COUNTY OF SIMCOE

OFFICIAL PLAN

OFFICE CONSOLIDATION

JULY 2026

COUNTY OF SIMCOE PLANNING

simcoe.ca

OFFICE CONSOLIDATION
JULY 2026

NOTE TO READER:

Between April 19, 2013, and December 29, 2016, the Ontario Municipal Board granted its phased approval of the Official Plan including text and schedules, with the exception of the proposed land use designations for certain lands that remain subject to site-specific appeals, as identified by number on Schedule 5.1 Land Use Designations.

This Office Consolidation includes all eight (8) of the amendments approved by the Ministry of Municipal Affairs and Housing (MMAH) or Local Planning Appeal Tribunal (LPAT)/Ontario Land Tribunal (OLT) following December 29, 2016:

OPA No. 1 --- Source Protection
(Approved by MMAH with modifications May 24, 2017)
OPA No. 2 --- Environmental Resource Recovery Centre
(Approved by MMAH with modification on November 30, 2018, which decision was appealed. Appeal dismissed by the OLT on January 25, 2022)
OPA No. 3 --- Friday Harbour Resort
(Approved by MMAH with modification October 31, 2018)
OPA No. 4 --- Burl's Creek Event Grounds
(approved by LPAT January 10, 2020)
OPA No. 5 --- Waste Management Policies and Schedules
(Approved by MMAH with modification June 21, 2021, which decision was appealed. Appeal withdrawn June 2, 2022)
OPA No. 6 --- Age-Friendly Planning
(Approved by MMAH as adopted June 21, 2021)
OPA No. 7 --- Municipal Comprehensive Review
(Approved by MMAH with modification April 7, 2026)
OPA No. 8 --- Guthrie Settlement Area Boundary Expansion
(Approved by MMAH as adopted August 29, 2024)

This Office Consolidation has been prepared for the purposes of convenience only. Please refer to the approval documents for all amendments to the Official Plan as approved by the Ministry of Municipal Affairs and Housing (MMAH) or Local Planning Appeal Tribunal (LPAT)/Ontario Land Tribunal (OLT) as the case may be to ensure complete accuracy.

I, Jonathan Magill, County Clerk of the County of Simcoe, do hereby certify, under my hand and the seal of the County that this is a true and correct copy of the Office Consolidation of the Official Plan of the County of Simcoe.

Dated the 31st day of July, 2026.

Jonathan Magill, County Clerk

OFFICIAL PLAN OF THE COUNTY OF SIMCOE
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Part 1 Introduction

1.1 Purpose

The Official Plan of the County of Simcoe (the *Plan)* is prepared under the *Planning Act R.S.O 1990 c.P. 13, as amended,* (*Planning Act*) of the Province of Ontario. The *Plan* provides a policy context for land use planning taking into consideration the economic, social, and environmental impacts of land use and *development* decisions.

The *Plan* provides a policy basis for exercising the approval authorities for *local municipal* official plans and amendments, and applications for *subdivision* of land.

The *Plan* is a document designed to assist in growth management in a *County* expected to experience continued strong growth in population and urban *development* over the next thirty years in accordance with the Provincial Planning Statement, 2024 as amended. It attempts to achieve a balance between the demands for economic development, community building, and environmental conservation and provide a framework for coordinated planning with adjacent municipalities, agencies, and other levels of government.

1.2 Scope, Effect, and Legislative Authority

The *Plan* applies to the sixteen Towns and Townships, also referred to collectively as *local municipalities,* which constitute the County of Simcoe. As stated in the *Planning Act*, where an official plan is in effect, no public work shall be undertaken and no bylaw shall be passed for any purpose that does not conform therewith. The Act further states that local official plans and zoning bylaws shall be brought into conformity with the *County* Official *Plan*.

The *Plan* is a broad policy document which is implemented through *local municipal* official plans and amendments, zoning bylaws, and *subdivision* approvals, together with long-term transportation, sewer, water, and waste management plans, environmental studies, *watershed management plans*, financial programs, capital budgets, economic development initiatives, and human services plans.

Parts of the *County* are under the direction of the *Oak Ridges Moraine Conservation Act,* 2001, *Places to Grow Act, 2005*, *Lake Simcoe Protection Act*, 2008, the *Niagara Escarpment Planning and Development Act, 1990,* and the *Greenbelt Act,* 2005. *Provincial* plans are the senior documents and their provisions prevail in case of conflict between it and the *County Plan* or *local municipal* official plan. Specific references to the provisions and jurisdictions are found in this *Plan*.

County Council, pursuant to Section 2 of the *Planning Act,* shall have regard to, among other matters but not limited to, matters of provincial interest such as the adequate provision and efficient use of communication, transportation, sewer, water, and waste management systems, the orderly

development of safe, healthy, and complete communities, the protection of public health and safety, the conservation and management of natural resources, mineral resources, the protection of agricultural resources and the appropriate location of growth and *development.* As expressed in the *Provincial Planning Statement,* County Council shall make decisions affecting planning matters that are consistent with policy statements issued under the Act, pursuant to Section 3.

1.3 Goals of the Official Plan

The *Plan's* provisions are aimed at the achievement of particular and interdependent goals which are derived from the *County's* Strategic Plan, the *Provincial Planning Statement*, the Greenbelt Plan, the Lake Simcoe Protection Plan, 2009, the Oak Ridges Moraine Conservation Plan, the Niagara Escarpment Plan, and other research undertaken during preparation of this *Plan*, including public input.

The goals of this *Plan* are:

- To protect, conserve, and enhance the *County's* natural and cultural heritage;
- To achieve wise management and use of the *County's* resources;
- To implement growth management to achieve lifestyle quality and efficient and cost-effective municipal servicing, *development* and land use;
- To achieve coordinated land use planning among the *County's local municipalities* and with neighbouring counties, districts, regions, and separated cities, and First Nations lands;
- To further community economic *development* which promotes economic sustainability in Simcoe County communities, providing employment and business opportunities;
- To positively influence the creation of built environments within the County for people of all ages and abilities, which serve to establish complete healthy communities and enhance the quality of life for our residents;
- To promote socially and physically accessible rural and urban communities; and
- To promote, protect and enhance public health and safety.

1.4 Structure of the Plan

The *Plan* is divided into five sections. Following this introductory section, Section 2 describes the *County* and its features. Section 3 on Growth Management Strategy includes population and employment projections and land use designations. Section 4 contains Policy Statements on planning topics, providing policies and guidelines for interpretation, implementation and *development* within the land use designations. Section 5 contains schedules, definitions, maps, and background material.

Any term that appears in italics, other than the name of a document, is defined in Section 5.8 or the *Provincial Planning Statement* as amended.

All references to statutes, regulations, the *Provincial Planning Statement*, and *provincial plans* are to those documents as amended from time to time.

This *Plan* should be consulted in its entirety to enable complete and correct interpretation of its provisions.

Part 2 - Structure and Features of the County

2.1 Municipal Organization

The County of Simcoe is comprised of sixteen Towns and Townships. The Cities of Barrie and Orillia are administratively separate from the *County,* but are economically and geographically an integral part of the *County* and considered to be part of the *Simcoe Sub-area.* Planning decisions in the Cities of Barrie and Orillia are not subject to the provisions of this *Plan*.

Thus, *County* municipal government is organized in two tiers and municipal functions are split between them. The planning function is a shared responsibility; the *County* sets a broad policy framework for planning while *local municipalities* establish a more detailed set of policies all of which are implemented through local official plans and decisions on planning applications and other related matters such as infrastructure, human services, and economic development.

The *County* is the approval authority for *local municipal* official plans and amendments and for subdivisions and condominiums except where that authority is delegated to *local municipalities*.

2.2 Physical Geography

The following description is composed of excerpts from the report "*Development of a Natural Heritage System for the County of Simcoe*", one of the background reports for the Official Plan preparation:

Simcoe County is one of the most geologically diverse areas in Ontario, containing a wide array of prominent physiographic features. Two areas of high topographic relief, the Niagara Escarpment and the Oak Ridges Moraine, form much of the *County's* western and southern boundaries, respectively. The Oro or Bass Lake Moraine is the dominant landform northwest of Lake Simcoe, while on the east side of the lake is an extensive limestone plain. Granitic bedrock at surface occupies the northeast quadrant of the *County*. The interior is characterized by a mix of till plains south of the City of Barrie, and sand plains, till plains, and clay plains to the north of Barrie. Several of the larger river systems that drain north into Georgian Bay, notably the Nottawasaga and Wye, occupy wide, flat valleys underlain by extensive beds of silt and organic deposits which in turn give rise to several large *wetlands* such as Minesing Wetland and Wye Marsh.

In terms of life science, Simcoe County is home to over 1500 species of vascular plants, over 150 species of nesting birds, 50 mammals, and 33 reptiles and amphibians. It supports specialized vegetation communities adapted to unique habitats such as coastal plains, prairies and savannas, alvars, bogs and fens, the Great Lakes shoreline, and Niagara Escarpment cliff faces and talus slopes.

The *County* contains *provincially significant wetlands*, *provincially significant Areas of Natural and Scientific Interest*, and over 60 species of plants and animals considered to be vulnerable, threatened, or endangered in Ontario and/or Canada. Extensive tracts of undisturbed forest in the north and east of the *County* are habitats for forest interior bird species and mammals such as Black Bear, Marten, and Fisher. Because the *County* is situated at the contact zone between the Precambrian Shield and till/morainal deposits to the south it has elements of both Boreal Forest and Great Lakes-St. Lawrence Forest represented together. This results in an unusual mix of northern species of plants and animals at the southern edge of their ranges coexisting with southern species at or near their northern limits. This area known as the 'Land Between' forms the northern part of the *County*'s landscape bordering the Severn River and extending east of Lake Couchiching. It represents a thin strip of unique habitat that runs between the two major ecozones and contains its own unique habitat and landscape characteristics and features an uncommonly high degree of ecological diversity.

To recognize the geological diversity in the *County* and its influence on the natural features and *natural heritage system*, in particular the woodlands, the Simcoe Lowlands and Simcoe Uplands physiographic areas have been identified on Schedule 5.1.

The *County* contains features which have received international recognition for their environmental significance: Minesing Wetland, Matchedash Bay and the Niagara Escarpment. The first two are protected as *wetlands*, the latter by the Niagara Escarpment Plan which takes precedence over this *Plan*. The *County* recognizes the ecological and economic importance of the preservation of these features and other *natural heritage features and areas* within the *County* which is reflected within the Greenlands Section 3.8 and other policies of this *Plan*.

The *County* also contains extensive shoreline areas, as it borders the major water bodies of Georgian Bay, Lake Simcoe, Lake Couchiching, the Trent-Severn Waterway and several smaller lakes. The shoreline areas and associated beaches and other landscape features are major elements shaping not only the ecological system but (1) the economy of the *County*, given their contribution to tourism and recreation, and (2) the *settlement* pattern, given the large number of dwellings serving seasonal and permanent residents along the shoreline.

2.3 Settlement

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

Population density in general and urban development in particular, is greater in the southern portion of the *County*. This is as a result of economic and employment links with the highly urbanized Greater Toronto Area immediately south of Simcoe County. Residential development

has also been attracted to the shores of Georgian Bay and Lake Simcoe. This development is a mixture of permanent and seasonal occupancy. In summer months, seasonal occupancy swells the population of the *County* well above the permanent population. There is a higher than average percentage of older persons residing in the *County* than the Provincial and National averages.

Much development is currently focused in numerous *settlement areas*, ranging in size from about 25,000 people to small hamlets of only a few dozen people. However, thousands are also housed in rural residential or cottage clusters, or isolated lots, found throughout the *County*.

Agricultural use is found in many places throughout the *County*, except in the Precambrian Shield at the northern end of the *County*.

Settlement of the *County* by First Nations and subsequently by non-aboriginal settlers has resulted in a wealth of *cultural features* and heritage resources.

2.4 Resources and Economic Base

Simcoe County has a diverse economic base which includes traditional, resource-based industries and industries based on modern manufacturing, technology and services.

The transitional geography of Simcoe County supports a wide variety of agricultural and forestry pursuits. Aggregate resources - sand, gravel, and stone - are extracted in many parts of the *County*, with abundant resources found in Severn, Oro-Medonte, Clearview, and Ramara Townships.

Employment activities include both small and large manufacturing establishments, industrial research and development, various levels of government and a wide range of service industries.

Tourism and recreation is a large and growing economic sector in Simcoe County. It includes both attraction-oriented travel and seasonal residence activity. Other service sector activities, including recreation, are growing in concert with population growth and aging demographics across the *County*.

The movement of people and goods is essential to the economic and social well-being in the *County*.

Part 3 - Growth Management Strategy

3.1 Strategy

The planning strategy of this *Plan* is based on four themes:

- Direction of a significant portion of growth and *development* to *settlement areas* where it can be effectively serviced, with a particular emphasis on *primary settlement areas*.
- Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation.
- Protection and enhancement of the *County's natural heritage system* and *cultural features* and heritage resources, including water resources.
- Development of communities with diversified economic functions and opportunities, and a diverse range of housing options.

Principles and policies stated throughout the *Plan* will be directly or indirectly related to these themes, which are inter-related in that achievement of objectives in any area can have impacts on other objectives.

3.1.1 Direction of a significant portion of growth and *development* to *settlement areas* where it can be effectively serviced, with a particular emphasis on *primary settlement areas*

The *County* has numerous identifiable *settlement areas*. They are found in every municipality and provide a basis for future growth

The 93 settlement areas are included in one of four categories:

- Category 1 – *Settlement areas* – these are the *settlement areas* that have been identified as *primary settlement areas* this Plan;
- Category 2 – *Settlement areas* – these are the *settlement areas* that have a *built boundary* and existing or planned water and wastewater systems;
- Category 3 – *Settlement areas* – these are the *settlement areas* that do not have a *built boundary* but which have existing or planned municipal water and wastewater systems;
- Category 4 – *Rural settlements* – these are *settlement areas* that have a municipal water or wastewater system (partial services) or have no municipal water or wastewater system.

All recognized *settlement areas* are identified in Section 3.2.2 (Table A) and the extent of these are mapped on Schedule 5.1 – Land Use Designations with *primary settlement areas* also identified on Schedule 5.1.2.

There are several reasons for this overall approach to growth management. *Settlements* are developed at higher densities than scattered *development*, which makes them more economical to service. *Settlement areas* provide a focus for both private and public services in traditional and newer central places. The higher density of *settlement areas* means that more resource lands and environmentally valuable lands can be conserved. The wide range of land uses provides an opportunity for people to live, work, shop, and find recreation in one compact community. Given the diversity of size, setting, and extent/types of hard and soft services which characterize the *County's settlement areas*, some *settlement areas* are more suitable for accommodating long-term growth. The *primary settlement areas* will develop as *complete communities.* This Plan directs a significant portion of population and employment growth to *primary settlement areas* based on the hierarchy of *settlement areas* in accordance with Section 3.2.2 of this *Plan*.

In order to direct most growth to the *settlement areas*, it is part of the strategy of this *Plan* to manage the amount of designated land throughout the *County* to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet the projected needs to the year 2051. *Local municipalities* will be required to develop plans and secondary plans that direct most growth to their *settlement areas* in accordance with this *Plan* and have provision for residential, commercial, industrial, and institutional *development* including provision for *affordable* housing and necessary *infrastructure* and *public service facilities*.

Development in *settlement areas* shall be guided by targets that result in *development* densities which are appropriate to the achievement of compact communities that are transit supportive and facilitate pedestrian and cycling opportunities. *Density targets* for *development* on *designated Greenfield areas* and *intensification* targets for lands within the existing *built boundaries* of *settlement areas* are set out in Section 3.2.6 and 3.2.7.

3.1.2 Enabling and managing resource-based *development* including agriculture, forestry, aggregates, and tourism and recreation

The resources of the land are some of the key elements in the economic development of the *County.* Planning for these areas includes (1) managing the use of these resources so that we achieve the economic and environmental benefits balanced with attractive living environments, (2) managing the resources so they do not conflict with one another, and (3) wise use of the land base which spawns the resources.

Tourism and recreation development can take advantage of specific Simcoe County landforms which include topography suited to the development of ski facilities and shorelines which host marinas and other water-related businesses. Within guidelines outlined in this *Plan*, the development of such recreation uses and related development can provide settings which enhance the tourism economic sector in the *County*, and attract visitors from around the world.

3.1.3 Protection and enhancement of the *County's natural heritage system* and *cultural features* and heritage resources

The *natural heritage system* and *cultural features* and heritage resources of the *County* is an important part of its economic base and its lifestyle quality. The key features and functional elements of the *natural heritage system* of the *County* have been identified and mapped as "Greenlands". Although not mapped as Greenlands, the major lakes of Simcoe and Couchiching, plus Georgian Bay, and the Severn River are important complementary components of the *County's natural heritage system*. The Severn River has a high concentration of species-at-risk.

The rich cultural heritage of the *County* has been partially documented at the Provincial and local levels and is to be protected through the requirements for appropriate archaeological and cultural heritage assessments. The *Plan* also contains provisions for gathering additional cultural heritage resource information and maintaining a registry.

Water, both surface and underground, is a key part of the *natural heritage system* that is under stress. Water quantity and quality is important to industrial, commercial, and residential *development* as well as the tourism industry. Pressures to export water from the *County* must be carefully monitored; action may be required to make sure a high quality and sufficient quantity of the resource is always available within the *County* and that water recharge areas are protected. In general, it is the intent of this *Plan* to encourage the conservation of water resources within the *County*, in order to protect the long-term quality and quantity of this critical resource.

Identification of *natural heritage features and areas* and linkages included as the Greenlands Designation was undertaken within the context of a functional assessment approach. As such, this *Plan* contains policies to require the analysis and protection of *ecological functions* and *hydrologic functions* such as groundwater recharge, stream/river base flow, wildlife movement and biotic diversity. These functions are to be protected through the requirement for local official plans to identify and protect, as described in Section 3.8, both the County Greenlands Designation and local *natural heritage systems* which complement and support the *County* system such as valley and stream corridors, *wetlands* and *woodlands*, and through requirements for appropriate *environmental impact statements* (*EIS*) in the consideration of new official plans/amendments, *settlement area* expansions and *development* applications. The functional approach is also supported by the policies of this *Plan* relating to watershed-based planning.

Various features and functions are found and occur within larger water and land-based areas such as watersheds and moraines located both within and beyond the *County*. The watersheds of Georgian Bay, Severn Sound and Lake Simcoe, the Oro and Oak Ridges Moraines and the Niagara Escarpment all represent examples of these broader natural areas. This *Plan* therefore calls for environmental analyses and policy development to be undertaken in the context of these broader systems.

The growth and *settlement areas* strategy and the conservation strategies for economic and natural heritage resources are closely linked. *Development* at higher densities in *settlements areas* will conserve greater land areas for resource development and *natural heritage systems* protection. Avoidance of scattered *development* which could and should go to *settlement areas* is a complementary strategy.

3.1.4 *Development* of communities with diversified economic functions and opportunities and a diverse range of housing options

The *Plan* recognizes the need to enable and encourage the development of a wide range of business and employment opportunities to meet the needs of a growing and aging population and changing global economics.

In terms of individual communities and *settlement areas*, a wider range of employment enables those areas to better withstand the economic changes and cycles regularly encountered. Such employment opportunities arise from the resource base of the *County* described in Section 3.1.2, from manufacturing to meet the needs of markets both within and outside Simcoe County, and from a service sector which provides a wide range of services to the residents of the *County* and tourists.

The land use policies of this *Plan* provide for and encourage multi-use development and expansion of employment opportunities, the continuation and potential expansion of existing *rural employment areas*, the development of home-based businesses, tourism and resource-based recreational uses, and the wise management and use of agricultural, aggregate, forestry and other resource lands. Specialized employment opportunities are provided for in the *Strategic Settlement Employment Areas* and *Economic Employment Districts.*

The development of a wide range of housing types and costs, including *affordable* housing, is a goal of this *Plan*, and policies to help achieve this goal are stated throughout the *Plan*.

The growth of locally sponsored businesses is particularly encouraged as it provides a more stable and secure employment base developed with local involvement. Encouraging more businesses within the *County* providing jobs to County residents helps achieve an overall complete community within Simcoe County and supports environmental objectives such as reducing distances travelled to work thus setting up the basis of future transit supportive employment nodes.

3.2 Population and Employment Projections/Allocations

3.2.1 The planning for the County of Simcoe cannot occur in isolation of the planning that is being undertaken in other parts of the Greater Golden Horseshoe. The Growth Plan for the Greater Golden Horseshoe anticipates that the population of Simcoe County is expected to increase by 194,340 people between 2021 and 2051 and that employment is expected to increase by 81,380 in this same time period. In implementing the Provincial Planning Statement, 2024, this Plan anticipates that every municipality in the County will accommodate some level of population and employment growth.

