Residential Two (RUR2), Private Recreational Exception 30 (PR*30), Private Recreational Exception 31 (PR*31) and Environmental Protection (EP)
Proposed Zoning:	To be determined
Purpose:	To permit a temporary use by-law for the subject lands that would permit Special Events for a period of three years
Property Address/Description:	Part Of Lots 22&23, Con 9, Pt Of Lots 21&22, Con 8
Municipality:	Township of Oro-Medonte
Municipality File No.:	2015-ZBA-02
OMB Case No.:	PL151011
OMB File No.:	PL151011
OMB Case Name:	Burls Creek Events Grounds Inc. v. Oro-Medonte (Township)

BEFORE:

R. G. M. MAKUCH)	Friday, the 21 st
VICE-CHAIR)	
)	day of July, 2017
DAVID L. LANTHIER		
MEMBER		

THIS MATTER having come on for public hearing and after the hearing, the Board in its Decision issued July 14, 2017 having allowed the appeal, and having withheld its Order until such time as:

- (a) It is advised that the Ministry of Tourism Culture and Sport (“MTCS”) has accepted the Stage 2 Archaeological Assessment Report prepared by Mr. Michael Henry of Amick into the Registry, thereby indicating that the work completed by Mr. Henry, as it relates to the temporary use by-law (“TUBL”) Lands, is compliant with the MTCS standards and guidelines; and
- (b) It is advised by the Township that an agreement with respect to the implementation of an Adaptive Management Plan (“AMP”), satisfactory to the Township, and securities with respect to same, has been entered into between the Township and Burl’s Creek Event Grounds Inc. and registered on title to the TUBL lands.

AND THE BOARD having been advised that the Ministry has accepted the Stage 2 Archaeological Assessment Report and an agreement with respect to the implementation of an Adaptive Management Plan is satisfactory to the Township;

THE BOARD ORDERS that the appeal to permit the temporary use of a collection of lands surrounding and abutting the existing Burl’s Creek concert and entertainment grounds as an area for camping, parking and concession booths is allowed.



SECRETARY

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**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. 2018-____ 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 recreational uses.

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 recreational uses, 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 former 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, traffic concerns are significantly mitigated based on 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: Township of Oro Medonte 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

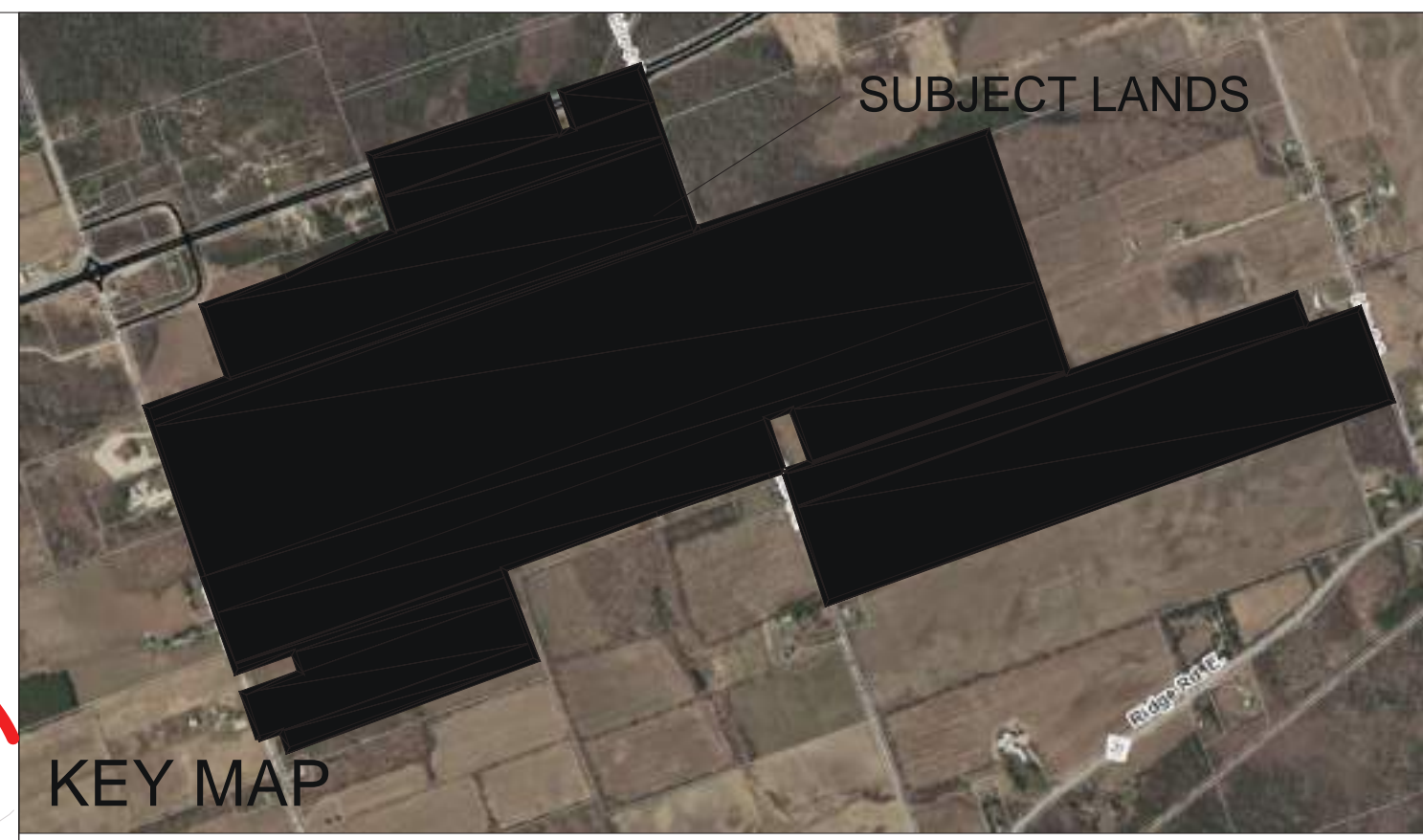
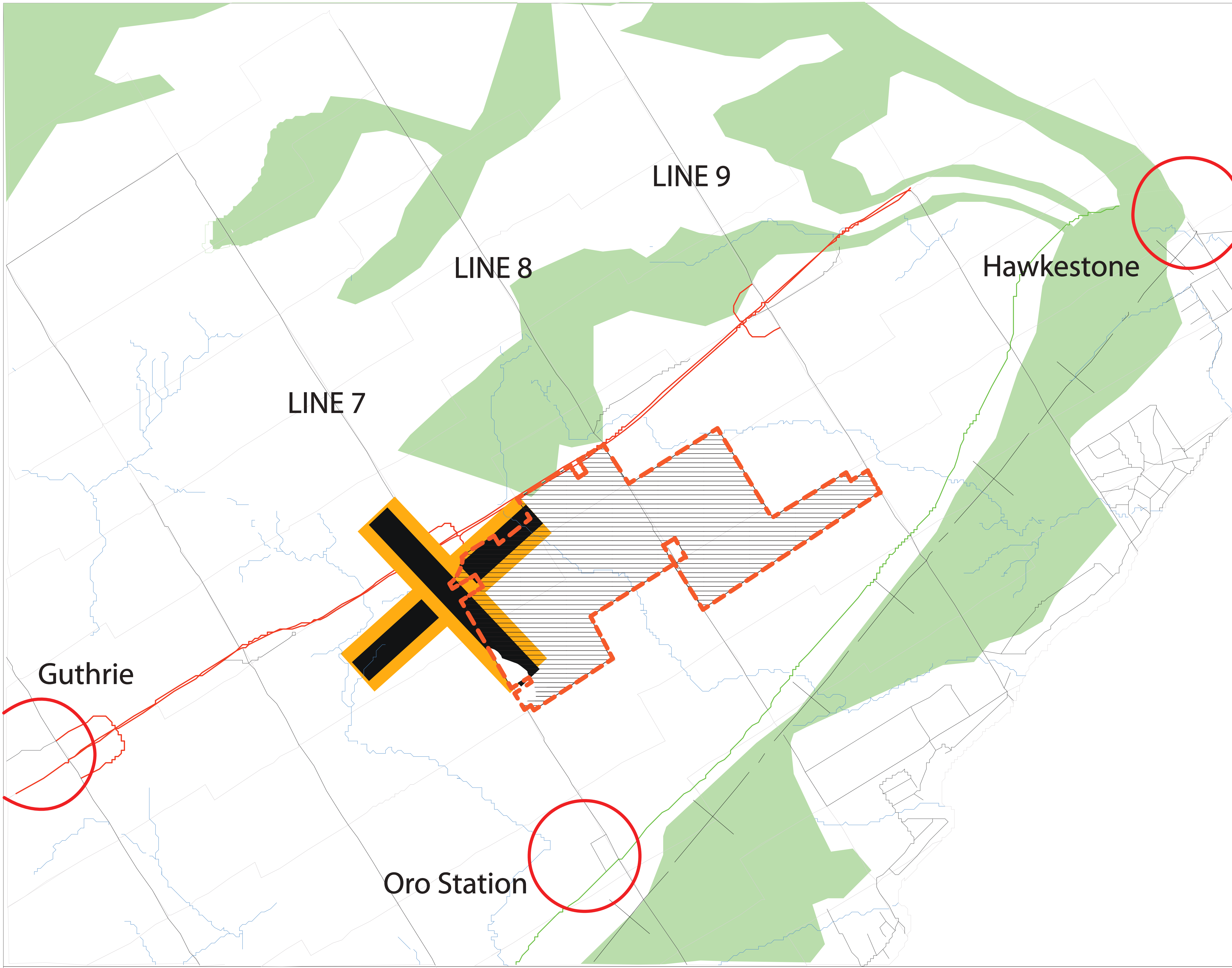
Notwithstanding the policies contained in Section 3.6 and in addition to the permitted uses in Section 3.6.6, permitted uses shall also include accessory camping, parking, concession booths and minor soccer. Specific restrictions including duration and location of such uses are further detailed in the 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.



OFFICIAL PLAN AMENDMENT

PT LT 21, CON 8, ORO, PT LT 22, CON 8, ORO as in RO850934, s/t ORO16808; PT LT 22, CON 9, ORO, as in RO1326331, Except PT 1, 51R31499; PT LT 22, CON 8, ORO, as in RO1116954; PT LT 22, CON 8, ORO, PT 1, 51R3247; PT LT 23, CON 9, ORO being PT 1, 51R31789; PT LT 21, CON 8, ORO as in RO504892, Except PT 4, 51R2707; PT LT 22, CON 8, ORO, PT 1, 51R35062; & PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880

IN THE
TOWNSHIP OF ORO-MEDONTE
COUNTY OF SIMCOE
2015



- PROPOSED LAND USE DESIGNATIONS**
- Subject Lands
 - Rural and Agricultural - Subject to Exception 3.6.13
 - Greenland
 - Special Development
 - Settlement
 - Lands not subject to Application

Clerk _____

Mayor _____

SCHEDULE OF REVISIONS			
No.	DATE	DESCRIPTION	CHECKED BY:

SCHEDULE A OFFICIAL PLAN AMENDMENT _____ .
COUNTY OF SIMCOE



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M1B2
TEL: (705) 812-3281 FAX: (705) 812-3438
EMAIL: INFO@IPCONSULTINGINC.COM

PROJECT: 14-531 BURLS CREEK
FILE: 14-531 OPAZBA.dwg

DRAWN BY: APRIL 6, 2017
DRAWN BY: V.S.

**AMENDMENT No. _____ TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP of ORO MEDONTE**

The attached explanatory text and Schedules "A" and "B" constituting Amendment No. ___ to the Official Plan for the Township of Oro Medonte, was prepared and adopted by the Council of the Corporation of the Township of Oro Medonte 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
TOWNSHIP

CLERK,

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Township of Oro Medonte 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 Schedules “A” & “B” constitute Amendment No.____ to the Official Plan of the Township of Oro Medonte.

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 Schedules A and E of the Township of Oro Medonte Official Plan. The Official Plan Amendment will also amend Sections B2, C1, C15 and C17 to include policies and exceptions to portions of the 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 subject to the application consist of an approximate area of 228.8 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 on lands with existing zoning permissions.

The purpose of the Township OPA is multi-faceted. Firstly, the OPA will rectify mapping errors by designating a portion of the lands (former Speedway lands) as

Eighth Line Special Policy Area on Schedule A. The OPA also proposes to amend the list of Permitted Uses and the Development policies within the Eighth Line Special Policy Area designation.

The OPA will permit a number of accessory type uses (such as camping, parking and concession booths) and small scale recreational uses (such as recreational minor soccer) on portions of the lands, similar to the County OPA. These permissions are not sought on lands which are proposed to be re-designated as Environmental Protection One. The proposed accessory uses will only be permitted in association with a permitted use on lands designated as Eighth Line Special Policy Area. Small scale recreational uses (minor soccer) are proposed to be permitted as stand alone uses.

Site specific textual and mapping amendments are proposed which will amend Sections B2, C1, C15 & C17 and Schedules A and E of the Official Plan and further described below.

Section B2 of the Official Plan outlines the policies for Environmental Protection One lands within the Township. Textual amendments to this Section will be on a site specific basis to ensure that a 30m buffer/setback on both sides of Burls Creek is provided and to ensure existing uses will continue to be permitted. The OPA will alter Schedule A of the Township of Oro Medonte Official Plan in order to designate and identify these lands as being Environmental Protection One subject to Exceptions. Further amendments to Schedule A are also proposed in order to re-designate additional lands as Environmental Protection One; these lands generally consist of significant woodlands and warrant such designation.

Section C1 of the Official Plan outlines the policies for Agricultural lands within the Township. Textual amendments to this Section will be on a site specific basis to permit all existing permitted uses in addition to camping, parking and concession booths accessory to a permitted use on lands designated as Eighth

Line Special Policy Area. Portions of the Agricultural lands are also proposed to permit small scale recreational uses (minor soccer).

The OPA will also prohibit any additional permanent non-agricultural buildings or structures on the Agricultural lands. Mapping amendments aim to add a symbol to the subject lands to identify the agricultural lands as being subject to exceptions.

Section C15 of the Official Plan outlines the policies for the Eighth Line Special Policy Area within the Township. Textual amendments will revise Section C15.2 and remove Section C15.3. Existing policy C15.2.2 (b) will also be removed which limits the number of days the lands can be used for events to 100 days in any calendar year. Mapping amendments will also take place to Schedule A to refine and re-designate the limits of the Eighth Line Special Policy Area lands.

Section C17 of the Official Plan outlines the policies for the Oro Centre Secondary Plan which includes lands designated Oro Centre – Commercial, Oro Centre – Office/Industrial and Oro Centre – Limited Service Industrial. Textual amendments to this Section are proposed on a site specific basis and will add special exceptions to the existing land use designations to permit all existing permitted uses and camping, parking and concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area. Mapping amendments aim to add a symbol to the subject lands to identify the lands 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 former 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, 2016 and 2017, 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: Township of Oro Medonte 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 anticipated to be implemented on site.

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

The Official Plan of the Township of Oro Medonte, as amended is hereby further amended as follows:

1. Schedule A of the Official Plan, as amended, is hereby further amended with respect to lands located on the south side of Highway 11 west side of Line 8, legally described as Part of Lot 21, Concession 8; Part of Lot 22, Concession 8 as in RO850934, Township of Oro Medonte, County of Simcoe and Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Township of Oro Medonte, County of Simcoe and Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Township of Oro Medonte, County of Simcoe. These lands shall be designated as Eighth Line Special Policy Area and Environmental Protection One “Subject to Exceptions B2.5.2” as shown on Schedule “A”, attached hereto and forming part of this Amendment.
2. Section C15 Eighth Line Special Policy Area is amended as follows:

C15.1 Objectives

- a) To recognize the location and use of the subject lands as a Private Recreational Park.
- b) To recognize the Burls Creek Event Park as an important event and cultural gathering place within the County of Simcoe and Golden Greater Horseshoe.

C15.2 Permitted Uses

Permitted uses shall include the following:

- a) Agricultural fair, market, festival or show
- b) Antique, craft or hobby show
- c) Automotive flea market or show
- d) Boat or vehicle show
- e) Contemporary music and camping festival
- f) Contemporary music concert
- g) Cultural festival or event
- h) Farmers market
- i) Flea market
- j) Parking in association with off site special events
- k) Recreational Uses (i.e. soccer)

- l) Recreational sport events
- m) Accessory uses, buildings and structures, including concession booths, parking and overnight camping in conjunction with, and accessory to, a permitted use.

C15.3 Development Policies

- a) Permitted Uses shall not run for more than five (5) consecutive days and any permitted use which runs for more than two (2) consecutive days shall be followed by two (2) consecutive days where no permitted use shall take place.
 - b) All lands are subject to Site Plan Control with a Site Plan Agreement being required if permanent buildings or structures are proposed.
3. Section B2 is amended by adding at the end of Section B2.5 Exceptions, a new subsection as follows:

B2.5.2 Part of Lot 21, Concession 8; Part of Lot 22, Concession 8 as in RO850934, Township of Oro Medonte, County of Simcoe.

Notwithstanding any other policy in this Plan, the Environmental Protection One designation applies to those lands offset 30m from the centreline of the Burls Creek tributary.

- 4. Schedule A of the Official Plan, as amended, is hereby further amended by adding a symbol to lands designated Agricultural located on the south side of Highway 11 east side of Line 7 South, legally described as Part of Lot 22, Concession 8 as in RO1116954; and lands located on the south side of Highway 11, east side of Line 8 South, legally described as Part of Lot 22, Concession 9 as in RO1326331, Except Part 1 on 51R-31499, Township of Oro Medonte, County of Simcoe, to identify them as being designated "Subject to Exceptions C1.4.3", as shown on Schedule "A" attached hereto and forming part of this Amendment.
- 5. Section C1 is amended by adding at the end of Section C.1.4 Exceptions, a new subsection as follows:

C1.4.3 Part of Lot 22, Concession 8 as in RO1116954; Township of Oro Medonte, County of Simcoe.

- 1. Notwithstanding any other policy in this Plan, Recreational Uses and accessory parking is a permitted use. Additional permitted uses include camping, parking and concession booths accessory to a permitted use on those lands designated as Eighth Line Special Policy Area.

2. No additional non-agricultural permanent buildings or structures are permitted.

6. Schedule A of the Official Plan, as amended, is hereby further amended by designating a portion of the lands as Environmental Protection One and by adding a symbol to lands designated Agricultural and located on the south side of Highway 11, east side of Line 8 South, legally described as Part of Lot 23, Concession 9, being Part 1 on 51R-31789 Township of Oro Medonte, County of Simcoe, to identify them as being designated "Subject to Exceptions C1.4.4", as shown on Schedule "A" attached hereto and forming part of this Amendment.

7. Section C1 is amended by adding at the end of Section C.1.4 Exceptions, a new subsection as follows:

C1.4.4 Part of Lot 22, Concession 9 as in RO1326331, Except Part 1 on 51R-31499, Township of Oro Medonte, County of Simcoe and Part of Lot 23, Concession 9, being Part 1 on 51R-31789 Township of Oro Medonte, County of Simcoe

1. Notwithstanding any other policy in this Plan, permitted uses include camping, parking and concession booths accessory to a permitted use on those lands designated as Eighth Line Special Policy Area.

2. No additional non-agricultural permanent buildings or structures are permitted.

8. Schedule E of the Official Plan, as amended, is hereby further amended by adding a symbol to lands designated as Oro Centre Office/Industrial, Oro Centre Limited Service Industrial, Oro Centre Commercial and Highway 11 Special Policy Area, located on the south side of Highway 11 east side of Line 7 South and legally known as Part Lot 21, Concession 8, Oro designated as Parts 1, 2, and 3, Plan 51R-20880 Township of Oro, County of Simcoe, to identify them as being designated "Subject to Exceptions C17.8.1", as shown on Schedule "B" attached hereto and forming part of this Amendment.

9. Section C17 is amended by adding a Section and a new subsection as follows:

C17.8 Exceptions

C.17.8.1 Part Lot 21, Concession 8, Oro designated as Parts 1, 2, and 3, Plan 51R-20880 Township of Oro, County of Simcoe

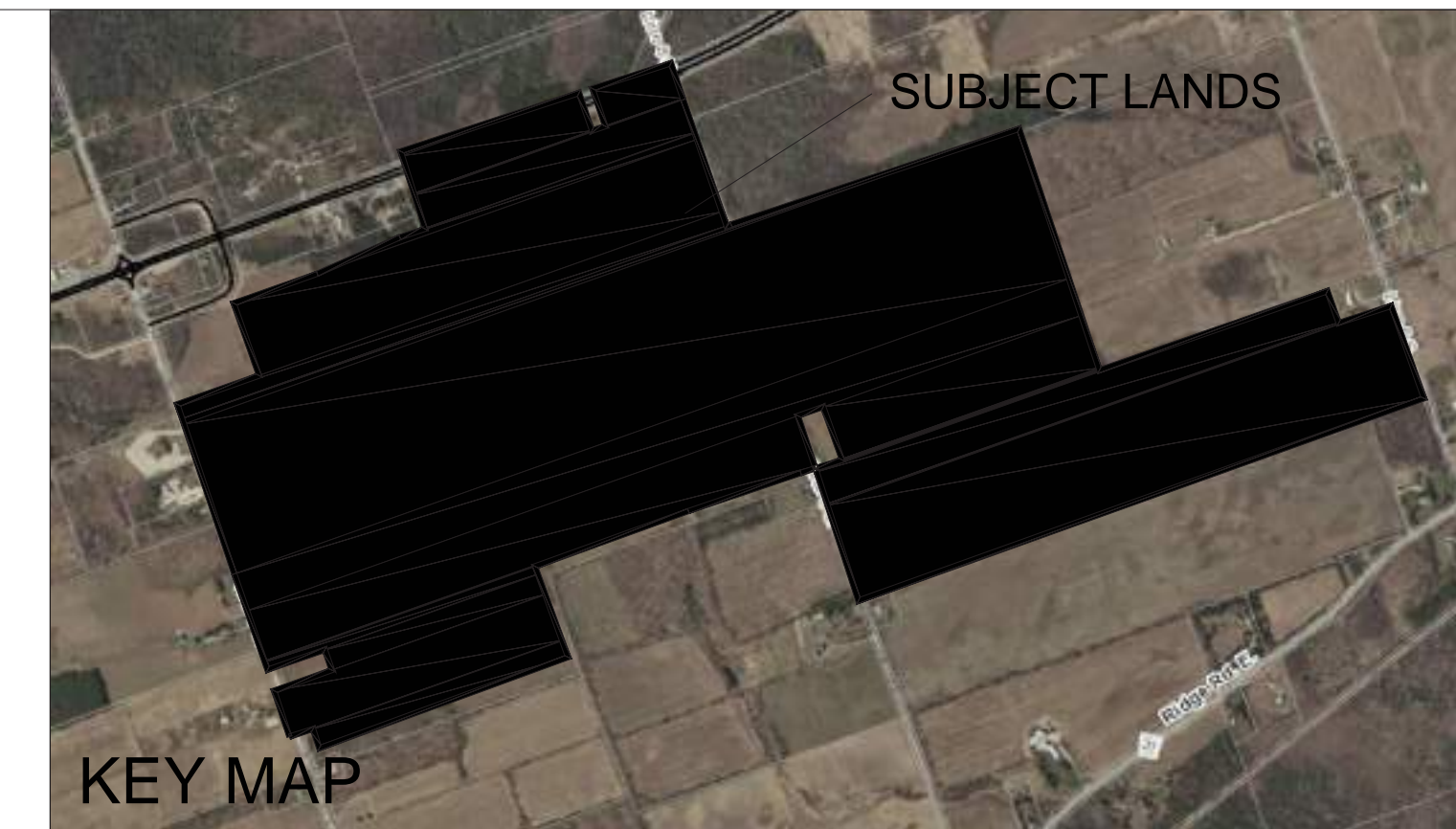
1. Notwithstanding any other policy in this Plan, permitted uses include camping, parking and concession booths accessory to a permitted use on those lands designated as Eighth Line Special Policy Area.

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.



OFFICIAL PLAN AMENDMENT

PT LT 21, CON 8, ORO, PT LT 22, CON 8, ORO as in RO850934, s/t ORO16808; PT LT 22, CON 9, ORO, as in RO1326331, Except PT 1, 51R31499; PT LT 22, CON 8, ORO, as in RO1116954; PT LT 22, CON 8, ORO, PT 1, 51R3247; PT LT 23, CON 9, ORO being PT 1, 51R31789; PT LT 21, CON 8, ORO as in RO504892, Except PT 4, 51R2707; PT LT 22, CON 8, ORO, PT 1, 51R35062; & PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880

IN THE
TOWNSHIP OF ORO-MEDONTE
 COUNTY OF SIMCOE
 2015

0 m 500 m

PROPOSED LAND USE DESIGNATIONS

- Subject Lands
- Agricultural
- Agricultural - Subject to Exceptions
- Eighth Line Special Policy Area
- Environmental Protection One
- Commercial
- See Schedule B Official Plan Amendment
- Not subject to Application

Clerk _____

Mayor _____

SCHEDULE OF REVISIONS

No.	DATE	DESCRIPTION	CHECKED BY:

Schedule A to OPA # _____

SCHEDULE A OFFICIAL PLAN AMENDMENT _____

TOWNSHIP OF ORO-MEDONTE



PROJECT: 14-531 BURLS CREEK DRAWN BY: NOVEMBER 14, 2017
 FILE: 14-531 OPAZBA.dwg DRAWN BY: V.S.



OFFICIAL PLAN AMENDMENT

PT LT 21, CON 8, ORO, PT LT 22, CON 8, ORO as in RO850934, s/t ORO16808; PT LT 22, CON 9, ORO, as in RO1326331, Except PT 1, 51R31499; PT LT 22, CON 8, ORO, as in RO1116954; PT LT 22, CON 8, ORO, PT 1, 51R3247; PT LT 23, CON 9, ORO being PT 1, 51R31789; PT LT 21, CON 8, ORO as in RO504892, Except PT 4, 51R2707; PT LT 22, CON 8, ORO, PT 1, 51R35062; & PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880

IN THE
TOWNSHIP OF ORO-MEDONTE
COUNTY OF SIMCOE
2015

0 m 500 m

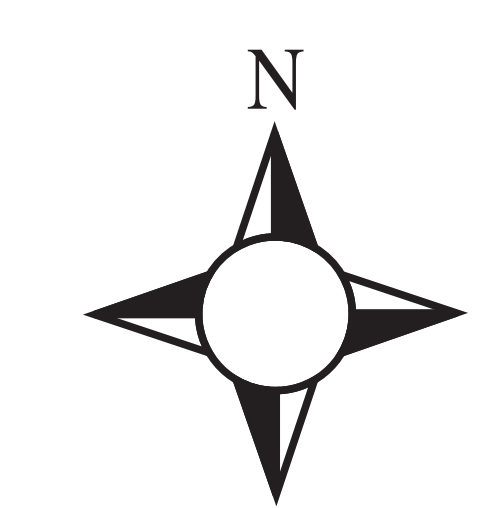
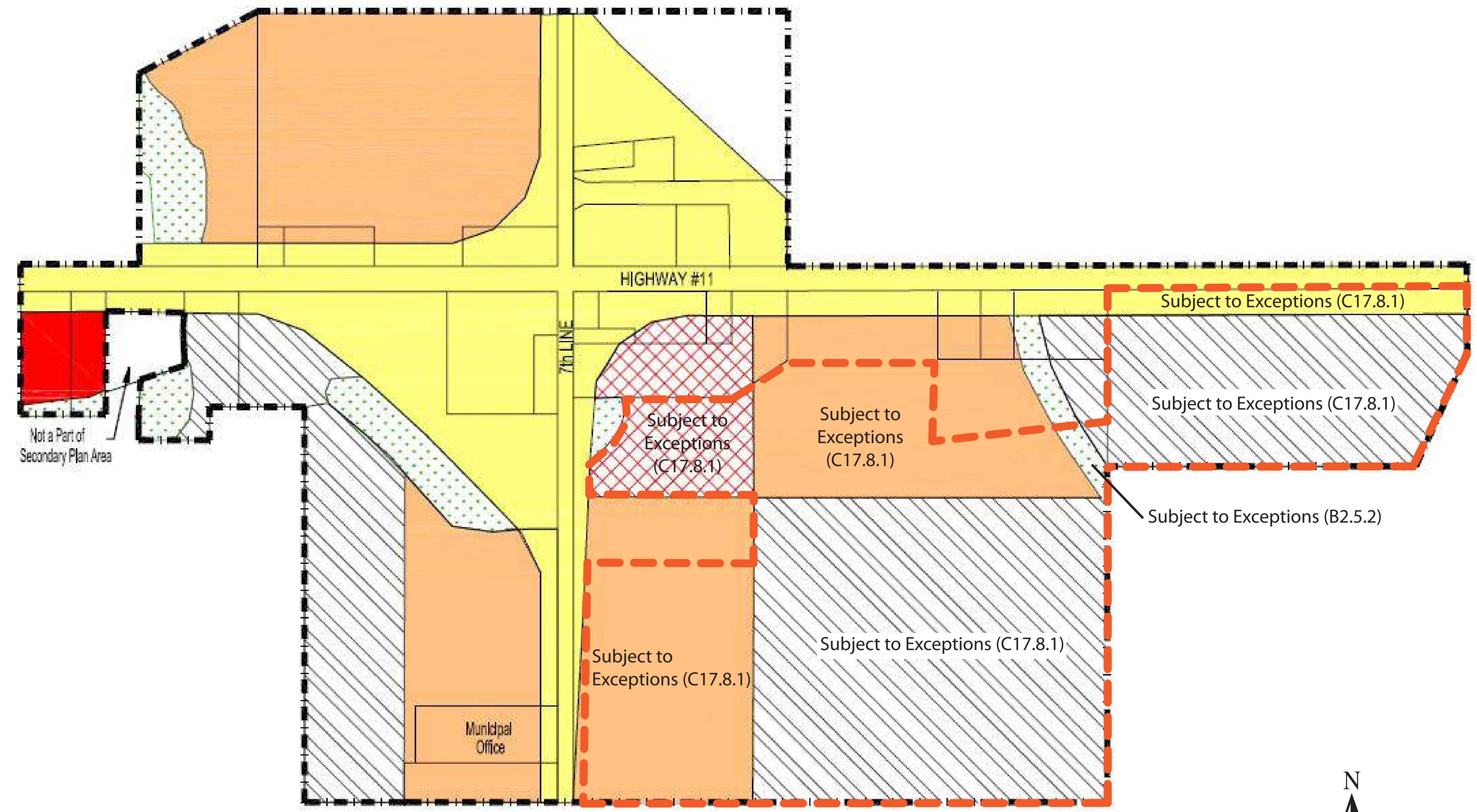
PROPOSED LAND USE DESIGNATIONS
Oro Centre Secondary Plan

- Subject Lands
- Oro Centre - Commercial
- Oro Centre - Office/Industrial
- Oro Centre - Limited Service Industrial
- Environmental Protection
- Highway 11 Special Policy Area
- Commercial

Clerk _____

Mayor _____

SCHEDULE OF REVISIONS			
No.	DATE	DESCRIPTION	CHECKED BY:



Schedule B to OPA # _____

SCHEDULE B OFFICIAL PLAN AMENDMENT _____

TOWNSHIP OF ORO-MEDONTE

INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M1B2
 TEL: (705) 812-3281 FAX: (705) 812-3438
 EMAIL: INFO@IPSCONSULTINGINC.COM

PROJECT: 14-531 BURLS CREEK	DRAWN BY: NOVEMBER 14, 2017
FILE: 14-531 OPAZBA.dwg	DRAWN BY: V.S.

**THE CORPORATION OF THE TOWNSHIP OF ORO MEDONTE
ZONING BY-LAW NUMBER 2017-__**

“A By-law of the Township of Oro Medonte to amend Zoning By-Law No. 97-95 by rezoning lands described as Part of Lot 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 from Agricultural/Rural (A/RU) to Agricultural/Rural Exception (A/RU*xy), Agricultural/Rural Exception (A/RU*xz) and Environmental Protection (EP); from Agricultural/Rural Exception 32 (A/RU*32) to Agricultural/Rural Exception (A/RU*xy) Agricultural/Rural Exception (A/RU*xz), and Environmental Protection (EP); from Rural Residential Two (RUR2) to Private Recreational Exception (PR*x); from Private Recreational Exception 30 (PR*30) to Private Recreational Exception (PR*x) and Environmental Protection (EP); from Private Recreational Exception 31 (PR*31) to Private Recreational Exception (PR*x) and Environmental Protection(EP); from Environmental Protection (EP) to Private Recreation Exception (PR*x), Agricultural/Rural Exception (A/RU*xy) and Agricultural/Rural Exception (A/RU*xz), as depicted on Schedules A and B attached hereto”

WHEREAS the Council of the Corporation of the Township of Oro Medonte is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O 1990, c.P.13, as amended;

AND WHEREAS the Council of the Corporation of the Township of Oro Medonte has determined a need to rezone the lands described above;

AND WHEREAS the Council of the Corporation of the Township of Oro Medonte deems the said application to be in conformity with the Official Plan of the Township of Oro Medonte, as amended, and deems it advisable to amend By-law 97-95.

NOW THEREFORE the Council of the Township of Oro-Medonte hereby enacts as follows:

1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands described as Part of Lot 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 from Agricultural/Rural (A/RU) to Agricultural/Rural Exception (A/RU*xy), Agricultural/Rural Exception (A/RU*xz) and Environmental Protection (EP); from Agricultural/Rural Exception 32 (A/RU*32) to Agricultural/Rural Exception (A/RU*xy), Agricultural/Rural Exception (A/RU*xz) and

Environmental Protection (EP); from Rural Residential Two (RUR2) to Private Recreational Exception (PR*x); from Private Recreational Exception 30 (PR*30) to Private Recreational Exception (PR*x) and Environmental Protection (EP); from Private Recreational Exception 31 (PR*31) to Private Recreational Exception (PR*x) and Environmental Protection(EP); from Environmental Protection (EP) to Private Recreation Exception (PR*x), Agricultural/Rural Exception (A/RU*xy) and Agricultural/Rural Exception (A/RU*xz), as depicted on Schedules A and B attached hereto and Schedules A and B attached hereto forms part of By-Law 97-95 as amended. That the exceptions shall relate to the following:

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (PR*x):

1.1 Permitted Uses

- a) an agricultural fair, market, festival or show
- b) an antique, craft or hobby show
- c) an automotive flea market or show
- d) a boat or vehicle show
- e) a contemporary music and camping festival
- f) a contemporary music concert
- g) a cultural festival or event
- h) a farmers market
- i) a flea market
- j) parking in association with off site special events
- k) a recreational soccer club
- l) recreational sport events
- m) accessory uses, buildings and structures, including concession booths, parking and overnight camping in conjunction with, and accessory to, a permitted use.

1.2 Permitted Accessory Uses

Concession booths, overnight camping and parking in conjunction with, and accessory to, a permitted use is permitted.

1.3 Duration and Number of Permitted Uses

Permitted uses shall not run for more than five (5) consecutive days and any sole permitted use which runs for more than two (2) consecutive days shall be followed by two (2) consecutive days where no permitted use shall take place on the lands zoned PR*x.

1.4 Definitions

The following definitions apply to the permitted uses listed in Section 1.1 of this By-law. The definitions in Section 7.30.4 of Zoning Bylaw 97-95 will be deleted and replaced.

Agricultural fair, market, festival or show – Means an event sponsored by a canine, equestrian or similar organization for the purpose of: i) exhibiting animals and/or birds, a rodeo or ploughing match ii) and which may include an assembly of vendors offering items for sale to the public, which is associated with such an event.

Antique, craft or hobby show – Means an assembly of vendors offering antiques, crafts and other objects other than motor vehicles, for sale to the public.

Automotive Flea Market or show – Means a retail sales area held in an open area in which groups of individual vendors offer goods for sale to the public. Goods offered for sale shall be comprised primarily of motor vehicles, motor vehicle parts, motor vehicle accessories, recreational vehicles and equipment and collectibles. No long term leases between the vendors and operators are permitted and the vendors use their own motor vehicles or set up temporary structures for their wares. Old car sales and auctions are also permitted.

Boat or vehicle show – Means an assembly of vendors offering boats, motor boats, motor vehicles and/or recreational vehicles for display and sale.

Contemporary Music and Camping Festival – means a music festival which features contemporary popular music genres. Groups of or individual vendors are permitted to offer goods for sale including but not limited to the sale of food and beverage during such festivals. Camping and contemporary music concerts are permitted for the duration of the event.

Contemporary Music Concert – means a music concert which features contemporary popular music genres that are not primarily or predominantly rock music or heavy metal music. Groups of or individual vendors are permitted to offer goods for sale including but not limited to the sale of food, beverage and other goods during the event.

Cultural Festival or Event – means a cultural, religious and or ethnic festival operated by cultural, religious, ethnic and/or other similar groups. Groups of or individual vendors are permitted to offer goods for sale including but not limited to the sale of food, beverage and other goods. Dance and musical performances are permitted.

Farmers Market – shall mean an event (market) operated by a group of or individual farmers and/or vendors for the purpose of:

the exhibiting and sale of agricultural goods and products, including primarily vegetables, fruits, meats, flowers and other similar food, beverage and products.

Flea Market – Means a retail sales area held in an area in which groups of individual vendors are permitted to temporarily exhibit, store and sell merchandise, goods, wares, produce, crafts and arts for the utilization and consumption of the general public. The sale of livestock is not permitted.

Parking in association with offsite Special Events – means parking associated with off site special events shall be permitted. No vendors or entertainment is permitted.

Recreational Soccer Club – shall mean recreational soccer clubs operated by municipal and/or non profit organizations. Recreational soccer games are permitted.

Recreational Sport Events – shall mean recreational sporting events including but not limited to lacrosse, field hockey, outdoor hockey or skating, football, snowmobile racing and other similar recreational uses shall be permitted.

Accessory uses, buildings and structures, including concession booths, parking and overnight camping in conjunction with, and accessory to a permitted use – shall mean accessory type uses including but not limited to temporary buildings and structures such as concession booths and stands offering goods for sale, parking and overnight camping in conjunction with and accessory to a permitted use.

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (A/RU*xw):

- i) Permitted uses:
 - a. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR*x.
- ii) Duration of Permitted Uses:
 - b. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR*x shall not be permitted for

more than twenty seven (27) nights in any calendar year on lands zoned A/RU*xw, A/RU*xy, A/RU*xz and A/RU*x cumulatively.