3.2.2 Forecasted growth to 2051 in the County of Simcoe will be accommodated based on the following:

a) A significant portion of the expected population and employment growth forecasted to 2051 is directed to *local municipalities* that contain Category 1 *settlement areas*.

b) The vast majority of the remaining growth beyond what has been allocated to Category 1 *settlement areas* is directed to Category 2 *settlement areas* that:
   i) Have a *built boundary* as shown on Schedule 5.1;
   ii) Have existing or planned municipal water and wastewater systems; and
   iii) Can support the achievement of *complete communities*.

c) Of the remaining growth, the majority of that growth will be directed to Category 3 *settlement areas*.

d) Growth will be limited in *settlement areas* that:
   i) Are not serviced by existing or planned municipal water and wastewater systems.

e) Within *settlement areas*, growth will be focused in:
   i) *Built-up* areas;
   ii) *Strategic growth areas*;
   iii) Locations with existing or planned transit, with a priority on *higher order transi*t where it exists or is planned; and
   iv) Areas with existing or planned *public service facilities*.

f) Development will be directed to *settlement areas*, except where the policies of this Plan permit otherwise.

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

TABLE A - *SETTLEMENT AREA* CATEGORIES

Settlement Area	*Local Municipality*
Category 1 - *Primary Settlement Areas*	
Alcona	Innisfil
Alliston	New Tecumseth
Bradford	Bradford West Gwillimbury
Collingwood	Collingwood
Midland	Midland
Penetanguishene	Penetanguishene
Category 2 - *Settlement Areas* that have a *built boundary* and existing or planned municipal water and wastewater systems	
Angus	Essa
Beeton	New Tecumseth
Coldwater	Severn
Cookstown	Innisfil
Creemore	Clearview
Elmvale	Springwater
Midhurst	Springwater
Port McNicoll	Tay
Stayner	Clearview
Tottenham	New Tecumseth
Victoria Harbour	Tay
Wasaga Beach	Wasaga Beach
West Shore	Severn
Category 3 - *Settlement Areas* that do not have a *built boundary* but which have existing or planned municipal water and wastewater systems	
Atherley-Uptergrove	Ramara
Baxter	Essa
Bond Head	Bradford West Gwillimbury
Brechin	Ramara
Centre Vespra	Springwater
Colgan	Adjala-Tosorontio
Craighurst	Oro-Medonte
Everett	Adjala-Tosorontio

Hillsdale	Springwater
Horseshoe Valley	Oro-Medonte
Lagoon City	Ramara
Lefroy/ Belle-Ewart	Innisfil
New Lowell	Clearview
Nottawa	Clearview
Sandy Cove	Innisfil
Snow Valley	Springwater
Stroud	Innisfil
Thornton	Essa
Washago	Severn portion
Category 4 - *Rural Settlements* that have a municipal water or wastewater system *(partial services)* or have no municipal water or wastewater systems	
Anten Mills	Springwater
Ardtrea	Severn
Avening	Clearview
Batteaux	Clearview
Brentwood	Clearview
Churchill	Innisfil
Colwell	Essa
Cooper's Falls	Ramara
Dunedin	Clearview
Duntroon	Clearview
East Oro	Oro-Medonte
Edgar	Oro-Medonte
Fennell's Corner	Innisfil
Fesserton	Severn
Forest Home	Oro-Medonte
Gamebridge	Ramara
Gilford	Innisfil
Glen Huron	Clearview
Glencairn	Adjala-Tosorontio
Guthrie	Oro-Medonte
Hawkestone	Oro-Medonte
Hockley	Adjala-Tosorontio
Ivy	Essa
Jarratt	Oro-Medonte

Lafontaine	Tiny
Lisle	Adjala-Tosorontio
Longford Mills	Ramara
Loretto	Adjala-Tosorontio
Marchmont/Bass Lake	Severn
Minesing	Springwater
Moonstone	Oro-Medonte
Newton Robinson	Bradford West Gwillimbury
Old Sunnidale	Clearview
Oro Station	Oro-Medonte
Perkinsfield	Tiny
Phelpston	Springwater
Port Severn	Severn
Price's Corners	Oro-Medonte
Rosemont	Adjala-Tosorontio
Rugby	Oro-Medonte
Sebright	Ramara
Severn Falls	Severn
Shanty Bay	Oro-Medonte
Singhampton	Clearview
Sugarbush	Oro-Medonte
Sunnidale Corners	Clearview
Tioga	Adjala-Tosorontio
Toanche	Tiny
Udney	Ramara
Utopia	Essa
Warminster	Oro-Medonte
Washago	Ramara portion
Waubaushene	Tay
Waverley	Tay
Wyebridge	Tiny
Wyevale	Tiny

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

TABLE B
POPULATION FORECAST FOR 2051 BY *LOCAL MUNICIPALITY*

Local Municipality	**2021 Population**	**2051 Population**	**2021-2051 Increase**
Adjala-Tosorontio	11,260	11,970	710
Bradford West Gwillimbury	44,490	83,470	38,980
Clearview	15,220	21,820	6,600
Collingwood	25,470	42,690	17,220
Essa	23,810	34,740	10,930
Innisfil	44,710	84.450	39,740
Midland	18,250	24,290	6,040
New Tecumseth	45,480	80,590	35,110
Oro-Medonte	23,770	26,230	2,460
Penetanguishene	10,340	14,390	4,050
Ramara	10,680	12,870	2,190
Severn	14,750	17,790	3,040
Springwater	22,320	32,490	10,170
Tay	11,410	13,130	1,720
Tiny	13,240	16,010	2,770
Wasaga Beach	25,480	38,090	12,610
Total	**360,680**	**555,000**	**194,320**
Note: Totals may not add precisely due to rounding			

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

TABLE C
EMPLOYMENT FORECAST FOR 2051 BY *LOCAL MUNICIPALITY*

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

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

a) In order to maximize opportunities for *intensification*, each *local municipality* with *settlement area(s)* that have *built-up areas* shall update its Official Plan to achieve the intensification target by:
   i) Incorporating the intensification target identified in sub-section b);
   ii) Identifying *strategic growth areas* that do not have a minimum density target (if appropriate) to support achievement of the *intensification* target and recognizing them as a key focus for development;

iii) Identifying the appropriate type and scale of development *in strategic growth areas* and transition of built form to adjacent areas;
iv) Encouraging *intensification* generally throughout the *built-up area*;
v) Directing that the implementing zoning by-law pre-zone lands for *intensification* and *redevelopment*, particularly in *strategic growth areas* to support the achievement of *complete communities*;
vi) Directing that the implementing zoning by-law permit multiple dwelling types in areas that have been traditionally zoned to permit only single detached dwellings;
vii) Directing that the implementing zoning by-law permit additional residential units throughout the municipality, with a particular focus on *settlement areas*;
viii) Establishing minimum density and housing mix targets for major development and redevelopment;
ix) Using other available tools, programs and planning processes, such as a Community Planning Permit system to support *intensification*.

b) In order to achieve the 35% intensification target, below in **Table D** are the *intensification* targets for the *local municipalities* in the County that have *built-up areas*:

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

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

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

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

TABLE E
DESIGNATED GREENFIELD AREA* DENSITY TARGETS FOR *LOCAL MUNICIPALITIES

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

b) The minimum *designated greenfield area* density targets in Table E shall be incorporated in local Official Plans.
c) For the purposes of this Plan, only Category1 and Category 2 settlement areas that have *built-up areas* also have *designated greenfield areas*.
d) In cases where development is proposed in a *designated greenfield area*, it shall be demonstrated through a secondary plan or other comprehensive planning process that:
    i) The proposed development will generally serve as a logical extension to the existing *built-up area* or already developed *designated greenfield area*,

is compact and has a mix of uses to allow for the efficient use of land, *infrastructure* and *public service facilities*;

ii) The proposal will contribute to the availability of a range of housing choices (e.g. density, form, and price) in the *designated greenfield area* as a whole;

iii) All of the other *infrastructure* and *public service facilities* required to service the development is available or to be provided, with such *infrastructure* and *public service facilities* being used as efficiently as possible; and

iv) Access is provided in a manner that supports the provision of essential emergency services, *active transportation*, efficient transportation patterns, and/or linkages with adjacent existing or planned development.

e) The minimum *designated greenfield area* density target for the County of Simcoe shall be measured over the entire *designated greenfield area* of all the Category 1 and Category 2 *settlement areas* excluding the following:

i) *Natural heritage features and areas, natural heritage systems* and *floodplains*, provided *development* is prohibited in these areas;

ii) Rights-of-way for electricity transmission lines, *energy transmission pipelines* and freeways, as defined by and mapped as part of the Ontario Road Network; and railways;

iii) *Employment areas*; and

iv) Cemeteries.

f) All *local municipalities* with *designated greenfield areas* shall prepare phasing plans in their local Official Plans to ensure that development is sequenced to:

i) Establish a logical progression of growth as an integrated extension of existing communities based on identifiable boundaries and having regard for physical and natural features and barriers;

ii) Schedule and finance infrastructure needed to support growth in conformity with the planned urban structure for the community;

iii) Extend roads and servicing infrastructure in a cost effective and financially sustainable manner and ensure that the costs of extending infrastructure can be supported through expected development charge revenues within a reasonable period of time;

iv) Stage growth within a convenient walking distance from transit corridors (where they exist or are planned) to generate sufficient transit ridership;

v) Identify logical boundaries that build on or include areas that can provide key community infrastructure including lands for public health, education, recreation, parks and open space, cultural and community facilities, public safety and affordable housing early in the planning approval process;

vi) Allows for the completion of distinct components of new community areas so that the length of construction in any given area is kept to a minimum where possible; and

vii) Provides appropriate transitions to allow agriculture and agricultural activities and related uses to continue as long as practical.

g) In addition to the above, all *local municipalities* with *designated greenfield areas* are required to include policies in their Official Plan that establish minimum densities and which require a mix and range of lot sizes and dwelling types to ensure that the minimum *designated greenfield area* density target will be achieve or exceeded.

h) It is recognized that achieving the minimum *designated greenfield area* density target on a site-specific basis may be difficult given on-stie constraints, and as a consequence, the policies of this section are intended to be achieved wherever possible within individual site-specific development proposals. In addition to the above, as draft approved Plans of Subdivision are reviewed for possible extension, diversifying the housing mix will be required where possible to achieve the minimum *designated greenfield area* target.

i) For those *local municipalities* that are required to plan for additional *designated greenfield areas* on lands to be added to a settlement area in accordance with Section 3.2.26 of this Plan, a subwatershed plan or its equivalent shall be prepared. Such a subwatershed plan or its equivalent shall:
   i) Consider all elements of the natural heritage and water resource systems;
   ii) Consider climate change impacts and severe weather events;
   iii) Identify *key natural heritage features, key hydrologic features, key hydrologic areas, natural heritage features and areas* and related *ecological and hydrologic functions*;
   iv) Consider and evaluate impacts of any potential development and recommend appropriate mitigation; and
   v) Recommend how the *quality and quantity of water* within a subwatershed can be protected, improved, or restored through adaptive management.

j) For those *settlement areas* where the *designated greenfield area* density target does not apply, *local municipalities* shall require higher minimum densities and a mix and range of lot sizes and dwelling types where possible, particularly in those settlement areas that have existing or planned *municipal water and wastewater systems*.

k) Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

3.2.8 The redesignation of lands in a *settlement area* that are designated for agricultural uses or rural uses to a designation in an Official Plan that permits development may occur if the lands are required to implement the population and/or employment forecasts set out in Sections 3.2.4 and 3.2.5.

3.2.9 The redesignation of lands in a *settlement area* that are designated for agricultural uses or rural uses to a designation in an Official Plan that permits development shall not occur if

the effect of the redesignation is that the *local municipality* will exceed the population and/or employment forecasts set out in Sections 3.2.4 and 3.2.5.

3.2.10 Notwithstanding Section 3.2.9, lands can be considered for designation within a Category 1 or 2 *settlement area* through a local Official Plan Amendment if the additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next official plan review and the lands to be designated for development:

a) Satisfies a locally identified community need for the land use;
b) Represents infilling within already developed or planned development areas or is a natural extension of already developed or planned development areas;
c) Supports the efficient use of existing water and wastewater infrastructure capacity; and
d) Supports the development of complete communities.

Local municipalities are encouraged to develop phasing policies in their Official Plans to provide guidance on the implementation of this section.

3.2.11 Notwithstanding Section 3.2.9 and within *built-up areas*, *local municipalities* may designate lands for *development* and/or plan for *development* beyond the horizon of this Plan for *strategic growth areas* that are delineated in this Plan and subject to the minimum density targets, provided that:

a) Integrated planning for *infrastructure* and *public service facilities* would ensure that the development does not exceed existing or planned capacity;
b) The type and scale of built form for the development would be contextually appropriate;
c) The development would support the achievement of *complete communities*, including a diverse mix of land uses and sufficient open space.

3.2.12 In addition to the growth contemplated in this Plan, future settlement area expansions in South Simcoe (i.e. Innisfil, New Tecumseth, Bradford West Gwillimbury, Essa, and Adjala-Tosorontio), and related land use planning decisions shall be determined through the Provincial South Simcoe Growth Strategy and implemented by the Minister. Long-term growth throughout Simcoe County will also continue to be informed by other locally driven and site-specific planning processes. The Strategy is intended to support coordinated, infrastructure-led growth in South Simcoe, informed by provincial investments such as transportation, water and wastewater, healthcare, and employment. It also seeks to leverage private sector investment and contributions to support opportunities for growth, while respecting provincially protected lands.

Major Transit Station Areas

3.2.13 This Plan identifies a *Major Transit Station Areas* on Schedule 5.1 in the Town of Innisfil. *Major Transit Station Areas* will be planned to create a compact urban form with a diverse

mix of land uses, varied housing types, tenures, and affordability, employment, and amenities in close proximity that supports existing and planned transit and active *transportation infrastructure*.

3.2.14 A Major Transit Station Area will be identified in the vicinity of the Bradford GO Station in the Town of Bradford West Gwillimbury through a future planning process. This includes delineating the boundaries and assigning a minimum density target for the Bradford Major Transit Station Area.

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

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

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

a) Identify permitted uses to support complete communities;
b) Prohibit the establishment of land uses and built forms that would adversely impact the ability to meet the minimum densities required;
c) Identify and protect the lands that may be required for future enhancement or expansion of transit infrastructure in collaboration with provincial transit authorities;
d) Establish a phasing plan or strategy to ensure infrastructure and services are delivered in a manner that supports complete communities, including open space, accessible public amenities, and active transportation infrastructure;
e) Support a mix of multi-unit housing, including *affordable* housing, rental housing and additional residential units, as appropriate;
f) Establish strategies to support increased multi-modal access and connectivity to local and regional transit services in support of transit service integration;
g) Identify the future actions that may be required to implement the plan, which may include Community Improvement Plans, inclusionary zoning, community planning permits systems, Transit-Oriented Design Guidelines, financial incentive programs, and other appropriate implementation tools;
h) Establish alternative development standards to support development in all *Major Transit Station Areas*, such as reduced parking standards;
i) Support high quality public realm improvements to enhance the *Major Transit Station Area;*
j) Require the establishment of an interconnected and multi-modal street pattern that

encourages walking, cycling, and the use of transit and supports mixed use development;

k) Support a compact urban form that directs the highest intensity *transit-supportive* uses close to the transit station; and

l) Ensure that exiting surface parking lots and other land uses within *Major Transit Station Areas* that do not meet the objectives of this Plan are encouraged to redevelop and expand in a manner that supports the overall objectives of this Plan.

Growth Management Framework

3.2.17 This *Plan* recognizes that certain types of development will occur outside of settlement areas.

3.2.18 The *County* as a whole will plan for and invest for a balance of jobs and housing to reduce the need for long distance commuting and promote alternative transportation choices and usage for people of all ages and abilities.

3.2.19 Within *settlement areas*, *development* may be approved in accordance with Section 3.5 of this Plan.

3.2.20 The *County* will manage the approvals of planning applications for which the *County* is the approval authority, and direct the *local municipalities* to manage the approvals of planning applications for which they are the approval authority, to provide for an appropriate range of housing types and densities including *affordable housing*, to meet the population projections in keeping with the population/employment allocations to the *local municipalities* as detailed in Tables B and C and the minimum *intensification targets* and *designated greenfield area* density targets in Tables D and E.

3.2.21 Each *local municipality* will identify, plan for, protect and preserve *employment ar*eas in their official plans for current and future employment uses.

3.2.22 Across the *County* conversion of employment lands within *employment areas* to non-employment uses will only be considered through a *municipal comprehensive review* where it has been demonstrated that:

a) There is need for the conversion;

b) The *local municipality* will meet the employment forecasts allocated to the municipality pursuant to this Plan;

c) The conversion will not adversely affect the overall viability of the *employment area*, and achievement of the *intensification target*, *density targets*, and other policies of this *Plan*;

d) There is existing or planned *infrastructure* and *public service facilities* to accommodate the proposed conversion;

e) The lands are not required over the long term for the employment purposes for which they are designated; and

f) Cross-jurisdictional issues have been considered.

3.2.23 The *County*, in collaboration with the *local municipalities*, will plan to maintain a balance of employment to residents in accordance with Tables B and C.

3.2.24 *Local municipalities* will delineate the boundaries of *settlement areas* in their official plans based on what is shown on Schedule 5.1 of this *Plan*, and establish land use designations and policies to ensure that new *development* occurring within these *settlement areas* is planned in a manner that:

a) Provides for a mix of land uses, including residential, employment, recreational and human services as appropriate based on the settlement hierarchy and role of each *settlement area* as determined by the *local municipality*;
b) Provides an integrated composition of land use designations that considers how to enable people of all ages and abilities to safely and independently live, work and play in close proximity;
c) Provides for enhanced transportation opportunities for pedestrians and cyclists;
d) Provides for densities and land use patterns supportive of transit service where planned to be available in the future;
e) Provides for a variety of housing types, including *affordable housing*; and
f) Is phased according to the availability and provision of *infrastructure* and *public service facilities* and the phasing policies of this *Plan.*

3.2.25 The *local municipalities* shall manage the pace of the *development* of lands within *settlement areas* by utilizing a holding by-law or establishing appropriate draft plan conditions to coordinate development phasing with the availability of servicing capacity and transportation infrastructure according to phasing policies of Section 3.5 of this *Plan*.

Land Needs Analysis

3.2.26 At 4,613 square kilometres in size, the County of Simcoe is the third largest upper tier municipality in Ontario. Given its size and extent, there are fundamental differences in the growth dynamics between the rapidly growing southern part of the County and the more moderately-growing northern part of the County. As such, two regional market areas have been established solely for the purposes of carrying out a Land Needs Analysis (LNA), the purpose of which is to ensure that there are sufficient opportunities to accommodate forecasted growth in the right locations as set out in Section 3.2.4 and 3.2.5 of this Plan.

The two regional market areas are defined below:

a) The northern regional market area comprises the 11 municipalities of Clearview, Collingwood, Midland, Oro-Medonte, Penetanguishene, Ramara, Severn, Springwater, Tay, Tiny and Wasaga Beach; and

b) The southern regional market area comprises the 5 municipalities of Adjala-Tosorontio, Bradford West Gwillimbury, Essa, Innisfil, and New Tecumseth.

3.2.27 On the basis of Section 3.2.26, Table F below identifies how much additional *designated greenfield area* is required for community uses and employment land in the local municipalities:

TABLE F

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

Local Municipality	Community Uses (Gross Hectares)	Employment Lands (Gross Hectares)
Southern Regional Market Area		
Adjala-Tosorontio	-	-
Bradford West Gwillimbury	449.1	-
Essa	134.8	-
Innisfil	104.2 *Note 1	-
New Tecumseth	448.4	75.2
Total - Southern Regional Market Area	**1,136.4**	**75.2**
Northern Regional Market Area		
Clearview	-	-
Collingwood	-	94.1
Midland	-	-
Oro-Medonte	-	-
Penetanguishene	-	-
Ramara	-	-
Severn	-	36.0
Springwater	-	-
Tay	-	-
Tiny	-	-
Wasaga Beach	-	72.7
Total - Northern Regional Market Area	-	202.8
Total - Both Regional Market Areas	**1,136.4**	**278.0**
Note 1: Does not include 37 hectares of land added to Alcona Settlement Area by OPA 7.		

3.2.28 The gross land needs for development identified on Table F are considered to be maximums and do not include the land areas that are excluded from the calculation of the *designated greenfield area* density target in Section 3.2.7 h). *Local municipalities* may plan for less land based on the local context provided it can be demonstrated that the population and employment forecasts set out in Section 3.2.4 and 3.2.5 can be met.

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

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

3.2.30 In addition to the above, the *local municipality* will be required to demonstrate in support of the recommended location(s) for additional urban development that:

i) There is sufficient capacity in existing or planned *infrastructure* and *public service facilities*;
ii) The *infrastructure* and *public service facilities* needed would be financially viable over the full life cycle of these assets;
iii) The proposed expansion would be informed by applicable water and wastewater master plans or equivalent and *stormwater master plans* or equivalent, as appropriate;
iv) The proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the *water resource system*, including the *quality and quantity of water*.
v) *Prime agricultural areas* have been avoided where possible;
vi) The *settlement area* to be expanded is in compliance with the *minimum distance separation formulae*;
vii) Any adverse impacts on the *agri-food network*, including agricultural operations, from expanding *settlement areas* would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment*; and
viii) The policies of Section 4 (Wise Use and Management of Resources) and 5 (Protecting Public Health and Safety) of the Provincial Planning Statement are applied.

3.2.31 Prior to the implementation of a *settlement area* expansion, an Amendment to this Plan shall be required, provided the County is satisfied that the policies of this Plan have been met. A change to the amount of employment land needed in the northern regional market area established in Section 3.2.26 b) through a future Amendment may be considered by the County subject to the completion of an employment land needs analysis.

3.3 General Development Policies

The following section describes general development policies which apply in all land use designations as described in Sections 3.4 to 3.9. Additional policies are found in Section 4, Policy Statements.

Lot Creation

3.3.1 In the Rural, Agricultural, and Greenlands designations, only one detached dwelling may be located on a lot as permitted in this *Plan* and subject to appropriate *local municipal* official plan, zoning and municipal by-laws. Local municipal official plans shall include provisions for a range of housing types including additional residential units, accommodation for temporary or seasonal farm help, garden suites, or other temporary accommodations, with the provisions of adequate water and sewage treatment facilities, subject to the policies of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, if applicable.

In the *Settlement* designation, in addition to lots for commercial, industrial, institutional, recreational, and other urban uses, zoning bylaws may make provision for detached dwelling units, garden suites, additional residential units and mixed use buildings, and multi dwelling residential buildings. Notwithstanding the above, areas identified in *local municipal* official plans as *lands not for urban uses* within *settlements/settlement areas* shall be subject to the applicable policies of the *local municipal* official plan.

3.3.2 *Subdivision* of land by plan of *subdivision* or consent, or plans of condominium, are permitted only for the land uses permitted in the designation or that maintain the intent of the *Plan's* objectives and policies.

3.3.3 In the Rural, Agricultural and Greenlands designations consents to create separate lots for two dwellings established in accordance with Section 3.3.1 are expressly prohibited.

3.3.4 Lots may be created only where they have access to and frontage on a public highway and where an access permit to that highway can be obtained in accordance with the policies of this *Plan* and the County of Simcoe, the Province of Ontario, or *local municipalities*. Exceptions may occur in plans of condominium where the condominium development has access to a public highway. Subject to *local municipal* bylaws and official plans lots may be created on existing private roads or water only access.

3.3.5 Consents for the purpose of *legal or technical reasons* and consolidation of land holdings may be permitted but shall not be for the purpose of creating new lots except as otherwise permitted in this *Plan*, *Provincial* policies and legislation.

3.3.6 Where feasible, and subject to *local municipal* policies and bylaws, *infrastructure* and low-intensity recreational uses may be located in any designation of this *Plan*, subject to

Sections 3.8, and 4.2, and the requirements of the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, Greenbelt Plan and Lake Simcoe Protection Plan where applicable, and applicable *provincial* and federal policy and legislation. Where applicable, only such uses permitted in the Greenlands designation (see Section 3.8) are those which have successfully completed any required *provincial* and/or federal environmental assessment process or proceedings under the *Drainage Act*. Lot creation for *infrastructure* in the Agricultural designation is discouraged and should only be permitted where the use cannot be accommodated through an easement or right-of-way.

3.3.7 *Development*, including lot creation, is discouraged outside of but adjacent to, or in close proximity to *settlement area* boundaries in order to enable the efficient expansion of *settlement areas*. Where lands are designated Rural within one kilometre of a *primary settlement area*, the land use policies for *prime agricultural area*s shall apply. In certain circumstances, the existence of natural or human-made boundaries can be considered justification for an increase or decrease in the one-kilometre distance as established in the *local municipal* official plan. Where a *rural employment area* exists in accordance with 3.7.6 or where an expansion of same is proposed in accordance with 3.7.7, the Rural policies shall apply.

3.3.8 Co-ordination and integration of planning policies and planning application decisions that impact more than one municipality, upper tier or lower tier, shall take place on matters including growth management targets and projections, *natural heritage systems* and *cultural features* and heritage resources, water conservation, provision of *infrastructure*, conservation of shorelines and watersheds, and natural and human-made hazards. Consultation with appropriate agencies, as applicable, is encouraged on matters related to watersheds, *natural heritage systems, hazardous lands* and shoreline conservation.

3.3.9 A *local municipality* shall require that applicants for *subdivision* by plan enter into appropriate agreements which shall be registered against the title of the subject lands including but not limited to such matters as financial requirements, local and *County* Roads, provision of services, drainage, grading, landscaping, sidewalks, and dedication of land or cash in lieu for public recreation purposes where appropriate.

3.3.10 *Development*, including the creation of new lots, within the area of the Niagara Escarpment Plan shown on Schedule 5.3.1 is subject to compliance with the policies of Section 3.11 of this *Plan* and the relevant Development Criteria of Part 2 and the policies of Part 3 of the Niagara Escarpment Plan.

3.3.11 Within the area of the Oak Ridges Moraine Conservation Plan as shown on Schedule 5.1 and further designated on Schedule 5.3.2, all development is required to satisfy the provisions of Section 3.12 Oak Ridges Moraine Conservation Plan of this *Plan* and be in conformity with the Oak Ridges Moraine Conservation Plan.

3.3.12 Within the area of the Greenbelt Plan as shown on Schedule 5.1 and further designated on Schedule 5.3.3, all *development* is required to satisfy the provisions of Section 3.13 of this *Plan* and the Greenbelt Plan.

3.3.13 Within the area of the Lake Simcoe Protection Plan as shown on Schedule 5.1, all *development* is required to satisfy the provisions of Section 3.14 of this *Plan*.

3.3.14 All new land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the appropriate *Minimum Distance Separation Formulae,* as prepared by the *Province.* Decisions on the location and form of *subdivision* and *development* should be made with an objective of protecting *prime agricultural area*s based on agricultural designation for agriculture and minimizing land use conflicts between agriculture and other uses. *Local municipalities* shall determine the appropriate application of the Formulae to existing lots, consent applications for surplus farm dwellings, within *settlement areas*, and following destruction of all or part of a dwelling by catastrophe.

Natural Heritage

3.3.15 Despite anything else in this *Plan*, except Section 4.4 as it applies to *mineral aggregate operations* only, *development* and *site alteration* shall not be permitted*:*

i. In *significant wetlands* and *significant coastal wetlands.*

ii. In the following unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*: *Significant woodlands*, s*ignificant valleylands*, *significant wildlife habitat*, *significant areas of natural and scientific interest (ANSIs),* and *coastal wetlands* (not covered by 3.3.15 i) above).

iii. In the following regional and local features, where a local official plan has identified such features, unless is has been demonstrated that there will be no *negative impacts* on the natural heritage features or their *ecological functions*: *wetlands* 2.0 hectares or larger in area determined to be locally significant by an approved EIS, including but not limited to evaluated *wetlands*, and Regional *areas of natural and scientific interest (ANSIs).*

iv. In *fish habitat* except in accordance with *provincial and federal requirements.*

v. In *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements.*

vi. On *adjacent lands* to the *natural heritage features and areas* listed above, unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions. Adjacent lands* shall generally be considered to be:

a. within 120 metres of *habitat of endangered species and threatened species*, *significant wetlands, significant coastal wetlands, wetlands* 2.0 hectares or larger determined to be locally significant by an approved *EIS*, *significant woodlands*, *significant wildlife habitat*, *significant areas of natural and scientific interest* – life science, *significant valleylands*, and *fish habitat;*
b. within 50 metres of *significant areas of natural and scientific interest* – earth science;
c. A reduced *adjacent lands* from the above may be considered based on the nature of intervening land uses. The extent of the reduced area will be determined by the approval authority in consultation with the applicant prior to the submission of a *development* application, and supported by an *EIS,* demonstrating there will be no *negative impacts* beyond the proposed reduced *adjacent lands* area.

Nothing in the above policies is intended to limit the ability of *agricultural uses* to continue.

Despite anything else in Sections 3.3 and 3.8, in those portions of the Greenlands designation including Section 3.8.10 that are also designated in *Provincial* plans as listed in Section 3.8.10 (a) to (h), if the provisions of the *Provincial* plan are more restrictive than those of Section 3.8, then the *Provincial* plan prevails.

3.3.16 It is a goal of this *Plan* to, where possible, restore and maintain the connectivity and linkages between *natural heritage features and areas*. As such, the *County*'s Greenlands mapping includes potential linkage areas which the *County* has identified as an area in which it would be desirable to restore lost or severed natural corridors through natural succession and/or supplementary planting. Linkage area policies shall be contained in the *local municipal* official plans.

The local official plan linkage area policies should consider the following criteria:

i) The nature and type of natural features which could serve a linkage function;

ii) Whether it is feasible to maintain, restore or where possible improve ecological linkages which connect *natural heritage features and areas* given the function of the linkage and the nature of adjoining lands;

iii) The ecological function of the linkage and the types of flora and fauna that may use the linkage;

iv) The size and extent of linkage necessary to achieve the function; and

v) The ability to realize the necessary size along the extent of the linkage.

Refinement of the limits of the linkage areas may be achieved through approved planning applications supported by appropriate technical studies as required by the approval authority. Such studies may include an *EIS*, master environmental servicing studies or sub-watershed studies.

If the technical study concludes to the satisfaction of the approval authority, in consultation with any agency having jurisdiction, that the linkage, or lands adjacent to the linkage does not serve an *ecological function* or will be maintained, restored or where possible improved, then *development* within or adjacent to the linkage may proceed without an Amendment to this *Plan*. The land use designation abutting the linkage area shall apply unless otherwise determined through the planning application process.

3.3.17 Subject to the findings and recommendations of an *EIS*, satisfactory to the appropriate authorities, the *County* encourages an area of environmental constraint and buffer areas to be maintained as single ownership, where appropriate. Notwithstanding this policy, *local municipalities* may utilize alternative implementation measures to ensure the integrity of the environmental features and its buffers.

3.3.18 *Natural heritage* conservation and forestry uses are permitted in all designations of this *Plan*, subject to Section 3.8 and *County* and *local municipal* bylaws.

Stormwater Management

3.3.19 *Local municipalities* are encouraged to establish stormwater management policies relating to *development* associated with new plans of *subdivision* and condominium and other large scale *development* in order to protect, improve or restore the quality and quantity of water resources and related *natural heritage systems.* The policies will consider the requirement for a Stormwater Management (SWM) Report to address the impacts of the development on: stormwater runoff volumes; water quality; erosion and sedimentation; and environmental features, including *fish habitat*.

Subject to Sections 3.4 to 3.9, adjacent to *County* Roads where applicants are proposing new plans of *subdivision* and condominium; the creation of more than five (5) new lots by consent; and other large scale commercial, industrial and institutional *development*, the *County* will require a supporting SWM Report. The SWM Report shall be prepared by a qualified professional engineer registered with the Association of Professional Engineers of Ontario to the satisfaction of the *County* and any other applicable authority. The SWM Report shall be prepared in accordance with the Stormwater Management Planning and Design Manual (Ontario Ministry of Environment, 2003) and the Fish Habitat Protection Guidelines for Developing Areas (Ontario Ministry of Natural Resources, 1994) or their successors.

Stormwater Management Reports are to address the following:

- Control post-*development* run-off rates to the *County* right-of-way to the pre-*development* condition for the 1:2 year through 1:100 years design storm event or Hurricane Hazel storm (1954)/Timmins storm *flooding hazard* limit, whichever is greater;
- Site-specific assessment to determine whether equalization of run-off rates is actually possible and what the significance of changes in run-off rate would actually be on the particular surface water bodies which could be affected;
- maintain post development runoff water quality to meet applicable provincial/federal guidelines and standards for stormwater quality;
- All attempts should be made to maintain existing watershed boundaries and drainage patterns;
- Identify the erosion and sedimentation control measures required to be undertaken during construction to mitigate the potential *negative impacts* of the *development*;
- Describe how the stormwater plan will provide for the protection and maintenance of *natural heritage systems*, including *fish habitat*; and
- How the landscaping plans are recommended as part of the stormwater management plan as vegetation is considered as an important functional component in the design of stormwater management facilities.

Traffic Impact Studies

3.3.20 The *County* shall require proponents of commercial, industrial, institutional, or residential (5 or more lots or units) *development* applications to undertake and implement a Traffic Impact Study (TIS) to the satisfaction of the appropriate road authorities when the proposed *development* is on or would affect *County* Roads as determined through pre-consultation with the *County*. The main purpose of the Traffic Impact Study is to examine the impact of traffic generated by the proposed *development* at its access, at nearby intersections and interchanges to determine any necessary highway design improvements required. The Traffic Impact Study will assess the existing traffic conditions and the traffic volumes generated by the proposed *development* at the date of opening, 5- and 10-years horizons beyond full build-out of the site.

For a site specific official plan amendment, a Traffic Impact Study is required as part of a complete application. For a draft plan of *subdivision,* a satisfactory TIS is required prior to draft plan approval.

Where a secondary plan or *major development* is proposed either adjacent to or in the vicinity of a Provincial Highway or *County* Road, a Transportation Study in accordance with Section 4.8 will be required. This study shall be circulated to the *Province* and/or County of Simcoe for review and approval.

The design and construction of the recommended improvements identified within the approved Traffic Impact Study will be included as a condition of access approval for the

proposed *development*. For highway improvements required on *County* Roads, the applicant will be required to enter into a legal agreement with the County of Simcoe whereby the owner agrees to assume financial and other responsibility for the construction of all necessary highway design improvements which are directly attributable to the proposed *development*.

Emissions

3.3.21 Where a land use change is proposed that is likely to adversely affect existing uses or be adversely affected by existing uses, a feasibility study that assesses the impacts of odour, noise, vibration, particulates, or other emissions may be required in accordance with appropriate *provincial* government guidelines. Some uses (e.g. residential) may be sensitive to the odour, noise, vibration or other emissions, associated with facilities such as highways, arterial roads, railway corridors, various types of industries, and sewage treatment facilities. The feasibility study shall be prepared to the satisfaction of the *County* and/or a *local municipal* council and other appropriate agencies and shall include recommendations on how impacts can be mitigated. The approval of the *development* proposals shall be based upon the achievement of adequate separation distances between land uses where required and other mitigation recommendations. For land use changes associated with new or expanded pits and quarries, reports necessary to satisfy the *Aggregate Resources Act* are sufficient to satisfy the requirements of this section.

3.3.22 Major facilities, such as utility and transportation facilities and corridors, *airports*, sewage treatment facilities, *waste disposal sites*, industrial installations, and *mineral aggregate operations*, and *sensitive land uses* shall be appropriately designed, buffered, and/or separated from each other in accordance with *Provincial* standards and guidelines to prevent unacceptable *adverse effects* from odour, noise, vibration, and other contaminants.

Contaminated Sites

3.3.23 If the site of a proposed *development* is known or suspected to be contaminated or negatively impacted by human-made hazards, the *local municipal* council shall require a study be prepared in accordance with *provincial* government guidelines to determine the nature and extent of the contamination or hazard, and the identification of a remedial plan if required. Where the need for remediation is identified, the site shall be restored in accordance with the remedial plan to ensure there will be no *adverse effects* on the proposed use or adjacent land uses.

Railway Lines

3.3.24 The *County* acknowledges the importance of rail infrastructure and recognizes its critical role in long-term economic growth and the efficient and effective movement of goods and people. The *County* shall ensure the continued viability and ultimate capacity of the rail corridors and yards (if applicable) are protected and shall identify and support strategic

infrastructure improvements such as targeted grade separations. The *County* encourages protection of non-active rail line corridors from encroachment of *sensitive land use development* to allow for future expansion of rail services.

Sensitive land uses are discouraged adjacent to or in proximity to rail facilities.

All proposed residential or other *sensitive land use development* within 300 metres of a railway right-of-way will undertake noise studies as required, to the satisfaction of the *County* or the *local municipality* whichever is the approval authority, in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any *adverse effects* from noise that were identified.

All proposed residential or other *sensitive land use development* within 75 metres of a railway right-of-way will be required to undertake vibration studies, to the satisfaction of the *County* or *local municipality*, whichever is the approval authority, in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate or attenuate any *adverse effects* from vibration that were identified.

All proposed *development* adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the *County* or *local municipality,* whichever is the approval authority of the application, in consultation with the appropriate railway. Where applicable, the *County* will ensure that sightline requirements of Transport Canada and the railways are addressed.

Implementation and maintenance of any required rail noise, vibration and safety impact mitigation measures, along with any required notices on title such as warning clauses and/or environmental easements, will be secured through appropriate legal mechanisms, to the satisfaction of the *County* or the *local municipality,* whichever is appropriate, and the appropriate railway.

TransCanada Pipeline

3.3.25 TransCanada Pipelines Limited operates two high pressure natural gas pipelines within its right-of-way which crosses the *County* and is identified on Schedule 5.1 to this *Plan*. Any *development* within 200 metres of TransCanada's facilities may affect the safety and integrity of the pipeline.

TransCanada is regulated by the National Energy Board which, in addition to TransCanada, has a number of requirements regulating *development* in proximity to the pipelines. This includes approval requirements for activities on or within 30 metres of the right-of-way such as excavation, blasting and any movement of heavy equipment. New *development* can result in TransCanada being required to replace its pipeline to comply with the CSA Code Z662. Therefore, the *County* shall require early consultation with TransCanada or its designated representative for any *development* proposals within 200 metres of its facilities.

A setback of 7 metres shall be maintained from the limits of the right-of-way for all permanent structures and excavations. A reduction in the 7 metre setback will only be considered if it can be demonstrated, to TransCanada's satisfaction, that it will not compromise the safety and integrity of the pipeline and if all necessary municipal approvals are obtained.

In areas of more urban *development*, the *County* will encourage the *development* of TransCanada's right-of-way for passive parkland or open space purposes subject to TransCanada's easement rights.

3.4 Land Use Designations

Sections 3.5 to 3.9 inclusive describe the land use designations into which the *County* is divided on Schedule 5.1. Schedules 5.3.1, 5.3.2 and 5.3.3 illustrate the land use designations within the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan areas respectively that are within the County of Simcoe. Each designation will provide for a particular form of *development* or set of land uses. The objectives of each designation are stated followed by the policies used to achieve the objectives. Schedule 5.1 was prepared at a scale of 1:250,000 the detail and information is depicted as accurately as possible, however in order to accurately determine the land use designation of any particular property, *County* planning staff will consult the Local Official Plans, site specific information or reports prepared on specific properties and any other information necessary to validate the designation prior to considering any *development* proposal in keeping with the policy requirements of this Plan.

3.4.1 Where the policies of *local municipal* official plans are considered more restrictive to *development* than the policies of this *Plan*, the more restrictive policies shall apply provided they are consistent with the PPS and conform to *Provincial* plans.

3.4.2 Where it is stated in the following sections that particular land uses or types of *subdivision* are permitted, a planning application will still be subject to the location and site criteria and other policies of Section 4 of this *Plan*, *local municipal* official plans, zoning bylaws, and other bylaws as appropriate, as well as the Greenbelt Plan, the Growth Plan, the Lake Simcoe Protection Plan, the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, where applicable.

3.4.3 Where specific numbers of lots, size of lots or *development*s, or distances are included in the following policies, *local municipal* official plans may propose minor variations to the prescriptions to fit local geographic circumstances provided that the objectives and intent of the *County* Official *Plan* are maintained and the policy statements of Section 4 and *Provincial* plans are complied with.

3.4.4 The features and designation boundaries shown on the schedules to this *Plan* are approximate and can be considered absolute only when bounded by clearly definable natural or built features or property boundaries.

3.4.5 The permitted land uses listed in the designations are not intended to be all inclusive. Other uses which meet the intent of the designation and other objectives of this *Plan* may be considered and may be identified as permitted uses in *local municipal* official plans and zoning bylaws provided they are consistent with the PPS and conform to *Provincial* plans.

3.5 Settlements

Objectives

3.5.1 To focus population and employment growth and *development* within *settlement areas*, with particular emphasis on *primary settlement areas,* in accordance with the policies of this *Plan*.

3.5.2 To develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services.

3.5.3 To develop mixed use *settlement areas* as strong and vibrant central places and to create healthy *settlements* and communities that are sustainable.

3.5.4 To promote *development* forms and patterns which minimize land consumption and servicing costs.

3.5.5 To promote healthy, complete, and accessible urban and rural communities that are in proximity to amenities, support services, and transit.

Policies

Growth Management

3.5.6 The *settlement area* boundaries and the *built boundaries* are shown in this *Plan* on Schedule 5.1 – Land Use Designations and must be identified in local municipal Official Plans. A *County* and *local municipal* official plan amendment is required to amend the *settlement area* boundaries if required in accordance with Section 3.2.23 of this Plan and Sections 3.2.7 h), 3.2.28 and 3.2.29 of this Plan. The Settlements designation applies to all lands within the *settlement area* boundaries. Only those settlement areas listed in Section 3.2.3 and Table A are recognized as *settlement areas*.