- c. The Development of new non-agricultural buildings or the construction of additions to non-agricultural buildings that existed on the effective date of this By-law is not permitted.

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (A/RU*xy):

- i) Permitted uses:
 - a. Recreational Sport Events and Recreational Soccer Club and accessory parking
 - b. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR*x.
- ii) Duration of Permitted Uses:
 - c. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR*x shall not be permitted for more than twenty seven (27) nights in any calendar year on lands zoned A/RU*xw, A/RU*xy, A/RU*xz and A/RU*x cumulatively.
 - d. The Development of new non-agricultural buildings or the construction of additions to non-agricultural buildings that existed on the effective date of this By-law is not permitted.

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (A/RU*xz):

- i) Permitted uses:
 - a. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR*x.
- ii) Duration of Permitted Uses:

- a. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR*x shall not be permitted for more than twenty seven (27) nights in any calendar year on lands zoned A/RU*xw, A/RU*xy, A/RU*xz and A/RU*x cumulatively.

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (A/RU*x):

- i) Permitted uses:
 - a. Staff Parking and Staff Camping accessory to a permitted use on lands zoned as PR*x.
- ii) Duration of Permitted Uses:
 - a. Staff Parking and Staff Camping accessory to a permitted use on lands zoned as PR*x shall not be permitted for more than twenty seven (27) nights in any calendar year on lands zoned A/RU*xw, A/RU*xy, A/RU*xz and A/RU*x cumulatively.
- iii) The Development of new non-agricultural buildings or the construction of additions to non-agricultural buildings that existed on the effective date of this By-law is not permitted.

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (EP*x):

- i) Permitted uses:
 - a. Existing uses (existing camping areas) as of the effective date of the passing of this bylaw.
 - b. Agricultural uses – only uses that existed on the effective date of the passing of this bylaw.
 - c. Agricultural uses intensive – only uses that existed on the effective date of the passing of this bylaw.

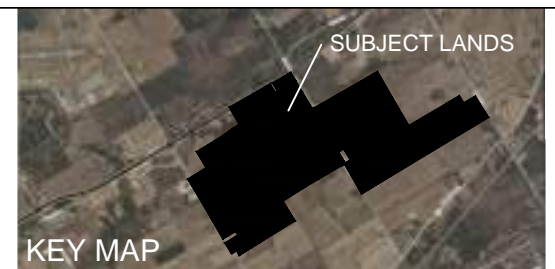
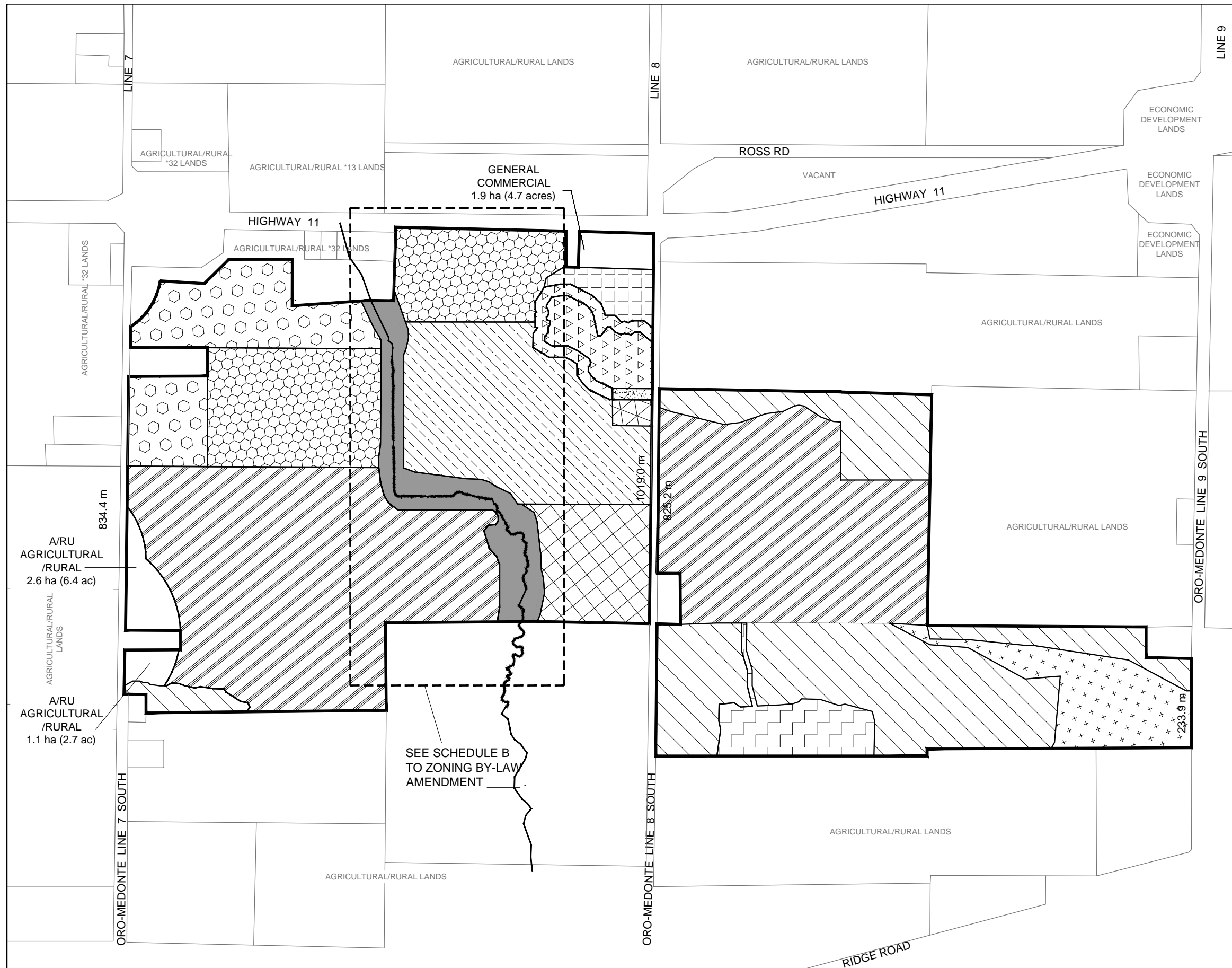
2. **THAT** for the purposes of this By-law, an event which runs for more than 5 hours will be considered to consume an “event day” under the 27 events/nights.
3. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

BY-LAW read a **FIRST, SECOND,** and **THIRD** time and finally **PASSED** this _____ day of _____ 2018.

THE CORPORATION OF THE TOWNSHIP OF ORO MEDONTE

Mayor

Clerk



ZONING BY-LAW AMENDMENT

PT LT 21, CON 8, ORO, PT LT 22, CON 8, ORO as in RO850934, s/t ORO16808; PT LT 22, CON 9, ORO, as in RO1326331, Except PT 1, 51R31499; PT LT 22, CON 8, ORO, as in RO1116954; PT LT 22, CON 8, ORO, PT 1, 51R3247; PT LT 23, CON 9, ORO being PT 1, 51R31789; PT LT 21, CON 8, ORO as in RO504892, Except PT 4, 51R2707; PT LT 22, CON 8, ORO, PT 1, 51R35062; & PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880

IN THE TOWNSHIP OF ORO-MEDONTE COUNTY OF SIMCOE 2017



- SUBJECT LANDS
234.4 ha (579.2 ac)
- LANDS NOT SUBJECT TO REZONING
5.6 ha (13.8 ac)
- LANDS TO BE REZONED FROM AGRICULTURAL/RURAL (A/RU) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xz)
9.69 ha (23.96 ac)
- LANDS TO BE REZONED FROM AGRICULTURAL/RURAL EXCEPTION 32 (A/RU*32) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xw)
15.3 ha (37.8 ac)
- LANDS TO BE REZONED FROM AGRICULTURAL/RURAL (A/RU) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xy)
80.91 ha (199.94 ac)
- LANDS TO BE REZONED FROM RURAL RESIDENTIAL TWO (RUR2) TO PRIVATE RECREATIONAL EXCEPTION ____ (PR*x)
0.7 ha (1.7 ac)
- LANDS TO BE REZONED FROM RURAL RESIDENTIAL TWO (RUR2) TO ENVIRONMENTAL PROTECTION EXCEPTION ____ (EP*x)
0.3 ha (0.74 ac)
- LANDS TO BE REZONED FROM PRIVATE RECREATIONAL EXCEPTION 31 (PR*31) TO PRIVATE RECREATIONAL EXCEPTION ____ (PR*x)
9.4 ha (23.2 ac)
- LANDS TO BE REZONED FROM AGRICULTURAL/RURAL EXCEPTION 32 (A/RU*32) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xy)
24.1 ha (59.7 ac)
- LANDS TO BE REZONED FROM PRIVATE RECREATIONAL EXCEPTION 30 (PR*30) TO PRIVATE RECREATIONAL EXCEPTION ____ (PR*x)
23.9 ha (59.1 ac)
- LANDS TO BE REZONED FROM AGRICULTURAL/RURAL (A/RU) TO ENVIRONMENTAL PROTECTION EXCEPTION ____ (EP*x)
40.5 ha (100 ac)
- LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO PRIVATE RECREATIONAL EXCEPTION ____ (PR*x)
2.6 ha (6.4 ac)
- LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO ENVIRONMENTAL PROTECTION EXCEPTION ____ (EP*x)
6.1 ha (15.16 ac)
- LANDS TO BE REZONED FROM AGRICULTURAL/RURAL (A/RU) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*x)
5.8 ha (14.3 ac)
- SEE SCHEDULE B ZONING BY-LAW AMENDMENT ____
9.5 ha (23.4 ac)

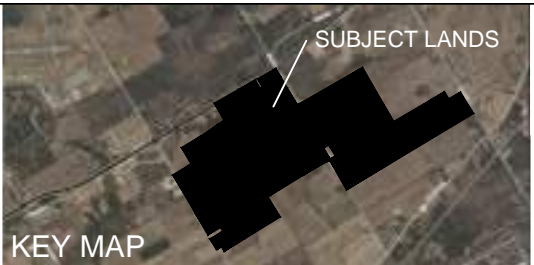
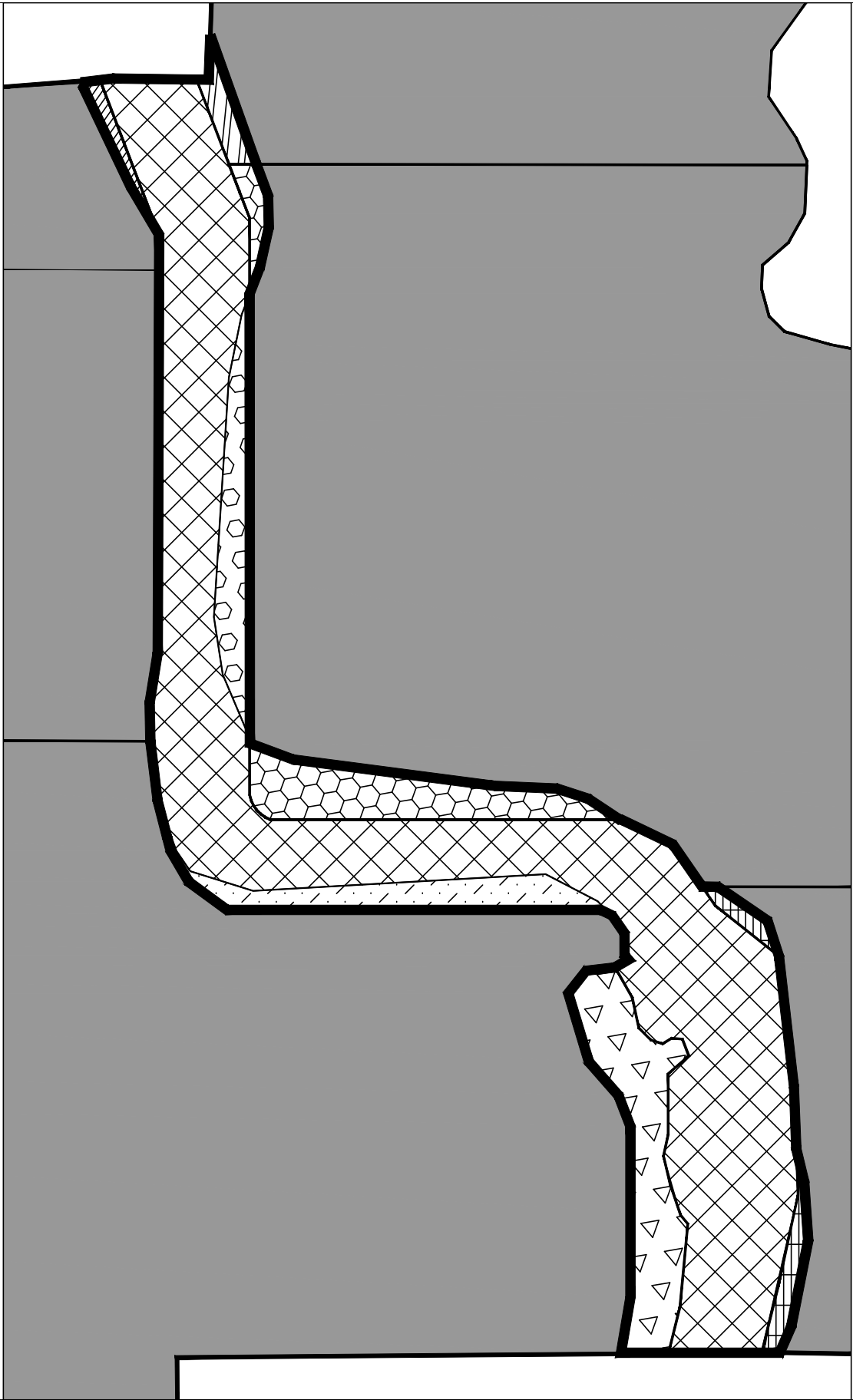
SCHEDULE A ZONING BY-LAW AMENDMENT

TOWNSHIP OF ORO-MEDONTE

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

PROJECT: 14-531 BURLS CREEK
 FILE: 14-531 OPAZBA.dwg

DATE: NOVEMBER 14, 2017
 DRAWN BY: V.S.



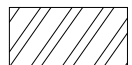
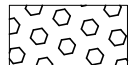
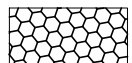

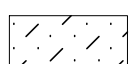
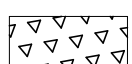




ZONING BY-LAW AMENDMENT

PT LT 21, CON 8, ORO, PT LT 22, CON 8, ORO as in RO850934, s/t ORO16808; PT LT 22, CON 9, ORO, as in RO1326331, Except PT 1, 51R31499; PT LT 22, CON 8, ORO, as in RO1116954; PT LT 22, CON 8, ORO, PT 1, 51R3247; PT LT 23, CON 9, ORO being PT 1, 51R31789; PT LT 21, CON 8, ORO as in RO504892, Except PT 4, 51R2707; PT LT 22, CON 8, ORO, PT 1, 51R35062; & PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880

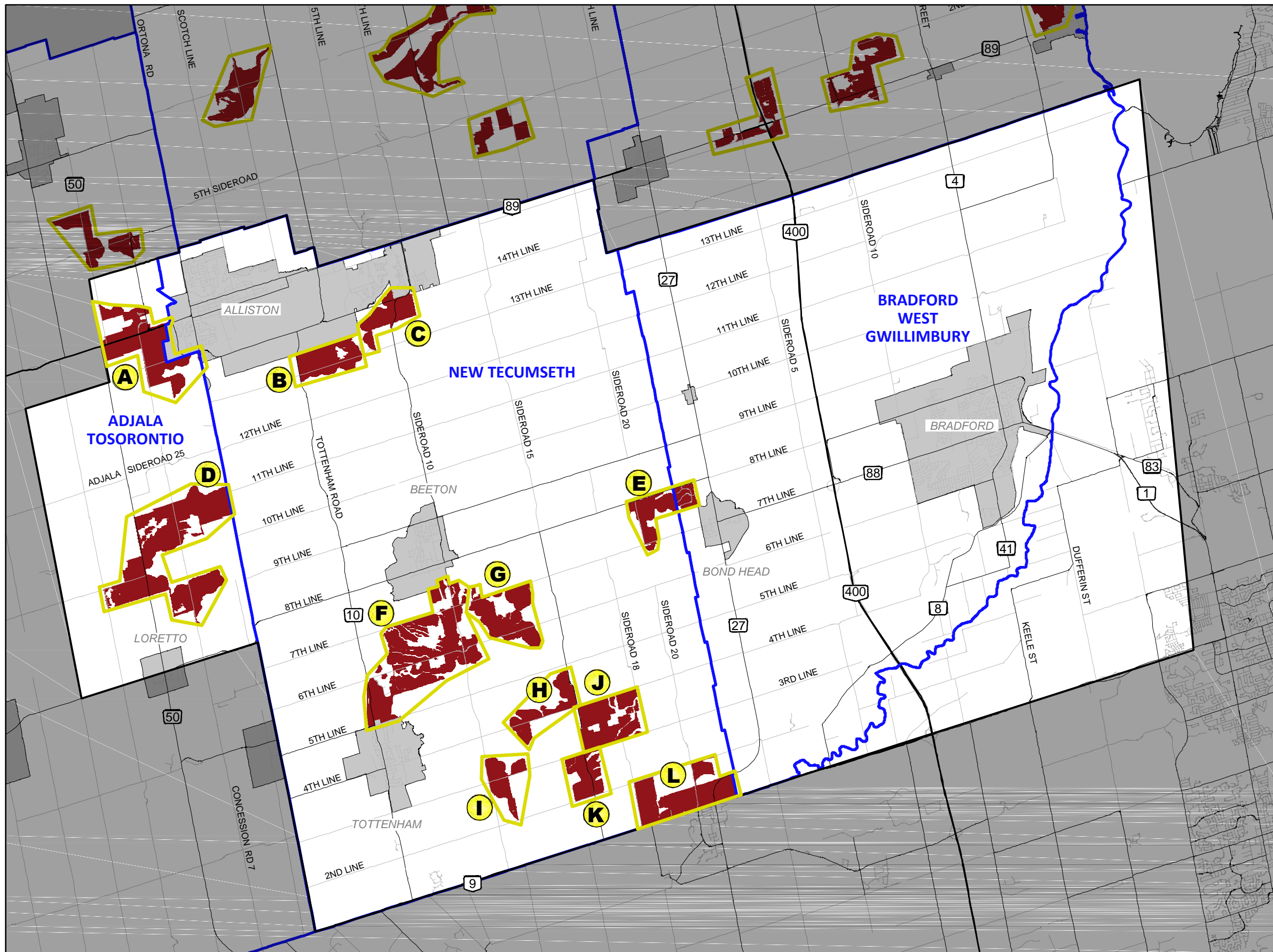
**IN THE
TOWNSHIP OF ORO-MEDONTE
COUNTY OF SIMCOE
2017**



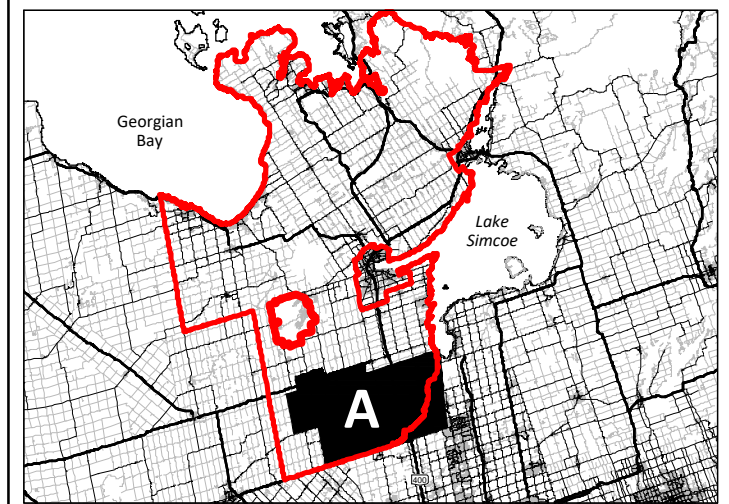
-  LANDS SUBJECT TO SCHEDULE 'B'
9.5 ha (23.4 ac)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xw)
0.1 ha (0.2 ac)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xv)
0.1 ha (0.3 ac)
-  LANDS TO BE REZONED FROM PRIVATE RECREATIONAL EXCEPTION 30 (PR*30) TO ENVIRONMENTAL PROTECTION EXCEPTION ____ (EP*x)
0.5 ha (1.1 ac)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO PRIVATE RECREATIONAL EXCEPTION ____ (PR*x)
0.8 ha (1.9 ac)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO PRIVATE RECREATIONAL EXCEPTION ____ (PR*x)
0.2 ha (0.5 ac)
-  LANDS TO BE REZONED FROM AGRICULTURAL/RURAL EXCEPTION 32 (A/RU*32) TO ENVIRONMENTAL PROTECTION EXCEPTION ____ (EP*x)
0.5 ha (1.2 ac)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xy)
0.9 ha (2.2 ac)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO ENVIRONMENTAL PROTECTION EXCEPTION ____ (EP*x)
6.4 ha (16 ac)
-  SEE SCHEDULE A ZONING BY-LAW AMENDMENT ____ .

**SCHEDULE B ZONING BY-LAW AMENDMENT _____ .
TOWNSHIP OF ORO-MEDONTE**

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com



KEY MAP



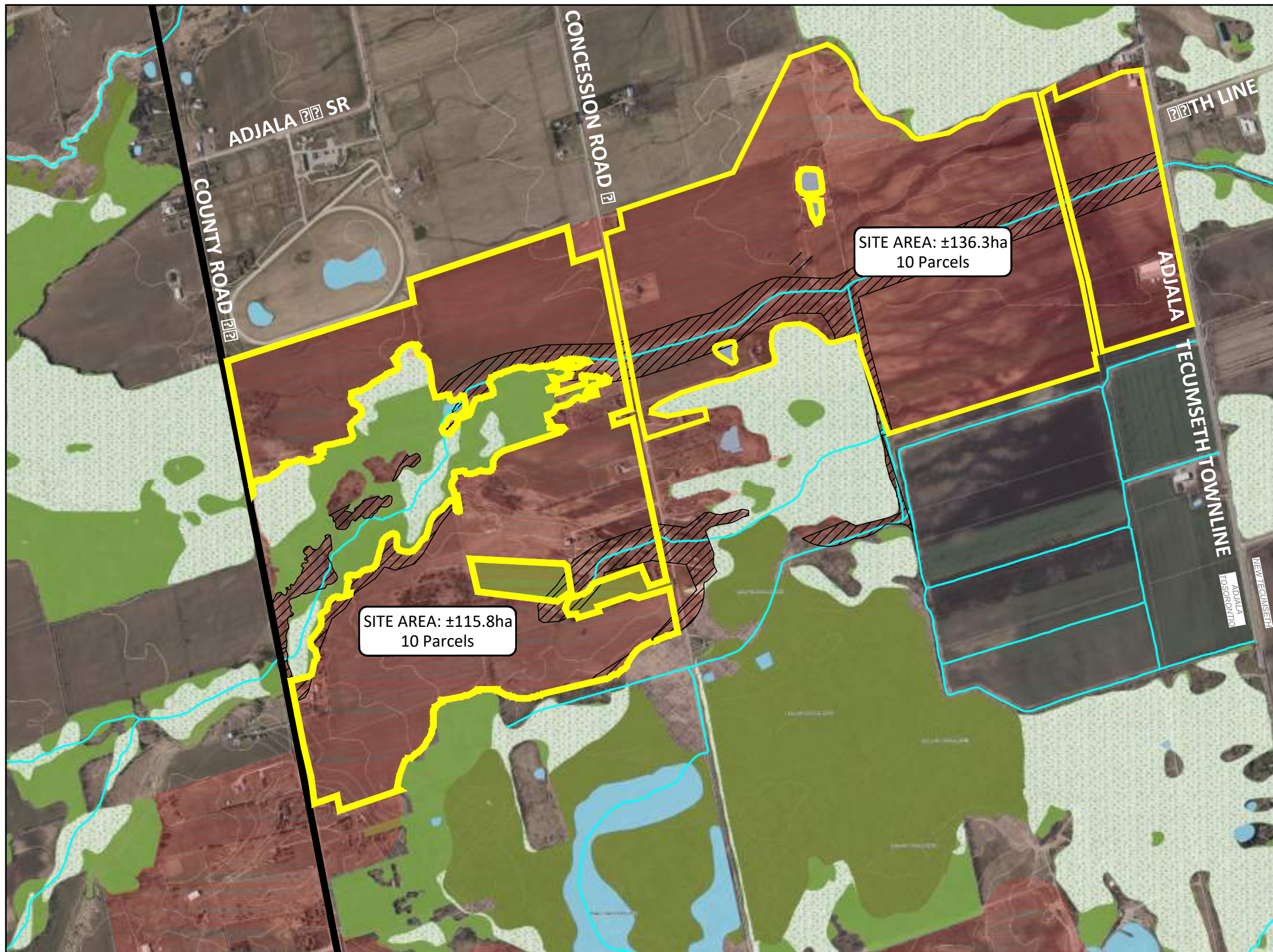
LEGEND

- Rural Lands Greater than 80ha
- A Grouping I.D.
- Grouping Boundary
- Lower Tier Municipalities
- County of Simcoe Boundary
- Settlements

Source: Rural areas from the County of Simcoe Official Plan Schedule 5.1.

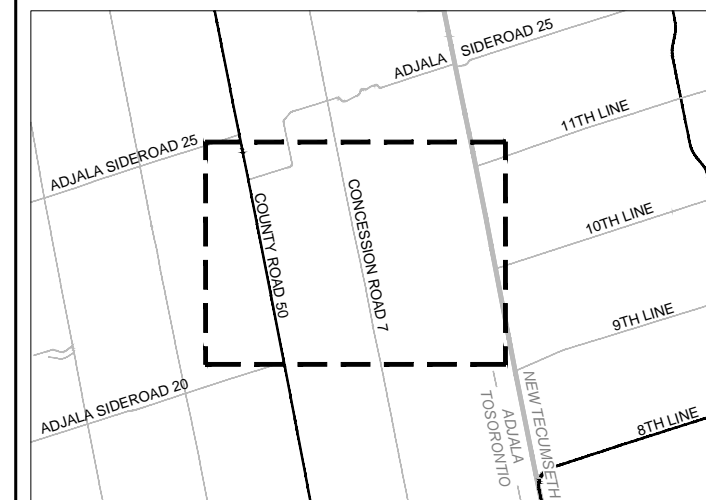
RURAL LANDS MAP A





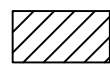



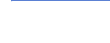




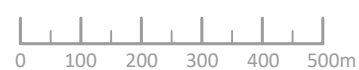
KEY MAP

Scale 1:100,000



LEGEND

-  Potential Sites
-  Rural Lands Greater than 80ha
Simcoe, Elgin, Middlesex
- CONSTRAINTS**
-  Constraint
NCC Bill Areas
Scattered
-  Forested Areas Woodlands
-  2m Contours
-  Water Feature
-  Watercourse
-  Wetlands
-  Re-evaluated Wetlands

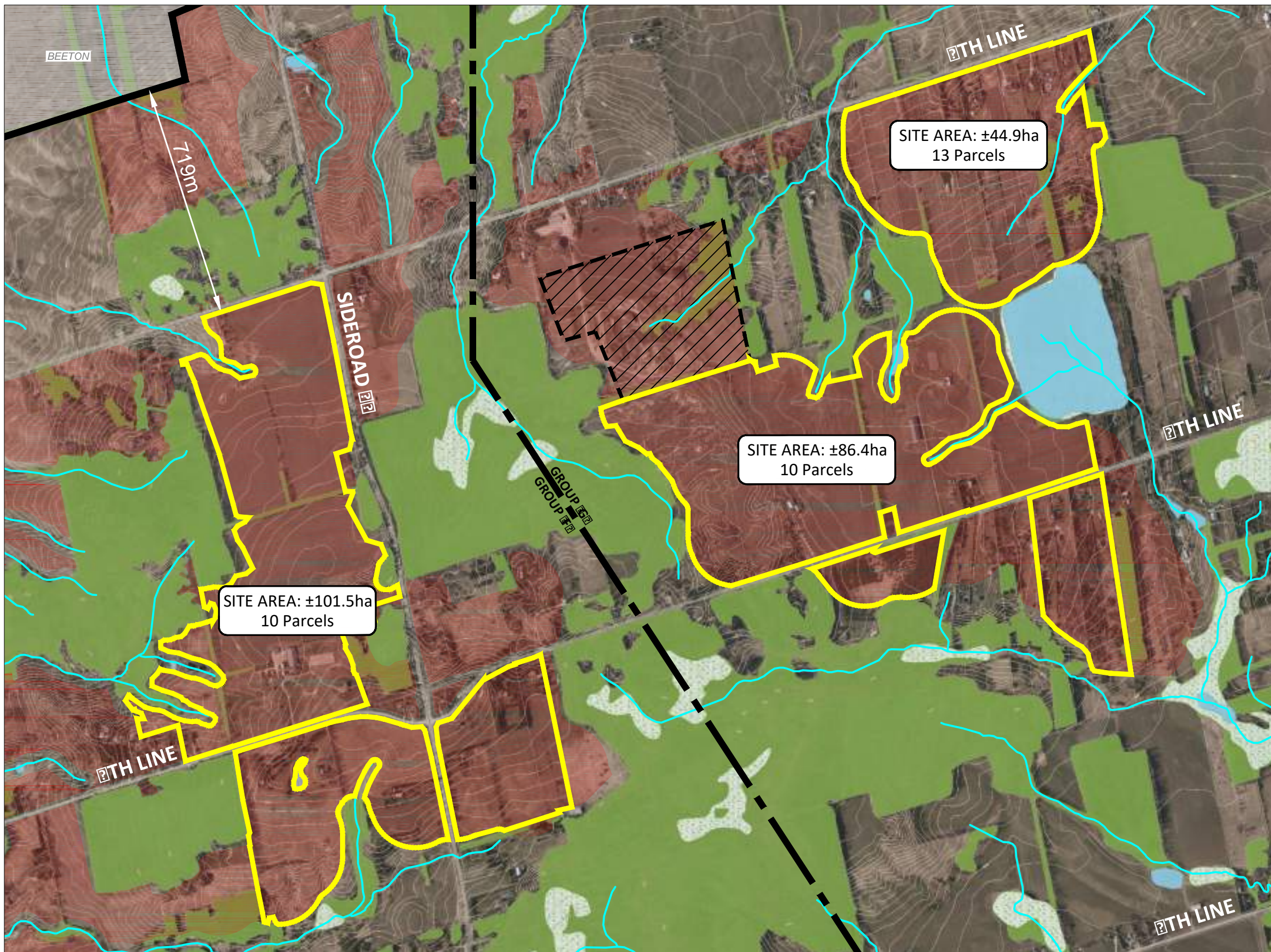


MAP A

GROUP D



Source: 2016 Aerial Photo, wooded areas, wetlands and contours from the County of Simcoe Interacti map. Watercourses from the Ontario Ministry of Natural Resources and Forestry. Note: Information shown is approximate and subject to change.



MAP A
GROUPS F & G



KEY MAP

Scale 1:100,000

LEGEND

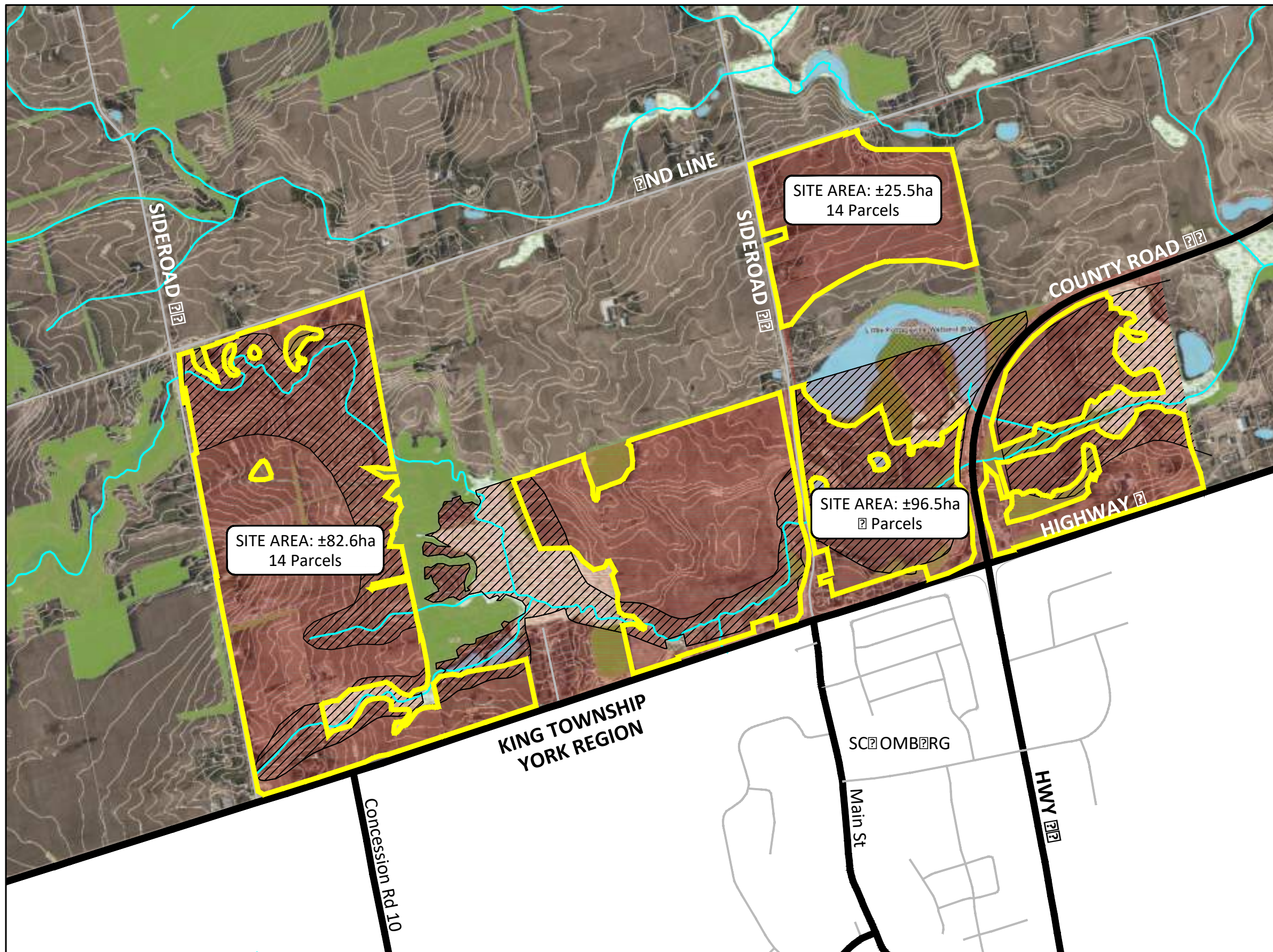
- Potential Sites
- Rural Lands Greater than 80ha

CONSTRAINTS

- Constraint
Licenced Pit Quarry
- Forested Areas Woodlands
- 2m Contours
- Water Feature
- Watercourse
- Re-evaluated Wetlands

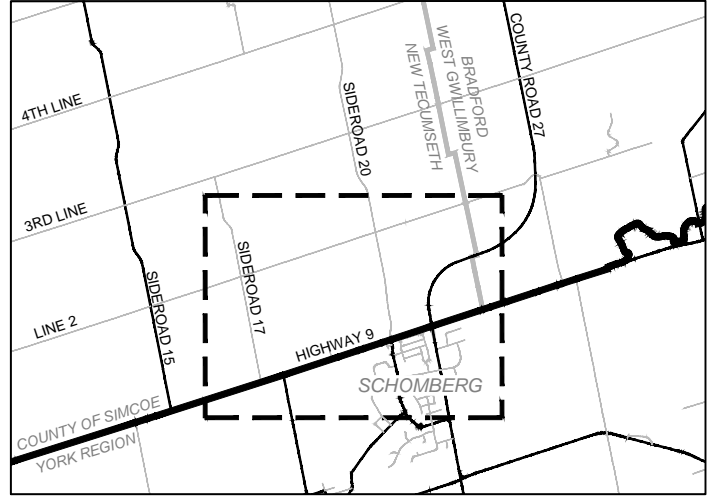
Source: 2016 Aerial Photo, wooded areas, wetlands and contours from the County of Simcoe Interactive map. Watercourses from the Ontario Ministry of Natural Resources and Forestry. Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com



KEY MAP

Scale 1:100,000



LEGEND

- Potential Sites
 - Rural Lands Greater than 80ha
 - Environmental Protection 1
 - Forested Areas Woodlands
 - 2m Contours
 - Water Feature
 - Watercourse
 - Wetlands
 - Unevaluated Wetlands
- CONSTRAINTS**
- Environmental Protection 1
 - Forested Areas Woodlands
 - 2m Contours
 - Water Feature
 - Watercourse
 - Wetlands
 - Unevaluated Wetlands

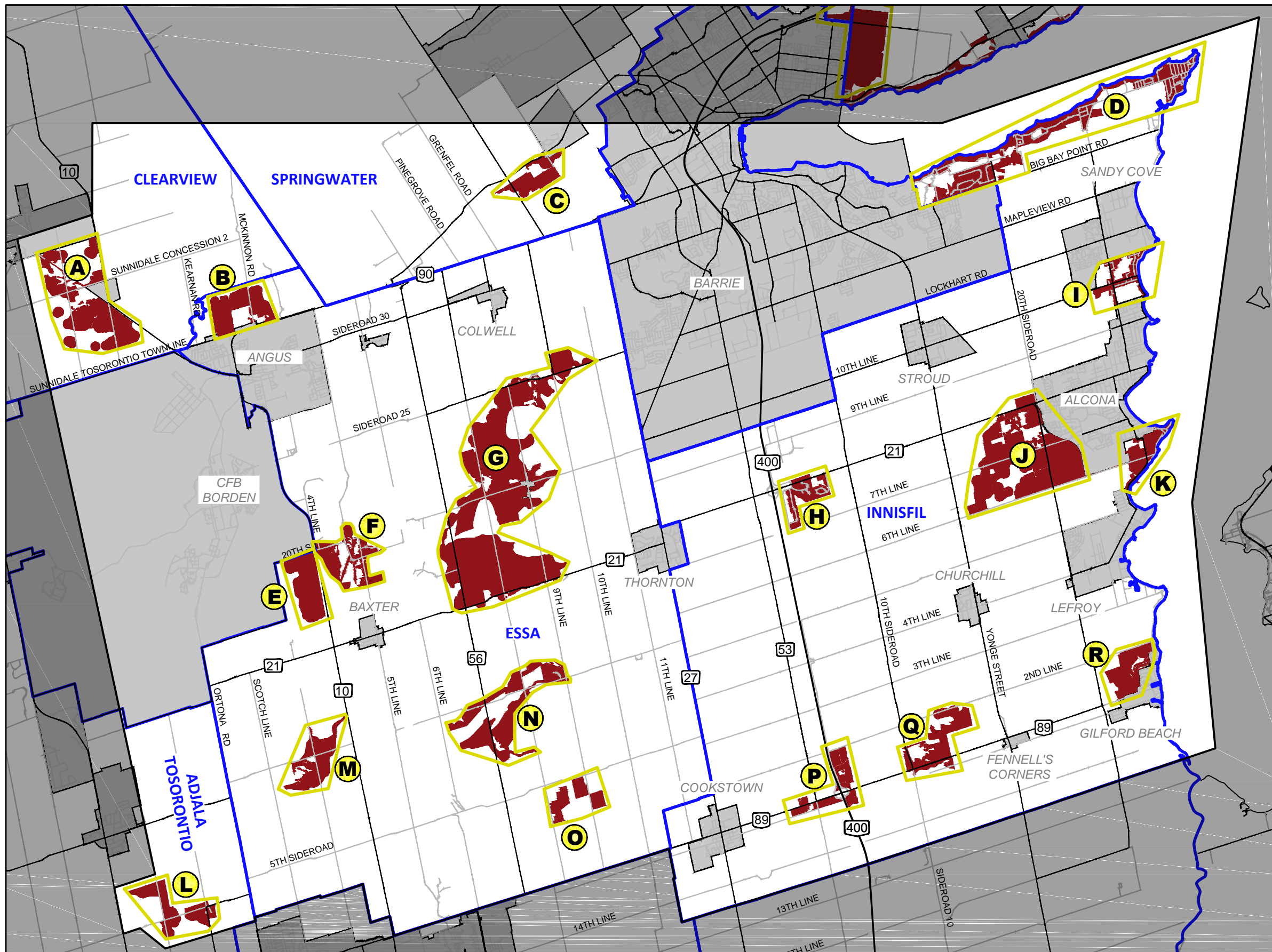
Source: 2016 Aerial Photo, wooded areas, wetlands and contours from the County of Simcoe Interactive map. Watercourses from the Ontario Ministry of Natural Resources and Forestry. Information shown is approximate and subject to change.