3.5.7 *Primary settlement areas* are *settlement areas* identified in Section 3.2.3 and Table A of this *Plan. Primary settlement areas* are larger *settlements* suitable for high *intensification*

targets, public transit services, and high *density targets* for *designated Greenfield areas* and have full *municipal water services* and *municipal sewage services*. *Primary settlement areas* will develop as *complete communities*. *Municipalities with primary settlement areas* will, in their official plans, focus and direct a significant portion of its population and employment forecasted growth to the applicable *primary settlement areas* while considering growth in other *settlement areas* through local growth management studies as per Section 3.5.9. *Municipalities with primary settlement areas* will, in their official plans, identify *primary settlement areas,* identify and plan for *intensification areas* within *primary settlement areas* and ensure the development of high quality urban form and public open spaces within *primary settlement areas* through site design and urban design standards that create attractive, inclusive and vibrant places for residents of all ages and abilities that support walking and cycling for everyday activities and are *transit-supportive.*

3.5.8 *Settlement areas* shall be the focus of population and employment growth and their vitality and regeneration shall be promoted. With the exception of employment area designations, residential, commercial, industrial, institutional, and recreational land uses shall be developed within *settlement area* boundaries on land appropriately designated in a *local municipal* official plan for the use. Land use designation changes within *settlement area* boundaries do not require a *County* Official Plan amendment. The uses permitted in the land use designations within *settlement area* boundaries may be further restricted or prohibited in the *local municipal* official plans in order to facilitate urban *development*.

3.5.9 *Local municipalities* with more than one *settlement area* shall undertake growth management studies or similar strategic planning to allocate the population and employment forecasts set out in Section 3.2.4 and 3.2.5 in the manner that conforms to Section 3.2.2 with further consideration given to type of sewage and water servicing available and capacity of that servicing, density and *intensification* targets, range and mix of uses within each *settlement area* and the *settlement area's* role in providing services to a broader area. Such a growth management strategy shall also consider other relevant policies in Section 4.1, 4.3 and 4.7 of this *Plan.* Based on the hierarchy set out in Section 3.2.3, Category 1 and 2 *settlement areas* are encouraged to develop as *complete communities* with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services for all residents as their needs change throughout their lives. *Settlement area* identification, and the allocations, shall be incorporated into *local municipal* official plans.

Phasing of Development

3.5.10 Within *settlements*, *local municipal* official plans should direct that *development* on *designated Greenfield areas* occur contiguous to or abutting the existing *built boundary* and progressing out from there, except where physical barriers or *significant natural heritage features and areas* and functions intervene.

3.5.11 The progression of *development* within a *settlement area* will be based on a sustainable and logical progression of *development* and in accordance with *Provincial*, *County* and *local municipal* official plan policies. Consideration will be given to the following matters when determining phasing of *development*:

a) The required *infrastructure* and *public service facilities* are approved and implementable in a timely and cost-effective manner;
b) The *development* promotes sustainability and energy efficient design and contributes to the achievement of a *complete community*, including the provision of a full range of housing types, and/or the provision of commercial and employment opportunities;
c) Priority given to infill and *intensification* proposals that utilize existing *infrastructure* and *public service facilities*;
d) Absorption rate of new construction in previous phases and the need for additional phases of *development;*
e) *Local municipalities* may place lands within a Holding Zone provision to ensure timing of release of subsequent phases is justified and satisfies other policies of this *Plan* and the *local municipal* official plan.

3.5.12 No final approvals such as registration of plans of subdivision, will be given until the Environmental Assessment process is finalized which deals with the provision of water and sewage treatment services and confirmation that capacity exists within the approved Environmental Compliance Approvals or agreements are in place for the expansion of such facilities to service the lands.

Settlement Expansion

3.5.13 Settlement area boundary expansions that are authorized by Section 3.2.25 of this Plan may occur only in accordance with the Provincial Planning Statement, 2024.

Settlement Area Form

3.5.14 S*ettlement areas,* and the downtowns and main streets of *primary settlement areas,* shall be promoted as focal points for residential, commercial, and institutional uses, through the following:

- Establishing safe and pleasant pedestrian environments which encourage movement by foot and bicycle and transit
- Protection of heritage buildings and structures
- *Development* of attractive streetscapes
- Encouragement of downtown economic *development* initiatives
- *Development* of a range of housing types and costs
- Encouragement of community support services and health care services
- Encouragement of safe and healthy urban food systems
- Encouragement of opportunities for affordable and reliable transit access within communities and between communities for people of all ages and all abilities.

3.5.15 Where transportation, water, and sewer services are available, *business parks* shall be located in *settlement areas* except as provided for in Section 3.7.5.

3.5.16 *Settlement area* form and building design shall consider conservation in energy, water and wastewater management, the current use or eventual introduction of public transit, the integration of paths and trails, bicycle routes, a compact and convenient design which encourages walking, the incorporation of *natural heritage features and areas*, public safety including the impact on policing services, and the preservation of public access to shorelines.

3.5.17 *Development* within the *built-up areas* and *designated Greenfield area* of *settlement areas* may be of higher density to achieve the policy directives of this *Plan* but should be compatible with adjacent residential areas. The *local municipalities* may explore means to ensure compatibility through such measures as transitional densities, built form and land uses.

3.5.18 It is a policy of this *Plan* that in the *development* of *settlement areas* that a range of types of housing, including detached, semi-detached, townhouse, and apartment units, be provided, along with a mix of *affordable* housing, to meet a variety of housing needs for residents of all ages and all incomes. Targets in relation to this objective are stated in Section 4.3 of this *Plan*. *Local municipal* official plans and zoning bylaws shall facilitate the provision of a range of housing types and *affordable* housing.

3.5.19 The portions of Colgan within the Township of Adjala-Tosorontio and Tottenham within the Town of New Tecumseth that are within the ORMCP area on Schedule 5.1 and designated Rural Settlement on Schedule 5.3.2 are subject to the policies of Section 3.12 and the ORMCP.

3.6 Agricultural

Objectives

3.6.1 To protect the resource of *prime agricultural lands* and *prime agricultural areas,* while recognizing the inter-relationship with *natural heritage features and areas* and *ecological functions*, by directing *development* that does not satisfy the Agricultural policies of this *Plan* to *Settlements* and the *Strategic Settlement Employment Areas* and *Economic Employment Districts* and directing limited uses that are more suitable to the Rural designation accordingly.

3.6.2 To enable the agricultural industry to function effectively in *prime agricultural area*s by minimizing conflicting and competing uses while accommodating uses and facilities which support the agricultural economy in accordance with the *Planning Act* and the *Farm Practices Protection Act* and its successors.

3.6.3 To ensure the availability and sustainability of *prime agricultural areas* for long-term use for agriculture and support a diversified agricultural economy.

3.6.4 To promote a sustainable local food system that enhances opportunities for food, agriculture and *agriculture-related* businesses and/or producers to deliver products locally.

Policies

3.6.5 *Prime agricultural area*s are identified by the Agricultural designation on Schedule 5.1 and shall be protected for long-term use for agriculture. All types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with *provincial* standards.

3.6.6 Permitted uses within the Agricultural designation are *agricultural uses*, *agriculture-related uses* (PPS 2014), *processing of agricultural products, on-farm diversified uses*, *natural heritage* conservation and forestry, *mineral aggregate operations* subject to Section 4.4, and agricultural produce sales outlets generally marketing production from the local area.

3.6.7 In the Agricultural designation lot creation is discouraged and may only be permitted for:

a) *Agricultural uses*, provided new lots for *agricultural uses* should not be less than 40 hectares or the original survey lot size, whichever is lesser, or 16 hectares in *specialty crop areas*.
b) *Agriculture-related uses* (PPS 2014), provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage* and *water services*. Residential uses shall be prohibited on such lots, and they shall be zoned accordingly;
c) a *residence surplus to a farming operation* as a result of farm consolidation, provided that:
    i. the new lot will be limited to a minimum size needed to accommodate the residential use and appropriate *sewage* and *water services*, and should be an approximate size of 1 hectare; and
    ii. new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. To ensure that no new residential dwellings are permitted on the remnant parcel, municipalities may use approaches such as zoning to prohibit the *development* of a dwelling unit(s), and/or the municipality may enter into agreements imposed as a condition to the approval of lot creation and the agreements may be registered against the land to which it applies; or
d) *infrastructure,* where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

3.6.8 Lots may be created for *agriculture-related uses* provided that the use must be in close proximity to the farm operation(s) and cannot be accommodated on the farm or existing lots of record or directed to the Rural or Settlement designations. The lot should be in a location that is separated from the primary farm operations by physical features or where it causes minimal disruption to farm operations. If possible, the lot should be located on lower quality soils. The lot size shall be kept to the minimum required to accommodate the use and appropriate on-site sewage and water services, and should generally not be larger than 1 hectare. Residential uses shall be prohibited on such lots, and they shall be zoned accordingly. The *local municipality* may enter into agreements imposed as a condition to the approval of lot creation and the agreements may be registered against the land to which it applies.

3.6.9 *Prime agricultural areas* are areas where *prime agricultural lands* predominate. *Specialty crop areas* shall be given the highest priority for protection, followed by Classes 1, 2, and 3 soils, in order of priority.

3.6.10 *Development* in *prime agricultural areas* should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and the *natural heritage system* and *cultural features*.

3.6.11 Proposals to re-designate lands from the Agricultural designation may only be considered for expansions to *settlement areas* in accordance with applicable policies of this *Plan*, *Provincial* policy statements issued under the *Planning Act* and *Provincial* plans.

3.6.12 Non-*agricultural uses* in *prime agricultural areas* may only be permitted for:

a) extraction of *minerals, petroleum resources* and *mineral aggregate resources*, in accordance with the appropriate policies of this *Plan*, *Provincial* policy statements issued under the *Planning Act* and *Provincial* plans; or
b) limited non-residential uses, through a site-specific *local municipal* official plan amendment, 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 this *Plan* for additional land to be designated to accommodate the proposed use;
    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;
    5. the proposed use requires minimal site alteration, as determined through pre-consultation with the *local municipality* and the approval authority;
    6. the proposed use shall be compatible with the surrounding agricultural uses or in a location that is separated from the primary agricultural operations by

physical features and demonstrated to cause minimal disruption to surrounding area;

7. the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby *settlement areas*;
8. the proposed use complies with all other applicable provisions of this *Plan;* and
9. applications for non-*agricultural uses* must be supported by adequate technical assessment to ensure that appropriate services for the proposed use can be provided.

Impacts from any new or expanding non-*agricultural uses* on surrounding agricultural operations and existing land uses are to be mitigated to the extent feasible. *Local municipalities* shall utilize site plan control to regulate the impact of non-*agricultural uses* in *prime agricultural areas*.

3.6.13 Special Exception

Part of Lot 21, Concession 10, Essa Township. Notwithstanding the policies contained in Section 3.6, permitted uses on Part of Lot 21, Concession 10, Essa Township shall conform to MDS requirements and include agricultural operations, cattle, livestock, and horse barns, test and demonstration horticulture and crop areas, buildings to accommodate exhibitions, seminars, competitions and other land use elements of an agricultural society's mandate, annual fair with midway and single detached residential dwelling for a full-time manager as further detailed in the site specific *local municipal* official plan amendment and zoning by-law amendment.

3.6.14 Special Exception

Part of Lot 22, Concession 9 as in RO1326331, Except Part 1 on 51R-31499; Part of Lot 22, Concession 8 as in RO1116954; and Part of Lot 23 Concession 9, being Part 1 on 51R-31789 all in the Township of Oro- Medonte, County of Simcoe.

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 all existing permitted uses and camping, parking (day and overnight), 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 Official Plan. Minor soccer is permitted as a standalone use for a portion of the subject lands. 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.

3.7 Rural

Objectives

3.7.1 To recognize, preserve and protect the rural character and promote long-term diversity and viability of rural economic activities.

3.7.2 To encourage maintenance, protection, and restoration of *significant natural heritage features* and functions and to conserve the *built heritage resources* and *cultural heritage landscape*s associated with *rural* and agricultural areas.

Policies

3.7.3 Lands in the Rural designation shall be the focus of rural and agricultural land uses.

3.7.4 The following are permitted in the Rural designation:

a) those land uses permitted in the Agricultural designation;
b) development related to the management or use of resources (subject to section 4.4 and other policies of this *Plan* as applicable);
c) resource-based recreational activities (including recreational dwellings);
d) limited residential development, subject to Section 3.7.11;
e) home occupations and home industries;
f) cemeteries; and,
g) other *rural* land uses.

3.7.5 Other *rural* land uses such as *rural* industrial and *rural* commercial *development* that cannot be located and are not appropriate in a *settlement area* may be permitted in the Rural designation and also subject to the following additional criteria:

The proposed use must:

a) generate minimal traffic or be in the proximity of an arterial road or highway;
b) have sewage and water service needs suitable for individual services;
c) not be located on *prime agricultural lands* except for land uses otherwise permitted in the Agricultural designation;
d) for *rural* industrial uses, not be located in the proximity of residential or other incompatible uses in accordance with applicable guidelines for industrial use and distance separation; and
e) for *rural* commercial uses, must primarily serve the travelling public and tourists to the area on the basis of convenience and access.

Local official plans shall also contain policies which require applicants to consider, as part of their development application, matters such as site hydrogeology, stormwater management, and spills containment.

3.7.6 *Rural employment areas* that are identified in *local municipal* official plans as of November 25, 2008 may continue to be recognized, at the discretion of the *local municipality*. Such *rural employment areas* may expand in accordance with Section 3.7.7.

3.7.7 The *County*, in collaboration with the applicable *local municipality*, may give consideration to permitting a minor expansion to an existing *rural employment area* as identified in Section 3.7.6, to accommodate a new business or the expansion of an existing business in keeping with the future employment needs of the *local municipality*. Any such expansion shall not extend into the Agricultural and/or Greenlands designation and will require an amendment to the *local municipal* official plan.

A proposed minor expansion for a new business shall be in accordance with *Provincial* policies and the *development* shall be appropriate to the *infrastructure* which is planned or available and shall be compatible with the existing development in accordance with applicable guidelines for industrial uses and distance separation.

3.7.8 Limited residential development may be created by consent provided the following are satisfied:

a) Lots should be restricted in size in order to conserve other lands in larger blocks for *agricultural uses* or environmental purposes. Consent lots should be developed to an approximate maximum size of one hectare, except where larger sizes may be suitable because of environmental constraints or design considerations; and
b) The number of lots on the *grid road* system shall be restricted in order to maintain the *rural* character and road function and to avoid *strip development.*

3.7.9 Within the Rural designation there are three existing recreational districts intended as recreation destinations that provide for significant seasonal and permanent residential *development*. The purpose of the recreational districts are to develop the economic potential of the existing tourism and recreation resources. These recreational districts are identified in *local municipal* official plans, as of November 25, 2008, being: Devil's Glen Recreational District, Osler Bluffs Recreation District, and Mt. St. Louis/Moonstone Special Policy Area.

Development of existing recreational districts shall be compatible with the environment, protect the visual, landform and rural character, and ensure the effective, efficient and environmentally sustainable delivery of services and infrastructure.

3.7.10 *Development* in *rural areas* should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and to minimize any *negative impact* on *significant natural heritage features and areas* and *cultural features*.

3.7.11 *New multiple lots and units for residential development* will be directed to *settlement areas,* and may be allowed in *rural areas* in site-specific locations with approved zoning or designation that permits this type of *development* in *local municipal* official plans, as of

June 16, 2006. *Local municipal* official plans may continue to recognize this type of *development* permitted under this policy and provide appropriate policies for *development*.

3.7.12 The extensive shorelines within the *County* have historically attracted significant seasonal residential and related tourism *development*. More recently, shoreline areas have attracted a greater amount of permanent residential *development* and /or the conversion of seasonal residences into year-round housing. Historically shoreline areas have been developed on private individual services on small lots. Ecologically, shorelines perform and contain a variety of natural functions and features and are important components of the *natural heritage system*. The ecological sensitivity and importance of shorelines together with the implications of extensive permanent residential *development* on the *ecological functions* of shorelines and the growth management strategies of municipalities needs to be further assessed.

3.7.13 *Development* in the South of Division Road Secondary Plan area shall occur in accordance with the policies of the Township of Severn's South of Division Road Secondary Plan as approved.

3.7.14 Special Exception

Part of Lots 21 & 22, Concession 8, as in RO850934; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880; Part of Lot 22, Concession 8, being Part 1 on 51R-35062 and Part Lot 21, Concession 8 Oro, as in RO504892 Except Pt 4, 51R-2707; all in the Township of Oro-Medonte, County of Simcoe.

Notwithstanding the policies contained in Section 3.7 and in addition to the permitted uses in Section 3.7.4, permitted uses shall also include all existing permitted uses; those uses permitted in the Township's Eighth Line Special Policy Area for those lands designated as such; and camping, parking (day and overnight), 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 Official Plan. Minor soccer is permitted as a standalone use for a portion of the subject lands. 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.

3.8 Greenlands

The rationale for the Greenlands Designation is found in the 1996 background report prepared for the County of Simcoe Official Plan titled "Development of a Natural Heritage System for the County of Simcoe". The Greenlands Designation is mapped on Schedule 5.1. This mapping is based on the findings of the 1996 report, revised in 2008 to reflect more accurate and complete information.

Objectives

3.8.1 To protect and restore the natural character, form, function, and connectivity of the *natural heritage system* of the County of Simcoe, and to sustain the *natural heritage features and areas* and *ecological functions* of the Greenlands designation and local *natural heritage systems* for future generations.

3.8.2 To promote biodiversity and ecological integrity within the *County's natural heritage features and areas* and the Greenlands designation.

3.8.3 To improve the quality, connectivity and amount of *woodlands* and *wetlands* cover across the *County*.

3.8.4 To ensure that species and communities of conservation concern can continue to flourish and evolve throughout the *County*.

3.8.5 To contribute to the protection, improvement, and restoration of the quality and quantity of surface water and ground water and the function of *sensitive surface water features* and *sensitive ground water features* within the *County*.

3.8.6 To ensure that the Greenlands designation complements and supports the *natural heritage systems* established in *provincial* plans and is linked with the *natural heritage systems* of adjacent jurisdictions, and to require *local municipalities* to identify and protect natural features and *ecological functions* that in turn complement and support the Greenlands.

3.8.7 To ensure that the location, scale, and form of *development* respect and support the protection of the *County's natural heritage system*.

3.8.8 To provide opportunities for natural heritage enjoyment and appreciation and for recreational and tourism uses in keeping with the Greenlands objectives, that foster healthy and liveable communities and enhance the sense of place and quality of life that characterize the *County*.

Natural Heritage Systems

3.8.9 Natural heritage in Simcoe County will be protected by:

a) The Greenlands designation, which is the *natural heritage system* of the County of Simcoe; and
b) The natural heritage systems of the 16 *local municipalities* which may identify local natural features and areas in addition to the *County*'s Greenlands designation.

3.8.10 The *County's natural heritage system* primarily includes the following *natural heritage features and areas*, wherever they occur in the *County*:

a) *Habitat of endangered species* and *threatened species*;
b) *Significant wetlands, significant coastal wetlands,* other *coastal wetlands,* and all *wetlands* 2.0 ha or larger in area which have been determined to be locally significant, including but not limited to evaluated *wetlands;*
c) *Significant woodlands;*
d) *Significant valleylands;*
e) *Significant wildlife habitat;*
f) *Significant Areas of natural and scientific interest (ANSIs)*;
g) Regional *Areas of natural and scientific interest (ANSIs);*
h) *Fish Habitat;*
i) Linkage areas in accordance with Section 3.3.16; and,
j) Public lands as defined in the *Public Lands Act*.

The *County's natural heritage system* is generally identified as the Greenlands designation on Schedule 5.1.

3.8.11 The mapping of the Greenlands designation on Schedule 5.1 is approximate, and does not reflect certain features such as *habitat of endangered species and threatened species*, or new or more accurate information identifying *natural heritage features and areas*. Any minor adjustment to the Greenlands designation as determined through more detailed mapping, field surveys, the results of an *EIS*, information received from the Ministry of Natural Resources and Forestry or conservation authorities or *local municipal* official plans will not require an amendment to this *Plan.*

Despite anything else in Section 3.8, if any lands are demonstrated to be of a feature type listed in Section 3.8.10, even if they are not mapped in Schedules 5.1, those lands are to be protected in accordance with 3.3.15 and 3.3.16. With respect to *settlement areas* and expansions to *settlement areas*, the policies of 3.8.17 and 3.8.18 apply.

3.8.12 *Local municipal* official plans shall contain policies and mapping that implement the *County's* Greenlands and natural heritage policies.

3.8.13 *Local municipal* official plans may contain policies and mapping that implement local *natural heritage systems* that identify local natural heritage features and areas in addition to the *County's natural heritage system*. *Local municipal* official plans shall establish criteria for evaluating *development* and *site alteration* applications within these identified local natural features and areas.

Notwithstanding this policy, it is recognized that the *Provincial Planning Statement* directs that as much of the *mineral aggregate resources* as close to market as possible be made available. Therefore the official plans of *local municipalities* shall allow consideration of new or expanded *mineral aggregate operations* within local *natural heritage systems* and local natural heritage features and areas, subject to completion of a satisfactory *EIS* which demonstrates that impacts on any remaining components of the *natural heritage system* have been minimized and that the proposed rehabilitation includes elements intended to contribute to the local *natural heritage system*.