MAP A

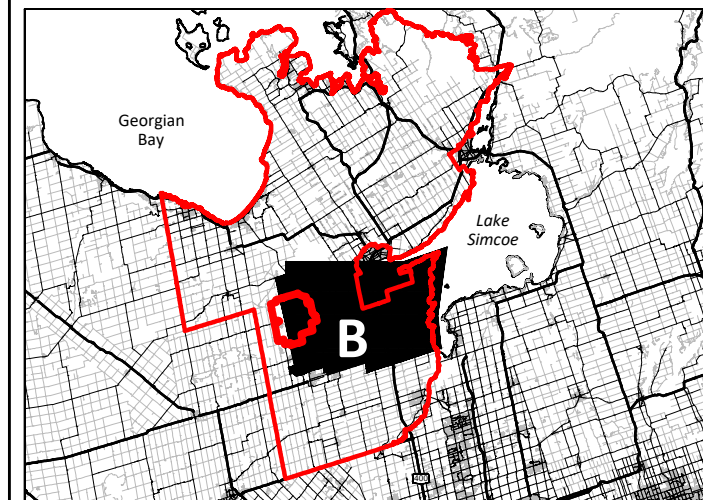
GROUP L





RURAL LANDS MAP B

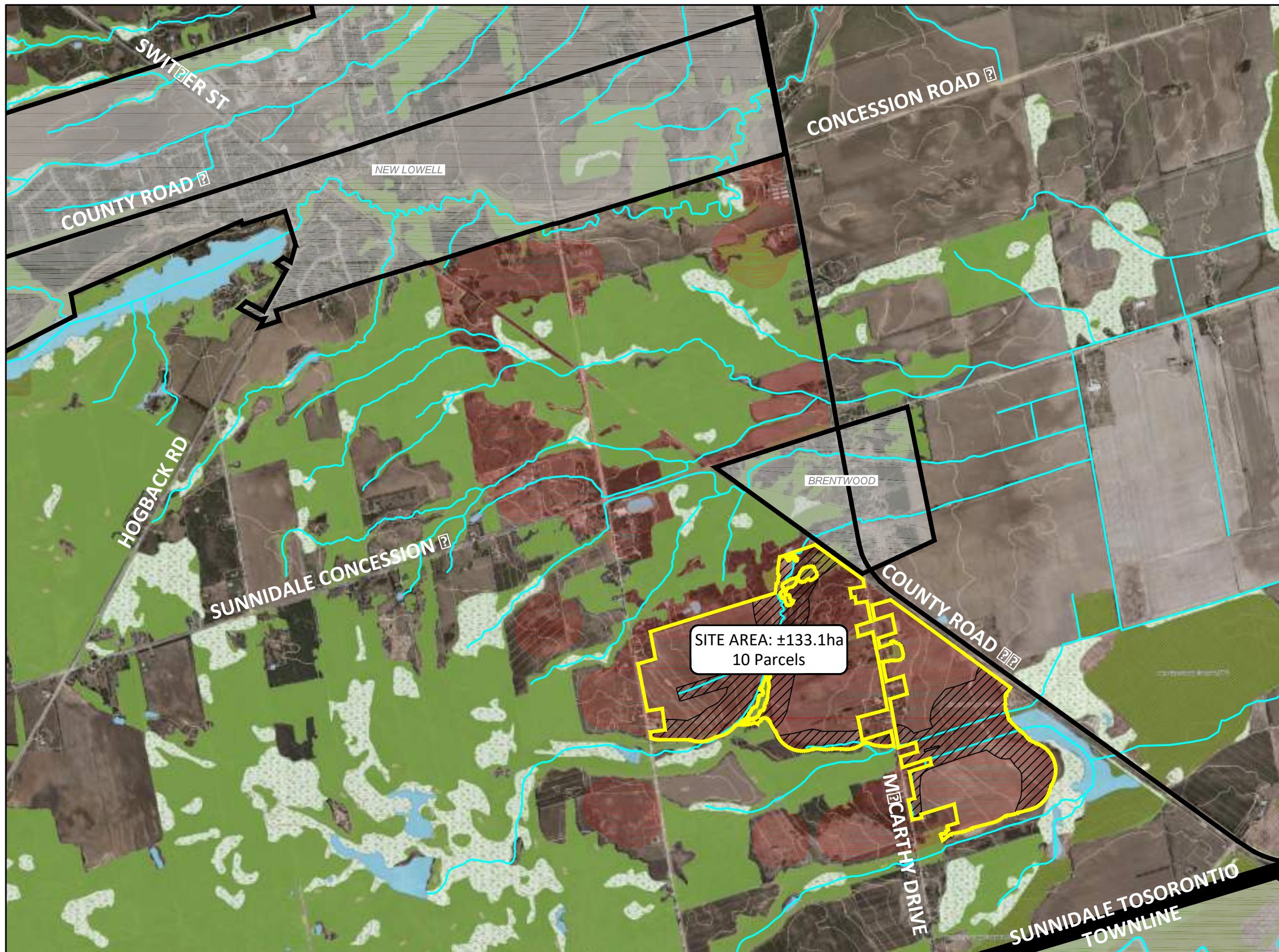
KEY MAP



LEGEND

- Rural Lands Greater than 80ha
- A Grouping I.D.
- Grouping Boundary
- Lower Tier Municipalities
- County of Simcoe Boundary
- Settlements

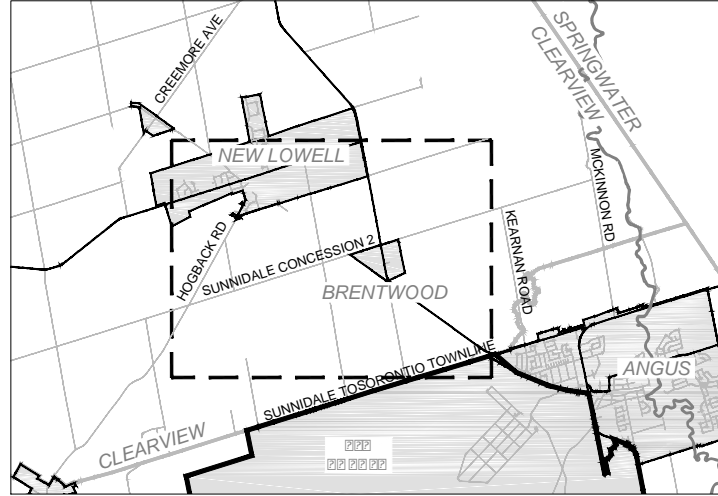
Source: Rural areas from the County of Simcoe Official Plan Schedule 5.1.



SITE AREA: ±133.1ha
10 Parcels

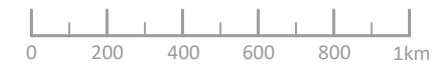
KEY MAP

Scale 1:150,000



LEGEND

- Potential Sites
 - Rural Lands Greater than 80ha
Simcoe, Elgin, York, Hamilton
- CONSTRAINTS
- Constraint
Palard Land Area
Barrel Woodshed
 - Forested Area Woodlands
 - 2m Contours
 - Water Feature
 - Watercourse
 - Wetlands
 - Re-evaluated Wetlands



MAP B

GROUP A



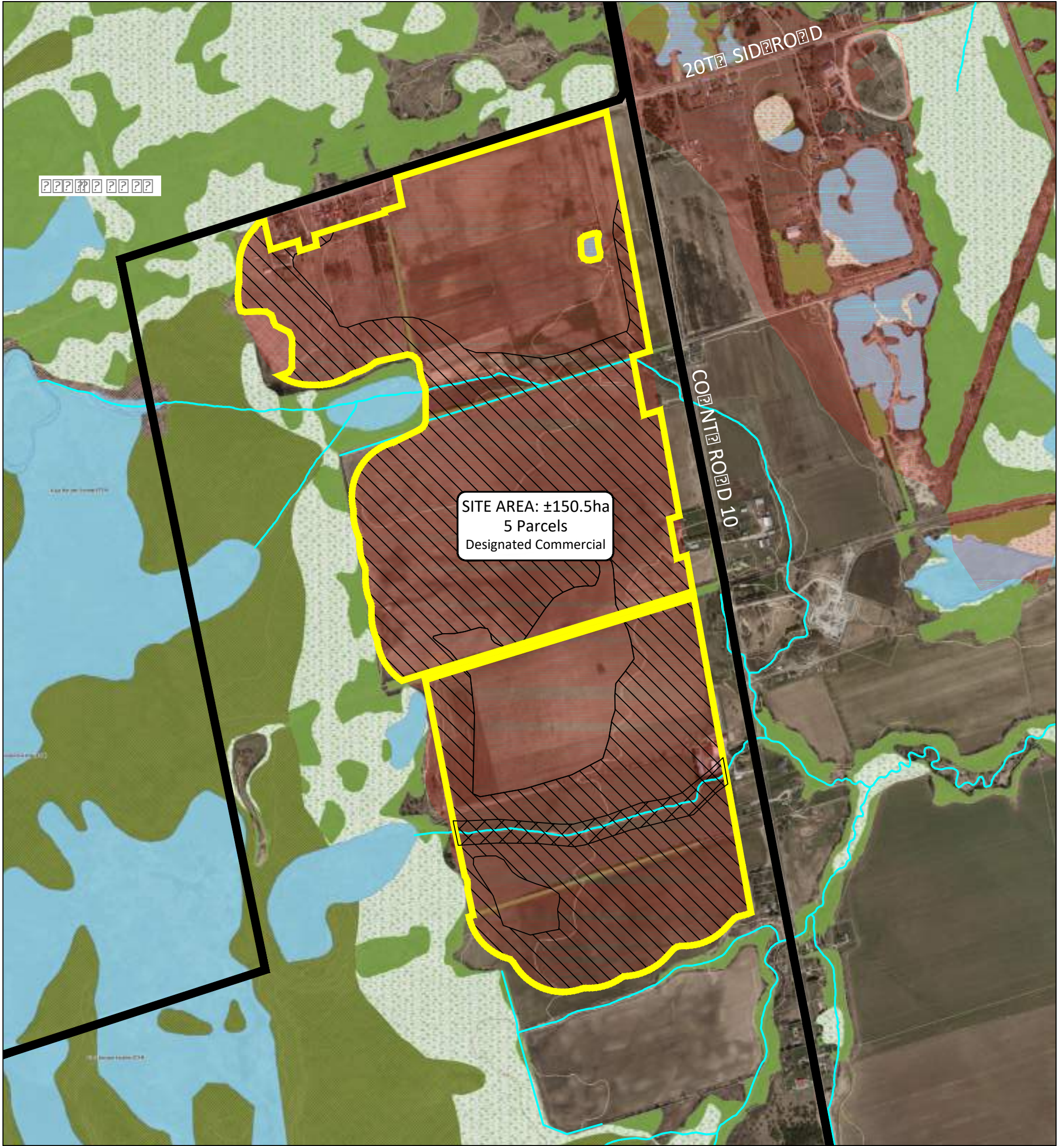
Source: 2016 Aerial Photo, wooded areas, wetlands and contours from the County of Simcoe
Interactive map. Watercourses from the Ontario Ministry of Natural Resources and Forestry.
Note: Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com



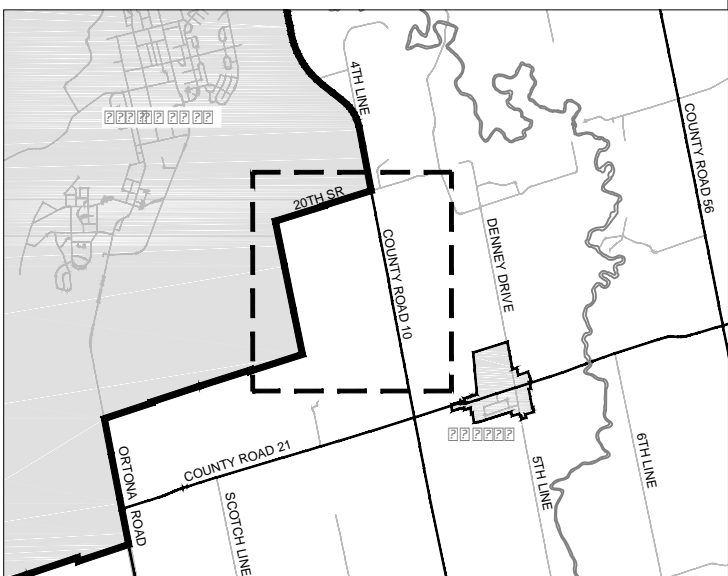
MAP B

GROUP E



KEY MAP

Scale 1:100,000



LEGEND

- Potential Sites
- Rural Lands Greater than 80ha
Simcoe Official Municipal
- CONSTRAINTS**
- Water Feature
- Watercourse
- 2m Contours
- Constraint Environmental Protection Prohibited Areas
- Constraint NCC Regulated Areas
- Forested Areas Woodlands
- Unevaluated Wetlands

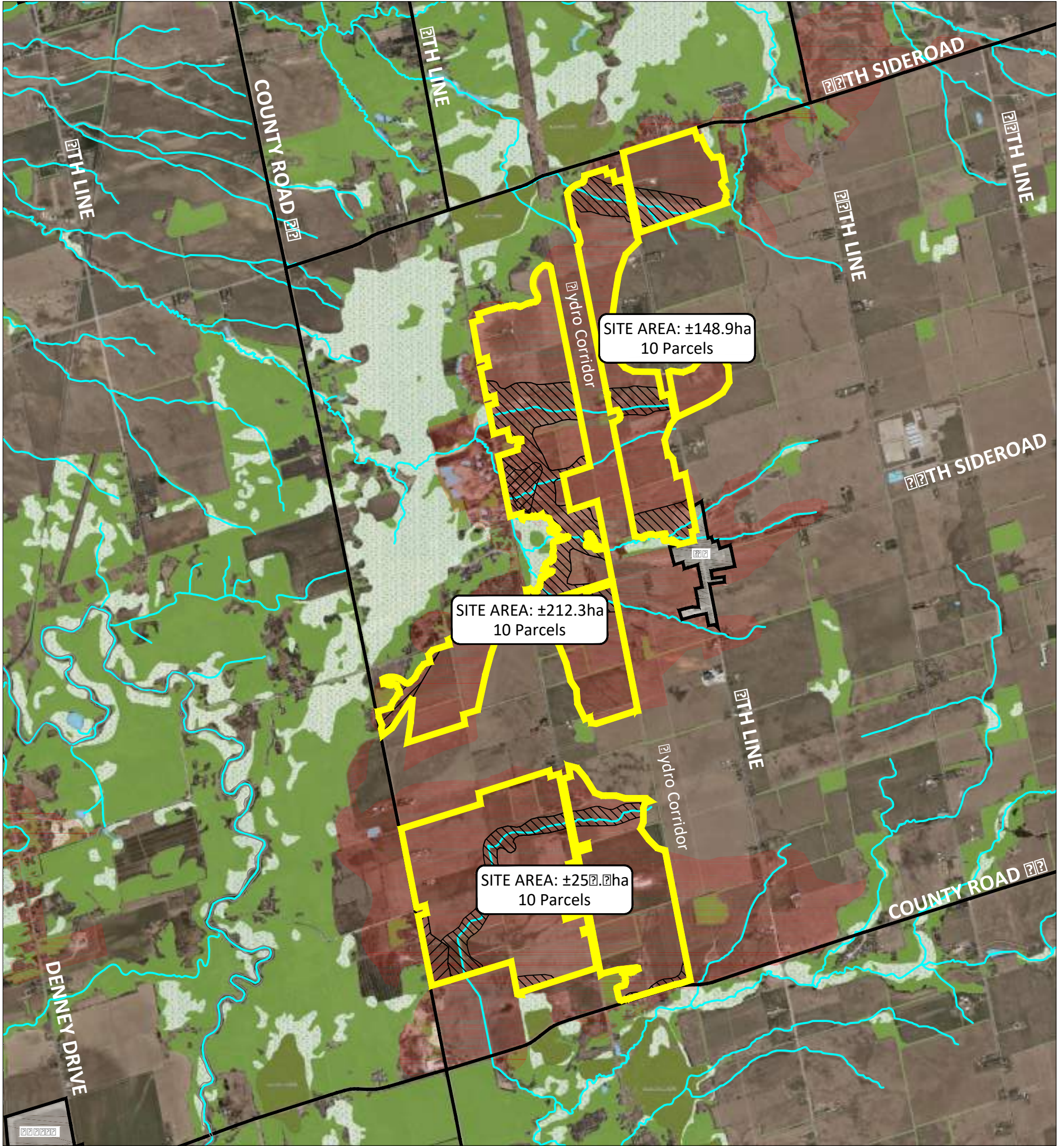
Source: 2016 Aerial Photo/Wooded areas/Wetlands and contours from the County of Simcoe Interactive map. Watercourses from the Ontario Ministry of Natural Resources and Forestry. Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com



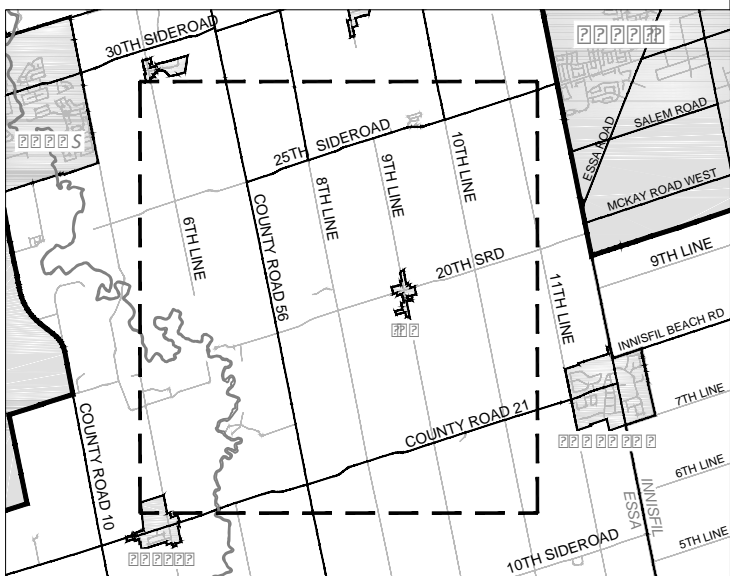
MAP B

GROUP G



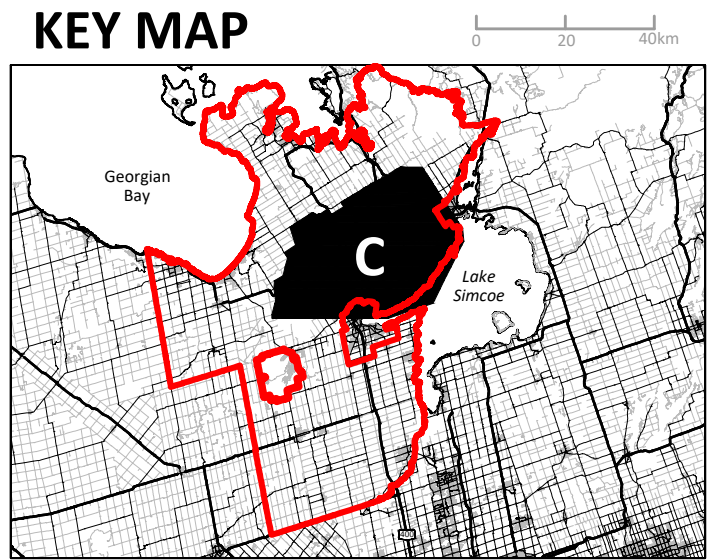
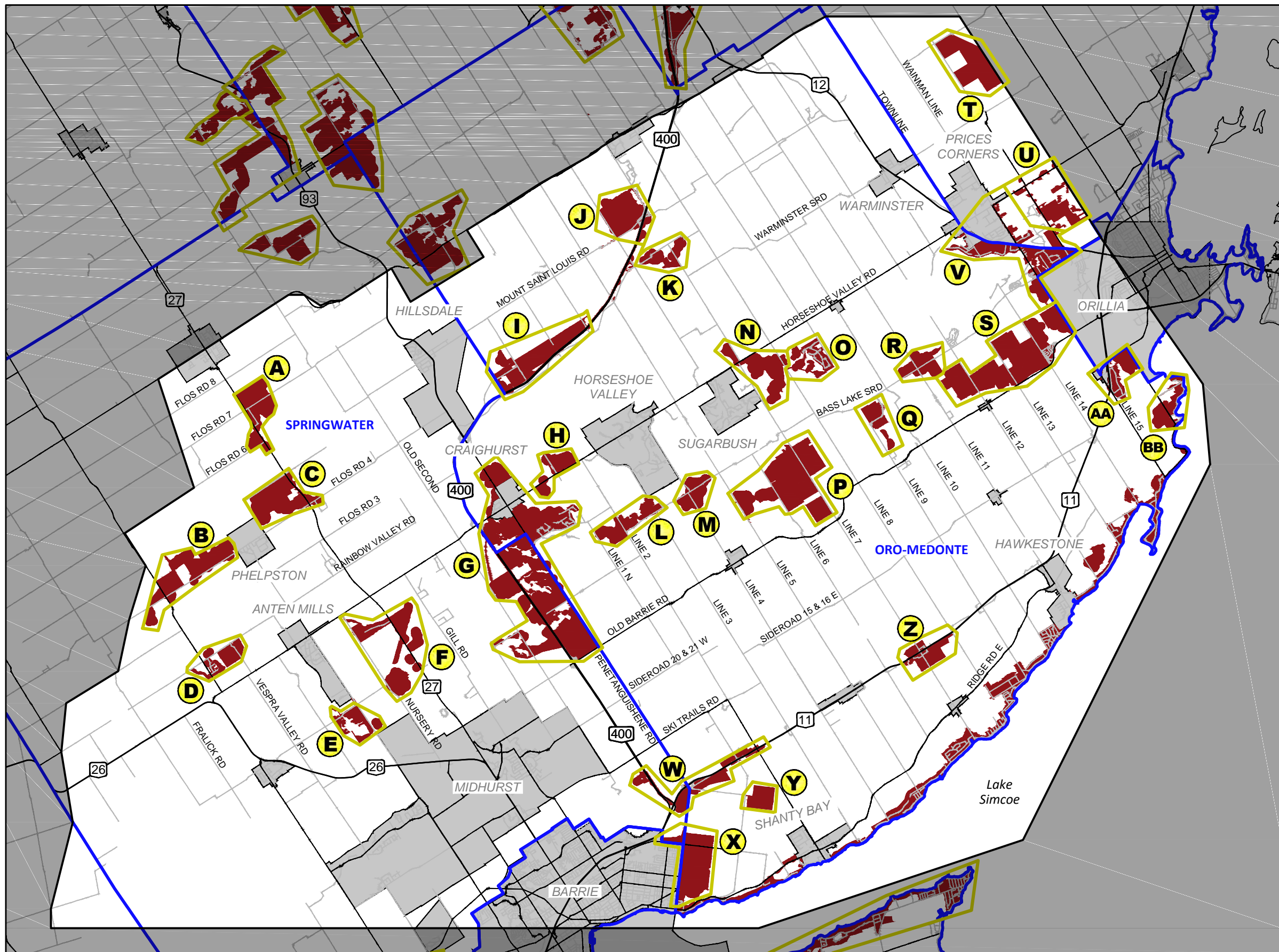
KEY MAP

Scale 1:150,000



LEGEND

- Potential Sites
 - Rural Lands Greater than 80ha
 - Water Feature
 - Watercourse
 - Forested Area
 - Woodlands
 - Constraint: NCA Regulated Areas
 - Constraint: Extractive Industrial, Sand and Gravel Resources
 - Wetlands
 - Re-evaluated Wetlands
- CONSTRAINTS**
- Water Feature
 - Watercourse
 - Forested Area
 - Woodlands
- Source: 2016 Aerial Photo, wooded areas and wetlands from the County of Simcoe Interactive map. Watercourses from the Ontario Ministry of Natural Resources and Forestry. Information shown is approximate and subject to change.
- IPS** INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com



LEGEND

- Rural Lands Greater than 80ha
- Grouping I.D.
- Grouping Boundary
- Lower Tier Municipalities
- County of Simcoe Boundary
- Settlements

Source: Rural areas from the County of Simcoe Official Plan Schedule 5.1.

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

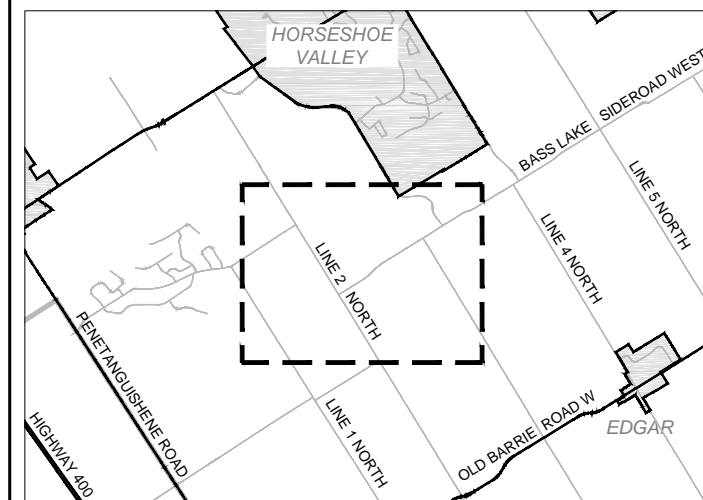
RURAL LANDS MAP C






KEY MAP

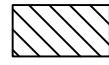





Scale 1:100,000



LEGEND

-  Potential Sites
-  Rural Lands Greater than 80ha

CONSTRAINTS

-  Constraint
Sand and Gravel Resources
-  Forested Areas / Woodlands
-  2m Contours
-  Water Feature
-  Watercourse
-  Re-evaluated Wetlands

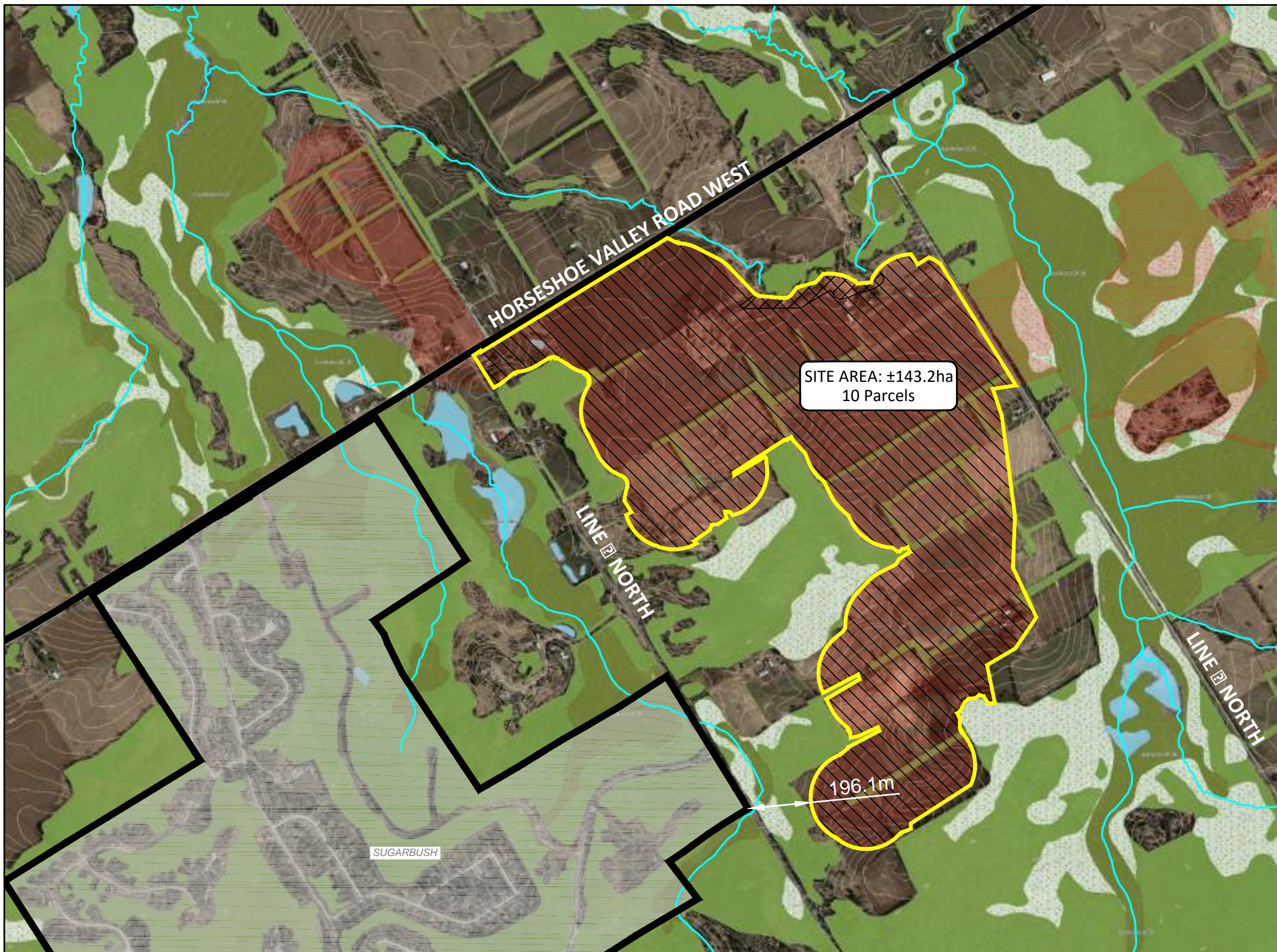
Source: 2016 Aerial Photo, wooded areas, wetlands and contours from the County of Simcoe Interactive map. Watercourses from the Ontario Ministry of Natural Resources and Forestry. Information shown is approximate and subject to change.



MAP C

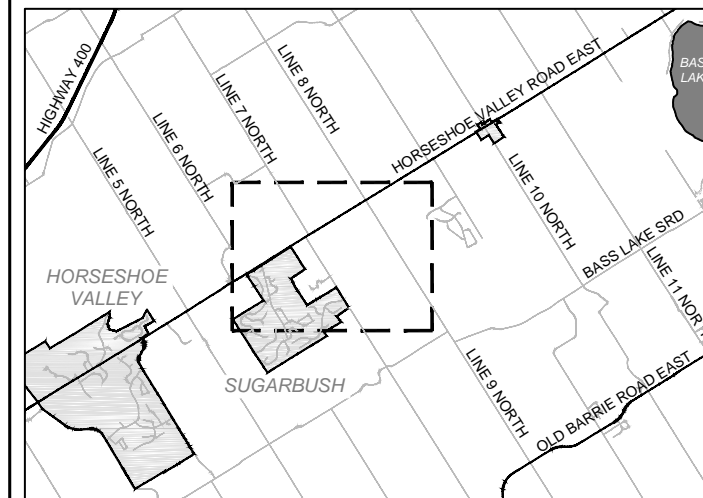
GROUP L





KEY MAP

Scale 1:150,000



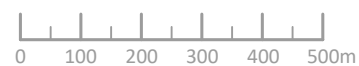
LEGEND

- Potential Sites
- Rural Lands Greater than 80ha

CONSTRAINTS

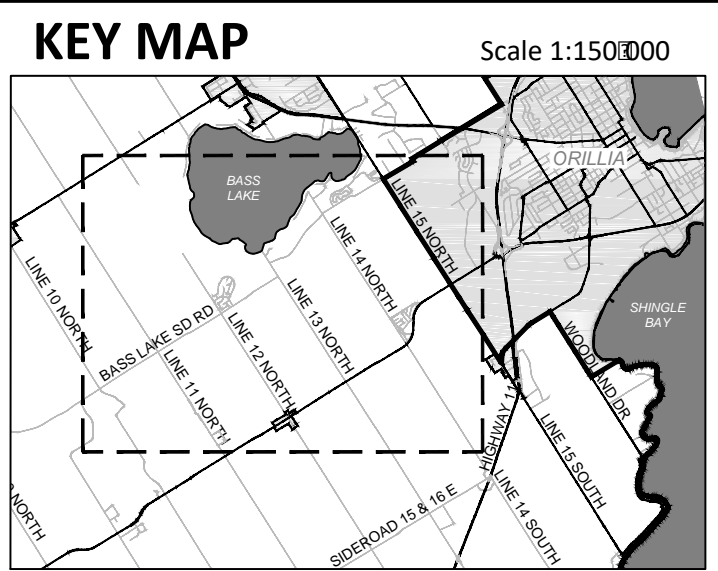
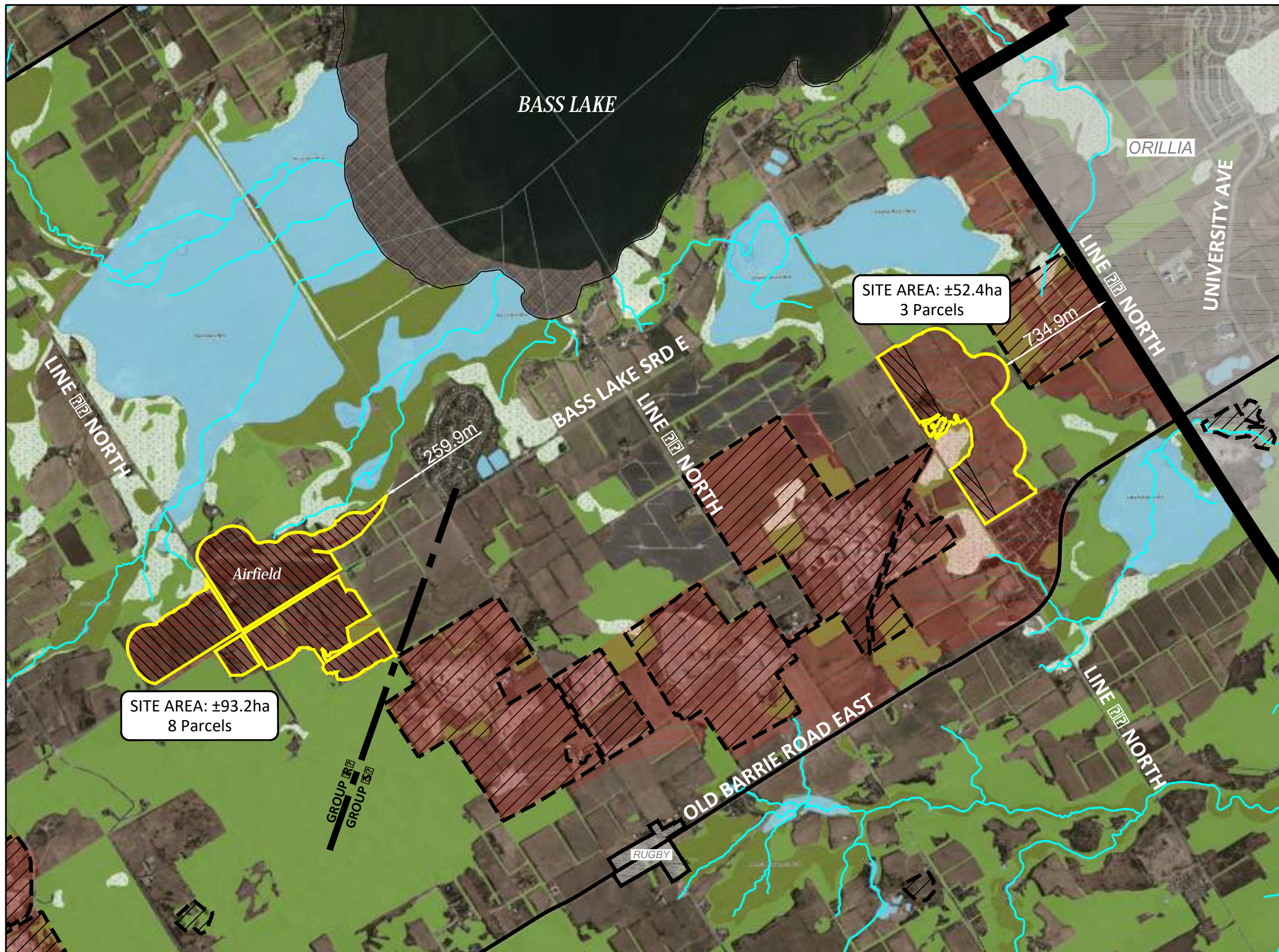
- Constraint
Oro Moraine Core Corridor Area
- Constraint
Sand and Gravel Resources
- Forested Areas Woodlands
- 2m Contours
- Water Feature
- Watercourse
- Wetlands
- Re-evaluated Wetlands

Source: 2016 Aerial Photo, wooded areas, wetlands and contours from the County of Simcoe Interacti map. Watercourses from the Ontario Ministry of Natural Resources and Forestry.
 Note: Information shown is approximate and subject to change.



MAP C GROUP N





LEGEND

- Potential Sites
- Rural Lands Greater than 80ha
Simcoe, Clonmore, Macmillan

CONSTRAINTS

- Constraint
Licenced Pit Quarry
Simcoe, Clonmore, Macmillan
- Constraint
Sand and Gravel Resources
Simcoe, Clonmore, Macmillan
- Forested Areas/Woodlands
- Water Feature
- Watercourse
- Wetlands
- Un-evaluated Wetlands

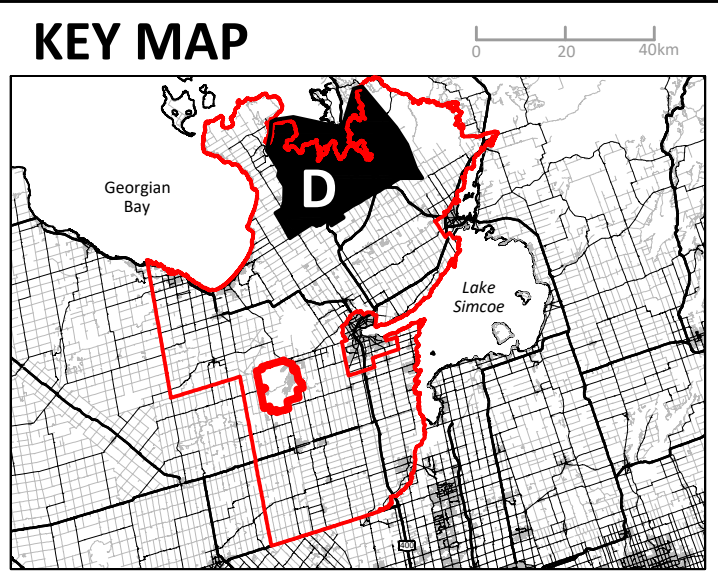
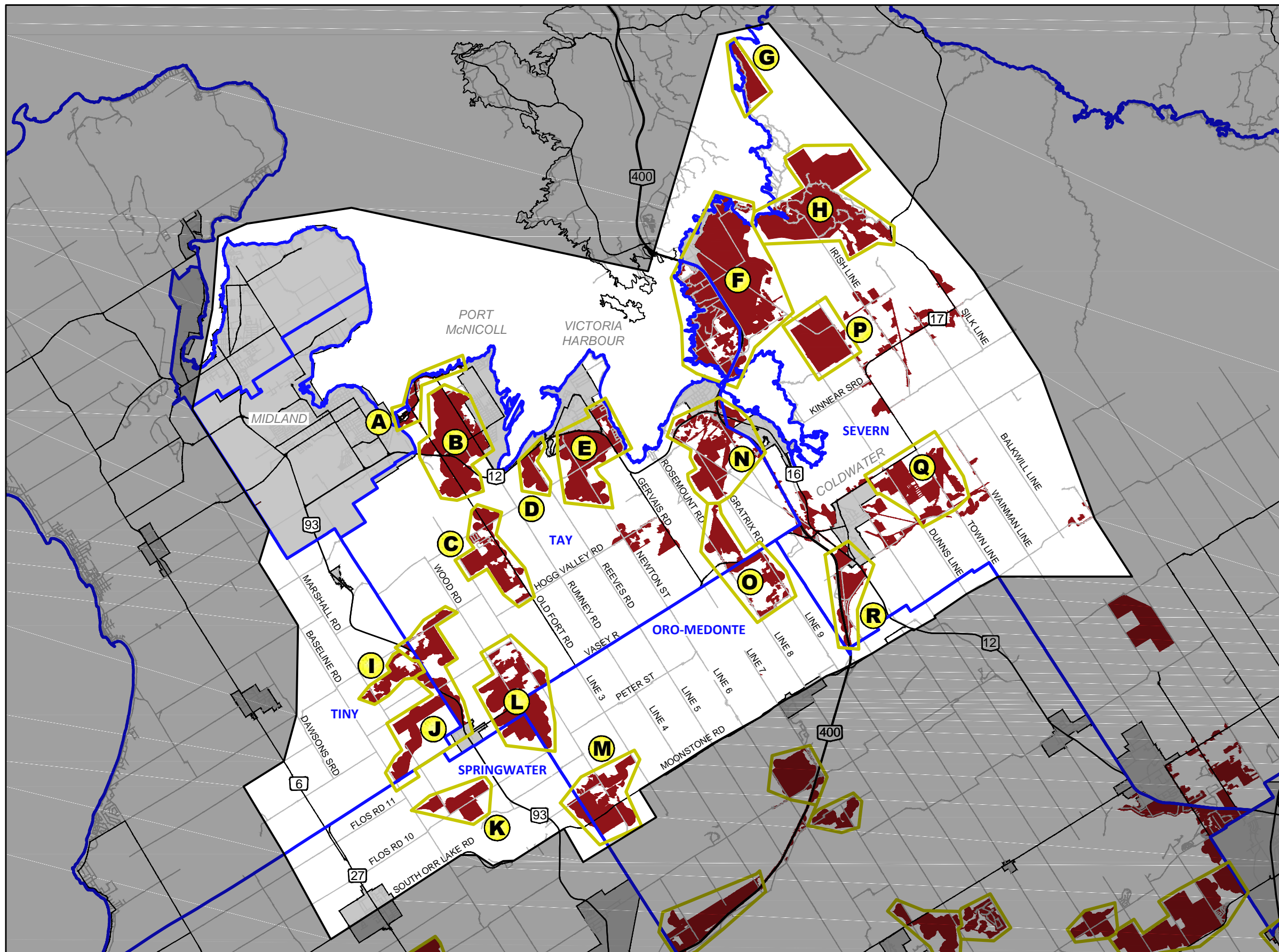
Source: 2016 Aerial Photo/Wooded areas/Wetlands and contours from the County of Simcoe
 Interactivity map. Watercourses from the Ontario Ministry of Natural Resources and Forestry.
 Note: Information shown is approximate and subject to change.



MAP C

GROUPS R & S





LEGEND

- Rural Lands Greater than 80ha
- Grouping I.D.
- Grouping Boundary
- Lower Tier Municipalities
- County of Simcoe Boundary
- Settlements



RURAL LANDS

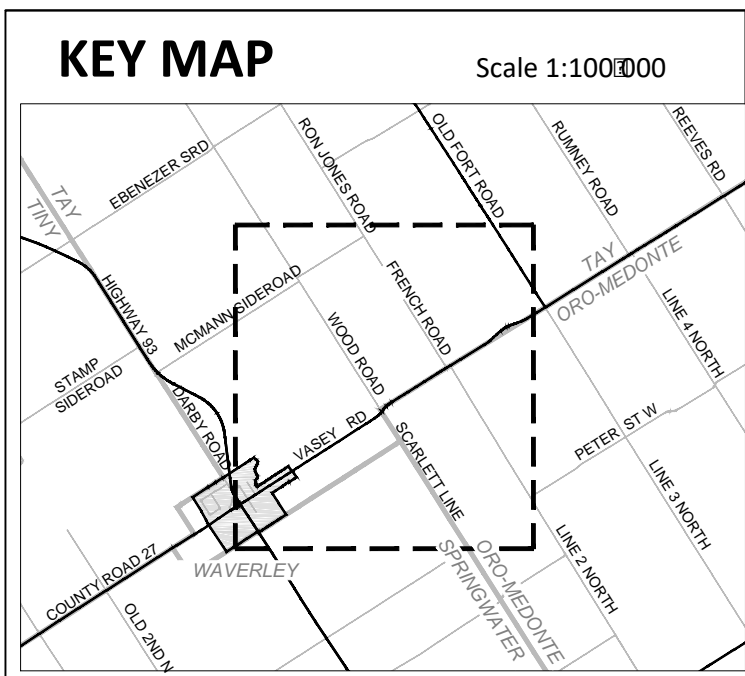
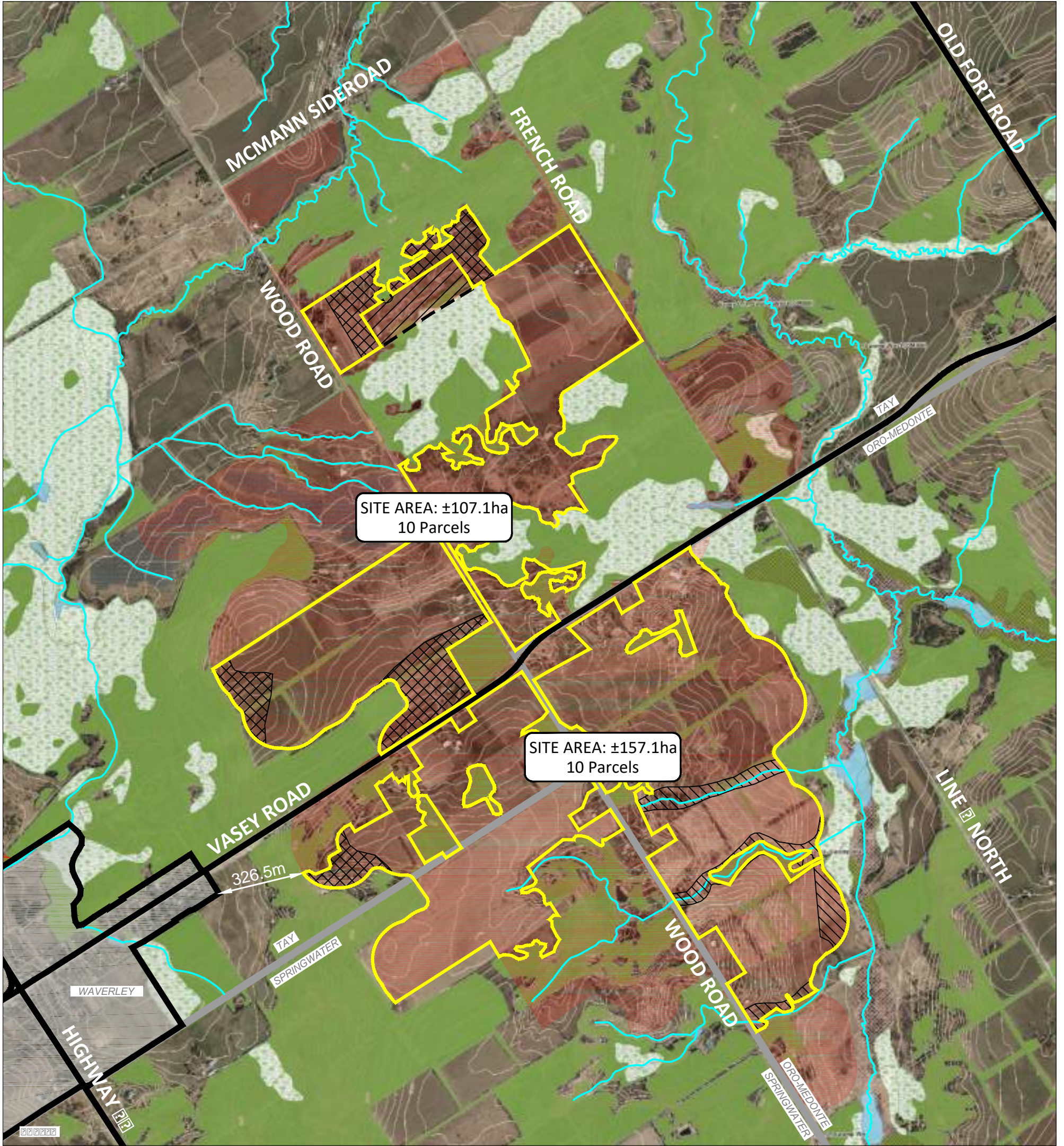
MAP D





MAP D

GROUP L

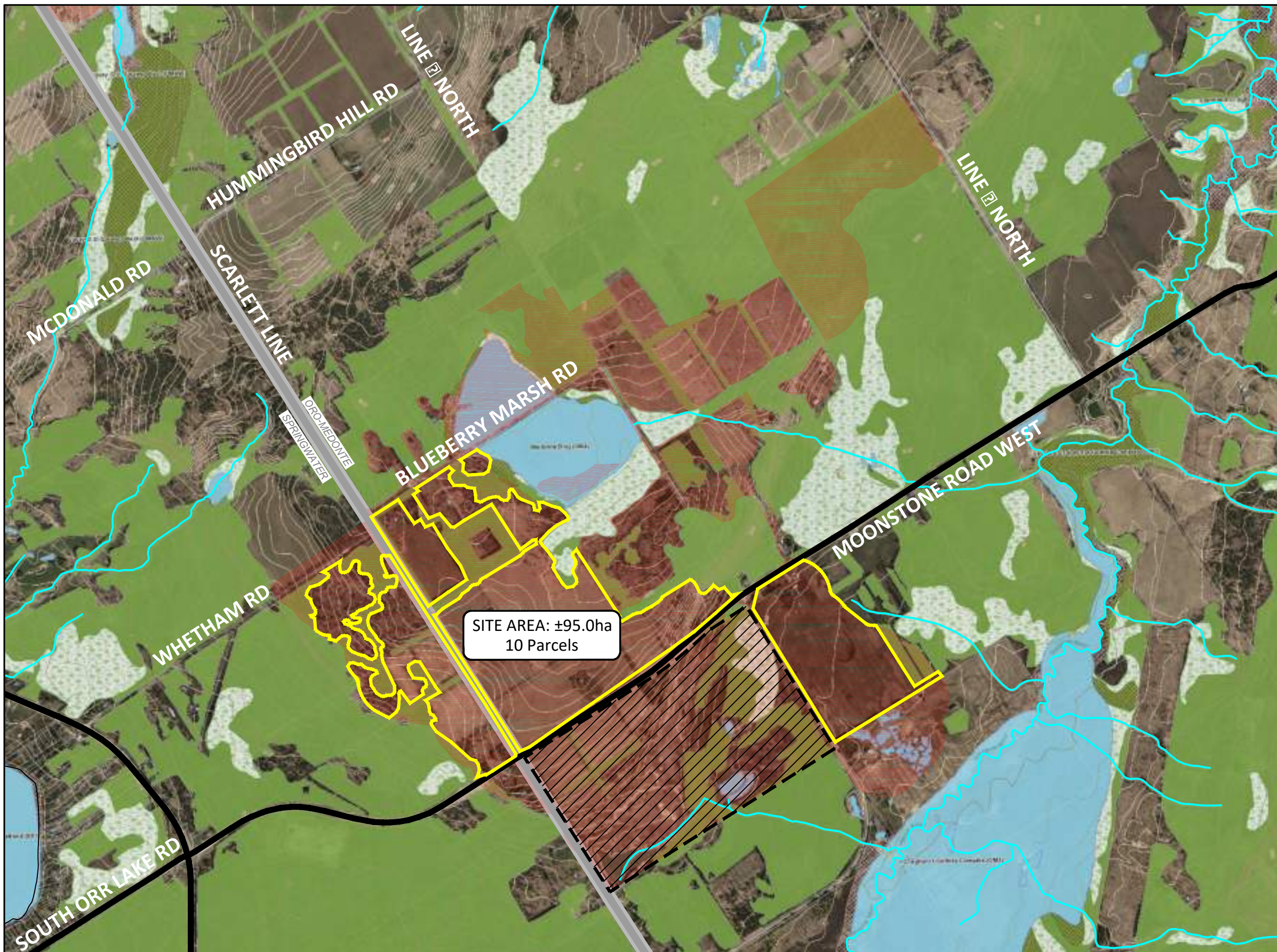


LEGEND

- Potential Sites
- Rural Lands Greater than 80ha
- CONSTRAINTS**
 - Water Feature
 - Forested Area/Woodlands
 - Watercourse
 - 2m Contours
 - Constraint: Environmental Protection 2 - Restrictive Industrial
 - Constraint: Pylon
 - Constraint: Licenced Pit Quarry
 - Wetlands
 - Re-evaluated Wetlands

Source: 2016 Aerial Photo/wooded areas and wetlands from the County of Simcoe Interactive map. Watercourses from the Ontario Ministry of Natural Resources and Forestry. Information shown is approximate and subject to change.

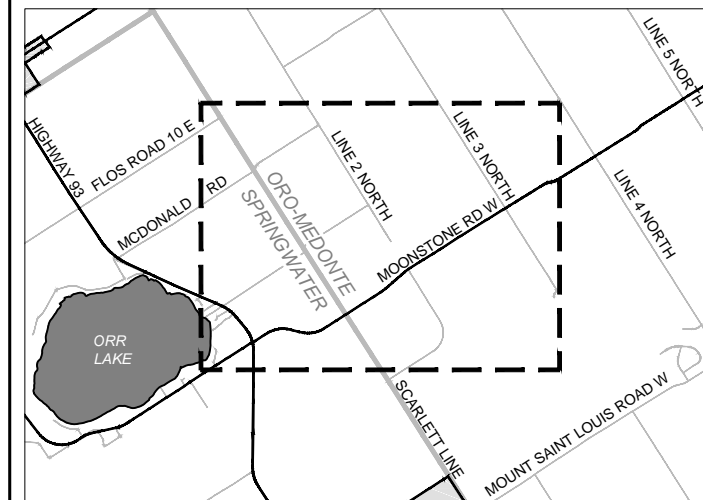
IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com



SITE AREA: ±95.0ha
10 Parcels

KEY MAP

Scale 1:100,000



LEGEND

- Potential Sites
- Rural Lands Greater than 80ha
Simcoe, Caledon, Markham
- CONSTRAINTS**
- Constraint
Licenced Pit Quarry
Simcoe, Caledon, Markham
- Forested Areas Woodlands
- 2m Contours
- Water Feature
- Watercourse
- Wetlands
- Unevaluated Wetlands

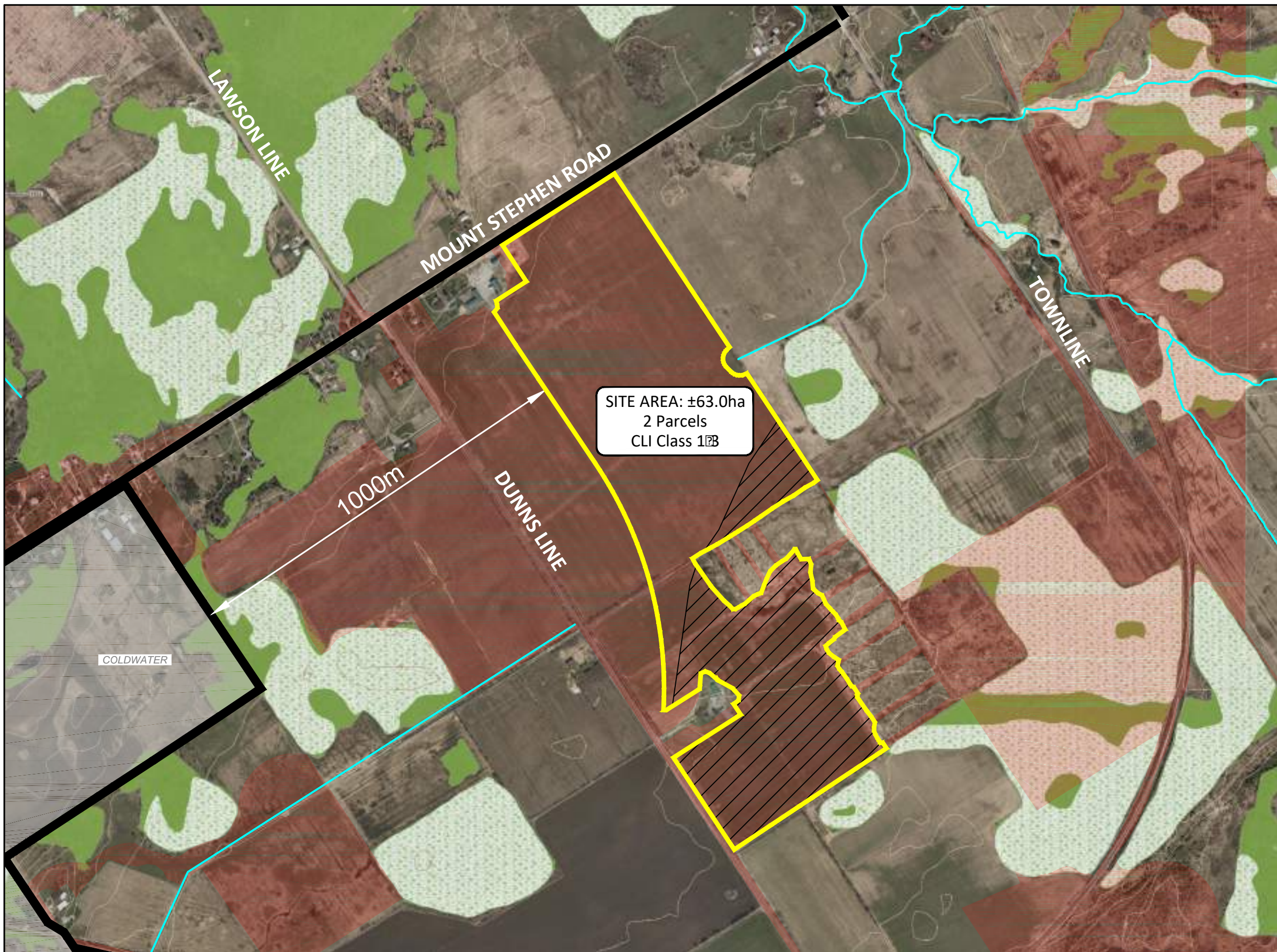
Source: 2016 Aerial Photo, wooded areas, wetlands and contours from the County of Simcoe
Interactive map. Watercourses from the Ontario Ministry of Natural Resources and Forestry.
Note: Information shown is approximate and subject to change.



MAP D

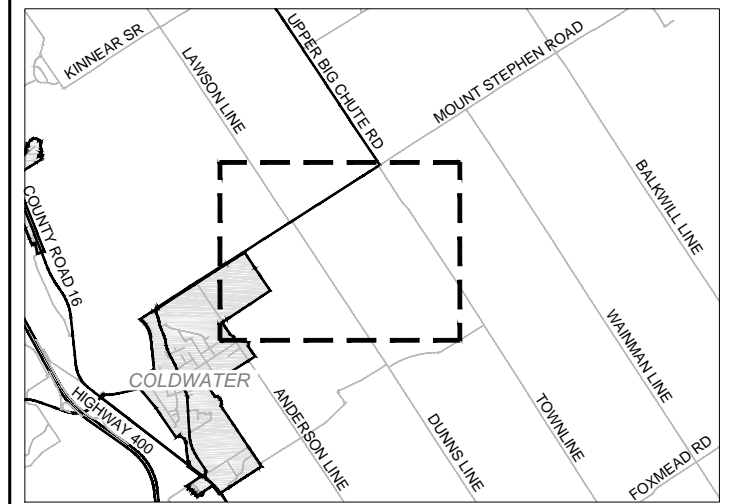
GROUP M





KEY MAP

Scale 1:100,000



LEGEND

- Potential Sites
- Rural Lands Greater than 80ha

CONSTRAINTS

- Constraint: Bedrock Aggregate Resources (Midhurst District)
- Forested Areas Woodlands
- 2m Contours
- Water Feature
- Watercourse
- Re-evaluated Wetlands

Source: 2016 Aerial Photo, wooded areas, wetlands and contours from the County of Simcoe
 Interactive map. Watercourses from the Ontario Ministry of Natural Resources and Forestry.
 Note: Information shown is approximate and subject to change.



MAP D GROUP Q



BURLS CREEK - RURAL LAND ANALYSIS

MAP A

GROUP	Total Area (ha.) & Number of Parcels	Local Designation	Proximity to Major / Secondary Urban Areas	Pre-existing Zoning for Festivals	Access to Major Highway & Proximity to Regional Airport (with customs)	Land Use Considerations
A	306 ha & 120 parcels	Township of Adjala-Tosorontio - Special Policy Area (Simcoe Non Decision No. 4), Open Space Recreation, Rural	Yes / limited hotel options, limited transportation (taxi) options.	No	Approximately 20km from major highway interchange (Highway 89 and 400). No Regional Airport	Subject lands are located adjacent to Alliston Settlement Area with a wide variety of competing and conflicting land uses. Land assembly is challenging given existing lot fabric and road network throughout area. Potential traffic constraints. Majority of lands are actively farmed. Group is considered to be within a Prime Agricultural Area as defined by PPS.
B	153 ha & 41 parcels	Town of New Tecumseth - Rural and Hamlet	Yes / limited hotel options, limited transportation (taxi) options.	No	Approximately 19km from major highway interchange (Highway 89 and 400). No Regional Airport	Located adjacent to Alliston Settlement Area and a variety of existing competing and conflicting land uses. According to Class Inventory Mapping (CLI), area has soil characteristics as BCEG. Located approximately 17km from Highway 400. Potential traffic constraints. Majority of lands are being actively farmed. Group is considered to be within a Prime Agricultural Area as defined by PPS.
C	117 ha & 27 parcels	Town of New Tecumseth - Rural, D4 Assessment Area, EP1	Yes / limited hotel options, limited transportation (taxi) options.	No	Approximately 17km from major highway interchange (Highway 89 and 400). No Regional Airport.	Land Assembly of less than 10 parcels would be difficult given existing lot fabric to acquire enough area. Majority of lands are being actively farmed. Group is considered to be within a Prime Agricultural Area as defined by PPS.
D	549 ha & 68 parcels	Township of Adjala-Tosorontio - Rural	Yes / limited hotel options, limited transportation (taxi) options.	No	Approximately 25km from major highway interchange (Highway 88 & 400). No Regional Airport.	A more detailed sub map is provided. Lands on west side of Concession Road 7 are insufficient in size. Lands are constrained by access as can only be achieved via Line 7 and Adjala Tecumseth Townline. Lands consist of Organic, Classes 1-3, 4 and 5-7 soils. Lands also constrained by environmental features including a stream and Open Space Conservation zoned lands. Unopened road allowance (Line 8) located within area. Lands on west side of CR 50 include lands zoned for Extractive Industrial use and contain significant vegetation and topographic constraints. Balance of lands also contain significant topographic constraints, insufficient area (less than 200 acres) and land assembly challenges (more than 10 parcels to acquire). Lands on East side of CR 50, south of Adjala Sideroad 25 include parcels with topographic constraints (adjacent to CR 50). Further east, lands consist of a cluster of rural residential parcels (9 parcels). Soil class in this area consist of Organic, Class 1-3 and 5-7 soils. Group is considered to be within a Prime Agricultural Area as defined by PPS.
E	136 ha & 72 parcels	Town of New Tecumseth - Rural, EP1, EP2 and Major Recreation	Yes / limited hotel options, limited transportation (taxi) options.	No	Approximately 6km from major highway interchange (Highway 88 and 400). No Regional Airport.	Lands consist of residential subdivision and an existing golf course. Discounting these lands, a portion of the property consists of significant vegetation and Penville Creek. Of the remaining lands, only approximately 45 hectares remain vacant, insufficient to be considered a reasonable alternative location.
F	470 ha & 103 parcels	Town of New Tecumseth - Rural, EP1, Country Residential, D4 Assessment Area	Yes / limited hotel options, limited transportation (taxi) options, limited food and retail/service options.	No	Approximately 12km from major highway interchange (Highway 88 and 400). No Regional Airport.	A more detailed sub map is provided. Lands located north of 5th line and south of 6th line have been excluded given the number of smaller lots/parcels within this area. Land assembly would not be reasonable to acquire 200 acres and located adjacent to several existing residential/rural residential parcels. These lands also consist of natural heritage constraints (streams/ponds and forested areas), Stormwater management ponds, undulating topography & a rail line. Lands located north of 6th Line and south of 7th Line and bound by Sideroad 10 in the east are severely constrained by natural heritage features including several streams throughout, significant forested areas as well as undulating topography. Further, these lands are comprised of many smaller lots/parcels which consist of residential/rural residential and agricultural lands. Lands on the east side of Sideroad 10 are insufficient in size (less than 200 acres). Group is considered to be within a Prime Agricultural Area as defined by PPS.
G	193 ha & 59 parcels	Town of New Tecumseth - Rural, Mineral Aggregate Resource Area, Local & Private Waste Disposal Sites and D4 Assessment Area	Yes / limited hotel options, limited transportation (taxi) options, limited food and retail/service options.	No	Approximately 12km from major highway interchange (Highway 88 and 400). No Regional Airport.	Lands on south side of 6th line consist of smaller lot rural/rural residential parcels, land assembly of all parcels is unreasonable and would not result in a large enough area (less than 200 acres). Lands on the south side of 7th line and in the eastern area of this grouping consist of smaller lot rural/rural residential parcels. Acquiring/assembling these lands would be unreasonable and collectively would not provide enough land (less than 200 acres). Balance of lands are constrained by access as it can only be achieved by 7th line and 6th line. Large portion of these lands (approximately 85 acres) are zoned for extractive industrial, waste management and institutional uses (lands abutting 7th line). Portion of these lands are also designated as mineral aggregate resource area and located within a Local and Private waste disposal site while also within a D4 Assessment Area. Collectively, these constraints make the lands unreasonable to consider locating the proposed uses on as they are located in close proximity to numerous sensitive land uses.
H	111 ha & 35 parcels	Town of New Tecumseth - Rural	Yes /hotel options, transportation (taxi) options, food and retail/service options available in Bradford and Newmarket	No	Approximately 12km from major highway interchange (Highway 88 and 400). No Regional Airport.	Area is comprised of several smaller lots/parcels consisting of a range of rural/rural residential and agricultural uses. Land assembly to acquire sufficient area is not reasonable. Farming activity is ongoing. Group is considered to be within a Prime Agricultural Area as defined by PPS.
I	93 ha & 40 parcels	Town of New Tecumseth - Rural	Yes / hotel options, taxi options, food and retail/service options available in Bradford and Newmarket	No	Approximately 9km from major highway interchange (Highway 9 and 400). No Regional Airport.	Area is comprised of several smaller lots/parcels consisting of a range of rural/rural residential and agricultural uses. Land assembly to acquire sufficient area is not reasonable. Group is considered to be within a Prime Agricultural Area as defined by PPS. Farming activity ongoing.
J	206 ha & 47 parcels	Town of New Tecumseth Rural	Yes / hotel options, transportation (taxi) options, food and retail/service options available in Bradford and Newmarket	No	Approximately 11km from major highway interchange (Highway 88 and 400). No Regional Airport.	Area is comprised of several smaller lots/parcels consisting of a range of rural/rural residential and agricultural uses. Lands are comprised of Class 1-3 soils and located in close proximity to many competing land uses including 30+ rural residential parcels, many of which contain estate homes within this grouping. Natural heritage constraints including woodlands and streams. The lands also contain hydro lines through property. 3rd line is gravel road, creating access constraints. Group is considered to be within a Prime Agricultural Area as defined by PPS. Vacant lands are being actively farmed.
K	107 ha & 41 parcels	Town of New Tecumseth Rural	Yes / hotel options, transportation (taxi) options, food and retail/service options available in Bradford and Newmarket	No	Approximately 11km from major highway interchange (Highway 9 and 400). No Regional Airport.	Area is comprised of several smaller lots/parcels consisting of a range of rural/rural residential and agricultural uses. Land assembly to acquire sufficient area is not reasonable. Group is considered to be within a Prime Agricultural Area as defined by PPS. Vacant lands are being actively farmed.

GROUP	Total Area (ha.) & Number of Parcels	Local Designation	Proximity to Major / Secondary Urban Areas	Pre-existing Zoning for Festivals	Access to Major Highway & Proximity to Regional Airport (with customs)	Land Use Considerations
L	275 ha & 78 parcels	Town of New Tecumseth - Rural, Environmental Protection 1	Yes / hotel options, transportation (taxi) options, food and retail/service options available in Bradford and Newmarket	No	Approximately 5km from major highway interchange (Highway 9 and 400). No Regional Airport.	<p>See sub map for additional detail. Lands generally comprised of smaller lots/parcels including rural residential subdivision and consist of Organic and Class 1-3 soils. Located in close proximity to the community of Schomberg.</p> <p>Land assembly is constrained by location of rural residential subdivision and Highway 27. Lands to the west of the existing subdivision includes 15 parcels and an approximate area of 230 acres. The 10 largest parcels combined provide an area of less than 200 acres.</p> <p>Lands to the east of Highway 27 are isolated and insufficient in size (less than 200 acres).</p> <p>Lands located in the south east area of Line 2 and Sideroad 20 is isolated and collectively is insufficient in area.</p> <p>The balance of the lands contain a mixture of rural residential parcels (some of which consist of estate homes), natural heritage features such as the Holland River, streams, forested areas and ponds. In consideration of these existing features and resulting constraints, there is insufficient land (less than 200 acres) to accommodate the proposed uses. Group is considered to be within a Prime Agricultural Area as defined by PPS.</p>

GROUP	Total Area (ha.) & Number of Parcels	Local Designation	Proximity to Major / Secondary Urban Areas	Pre-existing Zoning for Festivals	Access to Major Highway & Proximity to Regional Airport (with customs)	Land Use Considerations
-------	--------------------------------------	-------------------	--	-----------------------------------	--	-------------------------

**BURLS CREEK - RURAL LAND ANALYSIS
MAP B**

GROUPING	Total Area (ha.) & Number of Parcels	Local Designation	Proximity to Major / Secondary Urban Areas	Pre-existing Zoning for Festivals	Access to Major Highway & Proximity to Regional Airport (with customs)	Land Use Considerations
A	229 ha & 79 parcels	Township of Clearview - Rural	Yes /hotel, transportation, food and services available from Barrie/Angus.	No	Approximately 18km from major highway interchange (Dunlop Street and Highway 400). No regional airport.	See sub map for additional information. Grouping contains many isolated areas and is located in proximity to Brentwood Settlement Area. Lands beyond 1km from Brentwood are insufficient in size to accommodate the proposed uses and surrounded by many rural residential parcels. Group is considered to be within a Prime Agricultural Area as defined by PPS. Active Farming operations ongoing.
B	150 ha & 29 parcels	Township of Essa - Rural, Rural Special, EP, Residential	Yes /hotel, transportation, food and services available from Barrie/Angus.	No	Approximately 15km from major highway interchange (Dunlop Street and Highway 400). No regional airport.	Grouping is located adjacent to the Angus Settlement area and not considered an appropriate or reasonable alternative location for the proposed uses. Group is considered to be within a Prime Agricultural Area as defined by PPS with active farming ongoing.
C	93 ha & 14 parcels	Township of Springwater - Aggregate Extractive, High Aggregate Potential, Rural,	Yes /hotel, transportation, food and services available from Barrie/Angus.	No	Approximately 7km from major highway interchange (Dunlop Street and Highway 400). Lake Simcoe Regional airport.	Grouping contains existing aggregate operations and is located partially adjacent to the Centre Vespra Settlement Area and is therefore not considered a reasonable alternative location to accommodate the proposed uses.
D	486 ha & 963 parcels	Town of Innisfil - Estate Residential, Natural Environment Area, Parks and Open Space, Rural Area, Agricultural Area, Shoreline Residential Area	Yes /hotel, transportation, food and services available from Barrie/Alcona.	No	Approximately 7km from major highway interchange (Mapleview Drive and Highway 400). Lake Simcoe Regional airport.	Lands within this grouping consist of residential parcels. Land assembly to obtain sufficient land is not reasonable, nor appropriate given existing and surrounding land uses.
E	158 ha & 18 parcels	Township of Essa - Rural, EP	Yes /hotel, transportation, food and services available from Barrie/Angus.	No	Approximately 17km from major highway interchange (Innisfil Beach Road and Highway 400). No regional airport.	See sub map for additional information. Grouping consists of 18 parcels and approximately 150.5 hectares. Many of these parcels are rural residential in nature. Excluding these lands, an assembly of the largest 5 parcels provides for an area of greater than 200 acres. Within these 5 parcels there are natural heritage constraints in the form of woodlands and streams. The lands are also located in close proximity to many rural residential parcels and adjacent to Base Borden. The lands are further constrained by available access points as the lands front onto County Road 10 and Sideroad 20. Given the existing concentration of rural and residential land uses in proximity to the grouping, the lands are not considered a reasonable location to accommodate the proposed uses. Group is considered to be within a Prime Agricultural Area as defined by PPS with ongoing agricultural operations.
F	134 ha & 110 parcels	Township of Essa - Residential Estate, Aggregate Potential, Extractive Industrial, Residential Multiple, Rural	Yes /hotel, transportation, food and services available from Barrie/Angus.	No	Approximately 15km from major highway interchange (Innisfil Beach Road and Highway 400). No regional airport.	Grouping is comprised generally of smaller parcels including residential subdivision. Assembly of the 10 largest parcels would not provide sufficient area (greater than 200 acres) to accommodate the proposed uses. Group is considered to be within a Prime Agricultural Area as defined by PPS.
G	1260 ha & 205 parcels	Township of Essa - Rural, Commercial Recreation, Aggregate Potential, Residential Estate, Transportation and Utility, Environmental, Institutional, Waste Disposal, Extractive Industrial.	Yes /hotel, transportation, food and services available from Barrie/Angus.	No	Approximately 7km from major highway interchange (Innisfil Beach Road and Highway 400). Lake Simcoe Regional Airport	See sub map for additional information. The grouping spans a large area, portions of which are adjacent to the Ivy Settlement Area and portions which are dissected by an existing hydro line corridor. Potential areas in the north provide long narrow strips of land which are not conducive to hosting the proposed uses and is dissected by the existing hydro line corridor which presents a potential hazard for attendees. Portions of this area are also subject to natural heritage constraints in the form of creeks, woodlands and wetlands. Lands in the southern portion of this grouping provide an adequate area to accommodate the proposed uses; however, there is an abundance of existing agricultural operations and infrastructure (barns, homes, livestock facilities, silos etc) and the area is dissected by an existing water course. The concentration of existing uses within this area is very comparable to BCEG, particularly provided the lack of existing zoning permissions for events. Access constraints render this site difficult based on proximity to a single highway intersection at Innisfil Beach road, requiring attendees to travel through the Settlement Area of Thornton and long distances on roads not designed to accommodate the traffic associated with the proposed events. Group is considered to be within a Prime Agricultural Area as defined by PPS with existing agricultural operations predominating.
H	88 ha & 135 parcels	Town of Innisfil - Estate Residential, Urban Settlements, Rural Area.	Yes /hotel, transportation, food and services available from Barrie/Alcona.	No	Less than 1km from major highway interchange (Innisfil Beach Road and Highway 400). Lake Simcoe Regional airport.	Lands within this grouping consist of residential parcels. Land assembly to obtain sufficient land is not reasonable, nor appropriate given existing and surrounding land uses.
I	85 ha & 537 parcels	Town of Innisfil - Rural Area, Shoreline Residential	Yes /hotel, transportation, food and services available from Barrie/Alcona.	No	Approximately 13km from major highway interchange (Innisfil Beach Road and Highway 400). Lake Simcoe Regional airport.	Lands within this grouping consist of residential parcels. Land assembly to obtain sufficient land is not reasonable, nor appropriate given existing and surrounding land uses.
J	592 ha & 69 parcels	Town of Innisfil - Rural Area. Rural Area Non Decision	Yes /hotel, transportation, food and services available from Barrie/Alcona.	No	Approximately 8km from major highway interchange (Innisfil Beach Road and Highway 400). Lake Simcoe Regional airport.	Lands within this grouping are located adjacent and in close proximity to the Alcona Settlement Area and is dissected by an active rail line. Alcona is identified as a Primary Settlement Area in the Growth Plan; locating the proposed use in the location could compromise the future development/expansion of Alcona. A significant portion of these lands are contained within the approved Official Plan Amendment No. 1 by the Town of Innisfil but not yet in effect. Further west lands contain some natural heritage features (streams, forested areas) which are designated as such in the Towns Official Plan, creating further constraints. Group is currently considered to be within a Prime Agricultural Area as defined by PPS with active agricultural operations.
K	109 ha & 293 parcels	Town of Innisfil - Shoreline Residential, Parks and Open Space	Yes /hotel, transportation, food and services available from Barrie/Alcona.	No	Approximately 13km from major highway interchange (Innisfil Beach Road and Highway 400). Lake Simcoe Regional airport.	Lands within this grouping consists mainly of residential parcels. Land assembly to obtain sufficient land is not reasonable, nor appropriate given existing and surrounding land uses. Lands also include an existing golf course and Town of Innisfil Wastewater treatment plant.
L	132 ha & 42 parcels	Township of Adjala-Tosorontio - Rural, Rural Residential, Open Space Recreational.	Yes / limited hotel options, limited transportation (taxi) options.	No	Approximately 20km from major highway interchange (Highway 89 and 400). No regional airport.	Grouping consist of several smaller parcels, assembly of the 10 largest parcels would not provide sufficient area (greater than 200 acres) to accommodate the proposed uses. Group is considered to be within a Prime Agricultural Area as defined by PPS with ongoing agricultural operations.
M	141 ha & 34 parcels	Township of Essa - Estate Residential, Rural, Aggregate Potential	Yes / limited hotel options, limited transportation (taxi) options.	No	Approximately 19km from major highway interchange (Highway 89 and 400). NO regional airport.	Grouping consists of several smaller parcels generally located south west of 10th Sideroad and 3rd Line. Excluding these parcels, the remaining lands contain natural heritage constraints including forested lands, streams and undulating topography. Many of the remaining lands contain estate homes. Land assembly would also result in two roads running through the lands creating additional hazards. Group is considered to be within a Prime Agricultural Area as defined by PPS with ongoing agricultural operations.