3.8.14 *Local municipal* official plans may contain policies and mapping that detail the criteria for determining *significant woodlands* in accordance with the definition of *significant woodlands* as defined by this *Plan. Significant woodlands* can also be determined through an *Environmental Impact Statement*.

Local municipalities shall determine whether a woodlot is a *significant woodland* within a *settlement area* based on criteria established within the local official plan.
Outside of a *settlement area* where a woodlot is determined not to be ecologically or economically important, its potential importance shall be determined by a minimum patch established in the *local municipal* official plan. In determining the minimum patch size in *local municipal* Official Plans, the following size criteria established by the Ontario Ministry of Natural Resources and Forestry will be used unless appropriate justification is provided to use different criteria:

- where woodland cover is less than 5% of the land cover in the *local municipality*, *woodlands* 2 ha in size or larger should be considered *significant*
- where woodland cover is 5-15% of the land cover in the *local municipality*, *woodlands* 4 ha in size or larger should be considered *significant*
- where woodland cover is 16-30% of the land cover in the *local municipality*, *woodlands* 20 ha in size or larger should be considered *significant*
- where woodland cover is 31-60% of the land cover in the *local municipality*, *woodlands* 50 ha in size or larger should be considered *significant*

Development Control

3.8.15 Outside of *settlement areas,* and subject to Section 3.3.15 (other than for 3.8.15 vi. which is subject to policy 4.4.1), the following uses may be permitted in the Greenlands designation or on *adjacent lands* as described in Section 3.3.15:

i. *Agricultural uses;*
ii. *Agriculture-related uses;*
iii. *On-farm diversified uses;*
iv. Forestry on public lands or in *County* forests in accordance with an approved management plan and sustainable forest practices;
v. Forestry on private lands as permitted by the *County's* Forest Conservation Bylaw or by a *local municipality's* tree bylaw under the *Municipal Act,* 2001;
vi. *Mineral aggregate operations*, if approved through a local Official Plan amendment;
vii. Outdoor low-intensity recreational uses; and
viii. Subject to demonstrating that the lands are not within a *prime agricultural* area, residential dwelling units on lots which were approved prior to the approval date of this policy (May 9, 2016).

3.8.16 Legally existing uses within the Greenlands system will be recognized and can continue in accordance with Sections 3.3.15 and 4.12.6 of this *Plan* and the applicable policies of the *local municipal* official plan. The intent of the Greenlands designation on an active farm is not meant to restrict the use or to reduce the economic viability of the use.

3.8.17 Within *settlement areas*, all lands shall be deemed to be Settlement designation in this *Plan. Local municipal* official plans are required to identify and map *natural heritage features and areas* within *settlement areas* and provide policy direction in accordance with Section 3.3.15 i) and ii). *Local municipal* official plans may also map other *natural heritage systems* and provide policy direction related to those systems within *settlement* areas.

3.8.18 *Infrastructure* authorized under an environmental assessment process may be permitted within the Greenlands designation or on *adjacent lands*. *Infrastructure* not subject to the environmental assessment process, may be permitted within the Greenlands designation or on *adjacent lands* in accordance with Section 3.3.15.

3.8.19 If it is determined by the *County* at the pre-consultation stage in the planning application process, that the subject property does not contain any *natural heritage features and areas* on the subject or *adjacent lands* which could be impacted by the proposed *development* and that the lands are not required as a connection, linkage or providing an *ecological function* to the *natural heritage system*, no *EIS* would be required to be submitted.

3.8.20 When considering planning applications in the Greenlands designation, more detailed mapping, field surveys, the results of an *EIS*, information received from the Ministry of Natural Resources and Forestry or conservation authorities or *local municipal* official plans may be used to determine more precise boundaries of the Greenlands designation or individual *natural heritage features and areas.*

Any minor adjustment to the Greenlands designation as determined by this information will not require an amendment to this *Plan.*

Where a refinement or adjustment to the Greenlands designation is facilitated without an amendment to this *Plan*, the land use designation abutting that portion of the Greenlands designation shall apply. A change to any other designation is subject to the policies of this *Plan* and shall require an amendment to this *Plan* if required by the applicable policies.

3.8.21 Proposals to re-designate lands in the Greenlands designation shall not be permitted unless an *EIS* is submitted to the satisfaction of the *County* demonstrating that the policies of Section 3.3.15, 3.3.16, 3.8.15, 3.8.16 or 4.4.1 as applicable, and the relevant policies of the *local municipal* official plan are satisfied. Policies 3.3.15 iii to vi) and 3.3.16 are not applicable to *settlement area* expansions.

3.8.22 Proposals to re-designate lands in the Greenlands designation are required to demonstrate if the lands are within a *prime agricultural area*. Re-designation proposals for lands within a *prime agricultural area* shall only be permitted to the Agricultural designation.

Implementation

3.8.23 The Greenlands designation does not imply that all lands within it are completely restricted from *development* and *site alteration*, or that a public agency must or will purchase any such land on which a planning application is refused or modified not to the applicant's satisfaction.

3.8.24 If *natural heritage features and areas* or *ecological functions* within the Greenlands Designation are damaged or destroyed after July 1, 2008 by causes not beyond the control of the landowner, the designation of the affected lands in this *Plan* or the *local municipal* official plan will not be changed as a result. *Development* will only be considered if it is a condition of approval that the damaged or destroyed features and functions be restored to the satisfaction of the *County* or *local municipality*.

3.9 Strategic Settlement Employment Areas and Economic Employment Districts

This *Plan* recognizes two *strategic settlement employment areas* and two *economic employment districts* within the *County*. This *Plan* identifies the lands that are designated as such and refers to the direction from the Minister of Infrastructure for the comprehensive planning of such areas by the *local municipalities* in order to maximize their economic benefits and long-term vitality.

3.9.1 Within the *Lake Simcoe Regional Airport Economic Employment District*, *development* will be in accordance with the directive issued by the Minister of Infrastructure on September 24, 2012.

3.9.2 Within the *Rama Road Economic Employment District*, *development* will be in accordance with the directive issued by the Minister of Infrastructure on September 24, 2012.

3.9.3 Within the *Innisfil Heights Strategic Settlement Employment Area*, *development* will be in accordance with the directive issued by the Minister of Infrastructure on February 4, 2013.

3.9.4 Within the *Bradford West Gwillimbury Strategic Settlement Employment Area*, *development* will proceed in accordance with the directive issued by the Minister of Infrastructure on September 24, 2012.

3.9.5 In the directive issued by the Minister of Infrastructure, the boundaries and appropriate uses permitted in the *strategic settlement employment areas* and the *economic employment districts* are detailed and may be reviewed and amended from time to time or at the request of the *local municipalities.*

3.9.6 The *strategic settlement employment areas* and the *economic employment districts* are identified on Schedule 5.1.2 to this *Plan* and the boundaries as determined by the Minister of Infrastructure are shown on Schedule 5.1. The *local municipalities* in which they are located will delineate the location and boundaries in their official plans and develop official plan policies to implement the matters detailed in the directive issued by the Minister of Infrastructure including but not limited to permitted uses.

3.9.7 Lands within the *strategic settlement employment areas* and *economic employment districts* are considered *designated Greenfield area* and subject to the *density target* of the respective *local municipality*.

3.9.8 The *local municipalities* shall identify and protect the *natural heritage systems,* natural features and functions within the *strategic settlement employment areas* and *economic employment districts*.

3.10 Strategic Employment Reserve Study Area

This Plan identifies Strategic Employment Reserve Study Areas (SERSA) as a key location for long-term future regional employment in Simcoe County. Located near key highway and railway infrastructure in the Township of Springwater as shown in Appendix 1 of this Plan, the location of the SERSA will be further refined following technical study and public consultation and implemented through future County Official Plan Amendment(s).

3.11 Niagara Escarpment Plan

A portion of the Township of Clearview is within the Niagara Escarpment Plan (NEP) Area, which is recognized as a World Biosphere Reserve. These policies apply only to lands within the NEP Plan area. The NEP is a *provincial* land use plan with policies to strike a balance between development, preservation and the enjoyment of the Escarpment with its purpose to maintain the Escarpment as a continuous natural environment, allowing only *development* compatible with the natural environment. All *development*, including lot creation and land use changes, must comply with the NEP within the NEP Area. The land within the County of Simcoe that is in the NEP area is identified on Schedule 5.1, and NEP land use designations are indicated on Schedule 5.3.1. Within the NEP area, the policies of the NEP apply, as well as the policies of this *Plan* and the Township of Clearview Official Plan where they do not conflict with the NEP. However, where the *County Plan* or the Township of Clearview official plan is more restrictive than the NEP, the more restrictive provisions shall prevail.

Within the Niagara Escarpment Plan Area identified on Schedule 5.3.1, any new *development* not specifically exempted by regulation under the *Niagara Escarpment Planning and Development Act* shall require a Development Permit from the Niagara Escarpment Commission before any other approvals or permits are issued. The NEP contains land use and lot creation policies (Part 1) and Development Criteria (Part 2) which must be met by *development* proposals within the *Plan* and Development Control Area.

Part 3 of the NEP sets out the policy and framework for the Niagara Escarpment Parks and Open Space System. Within Simcoe County the following four (4) parks are in the System:

- **Nottawasaga Lookout**
- **Devil's Glen Provincial Park**
- **Nottawasaga Bluffs Conservation Area**
- **Noisy River Provincial Nature Reserve**

3.11.1 Niagara Escarpment Plan Designations

The Niagara Escarpment Plan designations are identified on Schedule 5.3.1. Development and the creation of new lots within the Niagara Escarpment Plan must meet the requirements of the Niagara Escarpment Plan as well as the requirements of this *Plan* and the Township of Clearview official plan that are not in conflict with the Niagara Escarpment Plan, and the more restrictive policies will apply.

3.11.2 Minor Urban Centres

The *settlements* of Dunedin, Glen Huron, and Singhampton are identified as Minor Urban Centres within the Niagara Escarpment Plan. However, portions of Singhampton and Glen Huron are located beyond the NEP. Accordingly, the boundaries of these *settlements* cannot be expanded into areas covered by the NEP without an amendment to that plan.

Further, *development* within those portions of these *settlements* within the NEP shall be subject to the provisions of the NEP, as well as this *Plan* and the Township of Clearview official plan, provided such provisions do not conflict with the NEP. *Development* within those portions of those *settlements* beyond the NEP shall be subject to the provisions of this *Plan* and Township of Clearview official plans.

3.11.3 Escarpment Recreation Area

The Devil's Glen Ski Club and an extension to the Osler Ski Club are identified as an Escarpment Recreation Area in the Niagara Escarpment Plan. Any *development* within or any expansion of this Escarpment Recreation Area shall be subject to the provisions of the Niagara Escarpment Plan, as well as this *Plan* and the Township of Clearview official plan where they are not in conflict with the Niagara Escarpment Plan, and the more restrictive policies shall apply.

3.12 Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine is one of Ontario's most *significant* and continuous natural landforms. Located north of and parallel to Lake Ontario, the Oak Ridges Moraine divides the watersheds draining south into Lake Ontario and north into Lake Huron and Lake Simcoe. The Moraine's continuing ecological and hydrological features and functions are critical to groundwater supplies in Central and Southern Ontario.

Through the *Oak Ridges Moraine Conservation Act*, 2001, and the accompanying Oak Ridges Moraine Conservation Plan (ORMCP), the *Province* has established a number of objectives for the Oak Ridges Moraine. These include, but are not limited to, the protection, restoration and enhancement of the health, diversity, size and connectivity of ecological and hydrological features and functions, self-sustaining vegetation, wildlife and fish habitat, natural stream form and flow, groundwater recharge, and landform features.

The ORMCP boundary and area that is within the County of Simcoe is shown on Schedule 5.1 – Land Use Designations. The ORMCP Land Use Designations are shown on Schedule 5.3.2. Within this section, *local municipalities* shall mean those municipalities within the ORMCP area. The following policies apply only to lands within the ORMCP area.

All official plans and zoning bylaws must conform to the ORMCP, however, nothing in this *Plan* prevents a *local municipality* from being more restrictive in its official plan or its zoning bylaw with the exception of *agricultural uses*, *mineral aggregate operations* and wayside pits as per Section 33 of the ORMCP.

All levels of government are committed to the implementation of the ORMCP. The major provisions of the ORMCP relevant to the *County* level have been incorporated into this *Plan;* however, these policies must be read in conjunction with the detailed provisions of the ORMCP and the local official plan and zoning bylaw.

Despite Section 5.8, where the ORMCP provides a definition of a term, the term is shown underlined in this *Plan*.

Objectives

3.12.1 To protect the unique ecological and hydrological features and functions of the Oak Ridges Moraine.

Policies

3.12.2 Applications for development and site alteration within the ORMCP area will determine the more precise location of the boundaries of: key natural heritage features and hydrologically sensitive features as shown on Schedules 5.3.2.1 and 5.3.2.2, and landform conservation areas, and areas of natural and scientific interest (life science) as shown on Schedule 5.3.2.2, in consultation with the applicable conservation authority and/or the Ministry of Natural Resources on a site specific basis. The Ministry of Natural Resources (District Office) is responsible for approving any changes to wetland boundaries, areas of natural and scientific interest (life science and earth science) and, significant portions of the habitat of endangered, rare and threatened species. The determination of the location of the boundaries for the features described above shall be undertaken in accordance with criteria provided by the *Province* as amended from time to time.

3.12.3 Applications for development or site alteration within the ORMCP area will only be considered where they comply with the provisions of this *Plan* and of Parts III and IV of the ORMCP. Within the ORMCP the following land use designations and permitted uses apply:

(a) Natural Core Areas are areas with a high concentration of key natural features, hydrologically sensitive features, and/or landform conservation areas and are critical to maintaining and improving the integrity of the Moraine as a whole.

Permitted uses include: fish, wildlife and forestry management; conservation projects and flood and erosion control projects; *agricultural uses*; transportation, infrastructure and utilities as described in Section 41 of the ORMCP, but only if the need for the project has been demonstrated and there is no reasonable alternative; home businesses; home industries; bed and breakfast establishments; farm vacation homes; low intensity recreational uses as described in Section 37 of the ORMCP; unserviced parks; and uses accessory to the permitted uses.

(b) Natural Linkage Areas are areas forming part of a central corridor system that support or have the potential to support movement of plants and animals between the Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors.

Permitted uses include: fish, wildlife and forestry management; conservation projects and flood and erosion control projects; *agricultural uses*; transportation, infrastructure and utilities as described in Section 41 of the ORMCP, but only if the need for the project has been demonstrated and there is no reasonable alternative; home businesses; home industries; bed and breakfast establishments; farm vacation homes; low intensity recreational uses as described in Section 37 of the ORMCP; unserviced parks; mineral aggregate operations; wayside pits and uses accessory to the permitted uses.

(c) Countryside Areas are areas of existing *rural* land uses which may include agriculture, recreation, hamlets, mineral aggregate operations, park and open space.

Permitted uses include: fish, wildlife and forestry management; conservation projects and flood and erosion control projects; *agricultural uses*; transportation, infrastructure and utilities as described in Section 41 of the ORMCP, but only if the need for the project has been demonstrated and there is no reasonable alternative; home businesses; home industries; bed and breakfast establishments; farm vacation homes; low intensity recreational uses as described in Section 37 of the ORMCP; unserviced parks; mineral aggregate operations; wayside pits; agriculture-related uses; small-scale commercial; industrial and institutional uses as described in Section 40 of the ORMCP, subject to Section 13(5) major recreational uses as described in Section 38, subject to Section 13(5) of the ORMCP; and uses accessory to the permitted uses.

Two s*ettlement* areas within the *County* Official *Plan* are partially designated Rural Settlement Areas in the ORMCP. The portion of the *settlement* area within the Moraine is intended to provide opportunities for minor residential infill, small-scale industrial, commercial, and institutional uses in accordance with local official plans. The boundary of Rural Settlement Areas is shown on Schedule 5.3.2, and development and site alteration within the Oak Ridges Moraine portion shall conform to the policies of this *Plan* and the ORMCP.

Permitted uses within Rural Settlement Areas include those listed above within the Countryside Designation as well as residential *development* in accordance with paragraphs 1, 3 and 4 of subsection 15(1) of the ORMCP, and small-scale commercial, industrial and institutional uses as described in Section 40 but subject to clauses (1) (a), (1) (c), or (2) (a) of that section of the ORMCP.

3.12.4 Transportation, infrastructure and utilities are permitted in all Oak Ridges Moraine land use designations subject to Section 41 of the ORMCP, and shall not be approved in key natural heritage features and hydrologically sensitive features, unless the provisions of Sections 41 of the ORMCP have been met, including demonstration of the need for the

project. Need for a project will typically be assessed and included as part of an *Environmental Assessment Act* process. If such a process does not apply, the requirements of Section 41 will be met through the *Planning Act*, *Condominium Act*, *Local Improvement Act* processes, or other applicable approval processes.

3.12.5 Key Natural Heritage Features and Hydrologically Sensitive Features

Key natural heritage features and hydrologically sensitive features found on the Oak Ridges Moraine and identified in the ORMCP include:

Key Natural Heritage Features:

- Wetlands;
- Significant portions of the habitat of endangered, rare and threatened species;
- Fish habitat;
- Areas of natural and scientific interest (life science);
- Significant valleylands;
- Significant woodlands;
- Significant wildlife habitat; and
- Sand barrens, savannahs and tallgrass prairies

Hydrologically Sensitive Features:

- Permanent and intermittent streams;
- Wetlands;
- Kettle lakes; and
- Seepage areas and springs

3.12.6 Key natural heritage features and hydrologically sensitive features are shown on Schedules 5.3.2.1 and 5.3.2.2, and in local official plans, save and except for the following features; significant valley lands, significant wildlife habitat, sand barrens, savannahs and tallgrass prairies, kettle lakes, and seepage areas and springs. These features shall be identified in accordance with criteria provided by the *Province* on a site specific basis or through the appropriate study such as a watershed plan and/or *natural heritage* or hydrological evaluation, prior to undertaking any development or site alteration on the Oak Ridges Moraine. Fish habitat on the Oak Ridges Moraine are to include, at a minimum, all hydrologically sensitive features with surface water characteristics.

3.12.7 Development and site alteration shall be prohibited within key natural heritage features and hydrologically sensitive features and their related minimum vegetation protection zone of 30 metres or as identified in the Table in Part III of the ORMCP except as provided for in Sections 22(2), 26(2) and 35(4) of the ORMCP.

3.12.8 Where new development or site alteration is proposed within the minimum area of influence identified in the Table of the ORMCP surrounding a key natural heritage feature

and/or a hydrologically sensitive feature, a *natural heritage* evaluation and/or a hydrological evaluation, as detailed in the ORMCP is required. An evaluation may result in the minimum vegetation protection zone being greater than that shown in the Table in part III of the ORMCP.

3.12.9 Site-specific studies conducted in accordance with the requirements of the ORMCP or updated information from the *Province*, resulting in minor changes to the extent or presence of key natural heritage features or hydrologically sensitive features will not require an amendment to this *Plan*.

However, where a minor change may affect a wetland, area of natural and scientific interest (life science and earth science) and significant portions of the habitat of endangered, rare and threatened species, confirmation will be required from the Ministry of Natural Resources (District Office) prior to any development or site alteration occurring in these areas.

3.12.10 No new agricultural uses and/or agricultural related uses (including accessory uses) shall be permitted within key natural heritage features and/or hydrologically sensitive features and their associated minimum vegetation protection zone if the lands were not being used for that use on November 15, 2001.

3.12.11 Every application for development or site alteration shall identify planning, design and construction practices that support connectivity as dealt with in Section 20 of the ORMCP, and ensure that no buildings or other site alteration impede the movement of Plants and animals among key natural heritage features, hydrologically sensitive features and adjacent lands within Natural Core Areas and Natural Linkage Areas.

Landform Conservation Areas

3.12.12 Within the Oak Ridges Moraine area, applications for development or site alteration proposed in a landform conservation area (Category 1 and 2) shall be accompanied by the appropriate study as required by the ORMCP. Planning, design and construction practices for any development or site alteration permitted by the ORMCP are required to satisfy Section 30 and 35(6) of the ORMCP.

3.12.13 Landform conservation areas (Category 1 and 2) are shown on Schedule 5.3.2.2. Schedule 5.3.2.2 is to be consulted whenever development or site alteration is proposed to determine if the landform conservation provisions of this *Plan* or the ORMCP apply.

3.12.14 Landform conservation mapping and policies shall be included in local official plans, and shall require that applications for development or site alteration in a landform conservation area (Category 1 and 2) identify planning, design and construction practices that will keep disturbance to landform character to a minimum, and shall be subject to the requirements of Section 30 of the ORMCP.

3.12.15 In accordance with Sections 30(7) and (11) of the ORMCP, mineral aggregate operations are not subject to the requirements of Sections 30(5), (6) and (10) of the ORMCP.

3.12.16 Applications for development or site alteration with respect to lands in an area of natural and scientific interest (earth science) or the related minimum area of influence as identified in the Table of the ORMCP, shall be accompanied by an earth science heritage evaluation that meets the requirements of Section 30(12) of the ORMCP.