GROUPING	Total Area (ha.) & Number of Parcels	Local Designation	Proximity to Major / Secondary Urban Areas	Pre-existing Zoning for Festivals	Access to Major Highway & Proximity to Regional Airport (with customs)	Land Use Considerations
N	268 ha & 68 parcels	Township of Essa - Rural, Environmental, Transportation & Utility, Estate Residential, Open Space, Residential, CARE(Centre for Atmospheric Research Experiments).	Yes /hotel, transportation, food and services available from Barrie/Alliston.	No	Approximately 10km from major highway interchange (Innisfil Beach Road and Highway 400). No regional airport.	Grouping consists of several smaller rural residential parcels and large parcels with small amounts of rural lands. The Rural lands within this grouping are not contiguous and are dissected by a County Road. Lands also include Hydro Corridor including towers and natural heritage constraints including streams and ponds. Land assembly would not provide enough land (greater than 200 acres) to accommodate the proposed use. Group is considered to be within a Prime Agricultural Area as defined by PPS with ongoing agricultural operations.
O	80 ha & 10 parcels	Township of Essa - Aggregate Potential, Extractive Industrial, Agricultural	Yes /hotel, transportation, food and services available from Barrie/Alliston.	No	Approximately 9km from major highway interchange (Highway 89 and 400). No regional airport.	Lands within this grouping are less than 200 acres and further are not contiguous, therefore are not able to accommodate the proposed uses. Group is considered to be within a Prime Agricultural Area as defined by PPS.
P	96 ha & 15 parcels	Town of Innisfil - Highway Commercial Area (surrounded by Agricultural Area, Natural Environmental Area, Parks and Open Space)	Yes /hotel, transportation, food and services available from Barrie/Alliston/Bradford.	No	Less than 1km from major highway interchange (Highway 89 and 400). No regional airport.	Lands consist of an existing golf course, the Cookstown Outlet Mall and KOA Campground. Lands on the east side of the 400 contain existing highway commercial and/or industrial uses broken up by a swath of Environmentally Protected lands. Land assembly would not result in a large enough area to accommodate the proposed uses. Lands are also constrained by existing streams, ponds and forested areas, dissected by Highway 400.
Q	155 ha & 39 parcels	Town of Innisfil - Rural Area, Stream and Hazard Land Overlay.	Yes /hotel, transportation, food and services available from Barrie/Alcona/Bradford.	No	Approximately 2km from major highway interchange (Highway 89 and 400). No regional airport.	Grouping contains several smaller rural residential lots and is dissected by Highway 89. Lands on the south side of Highway 89 have been excluded as they are isolated from the balance of the lands. Lands west and the 4 parcels immediately east of Sideroad 10 consist of Organic Soils and have been excluded. Assembly of the remaining parcels provides slightly more than 200 acres however the lands are constrained by natural heritage features including forested areas and streams. Further, access is limited to the site and would only be obtained from 2nd line which contains gravelled portions. The lands are also constrained by undulating topography. Group is considered to be within a Prime Agricultural Area as defined by PPS with ongoing agricultural operations.
R	116 ha & 5 parcels	Town of Innisfil - Estate Residential, Parks and Open Space, Natural Environment Area	Yes /hotel, transportation, food and services available from Barrie/Alcona/Bradford.	No	Approximately 8km from major highway interchange (Highway 89 and 400). No regional airport.	Lands meet the area and parcel threshold however a portion of lands are occupied by an existing golf course with the balance of the lands equating to approximately 64.85 hectares. Lands are also constrained as they are adjacent to the Gifford Settlement Area.

**BURLS CREEK - RURAL LAND ANALYSIS
MAP C**

GROUP	Total Area (ha.) & Number of Parcels	Local Designation	Proximity to Major / Secondary Urban Areas	Pre-existing Zoning for Festivals	Access to Major Highway & Proximity to Regional Airport (with customs)	Land Use Considerations
A	195 ha & 54 parcels	Township of Springwater - Rural, Tourist/Recreational Commercial, Rural Residential, Industrial	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Wasaga Beach	No	Approximately 9km from major highway interchange (Highway 93 and 400). Regional Airport approx 40 km.	Grouping is dissected by County Road 27 and in close proximity to the Elmvale Settlement Area. Grouping also contains several smaller, rural residential lots along County Road 27. Lands are classified as Class 1-3 soils. Discounting the lands west of County Road 27 and rural residential lots, the remaining lands are further constrained by existing natural heritage features including a stream network, ponds and forested lands. As a result of these constraints, there is insufficient land to accommodate the proposed uses. Group is considered to be within a Prime Agricultural Area as defined by PPS with ongoing agricultural activity.
B	208 ha & 28 parcels	Township of Springwater - Aggregate Extractive, High Aggregate Potential, Rural	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Wasaga Beach	No	Approximately 10km from major highway interchange (Highway 93 and 400). Regional Airport approx 40 km.	Grouping is located in close proximity to Phelpston Settlement area and consists mainly of existing aggregate operations and/or forested lands. Balance of lands are insufficient in area to accommodate the proposed uses.
C	231 ha & 61 parcels	Township of Springwater - Rural	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Wasaga Beach	No	Approximately 7km from major highway interchange (Highway 93 and 400). Regional Airport approx 35 km.	Grouping is dissected by County Road 27 and located in close proximity to the Phelpston Settlement Area, a rural residential subdivision and Elmvale Jungle Zoo. Grouping is also constrained by limited access and consist of Class 1-3 Soils. A stream also dissects the lands east of County Road 27. While a grouping of 10 or less parcels would provide sufficient area for the proposed uses, the lands are not considered reasonable given its proximity to many existing residential uses, soil class, limited access and natural heritage constraints. Group is considered to be within a Prime Agricultural Area as defined by PPS with ongoing agricultural operations.
D	101 ha & 31 parcels	Township of Springwater - Estate Residential, High Aggregate Potential, Aggregate Extractive, Rural	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie.	No	Approximately 10km from major highway interchange (Horseshoe Valley Road and Highway 400). Regional Airport approx 37 km.	Grouping contains forested land, rural residential subdivision and an existing aggregate operation. Lands are not considered reasonable for the proposed uses.
E	75 ha & 15 parcels	Township of Springwater - Rural	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie.	No	Approximately 11km from major highway interchange (Bayfield Street and Highway 400). Regional Airport approx 30 km.	Grouping is insufficient in size to accommodate the proposed uses.
F	255 ha & 90 parcels	Township of Springwater - Rural, Restricted Rural Aggregate Extractive	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie.	No	Approximately 5km from major highway interchange (Horseshoe Valley Road and Highway 400). Regional Airport approx 30 km.	Grouping contains several isolated areas of rural lands which are dissected by County Road 27 and includes an industrial subdivision, rural residential parcels, and forested lands. Lands are not considered reasonable to accommodate the proposed uses.
G	1086 ha and 271 parcels	Township of Springwater - High Aggregate Potential, Rural, Industrial, Natural Heritage, Tourist/Recreational Commercial. Township of Oro-Medonte - Rural, Rural Residential, Oro Moraine Enhancement Area, Oro Moraine Core/corridor area	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie.	No	Located adjacent to Highway 400 interchanges at Forbes Road and Horseshoe Valley Road. In proximity to Regional Airport (14km)	Grouping has many constraints including Highway 400 dissecting the lands. Lands on the west side are further constrained by existing woodlands, many creeks, rail line and existing aggregate operations. Excluding the lands constrained by these features there is insufficient in area for the proposed uses. Lands east of Highway 400 and on the east side of Highway 93 (Penetanguishene road) have been excluded from consideration based on proximity to existing residential subdivision and Craighurst Settlement Area, combined with limited area to accommodate proposed uses. Lands located east of Highway 400 and west of Highway 93 consist of many smaller rural/residential parcels as well as some larger parcels which are constrained by existing aggregate operations, rural residential lands, an existing trailer park, woodlands and/or streams and topographical constraints. Lands are also constrained by limited potential access points in this area. Based on these constraints, the lands are not considered to be a reasonable alternative location. Portions of group is considered to be within a Prime Agricultural Area as defined by PPS with ongoing agricultural operations.
H	91 ha & 11 parcels	Township of Oro-Medonte - Recreational/ Rural/ Oro Moraine Core	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Orillia	No	Approximately 2km from major highway interchange (Horseshoe Valley Road and Highway 400). Regional Airport approx 28 km.	Grouping contains existing golf course and isolated areas to accommodate the proposed uses which are insufficient in size.
I	277 ha & 18 parcels	Township of Oro-Medonte - Mineral Aggregate Resourced - Licensed/ Rural	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Orillia	No	Approximately 1.5km from major highway interchange (Highway 93 and 400). Regional Airport approx 30 km.	Grouping includes linear/narrow lands along both sides of Highway 400. These lands have been excluded. Cluster of potential lands located east of Hillsdale includes a significant existing aggregate operation. Remaining lands are not of sufficient size to accommodate the proposed uses. Portion of group is considered to be within a Prime Agricultural Area as defined by PPS.
J	216 ha & 28 parcels	Township of Oro-Medonte - Mount Saint Louis Moonstone	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Orillia	No	Located adjacent to Highway 400 and Mt. St. Louis interchange. Regional Airport approx 35 km.	Grouping contains Mount St. Louis facility and linear parcels along both sides of Highway 400. This grouping does not provide a suitable area for the proposed uses given existence of Mount St. Louis.

GROUP	Total Area (ha.) & Number of Parcels	Local Designation	Proximity to Major / Secondary Urban Areas	Pre-existing Zoning for Festivals	Access to Major Highway & Proximity to Regional Airport (with customs)	Land Use Considerations
K	82 ha & 19 parcels	Township of Oro-Medonte - Mineral Aggregate Resourced - Licensed/ Rural/ Environmental Protection Two	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Orillia	No	Approximately 2km from major highway interchange (Mt. St Louis and Highway 400). Regional Airport approx 35 km.	Grouping consists of an existing aggregate operation, excluding these lands, the grouping possesses an approximate area of 66.5 hectares over 16 individual parcels of land and as such are both insufficient in area and too many parcels to acquire to be considered reasonable.
L	126 ha & 17 parcels	Township of Oro-Medonte - Edgar Centre Special Policy Area/ Oro Moraine Enhancement Area	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Orillia	No	Approximately 6km from major highway interchange (Forbes Road and Highway 400). In proximity to Regional Airport (14km)	See sub map for additional information. Grouping contains former RCAF base and existing agricultural operations. Significant portions of the lands are severely constrained by topography which is not conducive to accommodate the proposed uses. Excluding these lands, the grouping is not sufficient in size to accommodate the proposed uses. Group is considered to be within a Prime Agricultural Area as defined by PPS.
M	99 ha & 13 parcels	Township of Oro-Medonte - Oro Moraine Core Corridor Area/ Oro Moraine Enhancement Area/ Rural	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Orillia	No	Approximately 9km from major highway interchange (Forbes Road and Highway 400). In proximity to Regional Airport (12km)	Grouping is located in close proximity to the Horseshoe Settlement Area, contains existing agricultural operations and rural residential parcels while being surrounded by existing woodlands. These lands are dissecting into 4 quadrants by the existing road network. The grouping largely consists of Class 1-3 soils. Given the amount of land in proximity (less than 1km) to the Horseshoe Settlement Area, these lands are not considered reasonable to accommodate the proposed uses. Group is considered to be within a Prime Agricultural Area as defined by PPS.
N	174 ha & 19 parcels	Township of Oro-Medonte - Rural	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Orillia	No	Approximately 11km from major highway interchange (Horseshoe Valley Road and Highway 400). In proximity to Regional Airport (12km).	See sub map for additional information. Grouping is located in close proximity to Sugarbush Settlement Area and an existing residential subdivision (to east). Portion of the lands are dissected by Horseshoe Valley Road (County Road). Lands are also constrained by vary topography throughout grouping and characteristic of the area. Grouping contains and is surrounded by natural heritage constraints (woodlands & wetlands). Based on the above, namely proximity to existing settlement area and concentration of residential dwellings the lands do not represent an appropriate location for the proposed uses. Group is considered to be within a Prime Agricultural Area as defined by PPS with numerous ongoing agricultural operations. Lands are also constrained by access considerations with a single access point to Highway 400 and Horseshoe Valley Road.
O	96 ha & 65 parcels	Township of Oro-Medonte - Residential	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Orillia	No	Approximately 15km from major highway interchange (Horseshoe Valley Road and Highway 400). In proximity to Regional Airport (12km).	Grouping includes an existing residential subdivision, excluding these lands, the grouping is insufficient in area to accommodate the proposed uses.
P	480 ha & 65 parcels	Township of Oro-Medonte - Mineral Aggregate Resources - Licensed/ Mineral Aggregate Resources - Potential/ Rural	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Orillia	No	Approximately 5km from major highway interchange (Line 7 N and Highway 11). In proximity to Regional Airport (4km).	Grouping contains lands which are heavily vegetated (forested) or contain existing aggregate operations and not considered reasonable for the proposed uses.
Q	70 ha & 9 parcels	Township of Oro-Medonte - Mineral Aggregate Resources - Licensed, Rural	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Orillia	No	Approximately 6km from major highway interchange (Line 9 N and Highway 11). In proximity to Regional Airport (9km).	Grouping contains forested lands, aggregate operations and in proximity to rural residential subdivision. Grouping is also insufficient in size to accommodate the proposed uses.
R	101 ha & 8 parcels	Township of Oro-Medonte - Rural, within the Oro Moraine Boundary	Yes / hotel options, transportation (taxi) options, food and retail/services in Orillia	No	Approximately 8km from major highway interchange (Old Barrie Road/12 South and Highway 11 & Line 14N and Highway 11). In proximity to Regional Airport (13km).	See sub map for additional information. Grouping contains an existing airfield (private) and surrounding lands which contain existing agricultural operations and dwellings (3) with class 1-7 soils. The lands are generally bound by existing woodlands/forests and dissected by Bass Lake Sideroad (East-West) and Line 11 (North South). There is an existing Special Purpose Community Area (230 Mobile Homes) located less than 1km east of the subject lands. Portion of the grouping contain lands with small amounts of Rural lands available. Based on the constraints provided, this grouping is not considered reasonable to accommodate the proposed uses. Group is considered to be within a Prime Agricultural Area as defined by PPS with ongoing agricultural operations.
S	582 ha & 27 parcels	Township of Oro-Medonte - Mineral Aggregate Resources - Licensed & Potential, Special Purposed Community Area, Restricted Rural, Rural.	Yes / hotel options, transportation (taxi) options, food and retail/services in Orillia	No	Approximately 1km from major highway interchange (Old Barrie Road/12 South and Highway 11). In proximity to Regional Airport (12km).	See sub map for additional information. Grouping spans a large area however is primarily occupied by existing significant aggregate operations which create isolated areas of vacant rural lands with accessibility constraints, consisting of Organic, Class 1-3 and 5-7 soils. The isolated lands are insufficient in area to accommodate the proposed uses. The grouping is also located in close proximity to Orillia and existing rural residential subdivisions. Lands within this grouping are not considered reasonable to accommodate the proposed uses. Portions of group is considered to be within a Prime Agricultural Area as defined by PPS with ongoing Agricultural operations.
T	225 ha & 2 parcels	Township of Severn - Licensed Pit or Quarry	Yes / hotel options, transportation (taxi) options, food and retail/services in Orillia	No	Approximately 7km from major highway interchange (Burnside Line and Highway 11). Regional Airport approx 30 km.	Grouping contains significant forest cover and an existing aggregate operation. Lands are designated and zoned for further aggregate extraction. Beyond forested and existing aggregate operations, there is insufficient land to accommodate the proposed uses.

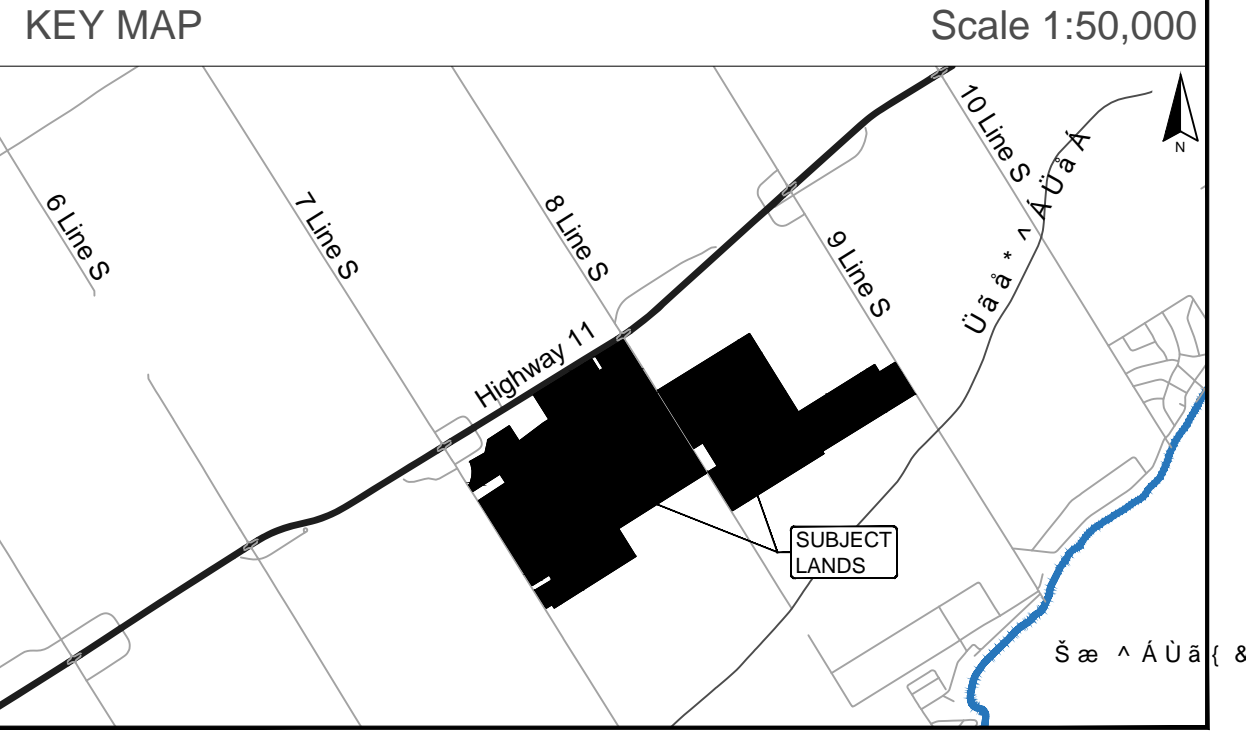
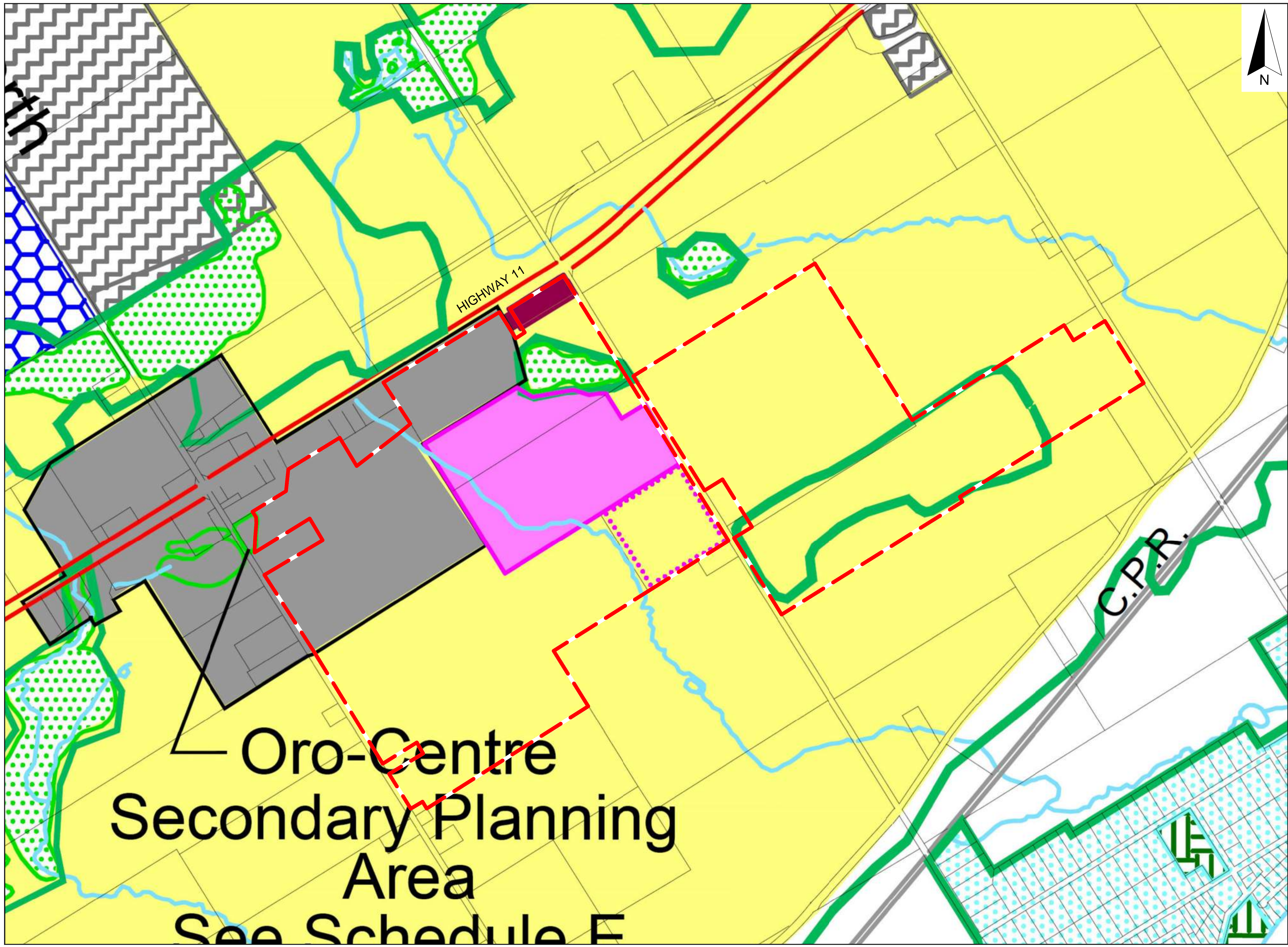
GROUP	Total Area (ha.) & Number of Parcels	Local Designation	Proximity to Major / Secondary Urban Areas	Pre-existing Zoning for Festivals	Access to Major Highway & Proximity to Regional Airport (with customs)	Land Use Considerations
U	149 ha & 34 parcels	Township of Severn - Rural	Yes / hotel options, transportation (taxi) options, food and retail/services in Orillia	No	Approximately 1km from major highway interchange (Highway 12 North and Highway 11). Regional Airport approx 25 km.	Grouping is located in proximity to the Bass Lake/Marchmount Settlement Areas and adjacent to existing rural residential subdivisions. Majority of lands within this grouping consist of existing aggregate operations and lands are not considered a reasonable alternative location to accommodate the proposed uses, balance of lands consist of 1-3,5-7 soils. Portion of group is considered to be within a Prime Agricultural Area as defined by PPS.
V	309 ha & 408 parcels	Township of Oro-Medonte - Restricted Rural, Rural, Shoreline, Rural Residential, Major Open Space. Township of Severn - Rural	Yes / hotel options, transportation (taxi) options, food and retail/services in Orillia	No	Approximately 1km from major highway interchange (Highway 12 North and Highway 11). Regional Airport approx 25 km.	Grouping is in proximity to Bass Lake/Marchmount Settlement Area (portions are adjacent). Grouping also contains primarily rural residential lots around Bass Lake. Excluding these lands, there is insufficient area to accommodate the proposed uses.
W	157 ha & 39 parcels	Township of Oro-Medonte - Industrial, Commercial. Township of Springwater - Rural, Open Space	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie	No	Located adjacent to Highway 400 and Line 11/Highway 93 interchange. In proximity to Regional Airport approx 8km.	Grouping contains linear, fragmented parcels, some of which consist of existing businesses, rural residential lands and is dissected by highway 400 and Highway 11. Lands within this grouping are not considered a reasonable alternative location for the proposed uses.
X	269 ha & 52 parcels	Township of Oro Medonte - Restricted Rural. Township of Springwater - Rural	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie	No	Approximately 2km from major highway interchange (Highway 93 and Highway 11). In proximity to Regional Airport approx 13km.	Grouping is located adjacent to the City of Barrie, including existing residential and agricultural uses on Class 1-3 Soils. Lands are not considered a reasonable alternative location to accommodate the proposed uses. Group is considered to be within a Prime Agricultural Area as defined by PPS.
Y	71 ha & 1 parcel	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie	Yes / limited hotel options, limited transportation (taxi) options.	No	Approximately 1km from major highway interchange (Line 1 S and Highway 11). In proximity to Regional Airport approx 13km.	Lands are insufficient in size to accommodate the proposed uses.
Z	109 ha & 38 parcels	Township of Oro Medonte - Oro Centre Secondary Plan Area	Yes / hotel options, transportation (taxi) options, food and retail/services in Barrie and Orillia.	No	Located adjacent to Line 7 S and Highway 11 interchange. Located in proximity to Regional Airport (less than 1km).	Grouping is located adjacent to Burls Creek Event Grounds land holdings and portions of the lands are subject to the proposed applications. This grouping represents the Oro Centre Secondary Planning Area.
AA	107 ha & 59 parcels	Township of Oro-Medonte - Restricted Rural, Industrial	Yes / hotel options, transportation (taxi) options, food and retail/services in Orillia	No	Located adjacent to Highway 11 & Forestview Rd Interchange. In proximity to Regional Airport approx 13km.	Grouping contains an existing industrial subdivision and is dissected by Highway 11. Lands also contain significant forested areas. Excluding these features, lands are not sufficient in size to accommodate the proposed uses.
BB	116 ha & 104 parcels	Township of Oro-Medonte - Restricted Rural, Shoreline	Yes / hotel options, transportation (taxi) options, food and retail/services in Orillia	No	Approximately 2km from north bound major highway interchange (Memorial Ave and Highway 11) and approximately 4km from south bound major highway interchange (Line 15 and Highway 11). In proximity to Regional Airport (15km).	Grouping contains several existing rural residential lots along Lake Simcoe. Balance of lands are not considered reasonable to accommodate the proposed uses due to presence of existing residential uses and insufficient area. portion of group is considered to be within a Prime Agricultural Area as defined by PPS.

BURLS CREEK - RURAL LAND ANALYSIS

MAP D

GROUP	Total Area (ha.) & Number of Parcels	Local Designation	Proximity to Major / Secondary Urban Areas	Pre-existing Zoning for Festivals	Access to Major Highway & Proximity to Regional Airport (with customs)	Land Use Considerations
A	79 ha & 248 parcels	Township of Tay - Shoreline Residential (EP3 Overlay), Marine Commercial, Highway/Service/Tourist Commercial & Rural (EP3 Overlay)	Yes / limited hotel options, limited transportation (taxi) options, food and retail/service options in Midland.	No	Approximately 14km from major highway interchange (Highway 12 and 400). No regional airport.	Collectively lands do not comprise enough area to accommodate the proposed uses. Grouping consists mainly of smaller residential lots and is adjacent to the Settlement Areas of Midland and Port McNicoll.
B	517 ha & 248 parcels	Township of Tay - Rural, Institutional, Light Industrial, Village Residential, EP1, Waste Disposal Assessment Area, Open Space, Extractive Industrial	Yes / limited hotel options, limited transportation (taxi) options, limited food and retail/service options in Midland.	No	Approximately 12km from major highway interchange (Highway 12 and 400). No regional airport.	Grouping is dissected by Highway 12. Lands to the south/west of Highway 12 consist of Class 1-3 Soils. Lands are constrained by existing woodlands/forested areas, streams and ponds, located in proximity to many smaller, rural residential parcels along Old Fort Rd. Access is constrained as can only be accessed from Old Fort Rd. Lands to the north/east of Highway 12 consist of Class 1-3 soils. Lands are constrained by Streams and Ponds, forested areas, access locations and proximity to existing rural residential subdivision (adjacent to) and Port McNicoll Settlement Area (less than 500m) and the settlement area that is the Town of Midland (less than 200m). Lands are also constrained in some locations by undulating topography. Portions of group is considered to be within a Prime Agricultural Area as defined by PPS.
C	240 ha & 74 parcels	Township of Tay - Rural (EP2 Overlay), EP1, Estate Residential, Mobile Home Residential.	Yes / limited hotel options, limited transportation (taxi) options, food and retail/service options in Midland.	No	Approximately 13km from major highway interchange (Vasey Rd and Highway 400).No regional airport.	Lands are fragmented and located adjacent to an existing rural residential subdivision and multiple trailer parks. Lands contain existing forested areas and wetlands creating further constraints. Access to property is constrained to local roads only. Lands consist of Class 1-3 Soils. Group is considered to be within a Prime Agricultural Area as defined by PPS with ongoing agricultural operations.
D	85 ha & 49 parcels	Township of Tay - Rural, Light Industrial/Commercial	Yes / limited hotel options, limited transportation (taxi) options, food and retail/service options in Midland.	No	Approximately 8km from major highway interchange (Highway 12 and 400).No regional airport.	Lands contain several smaller parcels and insufficient area to accommodate the proposed uses. Lands are also located adjacent to Port McNicoll and Victoria Harbour settlement areas, forested areas and rail line and consist of class 1-3,5-7 soils.
E	306 ha & 248 parcels	Township of Tay - Rural, Shoreline Residential, Estate Residential, EP1, Open Space	Yes / limited hotel options, limited transportation (taxi) options, food and retail/service options in Midland.	No	Approximately 4km from major highway interchange (Highway 12 and 400).No regional airport.	Lands are fragmented and portions are isolated. Lands are all Class 1-3 soil. Further, lands have limited/poor access via Granny White Sideroad and Newton Street only. Lands to the east of Highway 12 are not reasonable based on existing use primarily as residential, proximity to Victoria Harbour and land assembly requirements. Lands located north of Granny White Sideroad and east of Newton Street are insufficient to accommodate the proposed use and are severely constrained by natural heritage features. The lands are not a reasonable alternative location. Lands north of Granny White Sideroad and west of Newton Street contain significant vegetation and/or wetland save for a very small portion of the lands (approximately 2.7 ha). The available land for consideration is isolated and insufficient for the proposed uses. Lands to the South of Granny White Sideroad and east of Newton Street are narrow and insufficient to accommodate the proposed use. These lands contain significant vegetation constraints. Lands located to the South of Granny White Sideroad and west of Newton Street are dissected by the existing rail trail. Lands also possess natural heritage constraints (streams, ponds, woodlands) as well as a hydro line/corridor. Lands are fragmented and portions isolated making these lands unreasonable for the proposed uses.
F	1240 ha & 592 parcels	Township of Tay - Rural, Rural (EP2 overlay), Shoreline Residential, Highway/Service/tourist Commercial, Limited service commercial (1-4), Extractive Industrial. Township of Severn - Rural, Shoreline Residential, Major Recreation area, Highway Employment	Yes / limited hotel options, limited transportation (taxi) options, limited food and retail/service options in Port Severn.	No	Located adjacent to major highway interchange (Quarry Road and Highway 400).No regional airport.	Lands are constrained by existing residential properties, dissected by highway 400, hydro corridor/lines, contain significant woodlands, streams, ponds and lakes. Insufficient land is available to accommodate the proposed uses when these features are excluded.
G	115 ha & 47 parcels	Township of Severn - Shoreline Residential, Rural	Yes / limited hotel options, limited transportation (taxi) options, limited food and retail/service options.	No	Approximately 22km from major highway interchange (Sturgeon Bay Road and Highway 400).No regional airport.	Lands contain several small residential/cottage lots on Glouster Pool. Remaining lands are inappropriate for proposed use in this location based on proximity to existing residential lands. Lands are also primarily forested creating additional constraints.
H	845 ha & 294 parcels	Township of Severn - Shoreline Residential, Rural,	Yes / limited hotel options, limited transportation (taxi) options, limited food and retail/service options.	No	Approximately 16km from major highway interchange (Sturgeon Bay Road and Highway 400).No regional airport.	Lands include several residential/cottage properties, lakes, forested lands. Insufficient land is available to accommodate the proposed uses.
I	84 ha & 25 parcels	Township of Tiny - Rural, Environmental Protection II	Yes / hotel options, transportation (taxi) options, food and retail/service options in Elmvale, Barrie and Midland.	No	Approximately 15km from major highway interchange (Highway 93 and 400).No regional airport.	Grouping contains several smaller rural residential parcels. Lands are constrained by existing natural heritage features (woodlands, streams, ponds) which create access constraints (IE useable land would require access through such features).

GROUP	Total Area (ha.) & Number of Parcels	Local Designation	Proximity to Major / Secondary Urban Areas	Pre-existing Zoning for Festivals	Access to Major Highway & Proximity to Regional Airport (with customs)	Land Use Considerations
J	402 ha & 62 parcels	Township of Tiny - Rural, Environmental Protection II, Mineral Aggregate Resources I & II. Township of Tay - Rural, Rural (EP2 overlay), EP1, light industrial, extractive industrial.	Yes / hotel options, transportation (taxi) options, food and retail/service options in Elmvale, Barrie and Midland.	No	Approximately 12km from major highway interchange (Highway 93 and 400).No regional airport.	Grouping is located in proximity to Waverley Settlement Area and is partially dissected by Highway 93. Lands within this grouping are generally forested and contain smaller rural residential lots. The rural land fabric is narrow and linear which is not conducive to accommodate the proposed uses. Central to the grouping is a large portion of land which is occupied by an existing aggregate operation. Based on these constraints this grouping is not considered a reasonable alternative location for the proposed uses.
K	142 ha & 11 parcels	Township of Springwater - Aggregate Extractive, High Aggregate Potential	Yes / hotel options, transportation (taxi) options, food and retail/service options in Elmvale, Barrie and Wasaga Beach.	No	Approximately 10km from major highway interchange (Highway 93 and 400).No regional airport.	Lands contain existing aggregate area, balance of lands are insufficient in size to accommodate proposed use, approximately 27 hectares and constrained by woodland features on site.
L	455 ha & 58 parcels	Township of Springwater - Rural. Township of Tay - Rural, Rural (EP2 Overlay), Extractive Industrial. Township of Oro-Medonte - Rural	Yes / hotel options, transportation (taxi) options, food and retail/service options in Elmvale, Barrie and Wasaga Beach.	No	Approximately 13km from major highway interchange (Highway 93 and 400).No regional airport.	See sub map for additional information. Grouping contains several rural residential parcels as well as fragmented and isolated parcels. Grouping also contains an existing solar panel field. Lands are constrained in some locations by woodland features, environmental protection areas and undulating topography. Grouping is located approximately 400m east of the Waverly Settlement Area and also located within three separate municipalities (Oro-Medonte, Springwater, Tay). Based on these constraints, the grouping is not considered a reasonable alternative location to accommodate the proposed uses. Portions of the group is considered to be within a Prime Agricultural Area as defined by PPS.
M	306 ha & 33 parcels	Township of Oro-Medonte - Rural, Rural (EP2 overlay), Mineral aggregate resources, licensed, EP1, Major Open Space (EP2 Overlay). Township of Springwater - Rural	Yes / hotel options, transportation (taxi) options, food and retail/service options in Elmvale, Barrie and Wasaga Beach.	No	Approximately 8km from major highway interchange (Highway 93 and 400).No regional airport.	See sub map for additional information. Grouping is generally comprised of forested lands, is dissected by County Road 19 and also contains an existing aggregate operation. Based on these constraints, the grouping does not provide sufficient area to accommodate the proposed uses.
N	366 ha & 66 parcels	Township of Tay - rural, Rural (EP2 overlay), Extractive Industrial, Open Space, Light Industrial Commercial, Highway/service/tourist commercial, Waste Disposal Assessment Area. Township of Severn - Rural	Yes / limited hotel options, limited transportation (taxi) options, limited food and retail/service options.	No	Lands located adjacent to major Highway interchange (Highway 12 and 400).No regional airport.	Grouping is severely constrained by woodland features, isolated and fragmented parcels, existing extraction operations and hydro corridor. Lands are not suitable for the proposed uses.
O	218 ha & 56 parcels	Township of Tay - Rural, Rural (EP2 overlay) Township of Oro Medonte - Rural, Rural (EP2 overlay)	Yes / limited hotel options, limited transportation (taxi) options, limited food and retail/service options.	No	Approximately 1km from major highway interchange (Vasey Rd and Highway 400).No regional airport.	Lands are fragmented and isolated including several smaller lots particularly along Line 8 and 9. Balance of lands have woodland constraints, an existing hydro corridor/lines undulating topography and limited access.
P	287 ha & 11 parcels	Township of Severn - Licensed Pit or Quarry	Yes / limited hotel options, limited transportation (taxi) options, limited food and retail/service options.	No	Approximately 3km from major highway interchange (Quarry Road and Highway 400).No regional airport.	Grouping contains several isolated fragmented parcels. The consolidated area of land contains approximately 282 hectares, 220 hectares of which are contained within an active aggregate area. 62 hectares remain and is insufficient for the proposed use.
Q	304 ha & 29 parcels	Township of Severn - Rural	Yes / limited hotel options, limited transportation (taxi) options, limited food and retail/service options.	No	Approximately 4km from major highway interchange (Sturgeon Bay Rd and Highway 400).No regional airport.	See sub map for additional information. Grouping contains areas of open agricultural lands with Class 1-3 Soils. A portion of the lands are also located within 1km of the Coldwater settlement area. Total lands beyond 1km do not provide sufficient area to accommodate the proposed uses. Lands are within a Prime Agricultural Area as defined by the PPS with ongoing agricultural uses.
R	177 ha & 21 parcels	Township of Severn - Major Recreation Area, Greenland, Agriculture, Settlement Employment Area	Yes / limited hotel options, limited transportation (taxi) options, limited food and retail/service options.	No	Located adjacent to major highway interchange (Lower Big Chute Rd and Highway 400).No regional airport.	Lands are narrow, fragmented and isolated. Largest cluster/concentration of potential land consists of an existing golf course and located adjacent to Highway 400 and the Settlement Area of Coldwater.



EXISTING OFFICIAL PLAN LAND USE DESIGNATIONS

- LEGEND**
- - - Urban
 - Agricultural
 - Eighth Line Special Policy Area
 - Environmental Protection One
 - Environmental Protection Two
 - Commercial
 - Q) Residential
 - Airport
 - Urban

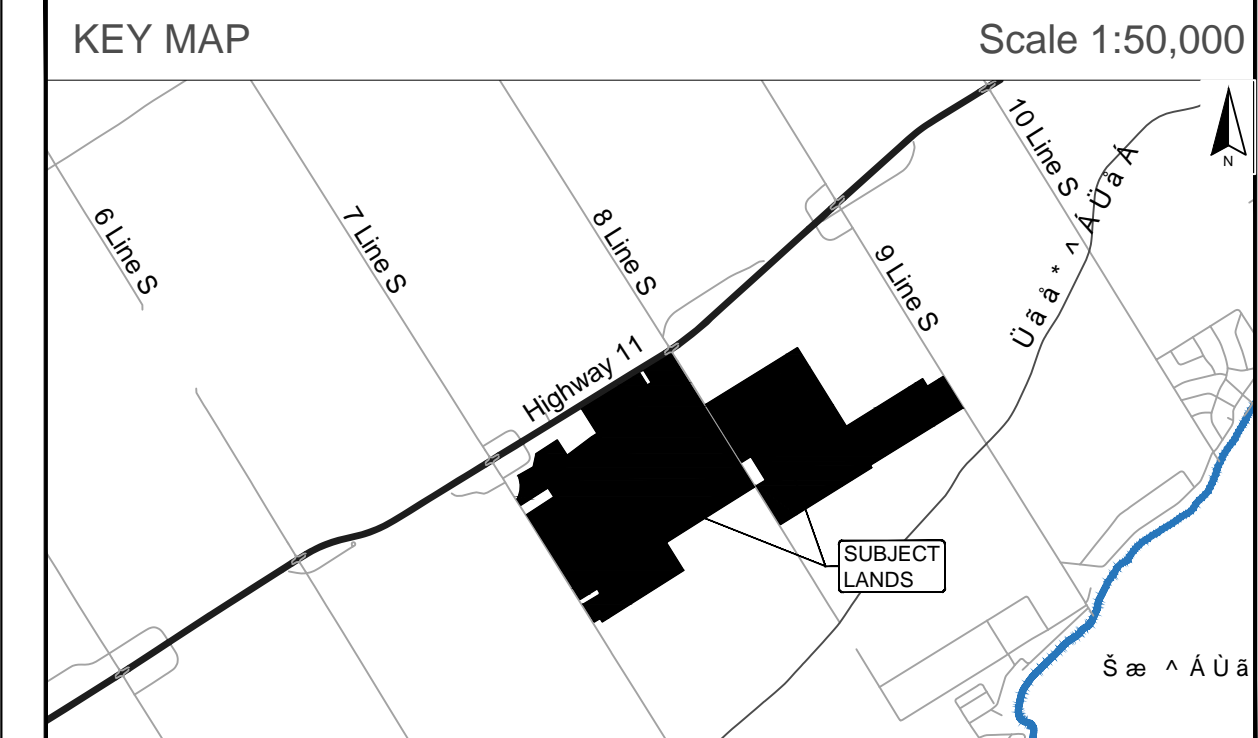
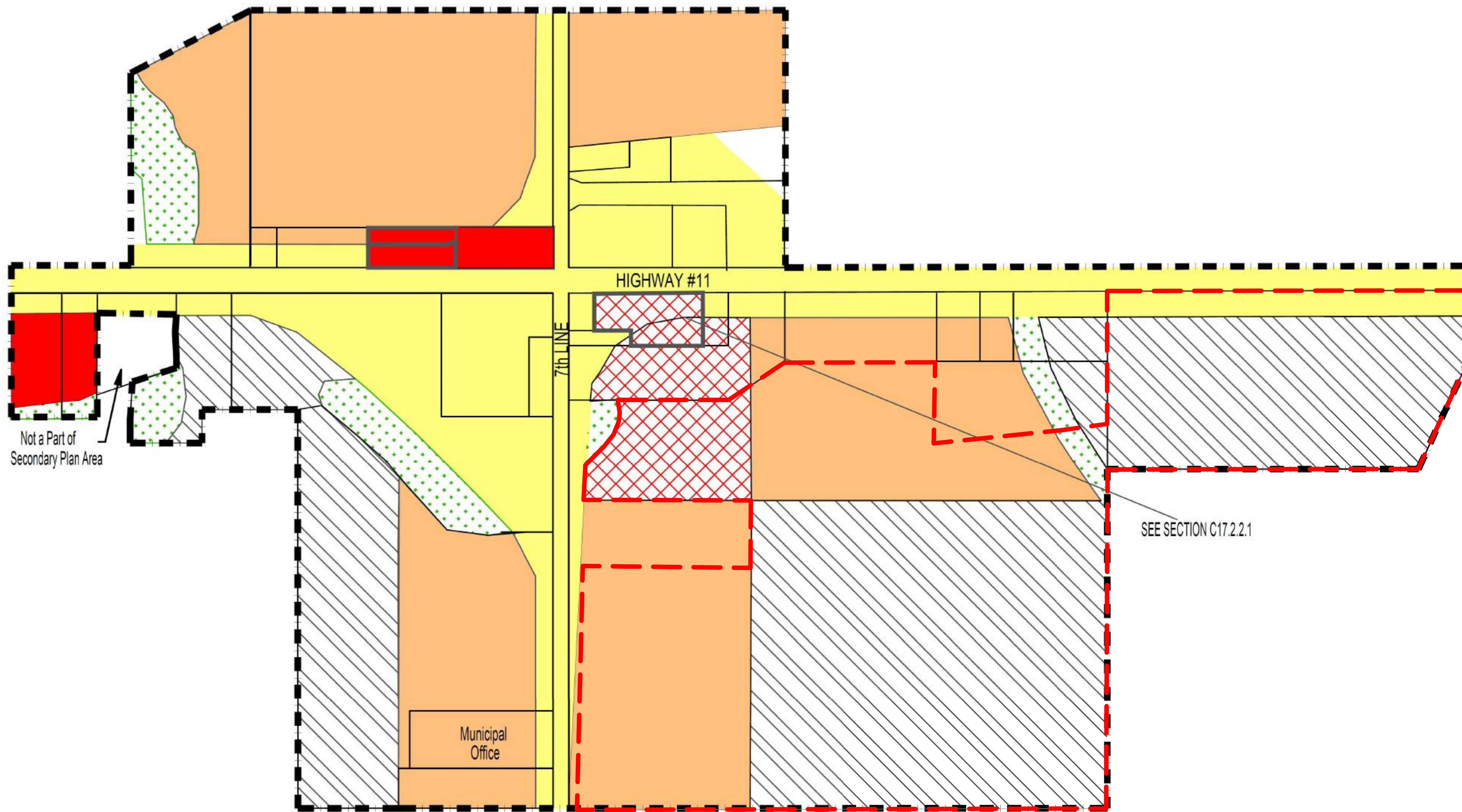
**Oro-Centre
 Secondary Planning
 Area**
 See Schedule F

EXISTING OFFICIAL PLAN LAND USE DESIGNATIONS TOWNSHIP OF ORO-MEDONTE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	December 1, 2017	Drawn By:	AM
File:	14-531	Drawing:	Report Figures 1217



EXISTING ORO-CENTRE SECONDARY PLANNING AREA

LEGEND

- Boundary
- Boundary
- Oro-Centre - Commercial
- Oro-Centre - Commercial
- Oro-Centre - Commercial
- Highway 11 Special Policy Area
- Commercial
- Agricultural
- Environmental Protection

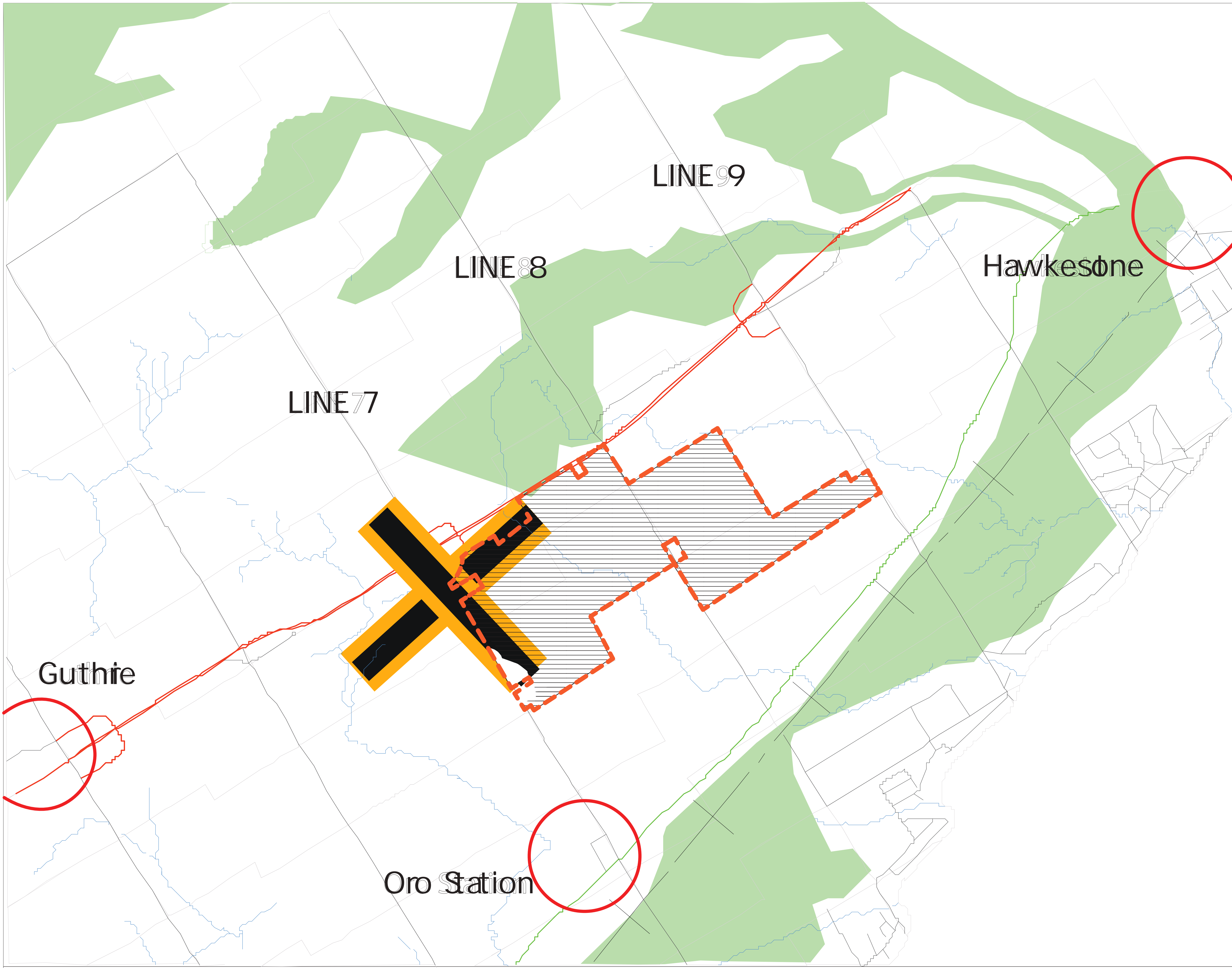
EXISTING ORO-CENTRE SECONDARY PLANNING AREA TOWNSHIP OF ORO-MEDONTE

SCHEDULE OF REVISIONS

No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: December 1, 2017 Drawn By: AM
 File: 14-531 Drawing: Report Figures 1217




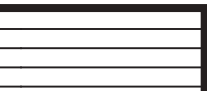



OFFICIAL PLAN AMENDMENT

PT LT 21, CON 8, ORO, PT LT 22, CON 8, ORO as in RO850934, s/t ORO16808; PT LT 22, CON 9, ORO, as in RO1326331, Except PT 1, 51R31499; PT LT 22, CON 8, ORO, as in RO1116954; PT LT 22, CON 8, ORO, PT 1, 51R3247; PT LT 23, CON 9, ORO being PT 1, 51R31789; PT LT 21, CON 8, ORO as in RO504892, Except PT 4, 51R2707; PT LT 22, CON 8, ORO, PT 1, 51R35062; & PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880

IN THE
TOWNSHIP OF ORO-MEDONTE
 COUNTY OF SIMCOE
 2015



PROPOSED LAND USE DESIGNATIONS

-  Subject Lands
-  Rural and Agricultural - Subject to Exception 3.6.13
-  Greenland
-  Special Development
-  Settlement
-  Lands not subject to Application

Clerk _____

Mayor _____

SCHEDULE OF REVISIONS			
No.	DATE	DESCRIPTION	CHECKED BY:

SCHEDULE A OFFICIAL PLAN AMENDMENT _____

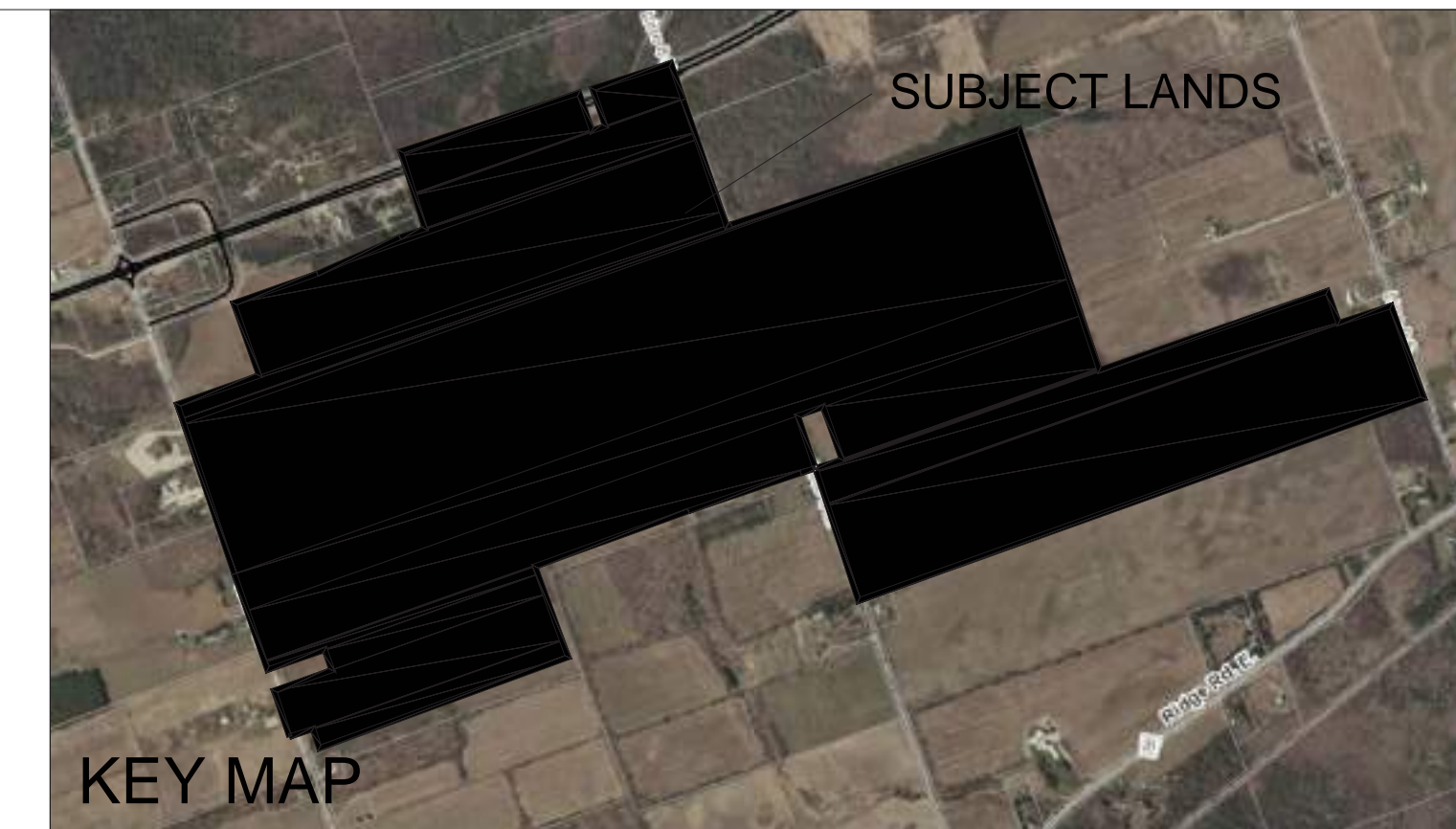
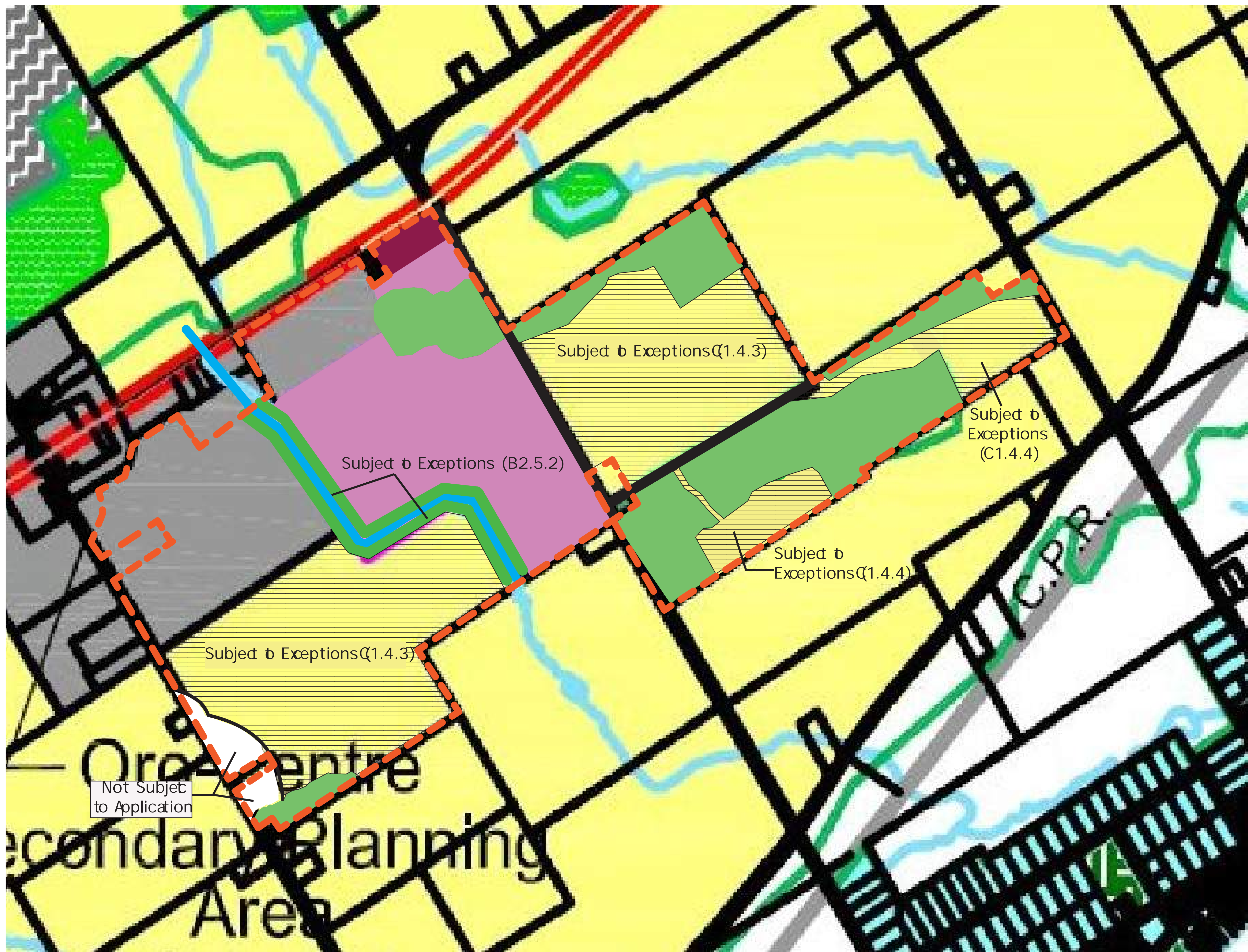
COUNTY OF SIMCOE



INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M1B2
 TEL: (705) 812-3281 FAX: (705) 812-3438
 EMAIL: INFO@IPCONSULTINGINC.COM

PROJECT: 14-531 BURLS CREEK
 FILE: 14-531 OPAZBA.dwg

DRAWN BY: APRIL 6, 2017
 DRAWN BY: V.S.





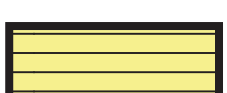





OFFICIAL PLAN AMENDMENT

PT LT 21, CON 8, ORO, PT LT 22, CON 8, ORO as in RO850934, s/t ORO16808; PT LT 22, CON 9, ORO, as in RO1326331, Except PT 1, 51R31499; PT LT 22, CON 8, ORO, as in RO1116954; PT LT 22, CON 8, ORO, PT 1, 51R3247; PT LT 23, CON 9, ORO being PT 1, 51R31789; PT LT 21, CON 8, ORO as in RO504892, Except PT 4, 51R2707; PT LT 22, CON 8, ORO, PT 1, 51R35062; & PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880

IN THE
TOWNSHIP OF ORO-MEDONTE
COUNTY OF SIMCOE
2015

0 m 500 m

PROPOSED LAND USE DESIGNATIONS

-  Subject Lands
-  Agricultural
-  Agricultural - Subject to Exceptions
-  Eighth Line Speciality Area
-  Environmental Protection One
-  Commercial
-  See Schedule B Official Plan Amendment
-  Not subject to Application

Clerk _____

Mayor _____

SCHEDULE OF REVISIONS

No.	DATE	DESCRIPTION	CHECKED BY:

Schedule Act OPA # _____

SCHEDULE A OFFICIAL PLAN AMENDMENT _____

TOWNSHIP OF ORO-MEDONTE



INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B2
 TEL: (705) 812-3281 FAX: (705) 812-3438
 EMAIL: INFO@IPCONSULTINGINC.COM

PROJECT: 14-531 BURLS CREEK DRAWN BY: NOVEMBER 14, 2017
 FILE: 14-531 OPAZBA.dwg DRAWN BY: V.S.



OFFICIAL PLAN AMENDMENT

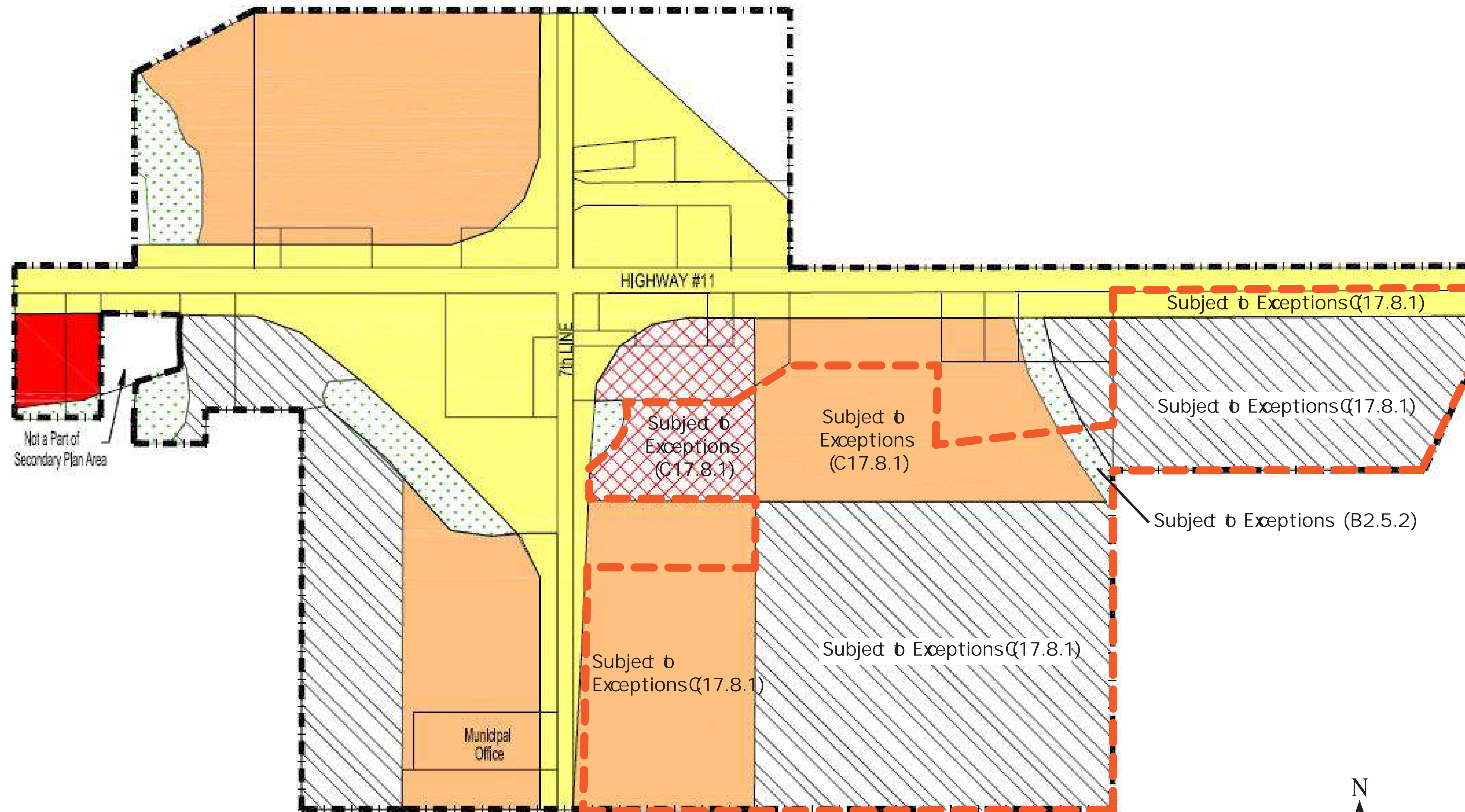
PT LT 21, CON 8, ORO, PT LT 22, CON 8, ORO as in RO850934, s/t ORO16808; PT LT 22, CON 9, ORO, as in RO1326331, Except PT 1, 51R31499; PT LT 22, CON 8, ORO, as in RO1116954; PT LT 22, CON 8, ORO, PT 1, 51R3247; PT LT 23, CON 9, ORO being PT 1, 51R31789; PT LT 21, CON 8, ORO as in RO504892, Except PT 4, 51R2707; PT LT 22, CON 8, ORO, PT 1, 51R35062; & PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880

IN THE
TOWNSHIP OF ORO-MEDONTE
COUNTY OF SIMCOE
2015

0 m 500 m

PROPOSED LAND USE DESIGNATIONS
Oro Centre Secondary Plan

- Subject Lands
- Oro Centre - Commercial
- Oro Centre - Office/Industrial
- Oro Centre - Limited Service Industrial
- Environmental Protection
- Highway 11 Special Policy Area
- Commercial



Schedule Bot OPA # _____

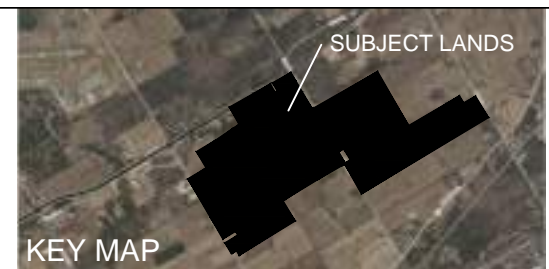
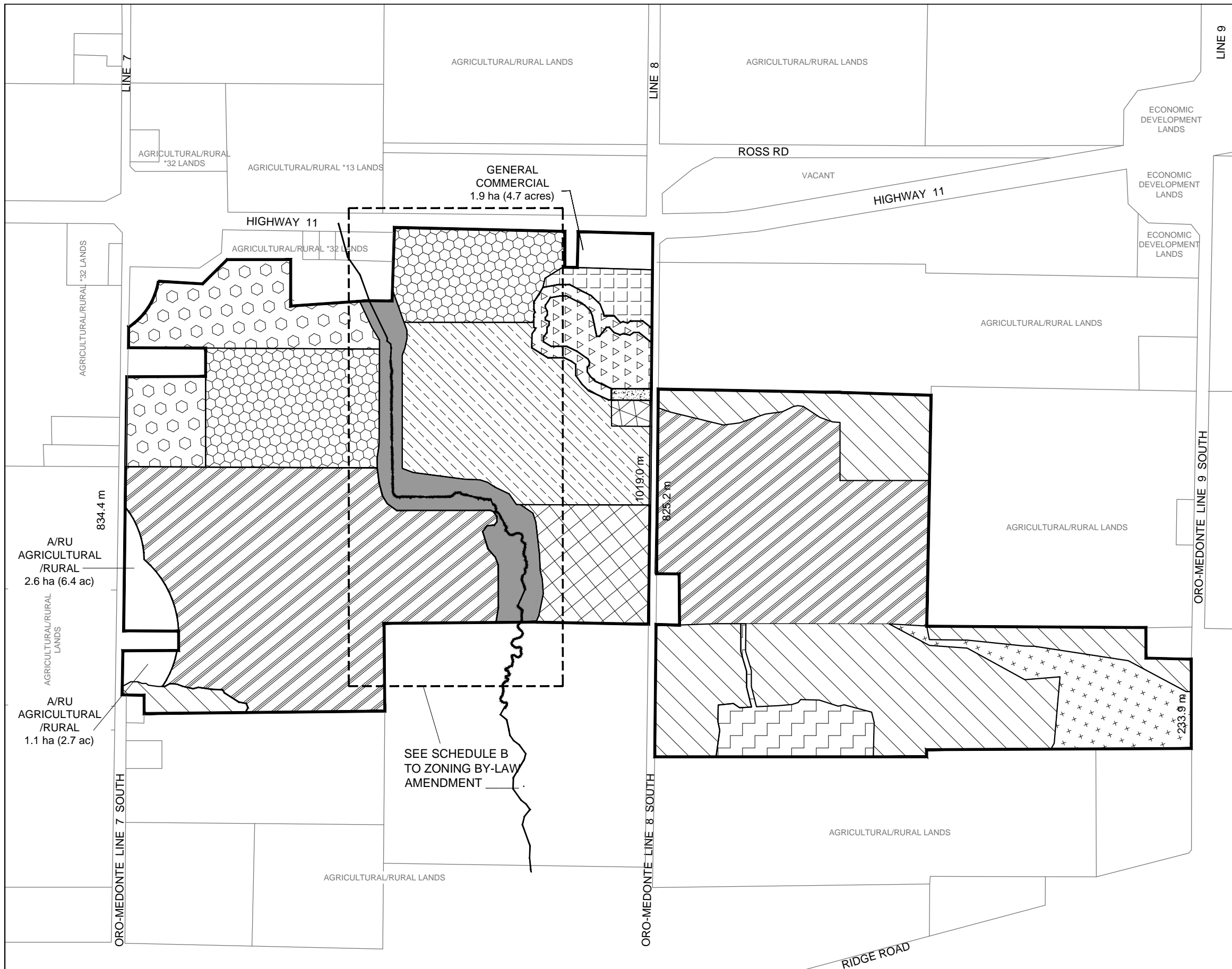
Clerk _____

Mayor _____

SCHEDULE OF REVISIONS			
No.	DATE	DESCRIPTION	CHECKED BY:

SCHEDULE B OFFICIAL PLAN AMENDMENT _____

TOWNSHIP OF ORO-MEDONTE



ZONING BY-LAW AMENDMENT

PT LT 21, CON 8, ORO, PT LT 22, CON 8, ORO as in RO850934, s/t ORO16808; PT LT 22, CON 9, ORO, as in RO1326331, Except PT 1, 51R31499; PT LT 22, CON 8, ORO, as in RO1116954; PT LT 22, CON 8, ORO, PT 1, 51R3247; PT LT 23, CON 9, ORO being PT 1, 51R31789; PT LT 21, CON 8, ORO as in RO504892, Except PT 4. 51R2707; PT LT 22, OUPAI ÉAUUUÉÁUVÁFÉÁI FÚHÍ ÉI GLÁBAÚVÁŠVÁGFÉÁÓ

IN THE TOWNSHIP OF ORO-MEDONTE COUNTY OF SIMCOE 2017



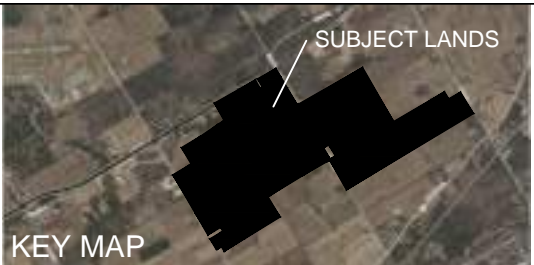
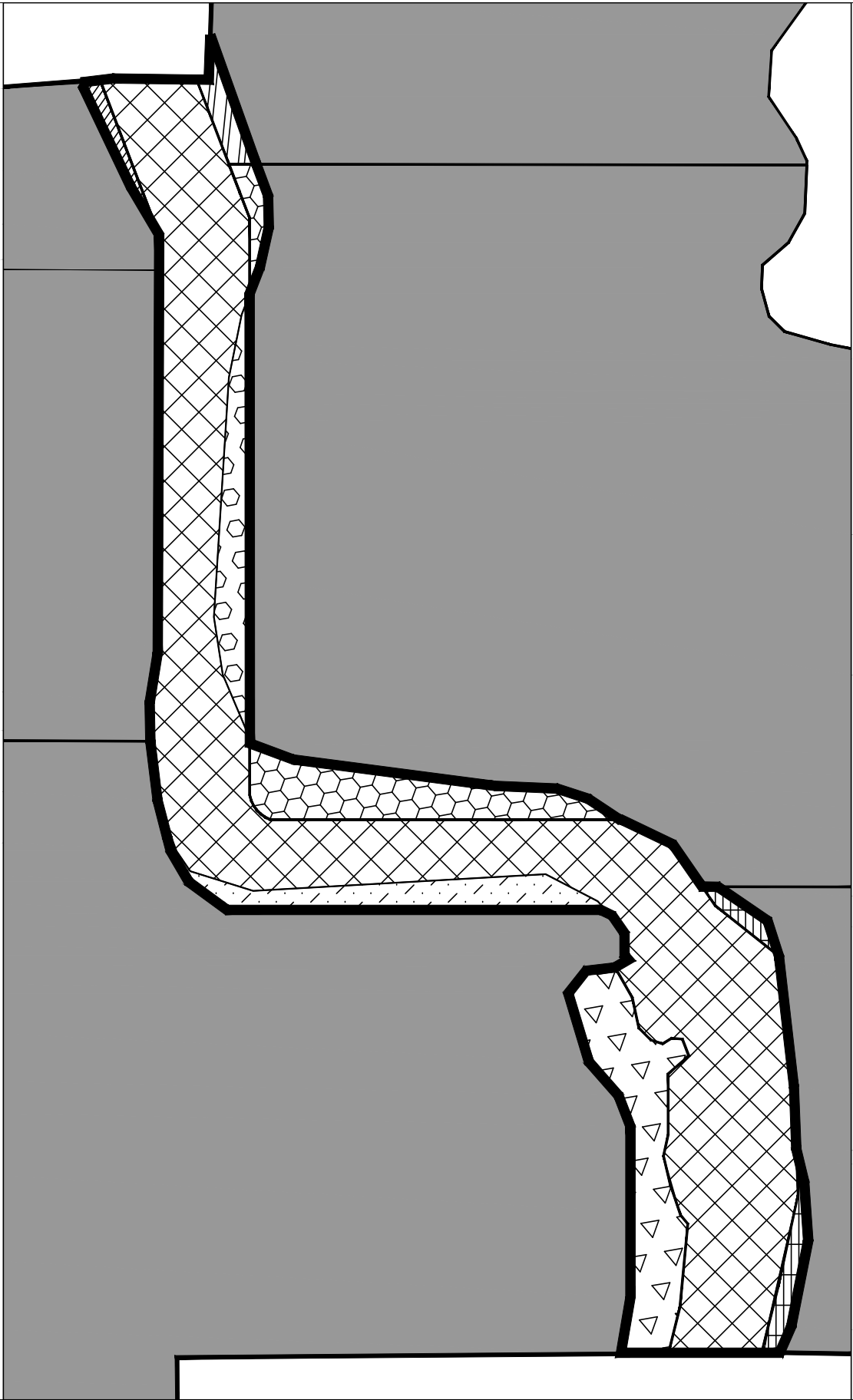
- SUBJECT LANDS
234.4 ha (579.2 ac)
- LANDS NOT SUBJECT TO REZONING
5.6 ha (13.8 ac)
- LANDS TO BE REZONED FROM AGRICULTURAL/RURAL (A/RU) TO
CÉO Ú Q Ō WŠ V WÚ CÉS Đ Ú WÚ CÉS Á OY Ō Ō Ú V Q U P Á ' ' ' Á Ç CÉD Ú WE € D
9.69 ha (23.96 ac)
- LANDS TO BE REZONED FROM AGRICULTURAL/RURAL EXCEPTION
32 (A/RU*32) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xw)
15.3 ha (37.8 ac)
- LANDS TO BE REZONED FROM AGRICULTURAL/RURAL (A/RU) TO
AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xy)
80.91 ha (199.94 ac)
- LANDS TO BE REZONED FROM RURAL RESIDENTIAL TWO (RUR2) TO
PRIVATE RECREATIONAL EXCEPTION ____ (PR*x)
0.7 ha (1.7 ac)
- LANDS TO BE REZONED FROM RURAL RESIDENTIAL TWO (RUR2) TO
ENVIRONMENTAL PROTECTION EXCEPTION ____ (EP*x)
0.3 ha (0.74 ac)
- LANDS TO BE REZONED FROM PRIVATE RECREATIONAL
EXCEPTION 31 (PR*31) TO PRIVATE RECREATIONAL
EXCEPTION ____ (PR*x)
9.4 ha (23.2 ac)
- LANDS TO BE REZONED FROM AGRICULTURAL/RURAL EXCEPTION
32 (A/RU*32) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xy)
24.1 ha (59.7 ac)
- LANDS TO BE REZONED FROM PRIVATE RECREATIONAL
EXCEPTION 30 (PR*30) TO PRIVATE RECREATIONAL
EXCEPTION ____ (PR*x)
23.9 ha (59.1 ac)
- LANDS TO BE REZONED FROM AGRICULTURAL/RURAL (A/RU) TO
ENVIRONMENTAL PROTECTION EXCEPTION ____ (EP*x)
40.5 ha (100 ac)
- LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP)
TO PRIVATE RECREATIONAL EXCEPTION ____ (PR*x)
2.6 ha (6.4 ac)
- LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP)
TO ENVIRONMENTAL PROTECTION EXCEPTION ____ (EP*x)
6.1 ha (15.16 ac)
- LANDS TO BE REZONED FROM AGRICULTURAL/RURAL (A/RU) TO
AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*x)
5.8 ha (14.3 ac)
- SEE SCHEDULE B ZONING BY-LAW AMENDMENT ____
9.5 ha (23.4 ac)

SCHEDULE A ZONING BY-LAW AMENDMENT

TOWNSHIP OF ORO-MEDONTE

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

PROJECT: 14-531 BURLS CREEK DATE: NOVEMBER 14, 2017
 OQS ŌKÁFI ÉI HF ÁU Ú CÉZ Ó CÉ Á , * DRAWN BY: V.S.