Major Development

3.12.17 Applications for *major development* are required to meet additional provisions of the ORMCP, including, but not limited to, Section 24(5) (watershed plans), Section 30(8) and (9) (landform conservation areas), Sections 43(1) and (2) (sewage and water system plans), and Sections 45 and 46 (stormwater management plans).

Major Recreational Uses

3.12.18 Applications to establish or expand major recreational uses are required to meet the provisions of Section 38 of the ORMCP, including, but not limited to, the preparation of a recreation plan and a vegetation management plan.

Existing Uses

3.12.19 Uses, buildings and structures legally existing on November 15, 2001 are permitted in every land use designation, and shall be zoned accordingly in the applicable zoning bylaw. Where expansion of such, buildings or structures is applied for, the applicant shall demonstrate that the expansion will not adversely affect the ecological integrity of the ORMCP area.

3.12.20 Existing institutional uses and their expansion are permitted subject to Section 6 of the ORMCP and local official plans and zoning bylaws. Where expansion of such uses is applied for, the applicant shall demonstrate that the expansion will not adversely affect the ecological integrity of the ORMCP and may require the preparation of studies as identified in Parts III and IV of the ORMCP.

Water resources

3.12.21 *Watershed plans* developed through an official plan amendment process shall be completed and implemented in consultation with *local municipalities* and the conservation authorities, including water budgets and water conservation plans to meet the requirements of the Oak Ridges Moraine Conservation Plan, in particular Sections 24 and 25. *Development* approvals shall be considered within the context of these plans.

3.12.22 Within the Oak Ridges Moraine Conservation Plan Area *local municipalities* and the *County* shall incorporate by official plan amendment, the applicable objectives and requirements of a completed *watershed plan* and the results of related environmental studies and monitoring plans into their planning documents as appropriate.

3.12.23 Except with respect to land in s*ettlement* areas, within the Oak Ridges Moraine Conservation Plan area, all development and site alteration in a subwatershed shall be prohibited if it would cause the total percentage of the subwatershed area having impervious surfaces to exceed 10 percent, or any lower percentage specified in an approved watershed or subwatershed study.

3.12.24 Within the Oak Ridges Moraine Conservation Plan Area major development after April 23, 2007 shall not be approved unless the relevant requirements of Section 24 of the Oak Ridges Moraine Conservation Plan have been satisfied with the exception of aggregate extraction development.

Wellhead Protection

3.12.25 Within the Oak Ridges Moraine Conservation Plan Area the location and extent of wellhead protection areas are defined on Schedule 5.3.2.1 for all existing municipal wells and as such, local municipalities should define and identify them in their official plans and zoning by-laws with appropriate policies and provisions accordingly. Furthermore, the protection areas shall be defined for new municipal wells and added to this Schedule by amendment.

3.12.26 Wellhead protection areas shall identify zones of contribution corresponding to: zero to two years of time of travel; two to ten years of time of travel; and 10 to 25 years of time of travel.

3.12.27 Within the Oak Ridges Moraine Conservation Plan Area, the following uses are prohibited within a wellhead protection area:

1) Storage, except by an individual for personal or family use, of:

i. petroleum fuels

ii. petroleum solvents and chlorinated solvents

iii. pesticides, herbicides and fungicides

iv. construction equipment, except legally existing aggregate extraction operations

v. inorganic fertilizers

vi. road salt and

vii. contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

2) Generation and storage of hazardous *waste* or liquid industrial *waste*.

3) *Waste disposal sites* and facilities, organic soil conditioning sites and snow storage and disposal facilities.

3.12.28 Within the Oak Ridges Moraine Conservation Plan Area, the following uses are prohibited with respect to land within the 0 to 2 year time of travel zone within every wellhead protection area:

1. Storage of animal manure, except by an individual for personal or family use.
2. Animal agriculture, except by an individual for personal or family use.
3. Storage of agricultural equipment, except for an individual for personal or family use. The *County* and *local municipalities* shall work with the agricultural community within the remainder of the wellhead protection area to establish appropriate nutrient management and farm vehicle storage to ensure that the aquifer is not negatively impacted.

3.12.29 Within the Oak Ridges Moraine Conservation Plan Area, within a wellhead protection area, every person who carries on a use listed in 3.12.27 and 3.12.28, as owner or operator, shall prepare and maintain a site management and contingency plan that is aimed at reducing or eliminating the creation of materials referred to in these 2 sections, as the case may be, and their release into the environment.

3.12.30 Within the Oak Ridges Moraine Conservation Plan Area within wellhead protection areas where land uses that involve potential contaminants are proposed, a risk assessment shall be completed that addresses the following: disclosure of activities on site, mitigation measures, spills response requirements and availability, contaminant recovery requirements and aquifer rehabilitation plans. The risk assessment shall be completed in accordance with Appendix 4 to the satisfaction of the *local municipality* and appropriate approval agencies.

3.12.31 Within the Oak Ridges Moraine Conservation Plan Area within wellhead protection areas, d*evelopment* shall only be approved where it is demonstrated that the risk to groundwater is minimized and manageable.

3.12.32 Aquifer vulnerability refers to an aquifer's intrinsic susceptibility, as a function of the thickness and permeability of overlying layers, to contamination from both human and natural impact on water quality. Schedule 5.3.2.1, Hydrologically Sensitive Features and Aquifer Vulnerability, identifies the location of areas of high and low aquifer vulnerability. This Schedule shall be consulted in determining whether the aquifer vulnerability provisions of the Oak Ridges Moraine Conservation Plan, in particular, Section 29, apply to specific development and site alteration applications.

3.12.33 Within the Oak Ridges Moraine Conservation Plan Area, in areas of high aquifer vulnerability, the following uses are prohibited: generation and storage of hazardous *waste* or liquid industrial *waste*; *waste disposal sites* and facilities; organic soil conditioning sites and snow storage and disposal facilities; underground and above ground storage tanks that are not equipped with an approved secondary containment device; and storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Ontario Regulation 347 of the Revised Regulations of Ontario, 1990.

3.12.34 *Local municipal* official plans will contain mapping and applicable policies which prohibit uses in areas of high aquifer vulnerability.

3.12.35 Within the Oak Ridges Moraine Conservation Plan Area within areas of high aquifer vulnerability where land uses that involve potential contaminants are proposed, a risk assessment shall be completed that addresses the following: disclosure of activities on site, mitigation measures, spills response requirements and availability, contaminant recovery requirements and aquifer rehabilitation plans. The risk assessment shall be completed in accordance with Appendix 4 to the satisfaction of the *County*, *local municipality* and appropriate approval agencies.

3.12.36 Within the Oak Ridges Moraine Conservation Plan Area within areas of high aquifer vulnerability, d*evelopment* shall only be approved where it has been demonstrated that there no *negative impact* on groundwater quality.

Sewer and Water Services

3.12.37 When establishing new municipal and communal supply wells within the Oak Ridges Moraine Conservation Plan Area or a new municipal or communal well outside of this area but whose wellhead protection area is within this area, a wellhead protection area, in accordance with Section 3.12.25 to 3.12.36 and the provisions of the Oak Ridges Moraine Conservation Plan must be defined, designated, and zoned appropriately.

3.12.38 Within the Oak Ridges Moraine Conservation Plan Area, all improvements to sewer and water infrastructure systems shall conform to the tests contained in Section 41 of the ORMCP. These tests will be met through the *Environmental Assessment Act* process for infrastructure.

3.12.39 Within the Oak Ridges Moraine Conservation Plan Area the construction or expansion of partial services is prohibited unless it is deemed necessary to address a serious health or environmental concern, identified by the Local Medical Officer of Health or other designated authority.

Transitional Provisions and Further Approvals

Within the Oak Ridges Moraine there are applications under the *Planning Act* and *Condominium Act*, which, due to their date of commencement, are subject to the transition provisions of Sections 15 and 17 of the *Oak Ridges Moraine Conservation Act*, 2001.

3.12.40 All applications, as defined under the *Oak Ridges Moraine Conservation Act*, 2001, which commenced on or after November 17, 2001 are required to conform to the ORMCP.

3.12.41 All applications, as defined under the *Oak Ridges Moraine Conservation Act*, 2001, in Natural Core Areas, Natural Linkage Areas and Countryside Areas/Rural Settlement Areas, which commenced prior to November 17, 2001, and on November 17, 2001, no decision had been made, shall conform to the prescribed provision under Section 48 of the ORMCP.

3.12.42 Applications, as defined under the *Oak Ridges Moraine Conservation Act*, 2001, which were commenced and decided upon before November 17, 2001 are not subject to the provisions of the ORMCP provided that the uses, buildings or structures for which the application was intended, legally exist as of the date of the adoption of this *Plan*. If subsequent applications are still required in order to establish the intended uses, building or structures, these will be required to conform to the applicable provisions of the ORMCP based on the individual application commencement date, with the exception of those applications under Section 3.12.43 of this *Plan*.

3.12.43 In accordance with Section 17(1) of the *Oak Ridges Moraine Conservation Act*, 2001 (as amended by Bill 27, The *Greenbelt Protection Act*, 2004), where an application for either a rezoning, site plan, minor variance or the lifting of a holding provision is required as a condition of approval for a plan of *subdivision* or condominium, or provisional consent, these applications shall be made in accordance with the same policy and legislative requirements as the plan of *subdivision* or condominium or consent application.

Implementation

3.12.44 Nothing in this *Plan* prevents *local municipal* official plans and zoning bylaws from being more restrictive than the Oak Ridges Moraine Conservation Plan with the exception of *agricultural uses*, mineral aggregate operations and wayside pits. In the event of a conflict, other than for those uses listed above, the more restrictive policies shall apply.

3.12.45 *Local municipalities* are to develop appropriate policies in their official plans and zoning bylaws to implement and refine the requirements of the ORMCP. Policies include, but are not limited to, those addressing the continuation of existing uses, permitting residential dwellings on existing lots of record, addressing accessory structures, the applicability of the Table in Part III of the ORMCP to existing uses, lots of record, approved uses, consents, and permitted uses.

3.12.46 *Local municipalities* will be supported in adopting innovative approaches to assist in implementing the ORMCP, including but not limited to the use of development permit or zoning systems.

3.12.47 The *County* will work with the *Province* and *local municipalities* to understand and implement the ORMCP.

3.12.48 *Local municipalities* shall adopt *site alteration* and tree-cutting bylaws as per the provisions of Sections 135.8 and 142.2 of the *Municipal Act* in accordance with the *Oak Ridges Moraine Conservation Act*, 2001.

3.12.49 Policies applicable to the Oak Ridges Moraine area include terms that have been defined in the ORMCP. These definitions will be consulted as part of the *County's* review of specific development and site alteration applications.

3.12.50 Despite all other applicable policies in this *Plan*, in the event of conflict, the policies under Section 3.12 and the ORMCP shall prevail.

3.13 Greenbelt Plan

The Greenbelt extends from the eastern end of the Oak Ridges Moraine in the east to the Niagara River in the west. The Greenbelt Plan protects 1.8 million acres of land which includes 800,000 acres of land protected by the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan and one million acres of newly protected land referred to as the Protected Countryside. The Greenbelt Plan protects environmentally sensitive land and farmlands from urban development. These lands will serve as a legacy for Ontario residents by preserving and enhancing natural and cultural heritage.

Despite Section 5.8, any term in this section in *italics* followed by an asterisk* is defined in the Greenbelt Plan.

The following policies apply only to those lands in the County of Simcoe that are within the Greenbelt Plan area as shown on Schedule 5.1 and detailed land uses shown on Schedule 5.3.3.

Objective

3.13.1 To protect agricultural, natural heritage and water resource areas while providing for a diverse range of economic and social activities associated with agriculture rural, tourism, recreation and resource uses.

Policies

3.13.2 Section 7 of the *Greenbelt Act, 2005* requires that all planning decisions affecting lands within the Greenbelt Plan Area are required to conform to the *Greenbelt Act* as of December 16, 2004. Ontario Regulation 61/05, under the *Greenbelt Act* and the Greenbelt Plan set out alternative requirements for transitional/ in-process matters which may not require conformity to Greenbelt policies.

3.13.3 Despite the policies of the Greenbelt Plan, there is nothing that limits municipalities from adopting policies that are more stringent than the requirements of the Greenbelt Plan, unless doing so would conflict with any of the policies and objectives of the Plan. With the exception of lot creation polices in Section 4.6 of the Greenbelt Plan, official plans and zoning by-laws shall not contain provisions that are more restrictive than the Agricultural System and Non-Renewable polices of the Greenbelt Plan as they apply to agricultural uses and mineral aggregate resource.

3.13.4 The Greenbelt Area as shown on Schedule 5.1 includes the Protected Countryside designation of the Greenbelt Plan, Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan areas. For lands that are subject to the Niagara Escarpment Plan or Oak Ridges Moraine Conservation Plan, Section 3.3 of the Greenbelt Plan shall apply in addition to the policies outlined in Sections 3.12 and 3.13 of this Plan. Schedule 5.3.3 depicts the Protected Countryside designation of the Greenbelt Plan, including the Holland Marsh Specialty Crop Areas, Agriculture, Rural and the Greenbelt Natural Heritage System.

3.13.5 New land uses and the creation of lots, and new or expanding livestock facilities within the Protected Countryside shall comply with minimum distance separation formulae.

3.13.6 *Settlement areas** located outside of the Greenbelt Plan area are not permitted to expand into the Greenbelt Plan.

Holland Marsh *Specialty Crop Area* and Greenbelt Agricultural Lands

3.13.7 The Holland Marsh *Specialty Crop Area* and Greenbelt Agricultural designation within the *County* is shown on Schedule 5.3.3.

3.13.8 The following policies apply to the Holland Marsh *Specialty Crop Area and the Greenbelt Agricultural designation*, in addition to the other policies of Section 3.13.

- *Development** or *site alteration** for *normal farm practices**, agricultural, agriculture-related and secondary uses are permitted, in accordance with Section 4.6 of the Greenbelt Plan.
- Lands within the Holland Marsh *Specialty Crop Area* and Greenbelt Agricultural designation shall not be redesignated in municipal official plans for non-*agricultural*

*uses** except for those uses permitted in Sections 4.2 to 4.6 of the Greenbelt Plan.
- *Infrastructure** is permitted if it is demonstrated to comply with Sections 4.2 and 4.6.2(a) of the Greenbelt Plan.

Greenbelt Rural Lands

3.13.9 Rural designated lands within the Greenbelt are shown on Schedule 5.3.3. The following policies apply to the Greenbelt Rural lands, in addition to the other policies of Section 3.13.

- *Development** or *site alteration** for *normal farm practices**, agricultural, agriculture-related and secondary uses are permitted in accordance with Section 4.6 of the Greenbelt Plan.
- *Development** or *site alteration** for non-*agricultural uses** is only permitted if it is demonstrated to comply with Sections 4.1 to 4.6 of the Greenbelt Plan.
- *Infrastructure** is permitted if it is demonstrated to comply with Sections 4.2 and 4.6.2(a) of the Greenbelt Plan.

Greenbelt Natural Heritage System

3.13.10 The Greenbelt Natural Heritage System includes areas of the Protected Countryside with the highest concentration of the most sensitive and/or *significant** natural features. The following policies apply to lands within the Greenb*elt Natural H*eritage System in the *County* as shown on Schedule 5.3.3 in addition to the other applicable policies of Section 3.13.

3.13.11 The official plans of the affected and adjacent local municipalities will identify external connections to the Greenbelt *Natural Heritage System* and promote and enhance these through designations in the local plans to ensure these are maintained.

3.13.12 New *development** or *site alteration** in the Natural Heritage System shall demonstrate the following:

a) there will be no negative effects on *key natural heritage features** or *key hydrologic features** or their functions;
b) *connectivity** between *key natural heritage features** and *key hydrologic features** is maintained or enhanced for the movement of native plants and animals across the landscape;
c) the removal of other natural features not identified as *key natural heritage features** and *key hydrologic features** should be avoided; and
d) the disturbed area of any site does not exceed 25 percent and the impervious surface does not exceed 10 percent of the *total developable area**. For golf courses, the disturbed area shall not exceed 40 percent of the site.

3.13.13 Where non-*agricultural uses** are contemplated within the Natural Heritage System applicants shall demonstrate that:

a) at least 30 percent of the *total developable area** of the site will remain or be returned to *natural self-sustaining vegetation**;
b) *connectivity** along the system and between *key natural heritage features** or *key hydrologic features** located within 240 meters of each other is maintained or enhanced; and
c) buildings and structures do not occupy more than 25 percent of the *total developable area** and are planned to optimize the compatibility of the project with the natural surroundings.

3.13.14 New buildings or structures for *agriculture**, *agriculture-related**, *normal farm practices** and *secondary uses** are not subject to the Greenbelt Natural Heritage System policies of this Plan, but are subject to the *key natural heritage features** and *key hydrologic features** policies below.

Key Natural Heritage Features and Key Hydrologic Features

3.13.15 *Key Natural Heritage Features** and *Key Hydrologic Features** found in the Greenbelt Plan include:

Key Natural Heritage Features:

- *Significant* habitat of *endangered species, threatened species and special concern species**;
- *Fish habitat**;
- *Wetlands**;
- *Life Science Areas of Natural and Scientific Interest (ANSIs)**
- *Significant valleylands**;
- *Significant woodlands**;
- *Significant wildlife habitat**;
- *Sand barrens*, savannahs* and tallgrass prairies**; and,
- *Alvars**.

Key Hydrologic Features:

- *Permanent** and *intermittent streams**;
- *Lakes** and their littoral zones;
- *Seepage areas and springs**; and
- *Wetlands**.

3.13.16 *Key natural heritage features** and *key hydrologic features** are shown on Schedules 5.2.2, 5.2.3, 5.3.3 of this Plan and in local official plans, save and except for the following features; *significant valley lands, significant wildlife habitat, sand barrens, savannahs and*

tallgrass prairies, alvars, *seepage areas and springs* and *fish habitat*. All features shall be identified in accordance with criteria provided by the *Province* on a site specific basis or through the appropriate study such as a watershed plan, *EIS* and/or *natural heritage* or hydrological evaluation, prior to undertaking any development or site alteration in the Greenbelt Plan.

3.13.17 The official plans of the affected *local municipalities* will identify all known *key natural heritage features** and *key hydrologic features**, and all associated minimum *vegetation protection zones** identified by the Greenbelt Plan. *Local municipalities* in their official plans shall also ensure that unmapped *key natural heritage** and *key hydrologic features** are protected in keeping with the Greenbelt Plan policies through appropriate studies related to development and/or site alteration applications. For significant woodlands, the official plans of the affected *local municipalities* will further identify potential or confirmed significant woodlands in accordance with criteria provided by the Province through appropriate study or evaluation to ensure that significant woodlands are protected in keeping with the Greenbelt Plan.

3.13.18 No *development** or *site alteration** is permitted within *key natural heritage features** in the Greenbelt Natural Heritage System or *key hydrologic features** throughout the Protected Countryside, including any associated *vegetation protection zone**, with the exception of:

a) Forest, fish and wildlife management;
b) Conservation and flood or erosion control projects, only if it has been demonstrated to the satisfaction of the County, the *local municipality*, and appropriate agencies that it is necessary in the public interest and all alternatives have been considered; or
c) *Infrastructure**, aggregate, recreational, shoreline and *existing uses** as described by, and subject to Section 4 of the Greenbelt Plan.

3.13.19 Proposed *development** or *site alteration** for lands within, or *nearby key natural heritage features** in the Greenbelt Plan, but located outside of the Greenbelt Natural Heritage System are subject to the applicable policies of Section 3.8 of the County *Plan*.

3.13.20 The minimum *vegetation protection zone** for *wetlands**, *seepage areas and springs**, *fish habitat**, *permanent and intermittent streams**, and *lakes** shall be 30 metres wide measured from the outside boundary of the *key natural heritage feature** or *key hydrologic feature**.

3.13.21 *Development* or *site alteration* proposed within 120 metres of a *key natural heritage feature** within the Greenbelt Natural Heritage System or a *key hydrologic feature** within the Protected Countryside designation shall require submission of a natural heritage evaluation and hydrological evaluation to the satisfaction of the County, the *local municipality*, and appropriate agencies that identifies a *vegetation protection zone** in

keeping with Section 3.2.4.5 of the Greenbelt Plan.

3.13.22 New buildings and structures for agricultural uses area required to provide a 30 metres *vegetation protection zone** from a *key natural heritage feature** or *key hydrologic feature**, but may be exempted from the requirement of establishing a condition of a *natural self-sustaining vegetation* by the *local municipality* if the land is, and will continue to be, used for agricultural purposes.

Existing Uses

3.13.23 For lands within the Protected Countryside designation, outside of the Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan areas the following policies shall apply:

- All *existing uses** lawfully used for such purpose as of December 16, 2004 are permitted.
- *Development** or *site alteration** consisting of single dwellings on existing lots of record, or expansions or changes to existing uses as described in Section 4.5 of the Greenbelt Plan, are permitted provided they comply with that section of the Greenbelt Plan.
- Expansion, maintenance and/or replacement of existing *infrastructure** is permitted if it is demonstrated to comply with Sections 4.2 and 4.6.2(a) of the Greenbelt Plan.