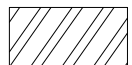
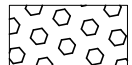
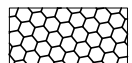

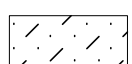
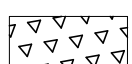




ZONING BY-LAW AMENDMENT

PT LT 21, CON 8, ORO, PT LT 22, CON 8, ORO as in RO850934, s/t ORO16808; PT LT 22, CON 9, ORO, as in RO1326331, Except PT 1, 51R31499; PT LT 22, CON 8, ORO, as in RO1116954; PT LT 22, CON 8, ORO, PT 1, 51R3247; PT LT 23, CON 9, ORO being PT 1, 51R31789; PT LT 21, CON 8, ORO as in RO504892, Except PT 4. 51R2707; PT LT 22, OUPAI ÉAUUUÉÁUVÁFÉÁI FÚHÍ ÉI GLÁBAÚVÁŠVÁGFÉÁÓ
 Parts 1, 2 & 3, 51R20880

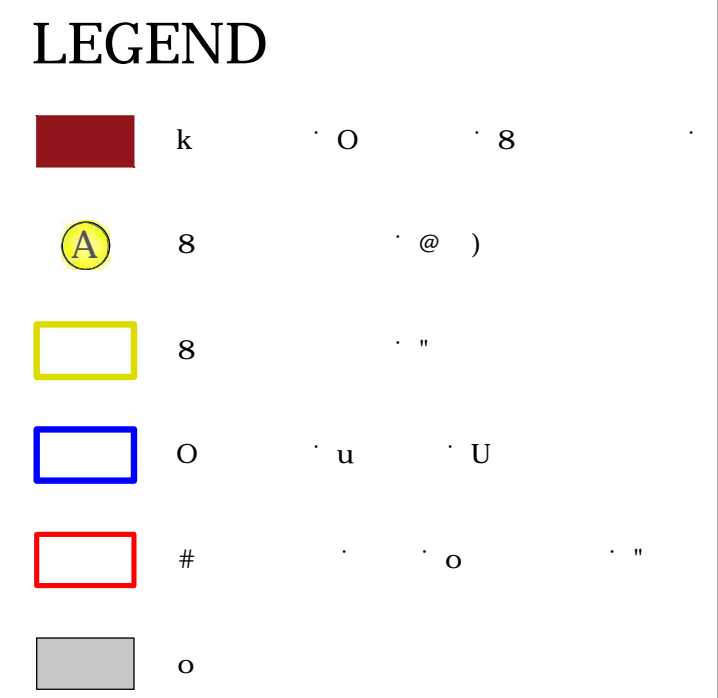
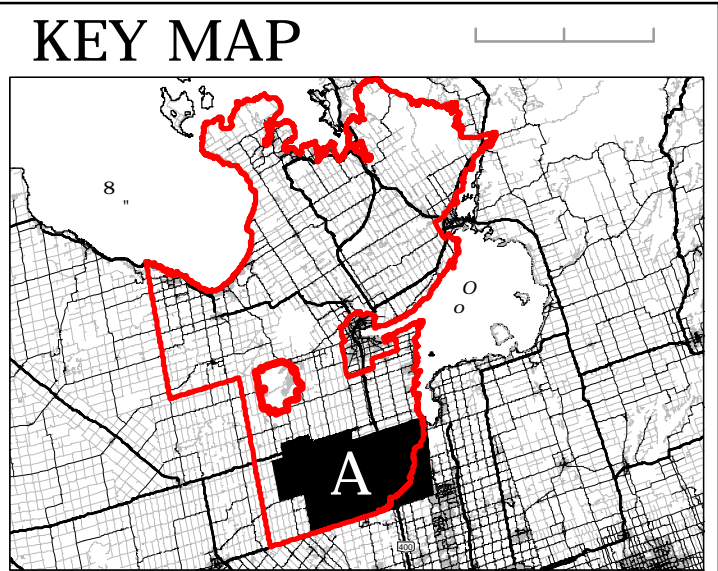
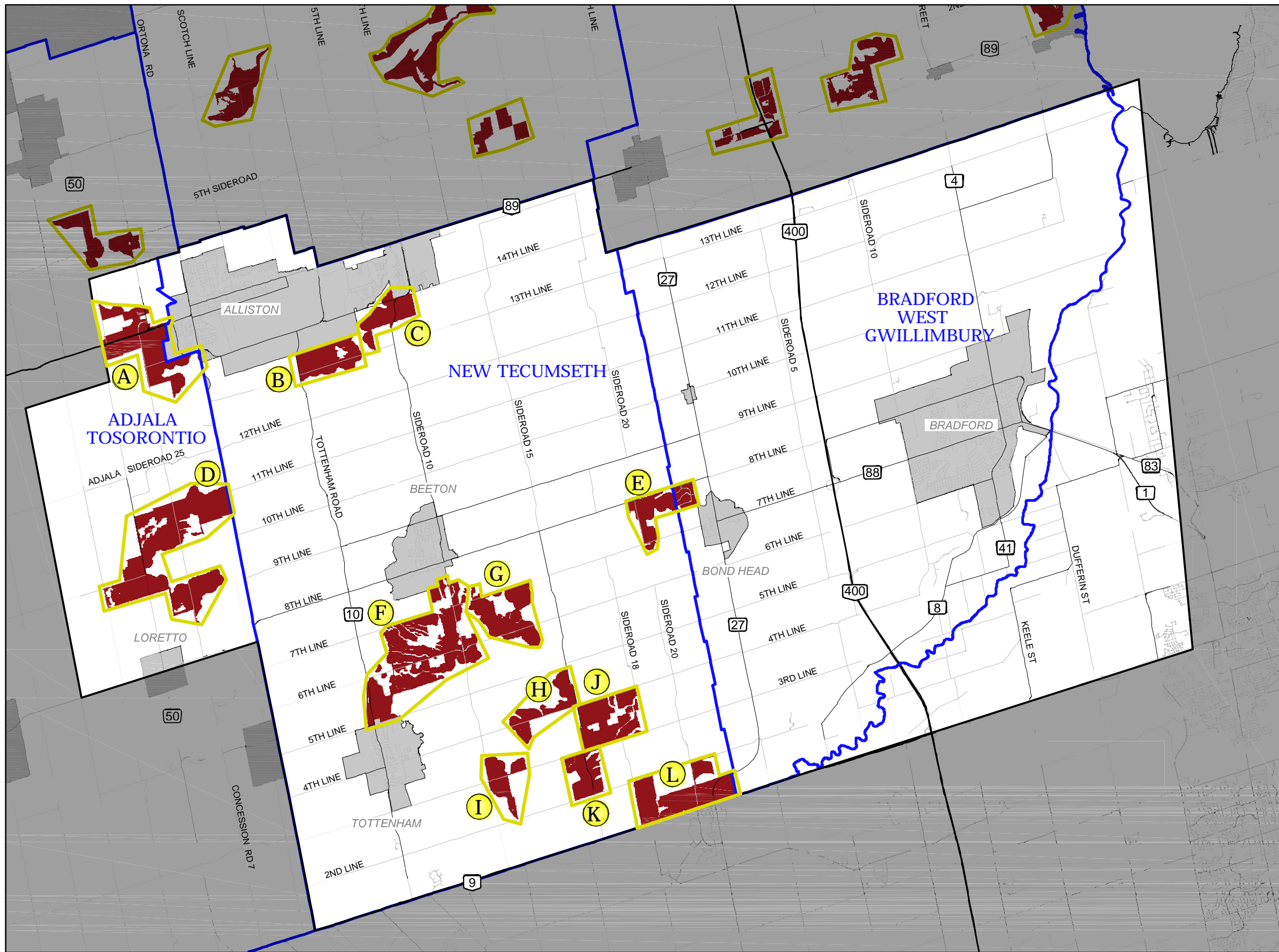
IN THE
TOWNSHIP OF ORO-MEDONTE
 COUNTY OF SIMCOE
 2017



-  LANDS SUBJECT TO SCHEDULE 'B'
9.5 ha (23.4 ac)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xw)
0.1 ha (0.2 ac)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xv)
0.1 ha (0.3 ac)
-  LANDS TO BE REZONED FROM PRIVATE RECREATIONAL EXCEPTION 30 (PR*30) TO ENVIRONMENTAL PROTECTION EXCEPTION ____ (EP*x)
0.5 ha (1.1 ac)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO PRIVATE RECREATIONAL EXCEPTION ____ (PR*x)
0.8 ha (1.9 ac)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO PRIVATE RECREATIONAL EXCEPTION ____ (PR*x)
0.2 ha (0.5 ac)
-  LANDS TO BE REZONED FROM AGRICULTURAL/RURAL EXCEPTION 32 (A/RU*32) TO ENVIRONMENTAL PROTECTION EXCEPTION ____ (EP*x)
0.5 ha (1.2 ac)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO AGRICULTURAL/RURAL EXCEPTION ____ (A/RU*xy)
0.9 ha (2.2 ac)
-  LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO ENVIRONMENTAL PROTECTION EXCEPTION ____ (EP*x)
6.4 ha (16 ac)
-  SEE SCHEDULE A ZONING BY-LAW AMENDMENT ____ .

SCHEDULE B ZONING BY-LAW AMENDMENT _____ .
TOWNSHIP OF ORO-MEDONTE

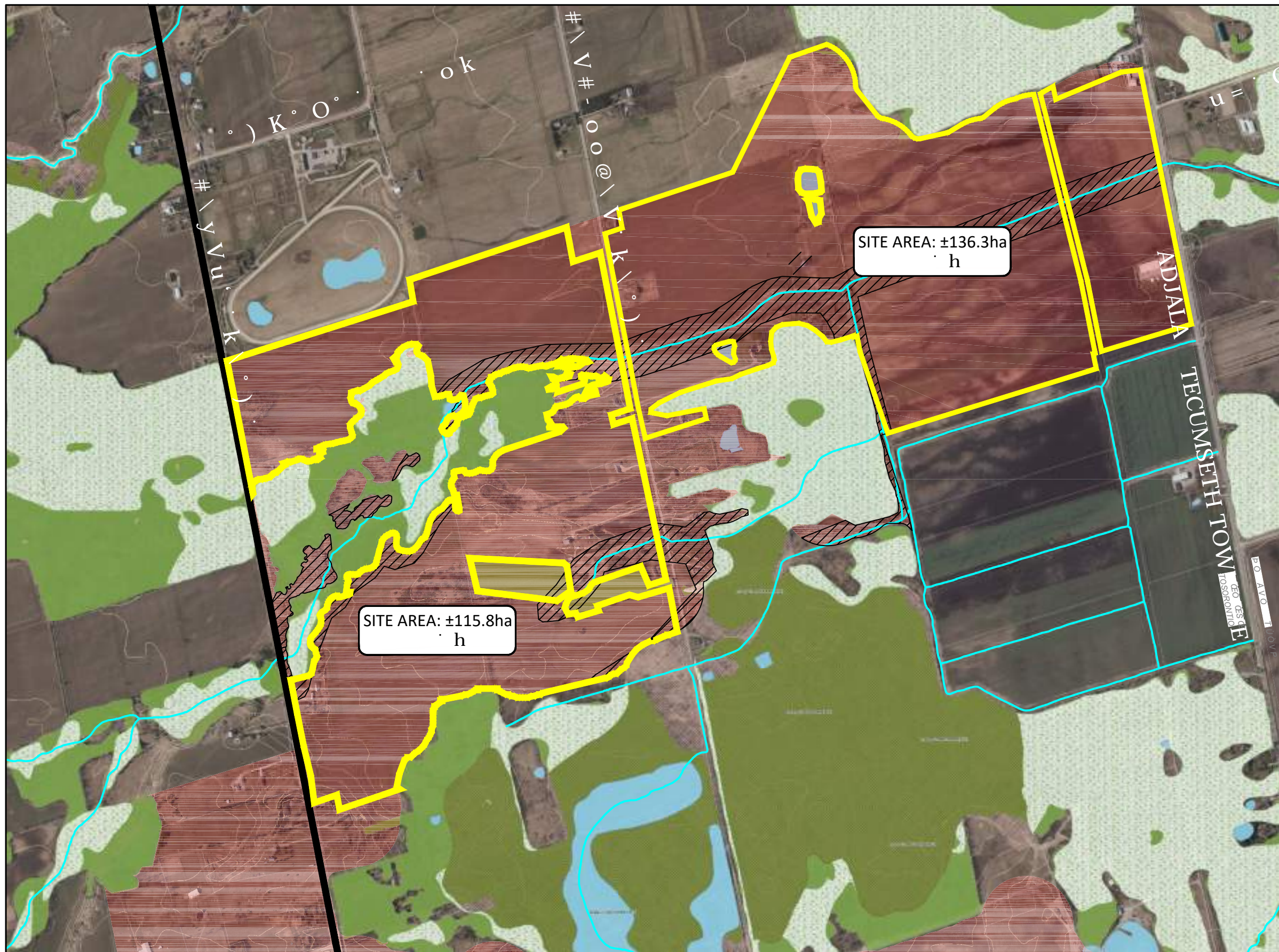
IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com



RURAL LANDS

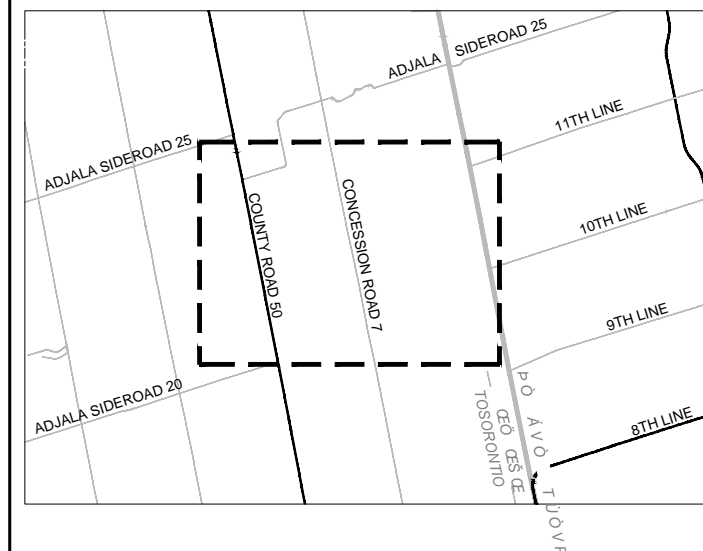
MAP A





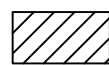








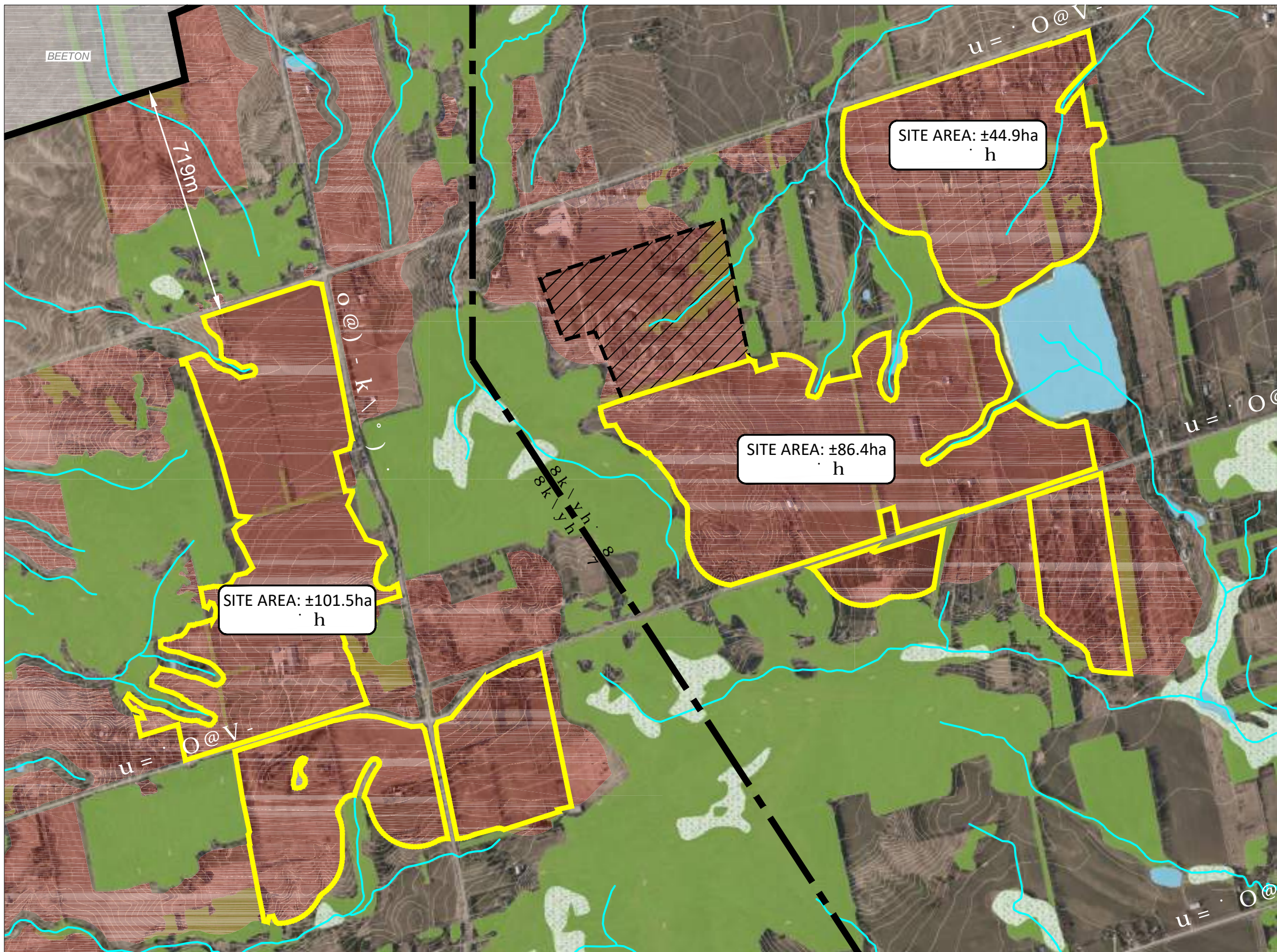
MAP A
GROUP D

KEY MAP

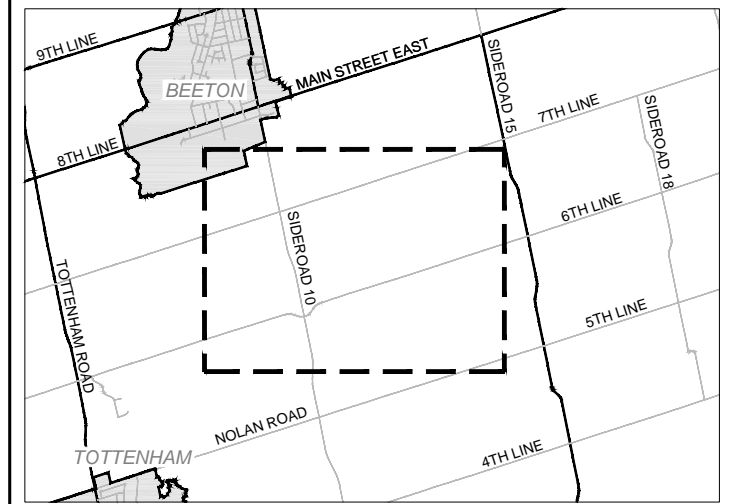


LEGEND

-  h
-  k
-  # \ Vouk @Vuo
-  #
-  #
-  #
-  #
-  #
-  #



KEY MAP



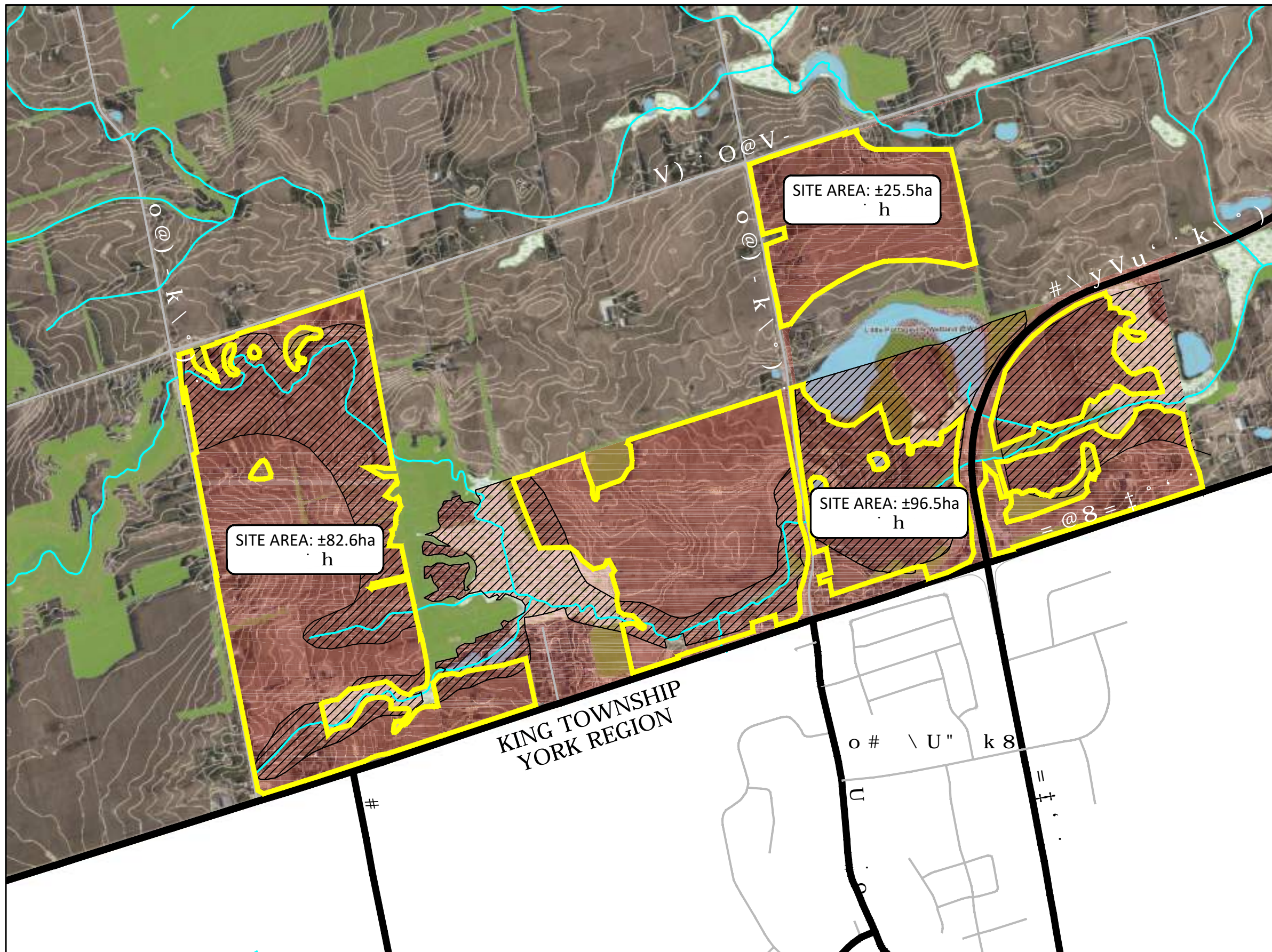
LEGEND

- h
- k
- #
- #
- #
- #
- #

MAP A

GROUPS F & G

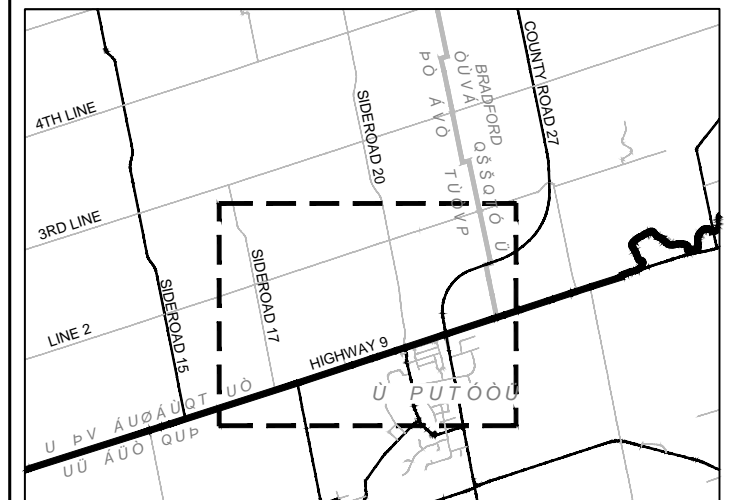




MAP A GROUP L

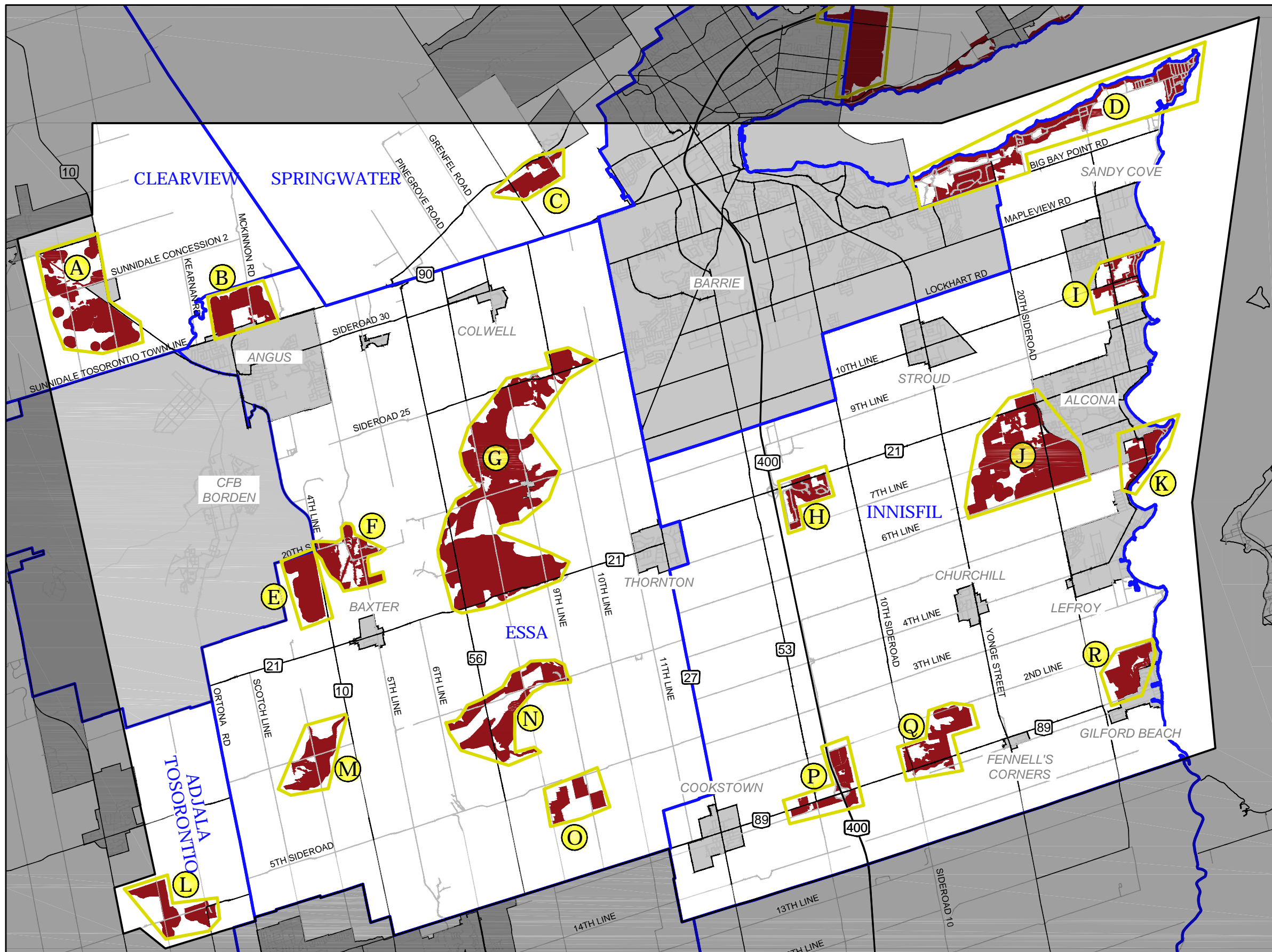


KEY MAP

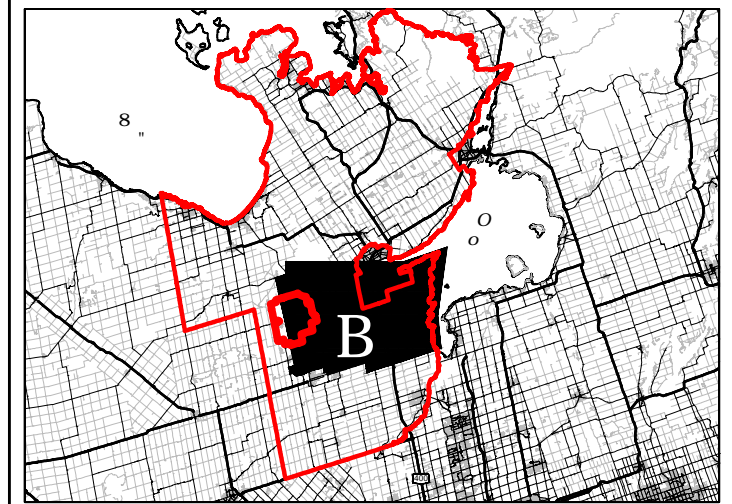


LEGEND

- h
- k
- #
- #
- #
- #
- #
- #



KEY MAP

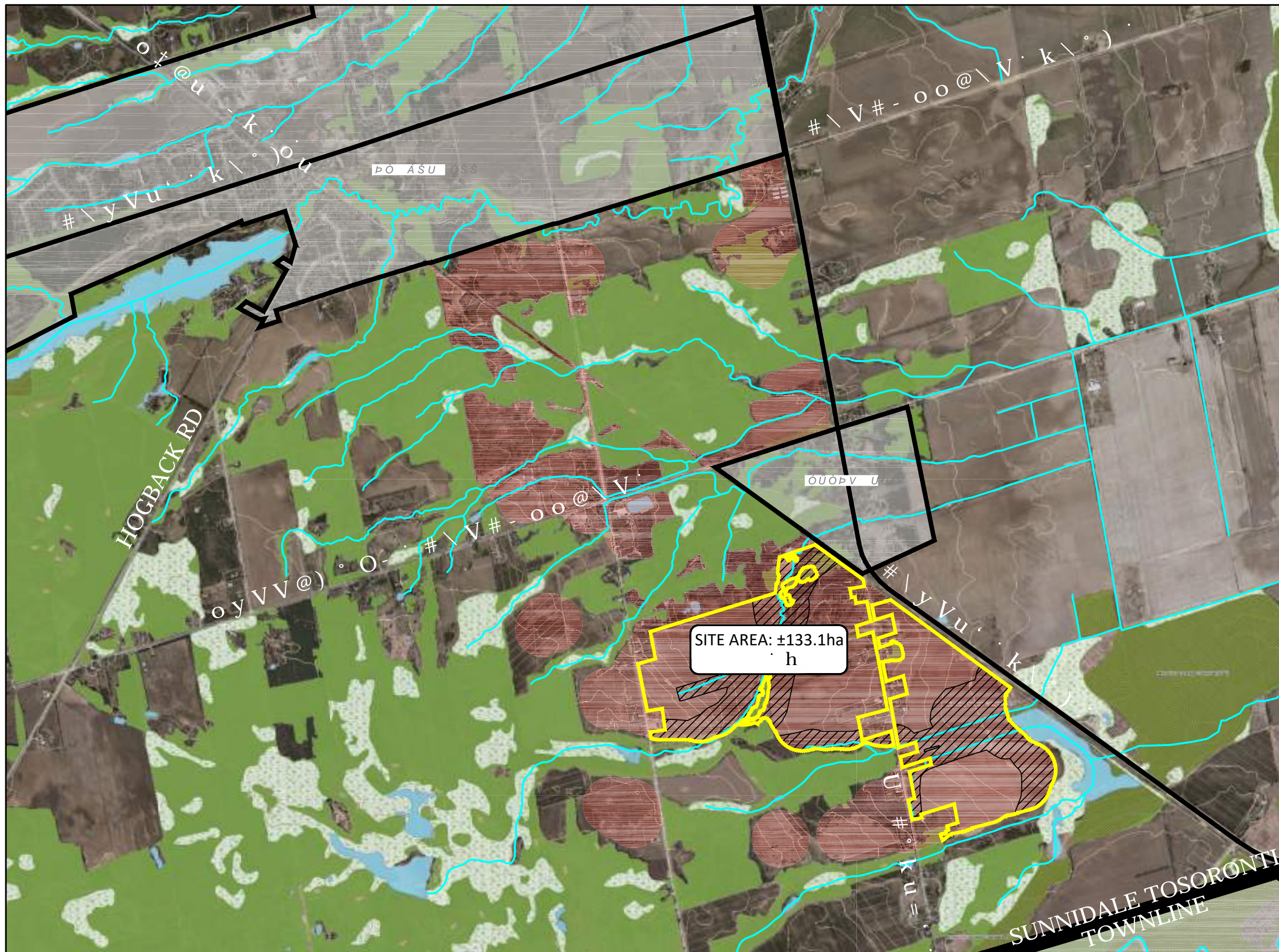


LEGEND

- k
- 8
- 8
- #
- o

RURAL LANDS MAP B

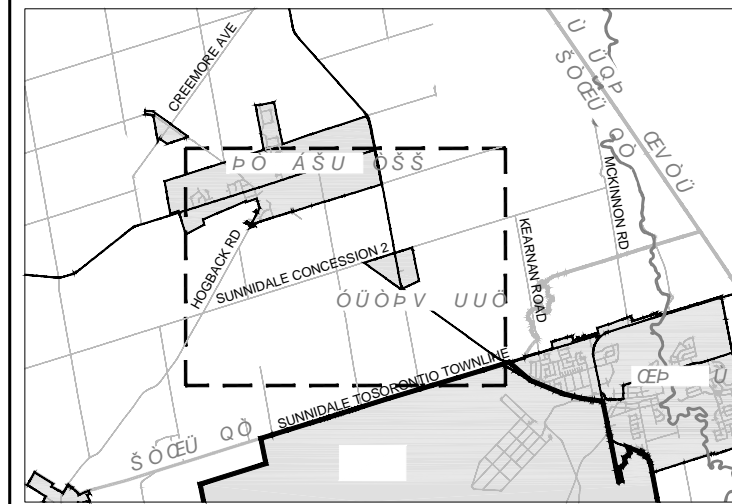




MAP B
GROUP A



KEY MAP

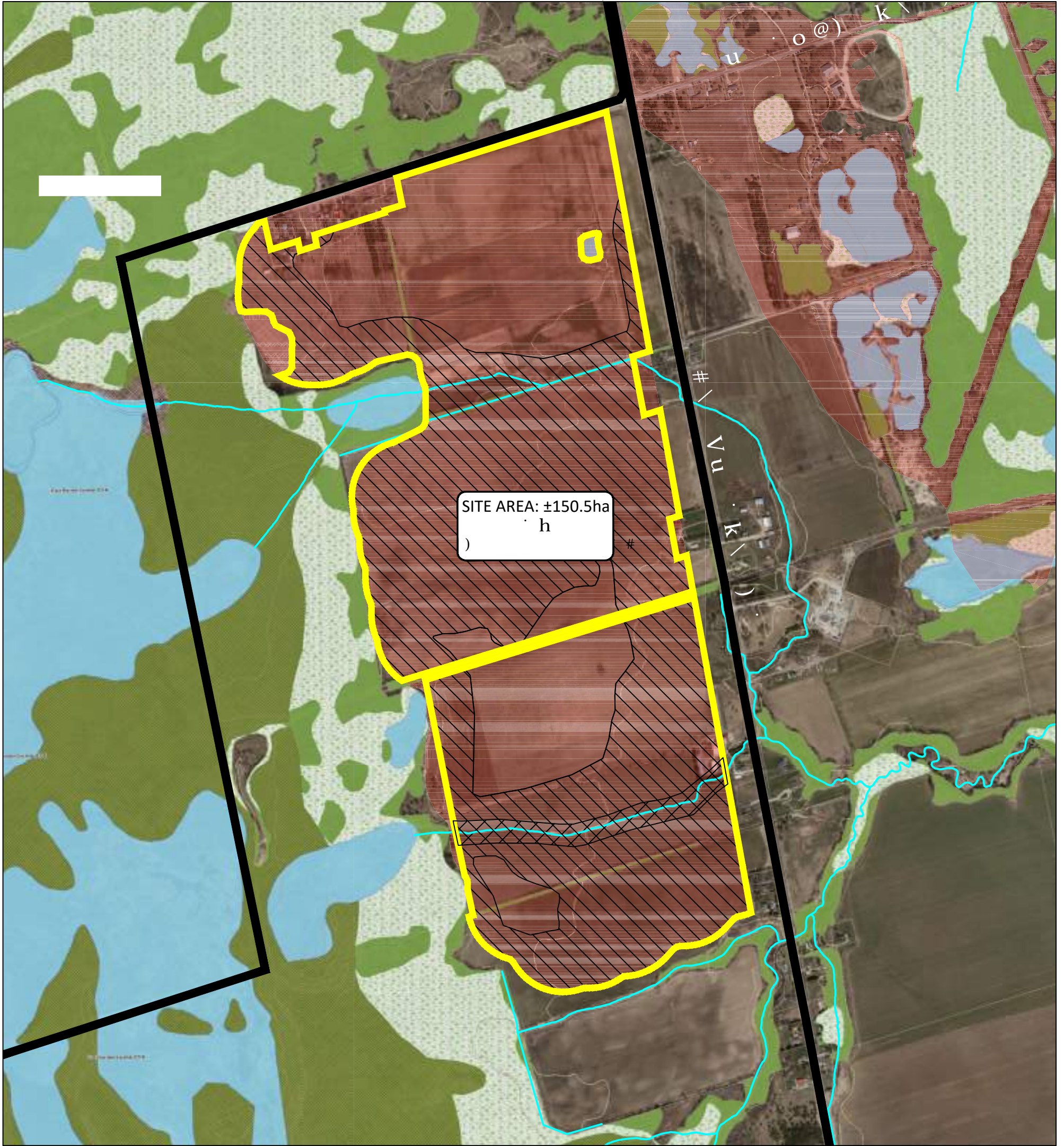


LEGEND

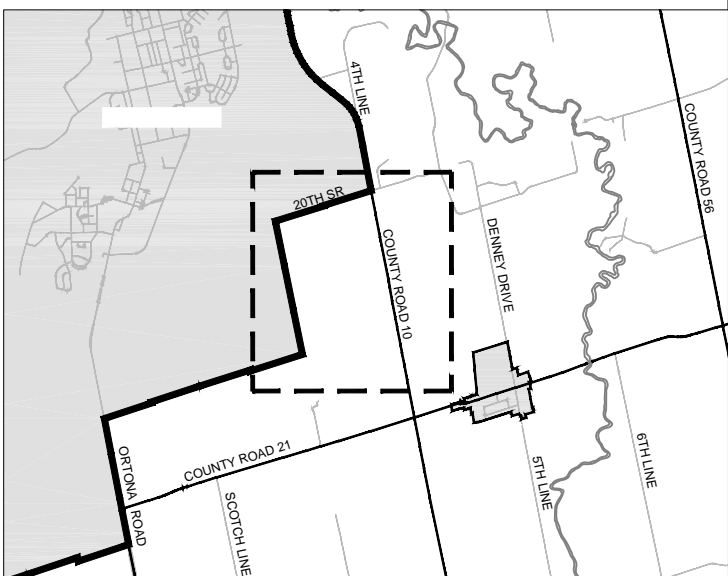
- h
- k
- # \ Vouk @Vuo
- #
- #
- #
- #
- #



MAP B GROUP E



KEY MAP

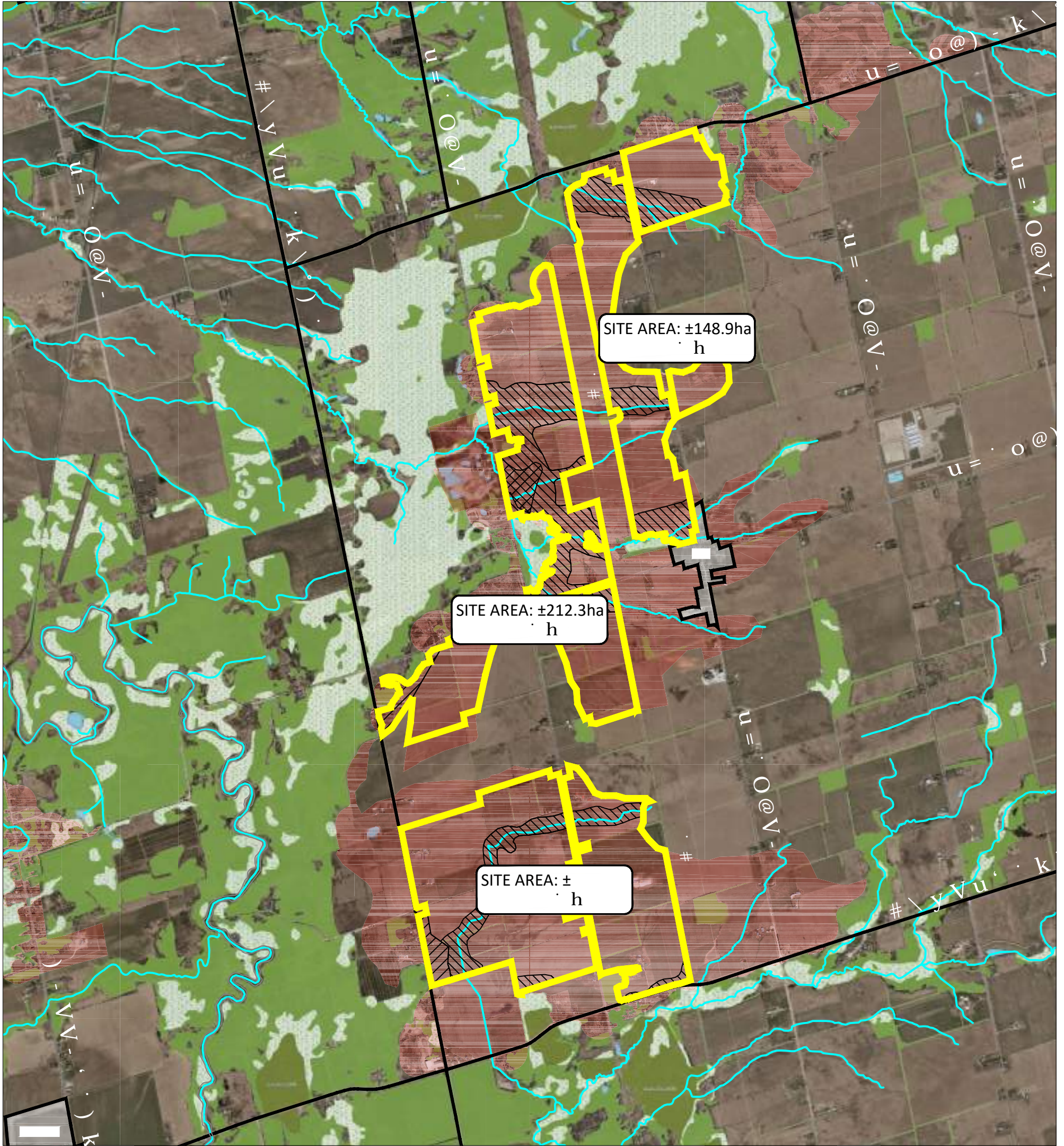


LEGEND

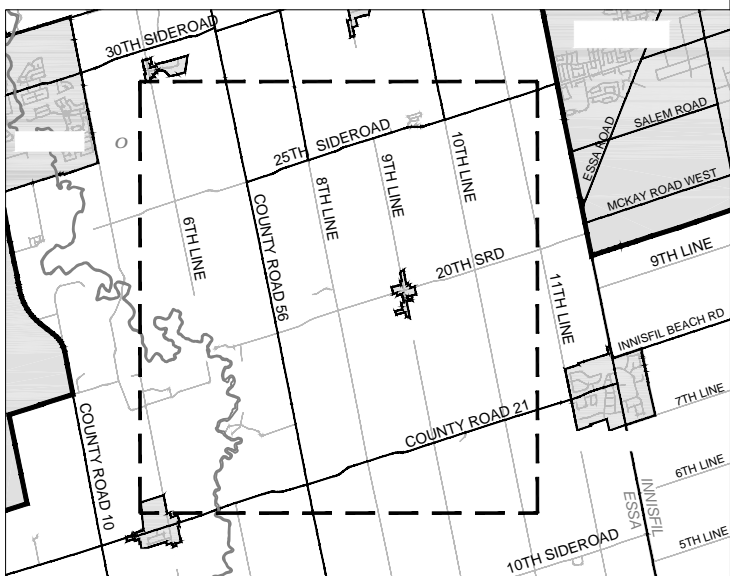
- h
- k
- # \ Vouk @Vuo
-
- #
- # # k
-
-



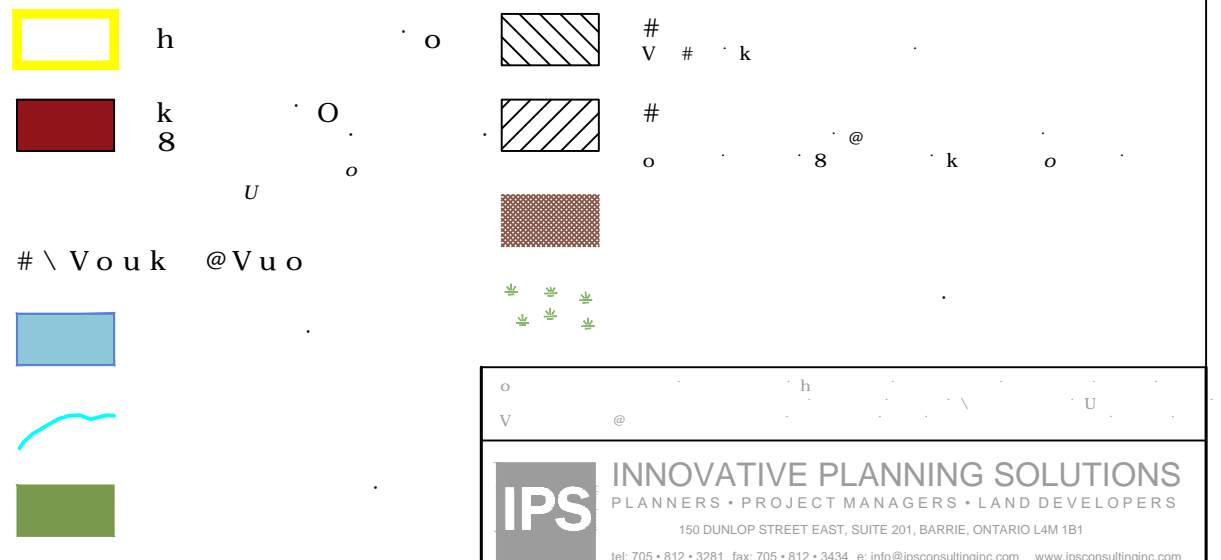
MAP B GROUP G



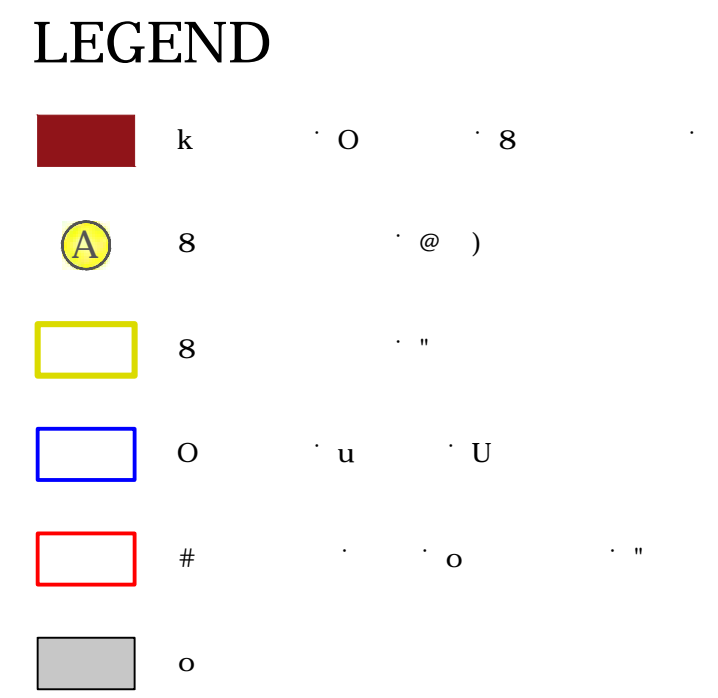
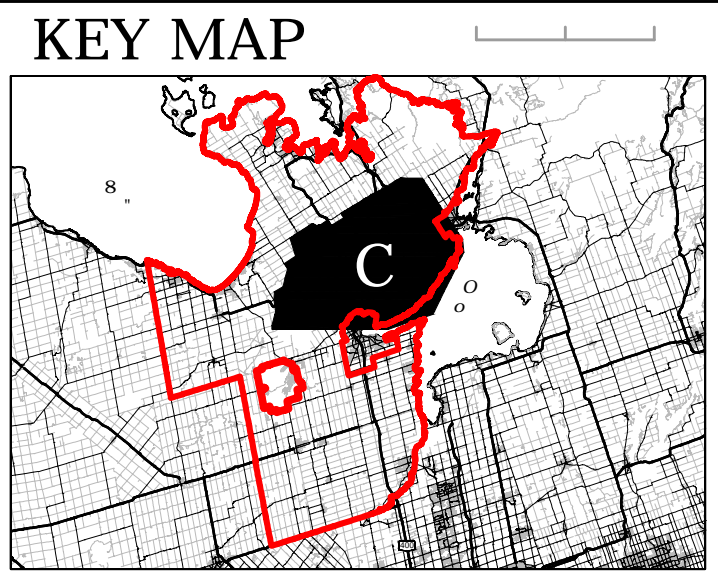
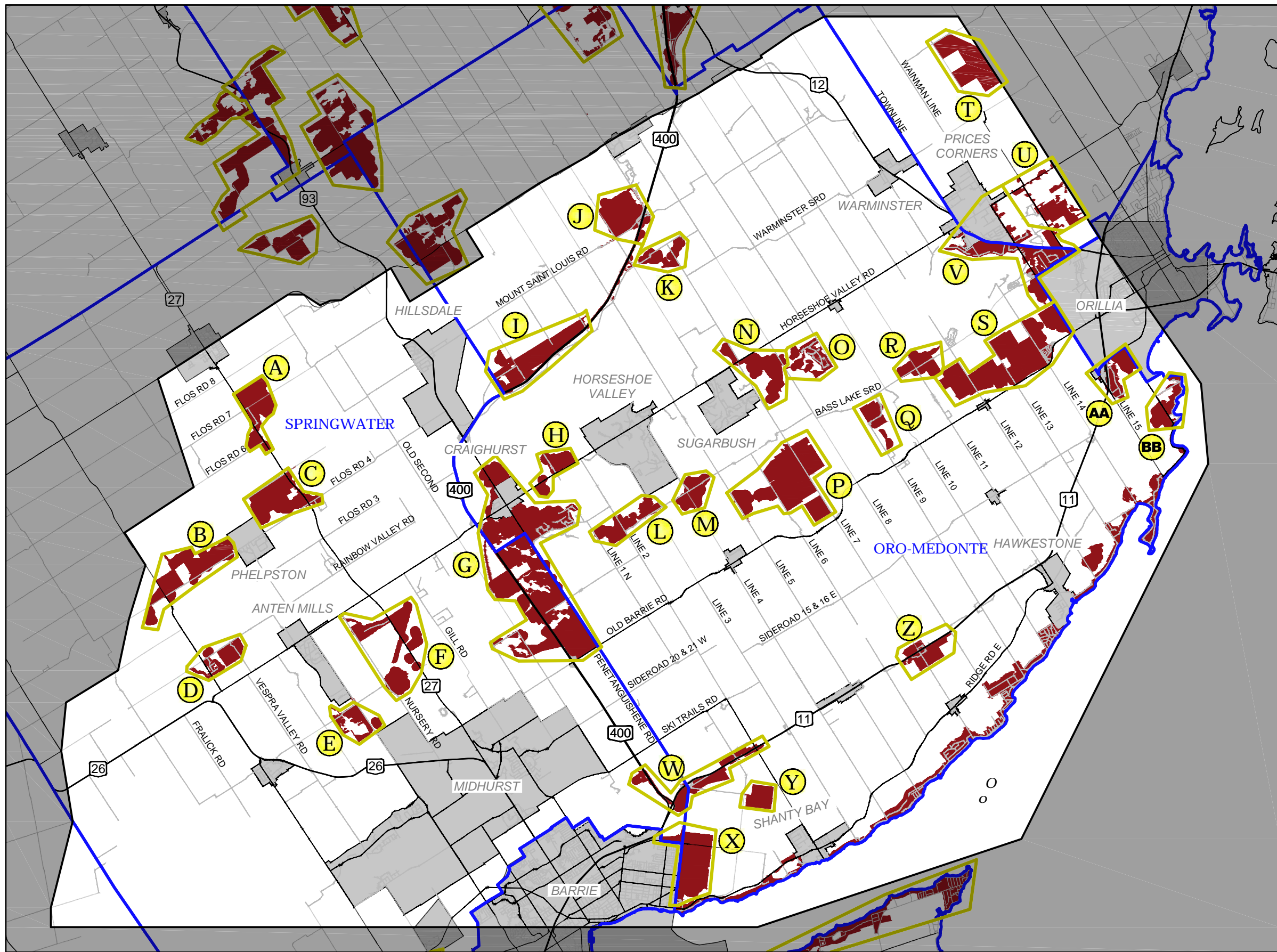
KEY MAP



LEGEND



IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com



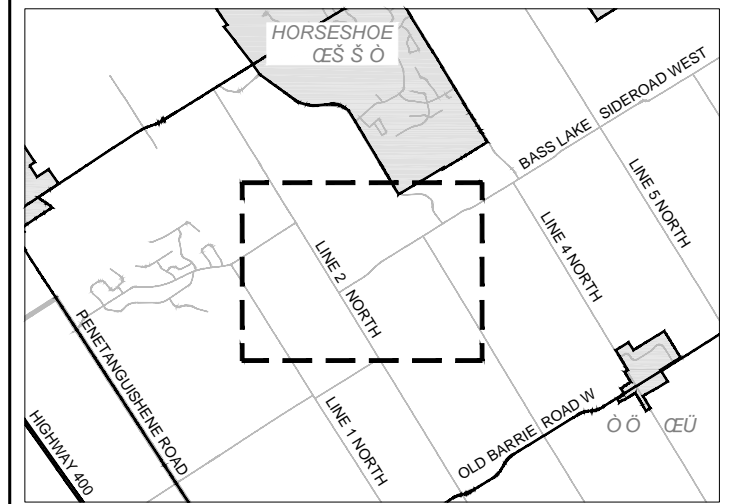
RURAL LANDS

MAP C





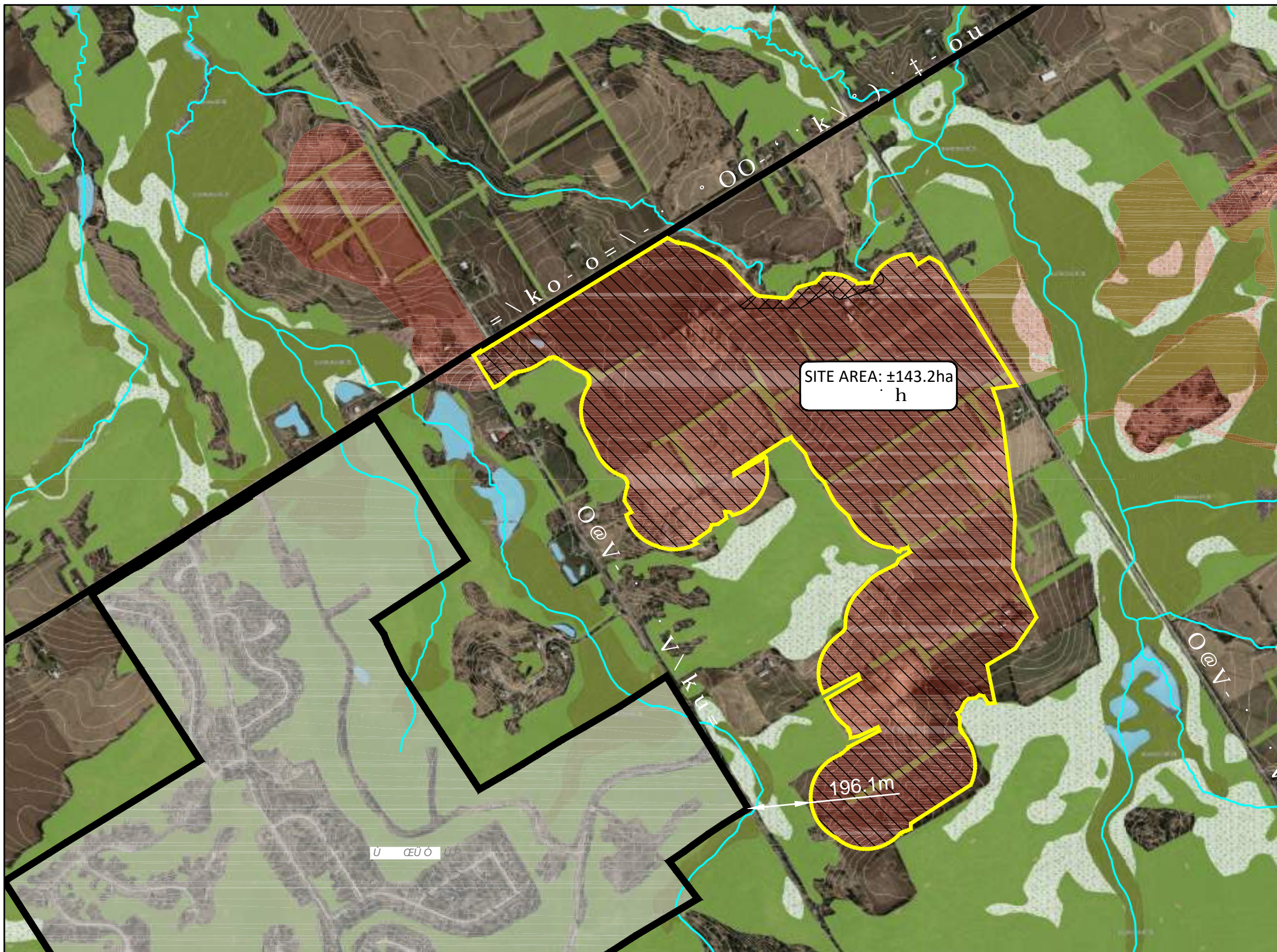
KEY MAP



LEGEND

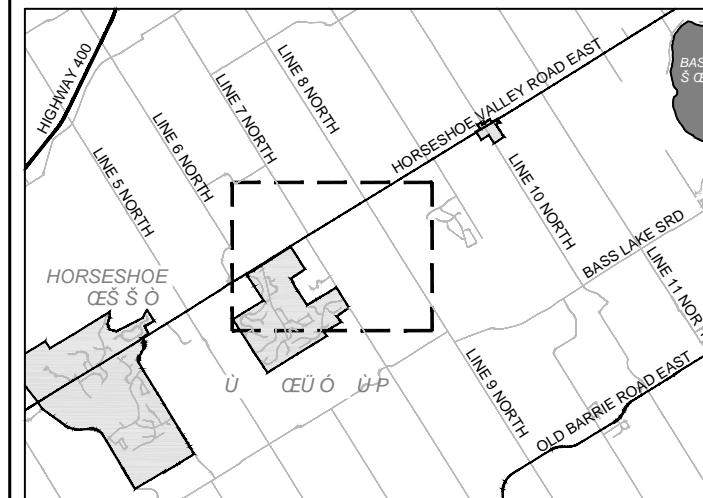
- h
- k
- #
-
-
-
-





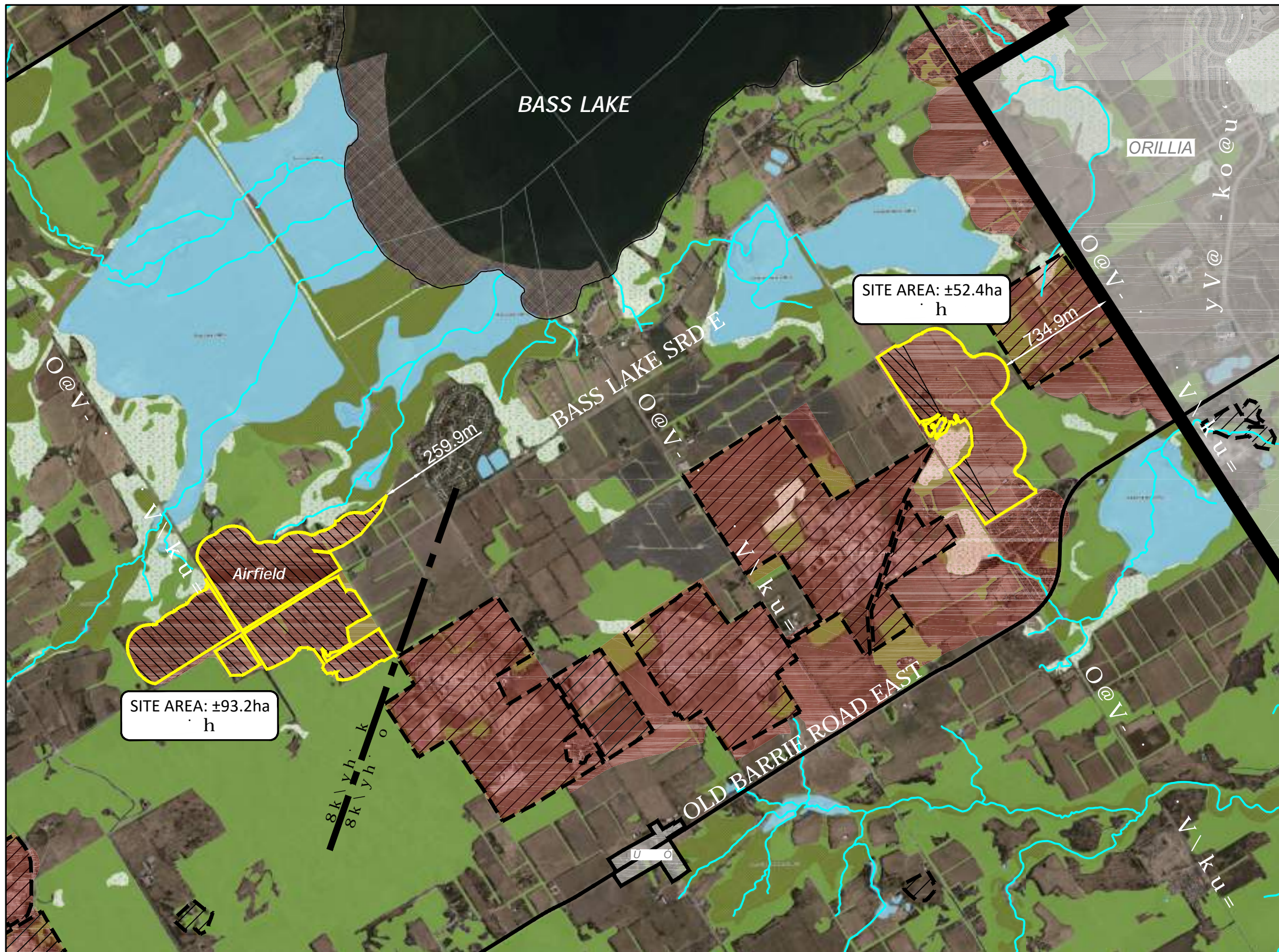
MAP C
GROUP N

KEY MAP

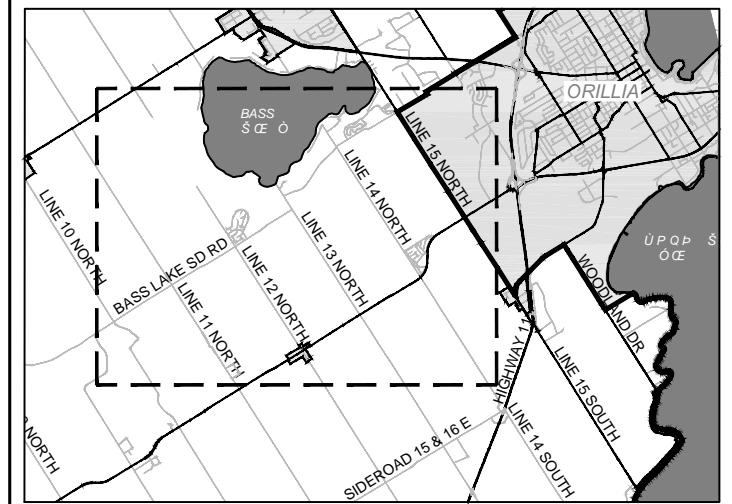


LEGEND

- h
- k
- # \ Vouk @Vuo
- # U U # #
- # o 8 o k
- #
-
-
-
-



KEY MAP



LEGEND

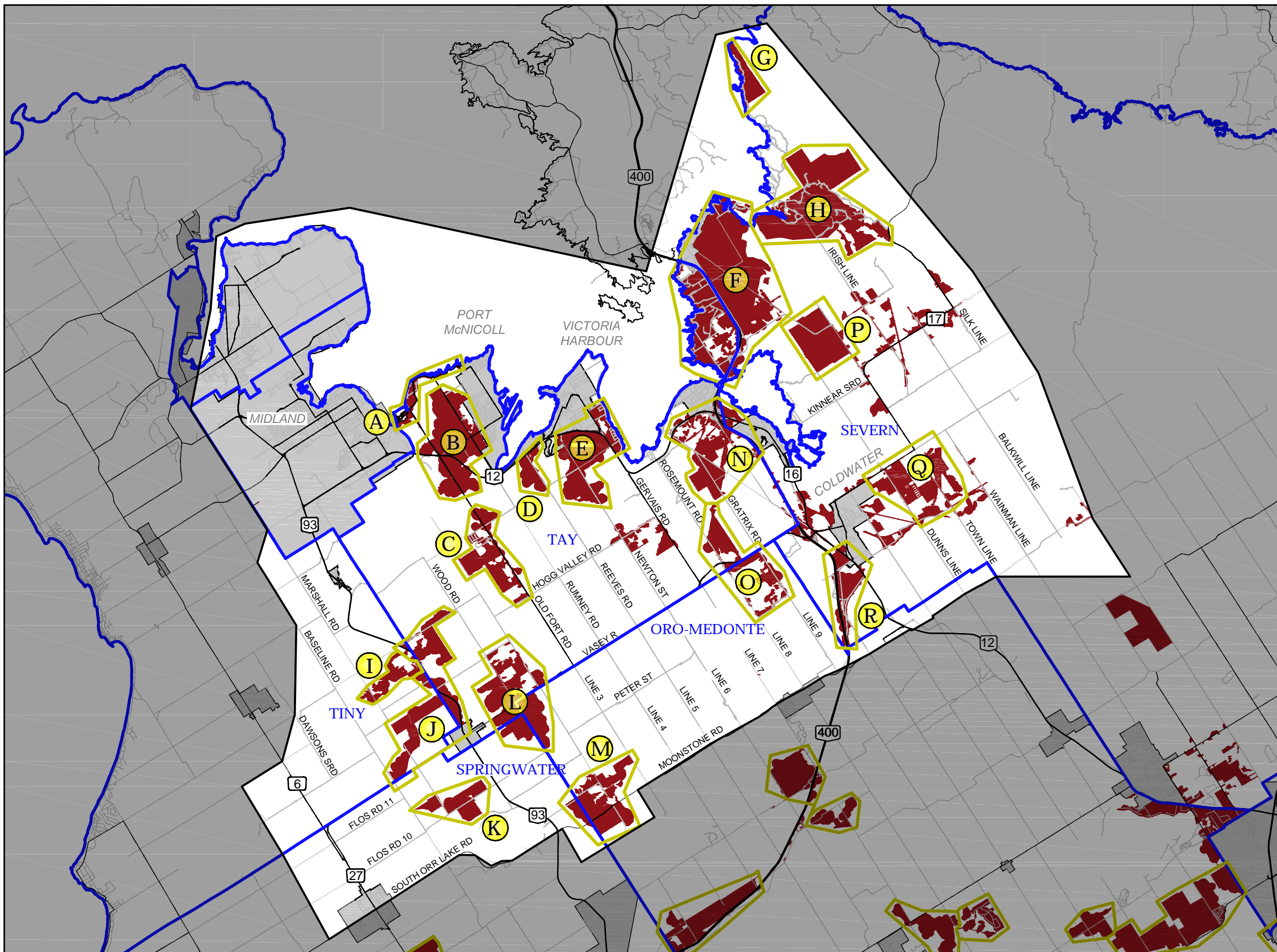
- h
- k
- # \ Vouk @Vuo
- # O h o
- # o 8 o k
-
-
-
-
-



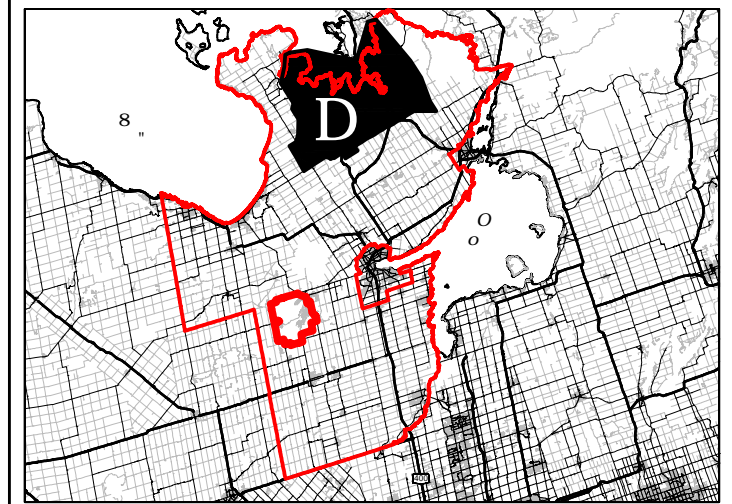
MAP C

GROUPS R & S

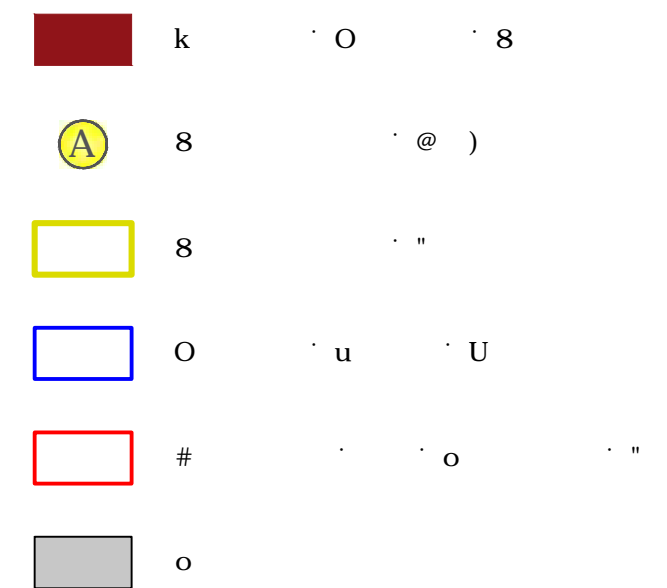




KEY MAP



LEGEND



RURAL LANDS MAP D