3.14 Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (LSPP) is a provincial plan that seeks to protect and restore the ecological health of Lake Simcoe and its watershed. The Lake Simcoe watershed has experienced a wide range of interrelated pressures – excessive nutrients, pollutants, invasive species, impacts of climate change and increasing pressure from human activities.

The Lake Simcoe watershed boundary and area that is within the County of Simcoe is shown on Schedule 5.1 – Land Use Designations. Within this section, local municipalities shall mean those municipalities within the LSPP area. The following policies apply only to lands within the Lake Simcoe Protection Plan area.

All official plans and zoning bylaws must conform to the LSPP, however, nothing in this *Plan* prevents a *local municipality* from being more restrictive in its official plan or its zoning bylaw, unless by doing so would conflict with any of the policies and objectives of the LSPP.

The major provisions of the LSPP relevant to the *County* level have been incorporated into this *Plan;* however, these policies must be read in conjunction with the detailed provisions of the LSPP and the local official plan and zoning bylaw.

Despite Section 5.8, where the LSPP provides a definition of a term, the term is shown in *bold italics* in this *Plan*.

Objectives

3.14.1 To protect, improve or restore the elements that contribute to the ecological health of the Lake Simcoe watershed, including, water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions.

3.14.2 To promote environmentally sustainable land and water uses, activities and development practices.

3.14.3 The *County* and applicable *local municipalities* will implement sustainable development policies and practices to protect Lake Simcoe in keeping with the LSPP.

Policies

3.14.4 The effective date of the Lake Simcoe Protection Plan (LSPP) is June 2, 2009, and the policies of the LSPP apply as of this date to all lands within the ***Lake Simcoe watershed*** as identified on Schedule 5.1 – Land Use Designations to this *Plan*. In accordance with Section 6 of the *Lake Simcoe Protection Act, 2008*, decisions are required to conform to the designated policies ("DP") and have regard to other policies ("HR") as set out in the LSPP. Ontario Regulation 219/09, under the *Lake Simcoe Protection Act, 2008* also outlines conformity requirements for transitional/in-process matters.

3.14.5 Lake Simcoe Shoreline

Subject to the other policies of Section 3.14, ***development*** and ***site alteration*** outside of ***existing settlement areas*** is not permitted in Lake Simcoe and within a related vegetation protection zone referred to in Section 3.14.6, except in relation to the following:

a) Forest, fish, and wildlife management;
b) Stewardship, conservation, restoration and remediation undertakings;
c) ***Existing uses*** as set out in Section 3.14.35;
d) Flood or erosion control projects but only if they have been demonstrated to be necessary in the public interest after all alternatives have been considered;
e) Retrofits of existing ***stormwater management works*** (i.e. improving the provision of stormwater services to existing development in the watershed where no feasible alternative exists) but does not include the establishment of new ***stormwater management works***;
f) ***Infrastructure***, but only if the need for the project has been demonstrated through an Environmental Assessment or other similar environmental approval and there is no reasonable alternative; and
g) Low-intensity recreational uses including access to the Lake that require very little terrain or vegetation modification and few, if any, buildings or structures,

including but not limited to the following:

i. non-motorized trail use;
ii. natural heritage appreciation;
iii. unserviced camping on public and institutional land; and
iv. accessory uses to existing buildings or structures.

3.14.6 The minimum vegetation protection zone in a ***shoreline built-up area*** is 30 metres from the ***Lake Simcoe shoreline***, or larger if determined appropriate by an evaluation required by Section 3.14.7. The vegetation protection zone for the remaining ***Lake Simcoe shoreline***, outside of ***existing settlement areas*** and outside of ***shoreline built-up areas***, is 100 metres from the ***Lake Simcoe shoreline***.

3.14.7 Within ***shoreline built-up areas***, an application for ***development*** or ***site alteration*** within 120 metres of the ***Lake Simcoe shoreline*** shall be accompanied by a natural heritage evaluation that satisfies the requirements of Section 3.14.23, unless the ***development*** or ***site alteration*** is for a purpose specified by Section 3.14.5.

3.14.8 Subject to the other policies in Section 3.14, structures shall only be permitted in a vegetation protection zone along the ***Lake Simcoe shoreline*** if:

a) there is no alternative but to place the structure in this area and the area occupied by such structures is minimized;
b) the ***ecological function*** of the vegetation protection zone is maintained; and
c) pervious materials and designs are used to the extent feasible.

3.14.9 Outside of ***existing settlement areas***, a proposal for ***development*** or ***site alteration*** within 240 metres of the ***Lake Simcoe shoreline*** must demonstrate that the ***development*** or ***site alteration*** will maintain and, to the extent feasible, enhance or restore functional wildlife movement corridors between any key natural heritage feature or key hydrologic features identified in Sections 3.14.18 and 3.14.19 that is located along the ***Lake Simcoe shoreline*** and from the ***Lake Simcoe shoreline*** to another key natural heritage feature or key hydrologic feature within 240 metres of the ***Lake Simcoe shoreline***.

3.14.10 Subject to the other policies in Section 3.14, a ***shoreline built-up area*** may only be expanded to provide for minor rounding out of the area, and only in accordance with provincial plans and the PPS.

3.14.11 Significant alteration of the shore of Lake Simcoe or the shore of a fresh water estuary of a stream connected to Lake Simcoe is not permitted unless the significant alteration is for the purpose of stabilizing, protecting, restoring or rehabilitating the shore or the alteration will be undertaken by a public body and the project is consistent with the objectives of the LSPP. A significant alteration of the shoreline includes any alteration that has an ***adverse effect*** on the ***ecological functions*** of the shoreline.

3.14.12 Lake Simcoe and Streams

No structures, including boathouses, shall be permitted in Lake Simcoe, other ***lakes*** or in a ***permanent or intermittent stream*** if the structure impedes the natural flow of water along the shoreline or in the stream, if the structure is intended to be used as a dwelling, or if the structure or its construction harmfully alters ***fish habitat***. This policy does not prohibit drainage works such as those permitted under the *Drainage Act*, those required for ***infrastructure*** or those structures required for the purposes of stewardship, conservation, restoration or remediation undertakings.

3.14.13 The alteration of the shore of Lake Simcoe, other ***lakes*** or any ***permanent or intermittent stream*** for the purpose of establishing or altering drainage works such as those works under the *Drainage Act*, ***infrastructure***, or for stabilization, erosion control, or protection purposes shall only be permitted if it is demonstrated that natural shoreline treatments (e.g. planting of natural vegetation, ***bioengineering***) that maintain the natural contour of the shoreline will be used where practical, and a vegetative riparian area will be established to the extent feasible. In relation to such works, lands used for agricultural purposes do not require the establishment of a vegetative ***riparian area*** if the land is, and will continue to be, used for agricultural purposes.

3.14.14 Where, in accordance with the policies of Section 3.14, ***development*** or ***site alteration*** is permitted within 120 metres of the ***Lake Simcoe shoreline***, other ***lakes*** in the ***Lake Simcoe watershed***, or any ***permanent or intermittent stream*** or a ***wetland***, the ***development*** or ***site alteration*** should be integrated with and should not constrain ongoing or planned stewardship and remediation efforts.

3.14.15 Where, in accordance with the policies of Section 3.14, a proposal for ***development*** or ***site alteration*** is permitted within 30 metres of the ***Lake Simcoe shoreline***, other ***lakes*** in the ***Lake Simcoe watershed***, or a ***permanent or intermittent stream*** or ***wetland*** outside of ***settlement areas*** and the Greenbelt area and Oak Ridges Moraine area, the proposal for ***development*** or ***site alteration*** shall comply with the following where applicable:

a) maintain, and where possible, increase or improve ***fish habitat*** in the Lake, stream or ***wetland***, and any adjacent ***riparian areas***;
b) to the extent possible, enhance the ecological features and functions associated with the Lake, stream or ***wetland***;
c) minimize erosion, sedimentation, and the introduction of excessive nutrients or other pollutants and utilize planning, design, and construction practices that maintain and improve water quality; and
d) integrate landscaping and habitat restoration into the design of the proposal to enhance the ability of native plants and animals to use the area as both ***wildlife habitat*** and a movement corridor.

3.14.16 Upon completion of the shoreline management strategy required by policy 6.12-SA of the LSPP, the *County* and *local municipalities* shall amend their official plans to ensure they are consistent with the recommendations of the strategy.

3.14.17 Key Natural Heritage and Key Hydrologic Features
Sections 3.14.16 – 3.14.26 apply to those areas outside of ***existing settlement areas*** and outside of the Greenbelt area and Oak Ridges Moraine area.

3.14.18 Key natural heritage features are ***wetlands***, ***significant woodlands***, ***significant valleylands***, and natural areas abutting Lake Simcoe.

3.14.19 Key hydrologic features are ***wetlands***, ***permanent and intermittent streams***, and ***lakes*** other than Lake Simcoe.

3.14.20 ***Development*** or ***site alteration*** is not permitted within a key natural heritage feature, a key hydrologic feature and within a related vegetation protection zone referred to in Section 3.14.21, except in relation to the following:

a) Forest, fish, and wildlife management;
b) Stewardship, conservation, restoration and remediation undertakings;
c) ***Existing uses*** as specified in Section 3.13.34;
d) Flood or erosion control projects but only if the projects have been demonstrated to be necessary in the public interest after all alternatives have been considered;
e) Retrofits of existing ***stormwater management works*** (i.e. improving the provision of stormwater services to existing ***development*** in the watershed where no feasible alternative exists) but not new ***stormwater management works***;
f) New ***mineral aggregate operations*** and wayside pits and quarries pursuant to Sections 3.14.30 -3.14.33;
g) ***Infrastructure***, but only if the need for the project has been demonstrated through an Environmental Assessment of other similar environmental approval and there is no reasonable alternative; and
h) Low-intensity recreational uses that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to the following:
    i. non-motorized trail use;
    ii. natural heritage appreciation;
    iii. unserviced camping on public and institutional land; and
    iv. accessory uses to existing buildings or structures.

3.14.21 The minimum vegetation protection zone for all key natural heritage features and key hydrologic features is the area within 30 metres of the key natural heritage feature and key hydrologic feature, or larger if determined appropriate by an evaluation required by Section 3.14.22.

3.14.22 An application for ***development*** or ***site alteration*** within 120 metres of a key natural heritage feature or key hydrologic feature shall be accompanied by a natural heritage evaluation meeting the requirements of Section 3.14.23, unless the ***development*** or ***site alteration*** is for a purpose specified by Section 3.14.20.

3.14.23 A natural heritage evaluation referred to in Sections 3.14.7 and 3.14.22 shall be carried out in accordance with guidelines developed by the MNR and shall:

a) demonstrate that the ***development*** or ***site alteration*** applied for will have no adverse effects on the key natural heritage feature, key hydrologic feature, Lake Simcoe and its associated vegetation protection zone, or on the related ***ecological functions***;
b) identify planning, design and construction practices that will maintain and, where feasible, improve or restore the health, diversity and size of the key natural heritage feature or key hydrologic feature and its connectivity with other key natural heritage features or key hydrologic features as well as ***connectivity*** and linkages to natural heritage systems identified in Provincial Plans or by municipalities, the LSRCA or MNR;
c) demonstrate how ***connectivity*** within and between key natural heritage features and key hydrologic features will be maintained and, where possible, improved or restored before, during and after construction to allow for the effective dispersal and movement of plants and animals;
d) determine if the minimum vegetation protection zone is sufficient to protect the ***ecological functions*** of the feature and the area being evaluated, in particular where this feature or area is adjacent to a coldwater stream, headwaters, freshwater estuaries, steep slope or is acting as or has been identified as a wildlife corridor to ensure that the area will continue to effectively act and function as a wildlife corridor;
e) determine if the minimum vegetation protection zone is sufficient to protect areas adjacent to existing features that would be appropriate for restoration or renaturalization to enhance the ecological functioning of that feature, such as lands that provide for rounding out or filling of gaps in ***significant woodlands***; and
f) if the minimum vegetation protection zone is not sufficient to protect the function of the feature or protect opportunities for feature enhancement, specify the dimensions of the required vegetation protection zone.

3.14.24 A proposal for new ***development*** or ***site alteration*** within 120 metres of the ***Lake Simcoe shoreline***, a key natural heritage feature or a key hydrologic feature shall provide for the establishment and maintenance of ***natural self-sustaining vegetation*** to the extent and width of the associated vegetation protection zone required by the policies in Section 3.14, except in relation to uses and structures in the vegetation protection zone that are permitted by the policies of Section 3.14.

3.14.25 Where, through an application for ***development*** or ***site alteration***, a buffer or vegetation protection zone is required to be established as a result of the application of the policies in this Plan, the buffer or vegetation protection zone shall be composed of and maintained as ***natural self-sustaining vegetation***.

3.14.26 If the ***natural self-sustaining vegetation*** is removed along the ***Lake Simcoe shoreline***, from a key natural heritage feature, a key hydrologic feature or from any related vegetation protection zone, as a result of any ***development*** or ***site alteration*** permitted under Sections 3.14.5, 3.14.20, 3.14.33, and 3.14.35, the ***natural self-sustaining vegetation*** shall be re-established to the extent feasible following completion of that activity.

3.14.27 Settlement Areas

Policies 3.14.27 – 3.14.30 apply to ***existing settlement areas*** and areas of Lake Simcoe adjacent to these lands, including the littoral zone, and these areas are not subject to policies 3.14.5 – 3.14.7, 3.14.9, 3.14.15 and policies 3.14.17 – 3.14.26.

3.14.28 An application for ***development*** or ***site alteration*** shall, where applicable:

a) increase or improve ***fish habitat*** in streams, ***lakes*** and ***wetlands***, and any adjacent ***riparian areas***;
b) include landscaping and habitat restoration that increase the ability of native plants and animals to use ***valleylands*** or ***riparian areas*** as ***wildlife habitat*** and movement corridors;
c) seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, ***lakes*** and ***wetlands***; and
d) establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.

3.14.29 Where, through an application for ***development*** or ***site alteration***, a buffer is required to be established as a result of the application of the PPS, the buffer shall be composed of and maintained as ***natural self-sustaining vegetation***.

3.14.30 For greater certainty, where lands have been incorporated into a ***settlement area*** after the effective date of the Plan, an application for ***development*** or sit***e alteration*** within those lands are subject to the policies in Section 3.14 other than Sections 3.14.27 to 3.14.29.

3.14.31 Mineral Aggregate Operations and Wayside Pits and Quarries

Sections 3.13.31-3.13.34 apply to applications for new ***mineral aggregate operations*** and wayside pits and quarries that are outside of the Greenbelt area and the Oak Ridges Moraine area.

3.14.32 No new ***mineral aggregate operations*** and no wayside pits and quarries, or any ancillary or accessory use thereto shall be permitted in the following key natural heritage features and key hydrologic features:

a) ***significant wetlands***;
b) ***significant*** habitat of ***endangered species*** and ***threatened species***; and
c) ***significant woodlands*** unless the woodland is occupied by young plantation or early successional habitat (as defined by the MNR).

3.14.33 An application for a new ***mineral aggregate operation*** or a new wayside pit or quarry may only be permitted in a key natural heritage feature, a key hydrologic feature or its related vegetation protection zone, other than a feature mentioned in Section 3.14.31, where the application demonstrates the following:

a) the health, diversity and size of these key natural heritage features will be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health; and
b) any permitted extraction of mineral aggregates that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation.

3.14.34 Every application for a new ***mineral aggregate operation*** must demonstrate:

a) how the ***connectivity*** between key natural heritage features and key hydrologic features will be maintained before, during and after the extraction of mineral aggregates; and
b) how the operator could immediately replace or restore any habitat that would be lost from the site with equivalent habitat on another part of the site or on adjacent lands.

3.14.35 Existing Uses

Where ***development*** or ***site alteration*** is permitted in relation to ***existing uses***, the following policies apply:

a) all ***existing uses*** lawfully used for such purposes on the day before the LSPP comes into force are permitted;
b) the construction of a building on an existing lot of record is permitted, provided it was zoned for such as of the date LSPP comes into effect, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior the date this Plan comes into effect;
c) the ***development*** permitted in b., expansion to existing buildings or structures, accessory structures and uses, and conversions of legally ***existing uses*** which bring the use more into conformity with the LSPP are permitted subject to a demonstration that the use does not expand into a key natural heritage feature, a key hydrologic feature and any minimum vegetation protection zone associated with a feature or the ***Lake Simcoe shoreline***, unless there is no alternative in

which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure;

d) the expansion to existing agricultural buildings and structures, residential dwellings and accessory uses to both, may be considered within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features or the ***Lake Simcoe shoreline***, if it is demonstrated that:
   i. there is no alternative to the expansion or alteration and the expansion or alteration is directed away from the feature and vegetation protection zone to the maximum extent possible, and,
   ii. the impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible; and

e) expansion, maintenance, or replacement of existing ***infrastructure*** is permitted.

3.14.36 Recreational Activities

Where, in accordance with Section 3.14, ***development*** and ***site alteration*** is permitted within 120 metres of the ***Lake Simcoe shoreline*** or a ***permanent*** or ***intermittent stream*** or a ***wetland***, the ***development*** or ***site alteration*** will be integrated with existing or proposed parks and trails to the extent feasible.

3.14.37 When approving a ***development*** along ***the Lake Simcoe shoreline***, the *County* and *local municipalities* shall ensure that public access to the Lake is maintained.

3.14.38 Sewage Treatment

For a proposed ***settlement area*** expansion, establishment of a new ***settlement area*** or a ***development*** proposal outside of a ***settlement area*** that requires an increase in the existing ***rated capacity*** of a sewage treatment plant or the establishment of a new ***sewage treatment plant***, an environmental assessment of the undertaking shall be completed or approved prior to giving any approvals for the proposal under the Planning Act or the Condominium Act, 1998.

3.14.39 No new ***municipal sewage treatment plant*** shall be established in the ***Lake Simcoe watershed*** unless:

a) the new plant is intended to replace an existing ***municipal sewage treatment plant***; or

b) the new ***sewage treatment plant*** will provide sewage services to,
   i. a ***development*** that is on ***partial services***, or
   ii. a ***development*** where one or more ***subsurface sewage works*** or ***on-site sewage systems*** are failing.

3.14.40 No new ***non-municipal sewage treatment plant*** shall be established in the ***Lake Simcoe watershed*** unless the person applying to establish the plant can demonstrate that:

a) the plant will result in a net reduction of phosphorus loadings to the watershed

from the baseline conditions for the property that would be serviced by the new plant; or

b) the undertaking that the plant will not add phosphorus loadings to the ***Lake Simcoe watershed***.

3.14.41 Stormwater Management

Stormwater runoff volume and pollutant loadings from ***major development*** and ***existing settlement areas*** shall be reduced by:

a) encouraging implementation of a hierarchy of source, lot-level, conveyance and end-of pipe controls;
b) encouraging the implementation of innovative stormwater management measures;
c) allowing for flexibility in development standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, lot grading, ditches and curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds;
d) supporting implementation of programs to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants; and
e) supporting implementation of source control programs, which are targeted to existing areas that lack adequate stormwater controls.

3.14.42 An application for ***major development*** shall be accompanied by a stormwater management plan that demonstrates:

a) consistency with stormwater management master plans prepared under policy 4.5 of the LSPP, when completed;
b) consistency with subwatershed evaluations prepared under policy 8.3 of the LSPP and water budgets prepared under policy 5.2 of the LSPP, when completed;
c) an ***integrated treatment train approach*** will be used to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales;
d) through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and
e) through an evaluation of anticipated changes in phosphorus loadings between pre-development and post development, how the loadings shall be minimized.

3.14.43 Stormwater management works that are established to serve new ***major development*** in the ***Lake Simcoe watershed*** shall not be permitted unless the works have been designed to satisfy the ***Enhanced Protection level*** specified in Chapter 3 of the MOE's

"Stormwater Management Planning and Design Manual 2003", as amended from time to time.

This policy does not apply if the works are intended to serve an infill ***development*** or a ***redevelopment*** within a ***settlement area***, it is not feasible to comply with the specified design standard, and the person seeking to establish the works demonstrates that the works incorporate the most effective measures in the circumstances to control the quality and quantity of stormwater related to the ***development*** or ***redevelopment***.

3.14.44 On-Site and Subsurface Sewage Treatment

No new ***on-site sewage systems*** or ***subsurface sewage works*** are permitted within 100 metres of the ***Lake Simcoe shoreline***, other ***lakes***, or any ***permanent streams*** except in the following circumstances:

a) a proposal for an ***on-site sewage system*** or ***subsurface sewage works*** that would serve an ***agricultural use***, an ***agricultural–related use*** or a public open space;
b) a proposal for an ***on-site sewage system*** or ***subsurface sewage works*** that would replace or expand the capacity of an existing ***on-site sewage system*** or ***subsurface sewage works*** that will serve a use that would have been permitted by the applicable zoning by-law, as of June 2, 2009; or
c) a proposal for an ***on-site sewage system*** or ***subsurface sewage works*** that relates to a ***development*** proposal for only one dwelling, where the proposal would have been permitted by the applicable zoning by-law, as of the effective date of the LSPP.

3.14.45 Recharge Areas

A significant groundwater recharge area is an area identified,

a) as a significant groundwater recharge area by any public body for the purposes of implementing the PPS;
b) as a significant groundwater recharge area in the assessment report required under the Clean Water Act, 2006 for the Lake Simcoe and Couchiching/Black River Source Protection Area; or
c) by the LSRCA in partnership with MOE and MNR as an ecologically significant groundwater recharge area in accordance with the guidelines developed under policy 6.37 of the LSPP.

3.14.46 Once identified, the *County* and *local municipalities* shall incorporate significant groundwater recharge areas into their official plans together with policies to protect, improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas.

3.14.47 Outside of the Oak Ridges Moraine area, urban ***settlement area*** expansions should avoid significant groundwater recharge areas.

3.14.48 Outside of the Oak Ridges Moraine area, an application for ***major development*** within a significant groundwater recharge area shall be accompanied by an environmental impact study that demonstrates that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved or restored.

3.14.49 Subdivision and Site Plan Agreements

Municipalities shall ensure that site alternation is undertaken in accordance with the following measures which shall also be incorporated into subdivision agreements and site plan agreements:

a) keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out ***development*** activity;
b) removal of vegetation shall not occur more than 30 days prior to grading or construction, unless a different timeframe has been established through environmental studies to the satisfaction of the appropriate approval authority;
c) put in place structures to control and convey runoff;
d) minimize sediment that is eroded offsite during construction;
e) seed exposed soils once construction is complete and seasonal conditions permit; and
f) ensure erosion and sediment controls are implemented effectively.

3.14.50 Recreation Water Use Plan

An application to establish or expand a ***major recreational use*** shall be accompanied by a recreation water use plan that demonstrates:

a) water use for maintenance or snow-making or both are kept to a minimum;
b) grassed, watered and manicured areas are limited to sports fields surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures; grass mixtures that require minimal watering and upkeep will be used for sports fields and golf fairways where applicable;
c) crossings of ***intermittent*** and ***permanent streams*** are kept to a minimum;
d) water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable;
e) water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable;
f) other water conservation technologies (such as rainwater harvesting or reuse of stormwater) will be used to reduce water use; and
g) stormwater treatment facilities are used to capture and treat runoff from areas with impervious surfaces.

3.14.51 Subwatershed Evaluations

Upon completion of the subwatershed evaluations for priority subwatersheds as required under policy 8.3-SA of the LSPP, the *County* and *local municipalities* shall amend their

official plans to ensure they are consistent with the recommendations of the subwatershed evaluations.

3.15 Site-Specific Policies

Land uses and permissions established through Zoning Order 003-2026, O. Reg. 563/24, O. Reg. 525/22, O. Reg. 251/19. O. Reg. 568/21, O. Reg. 37/22, O. Reg. 158/25, O. Reg. 220/25, O. Reg. 166/21, O. Reg. 362/19, O. Reg. 41/22, O. Reg. 608/20, O. Reg. 206/25, and O. Reg. 601/21 are recognized in this Plan.

3.16 Special Development Area

Friday Harbour Resort

3.16.1 *Development* within the Special Development Area within the Town of Innisfil known as Friday Harbour Resort will be in accordance with the structure plan shown on Schedule 5.1a. The key components of the resort structure plan include a golf course district, environmental protection district, and marina community district.

Within the area identified as a golf course, the permitted uses shall be limited to an 18-hole golf course, related golf club facilities, and certain civic uses to be determined by the Town of Innisfil.

The Environmental Protection District Area ("EPA"), which comprises approximately 87 hectares, includes *wetlands*, *significant woodlands*, and associated *natural heritage* features and functions. The *natural heritage features* and *functions* will be protected within the EPA and *development* and site alteration of *adjacent lands* will be undertaken such that there will be no negative impacts on the EPA, including the provision of buffers to allow for the appropriate transition between the EPA and abutting golf course district and marina community district.

No *development* or site alteration will be permitted within the EPA, with the exception of a collector road connecting Big Bay Point Road with the Thirteenth Line, infrastructure works contained solely within the right of way of the collector road and any works related to an approved Amphibian and Reptile Protection and Enhancement Plan. The collector road, which is shown conceptually on Schedule 5.1a, will be designed and aligned to minimize any *negative impacts* on the natural heritage features and functions of the EPA. In addition, a network of trails, not for use by motorized vehicles, will be permitted subject to demonstrating that the trail system will have no *negative impacts* on identified features and functions of the EPA. Alterations to the limits of the EPA and encroachment on its boundaries shall be strictly prohibited except for such minor adjustments as may be warranted based on the preparation of an edge management plan.

Within the marina community district shown on the resort structure plan, resort *development* consisting of resort residential units and hotel units shall be permitted. Residential units within Friday Harbour Resort shall only be available on a non-permanent occupancy basis. In conjunction with the resort *development*, conference facilities, retail commercial uses, a theatre, and indoor recreational facilities will be provided. A marina will be provided.

The resort *development* is to be serviced by full municipal services in a manner which will protect or enhance the water quality of Lake Simcoe and its tributaries. The servicing details are to be addressed through the implementation framework of the Town of Innisfil's Official Plan, Environmental Assessment(s), and the Environmental Compliance Approval process. In addition, monitoring and phasing of *development* will be dealt with through the implementing framework of the Town of Innisfil's Official Plan.

3.17 Source Protection

Source Protection Plans have been developed to protect existing and future supplies of municipal drinking water. In accordance with Section 40 of the *Clean Water Act,* 2006, *municipalities* are required to include source protection policies in their official plans to ensure that official plans conform to the significant threat policies of the Source Protection Plans. In addition, Section 39 of the *Clean Water Act,* 2006 requires that all decisions under the *Planning Act* and *Condominium Act*, made by Council, must conform to the significant threat policies as set out in the Source Protection Plans.

Within the County of Simcoe, three Source Protection Plans apply. The South Georgian Bay Lake Simcoe Source Protection Plan applies to the majority of the lands within the County. The in-effect date of the South Georgian Bay Lake Simcoe Source Protection Plan is July 1, 2015.

The CTC Source Protection Plan applies to the southern portion of the Township of Adjala-Tosorontio and is generally associated with the lands subject to the Oak Ridges Moraine Conservation Plan within the County of Simcoe. The in-effect date of the CTC Source Protection Plan is December 31, 2015.

The Saugeen, Grey Sauble, North Bruce Peninsula Source Protection Plan applies generally to lands north and south of Highway 26 and east of Long Point Road and County Road 34 in the Town of Collingwood and north and south of County Road 91 and County Road 95 in the Township of Clearview. The in-effect date of the Saugeen, Grey Sauble, North Bruce Peninsula Source Protection Plan is July 1, 2016.

The Source Protection Plans and Assessment Reports identify vulnerable areas which are locations where threats to municipal drinking water resources could impact the quality and quantity of those sources.

Vulnerable Areas may include:

- **Wellhead Protection Areas (WHPA-A, B, C, C1, D, E, Q1, Q2)**
- **Surface Water Intake Protection Zones (IPZ-1, 2, 3)**
- **Highly Vulnerable Aquifers (HVA)**
- **Significant Groundwater Recharge Areas (SGRA)**

All official plans and zoning bylaws must conform to the Source Protection Plans, however, nothing in this Plan prevents a *local municipality* from being more restrictive in its official plan or zoning by-law, unless by doing so would conflict with any of the policies and objectives of the Source Protection Plans.

The major provisions of the Source Protection Plans relevant to the *County* level have been incorporated into this *Plan*; however, these policies must be read in conjunction with the detailed provisions of the Source Protection Plans and the local official plan and zoning bylaw.

The following policies apply only to those lands in the County of Simcoe that are identified within the South Georgian Bay Lake Simcoe Source Protection Plan, the CTC Source Protection Plan and the Saugeen Grey Sauble North Bruce Peninsula Source Protection Plan and are shown on Schedules 5.2.4, 5.2.5 and 5.2.6.

Despite Section 5.8, where the South Georgian Bay Lake Simcoe Source Protection Plan provides a definition of a term, the term is shown in bold in this Plan.

Objectives

3.17.1 To ensure the quality and quantity of municipal drinking water supplies are protected from incompatible land uses and activities.

3.17.2 To support *local municipalities* in implementing the Source Protection Plans through the identification of **vulnerable areas** and the development of policies and provisions to prohibit or restrict land uses that would be a significant threat to municipal drinking water supplies.

3.17.3 To encourage the development of education and community outreach programs in collaboration with the Source Protection Authority, *local municipalities* and the *Province* to promote **best management practices** to protect **surface water** and **groundwater** resources.

Policies

3.17.4 The policies of the South Georgian Bay Lake Simcoe Source Protection Plan, CTC Source Protection Plan, and Saugeen, Grey Sauble, North Bruce Peninsula Source Protection Plan apply to **vulnerable areas** in their respective source protection regions within the County of Simcoe. In accordance with Section 39 of the *Clean Water Act*, 2006, decisions under the *Planning Act* and *Condominium Act* are required to conform to the policies as set out in the Source Protection Plans. **Vulnerable areas** include **Wellhead Protection Areas, Surface Water Intake Protection Zones, Highly Vulnerable Aquifers** and **Significant Groundwater Recharge Areas** as applicable. **Vulnerable areas** in the County are generally shown on Schedules 5.2.4, 5.2.5 and 5.2.6. More detailed mapping can be found in *local municipal* official plans or in the Source Protection Plans and Assessment Reports.

3.17.5 The *local municipal* **Risk Management Official**, or other qualified individual through the *Clean Water Act*, shall be responsible for determining when an existing or future land use or activity is, or may be, a significant **drinking water threat.**

3.17.6 *Local municipalities* are encouraged to develop a screening process and tools for development applications in a **vulnerable area** to assess potential risks to municipal drinking water resources and to determine if circulation to the **Risk Management Official** is required in accordance with policy 3.16.5.

3.17.7 *Local municipalities* are encouraged to enact pre-consultation by-laws that require pre-consultation on *Planning Act* applications within **vulnerable areas**.

Water Quality

3.17.8 Within **Wellhead Protection Areas** and **Surface Water Intake Protection Zones** as identified in *local municipal* official plans or in the South Georgian Bay Lake Simcoe Source Protection Plan and Assessment Reports, the following future land uses shall be prohibited, where they would be a significant **drinking water threat**:

a) Waste disposal sites within the meaning of Part V of the *Environmental Protection Act* (excluding storage of wastes described in clauses (p), (q), (r), (s), (t), or (u) of the definition of hazardous waste (O.Reg.347) and storage of hazardous or liquid industrial waste);
b) Large (more than 10,000 Litre) on-site sewage system;
c) **Agricultural source material** storage facilities;
d) **Non-agricultural source material** storage facilities;
e) Commercial fertilizer storage facilities;
f) Pesticide storage facilities;
g) Road salt storage facilities;
h) Snow storage facilities;
i) Fuel storage facilities;

j) **Dense Non-Aqueous Phase Liquid (DNAPL)** storage facilities;
k) **Organic solvent** storage facilities; and
l) Outdoor confinement or farm animal yard in WHPA-A/IPZ-1.

3.17.9 All land uses, except residential, are designated for the purposes of Section 59 of the *Clean Water Act*. Any planning application for non-residential uses that are submitted on lands within **Wellhead Protection Areas** and **Surface Water Intake Protection Zones** in *local municipalities* as shown in official plans, local zoning bylaws or in the South Georgian Bay Lake Simcoe Source Protection Plan and Assessment Reports, must include a Notice from the **Risk Management Official** as part of a complete application.

3.17.10 The design of **impervious** surfaces in **vulnerable areas** should incorporate measures such as low impact design and appropriate site grading to minimize the application of road salt and to reduce ponding and run-off. *Local municipalities* are encouraged to use **best management practices** and site plan control to manage the design of **impervious** surfaces in **vulnerable areas**.

3.17.11 Highly Vulnerable Aquifers can inform the vulnerability of **Wellhead Protection Areas** and where significant **drinking water threats** may occur within existing and future **Wellhead Protection Areas**. *Local municipalities* will develop policies to assess **major development** applications in **Highly Vulnerable Aquifers** involving land uses such as the storage of bulk fuels or chemicals as deemed necessary by the *local municipality*.

Within the Township of Adjala-Tosorontio, the municipality is encouraged to require a salt management plan as part of a complete application for development which includes new roads and parking lots in **Highly Vulnerable Aquifers** in the CTC Source Protection Region where the application of road salt would be a moderate or low **drinking water threat.** The salt management plan should include, but is not limited to, mitigation measures regarding design of parking lots, roadways and sidewalks to minimize the need for repeat application of road salt such as reducing ponding in parking areas and directing stormwater discharge outside of vulnerable areas where possible.

Stormwater Management and Sewage Systems

3.17.12 Where a development proposal includes new stormwater management facilities in a **vulnerable area**, a Master Servicing Study/Servicing Options Report shall be required as part of a complete application to ensure the design minimizes the risk of contaminating drinking water and directs the discharge of stormwater to lands outside the **vulnerable area**, where it would be a low, moderate or significant **drinking water threat**. *Local municipalities* are encouraged to use site plan control to manage the design and discharge of stormwater management facilities in **vulnerable areas**.

3.17.13 Where services and **reserve sewage system capacity** exist, *local municipalities* are encouraged to consider enacting bylaws to require mandatory connection to existing

municipal sewage services in **vulnerable areas** where *individual on-site sewage services* are a significant **drinking water threat**.

3.17.14 New *private communal sewage services* or *municipal sewage services* that would be a significant **drinking water threat** should be located outside of **vulnerable areas**, where possible. Where a *development* proposal includes *new private communal sewage services* or *municipal sewage services* in a **vulnerable area**, a Master Servicing Study/Servicing Options Report shall be required as part of a complete application.

3.17.15 In **vulnerable areas** where a future *individual on-site sewage service* would be a significant **drinking water threat**, new *development* including lot creation, based on *individual on-site sewage services* may be permitted, only where the lot size for the proposed *development* is based on the most current version of Ministry of the Environment and Climate Change (MOECC) guidelines for individual on-site servicing. Lots of record that exist on the effective date of the South Georgian Bay Lake Simcoe Source Protection Plan are exempted.

3.17.16 New *individual on-site sewage services* shall not be permitted within the WHPA-A of the Georgian Sands & Lafontaine Nitrate Issues Contributing Area located in Tiny Township, except where permitted under the source protection transition policies set out in this *Plan* or in the South Georgian Bay Lake Simcoe Source Protection Plan.

Water Quantity

3.17.17 New **major development** (excluding single detached residential, barns and non-commercial structures that are accessory to an agricultural operation) that may reduce the recharge of an aquifer in a **WHPA-Q2** with a moderate or significant risk level are only permitted where it can be demonstrated through the submission of a Hydrogeological Study that the existing water balance can be maintained through the use of **best management practices** such as low impact design. Where necessary, implementation and maximization of off-site recharge enhancement within the same **WHPA-Q2** area to compensate for any predicted loss of recharge from the development shall occur.

3.17.18 The use of **best management practices** such as low impact design to maintain predevelopment recharge rates for **non-major developments** or *site alterations* that would be a significant *drinking water threat* in a **WHPA-Q2** assigned a moderate or significant risk level shall be required.

3.17.19 Significant Groundwater Recharge Areas may be considered when evaluating **major development** applications to ensure **groundwater recharge** is not detrimentally affected through **impervious** surfaces. *Local municipalities* will require an assessment of the impacts of *major development* proposals on **groundwater recharge** and establish policies and **best management practices** to maintain pre-development **recharge** rates.

Water Taking

3.17.20 Where an application for an Official Plan Amendment is submitted to permit a land use that requires the removal of water from an **aquifer** without returning the water to the same **aquifer** in a **WHPA-Q1** that has a moderate or significant risk level, the following must be demonstrated:

a) The taking of water would not cause draw down impacts beyond a safe level and preclude any *local municipality* from maintaining their municipal well(s) above a safe level of drawdown under the scenarios tested in the Tier 3 Risk Assessment as part of the South Georgian Bay Lake Simcoe Source Protection Plan; and
b) That the increased water removal is sustainable as determined by the Ministry of the Environment and Climate Change (MOECC) in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan and the *Ontario Water Resources Act.*

Settlement Area Boundary Expansion

3.17.21 *Settlement* area boundary expansions should avoid **WHPA-Q2**. If no alternative locations for expansion are available within a **WHPA-Q2**, the *County* will require that water supply servicing constraints be examined to demonstrate that the expansion will not become a significant threat to municipal drinking water resources or reduce the **recharge** of an **aquifer**.

Transitional Provisions

3.17.22 In accordance with the applicable Source Protection Plans, future threat land uses that are prohibited will be treated and managed as existing threat land uses even though those land uses will commence after the Source Protection Plan comes into effect only where:

a) A **drinking water threat** land use that is related to a *development* proposal where a complete application was made under the *Planning Act* or *Condominium Act* prior to the day the Source Protection Plan came into effect. This policy also applies to any further applications required under the *Planning Act, Condominium Act*, or prescribed instruments to implement the development proposal;
b) A **drinking water threat** land use that is related to an application for a Building Permit, which has been submitted in compliance with Division C 1.3.1.3 (5) of the *Ontario Building Code Act* prior to the day the Source Protection Plan came into effect; or,
c) A **drinking water threat** land use that is related to an application made for the issuance or amendment of a prescribed instrument prior to the day the Source Protection Plan came into effect.

Implementation

3.17.23 *Local municipalities* shall identify and/or map **vulnerable areas** and establish policies in their official plans and provisions in their zoning bylaws to implement the policies of the South Georgian Bay Lake Simcoe Source Protection Plan, CTC Source Protection Plan, and Saugeen, Grey Sauble, North Bruce Peninsula Source Protection Plan, as applicable, in accordance with the requirements of the *Clean Water Act*. **Vulnerable areas** include **Wellhead Protection Areas, Intake Protection Zones, Highly Vulnerable Aquifers** and **Significant Groundwater Recharge Areas**, as applicable.

3.17.24 For those lands where **Wellhead Protection Areas** of adjacent municipalities extend into the County, *local municipalities* shall ensure that comments are obtained from the appropriate municipality or source protection authority prior to approval being considered.

Part 4 Policy Statements

The following policy statements are policies of this *Plan*. They supplement the policies stated in Section 3, and deal with special topics, procedures, or land uses that affect more than one designation. The statements are grouped into the categories of land use and community *development*, resources and environment, infrastructure, *local municipal* official plans, and implementation. Notwithstanding the policies of this Section, within the area of the Niagara Escarpment Plan as identified on Schedules 5.1 and 5.3.1, *development* is subject to Section 3.11; within the area of the Oak Ridges Moraine Conservation Plan as identified on Schedules 5.1 and 5.3.2, development is subject to Section 3.12 and the Oak Ridges Moraine Conservation Plan, within the area of the Lake Simcoe Protection Plan as identified on Schedule 5.1, *development* is subject to Section 3.14 and the Lake Simcoe Protection Plan and within the area of the Greenbelt Plan identified on Schedules 5.1 and 5.3.3, *development* is subject to Section 3.13 and the Greenbelt Plan.

4.1 Healthy Communities and Housing Development

The *development* of complete and healthy communities is a priority of this *Plan*, to be achieved by the following policies:

4.1.1 The integration of arts, cultural, and recreational facilities with local business, health and social services, schools, parks, and civic buildings is encouraged.

4.1.2 Accessibility of education, health, human services, culture, and recreation facilities by walking, cycling, or transit is encouraged.

4.1.3 The *County* encourages the provision of a full range and equitable distribution of publicly accessible built and natural settings for recreation, including parkland, open space, trails, and water-based facilities.

4.1.4 *Development* form shall facilitate accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society. An annual Accessibility Plan may be prepared by the *County*.

4.1.5 The design of streetscapes, building orientation, and traffic flow should be planned to provide safe pedestrian and cycling access and movement in downtowns, main streets, and other activity areas.

4.1.6 *Local municipalities* will provide for an appropriate range of housing types and densities required to meet projected needs of current and future residents.

4.1.7 *Local municipalities* shall make available: sufficient quantity of housing, taking into account demand to improve choice; and, housing development in suitable locations, which

offers a good range of *public service facilities* and proximity to jobs, key services, and *infrastructure*, recognizing the needs and abilities of all residents.

4.2 Public Service Facilities

4.2.1 *Public service facilities* are directed towards *settlement areas* and shall be permitted in any *settlement area* designation without amendment to this *Plan*. *Public service facilities* may be located outside of settlement areas in limited situations and in accordance with demonstrating locational criteria to the satisfaction of the *County* and *local municipality*. Proposals for new public service facilities within the Agricultural designation shall be subject to policy 3.6.12. An *EIS* will be required for proposed locations within Greenlands designation and in accordance with Sections 3.8, 3.11, 3.12 and 3.13.

4.2.2 *Public service facilities* shall be connected to *municipal sewage services* and *municipal water service*s or *private communal sewage services* and *private communal water services*, where available. Where the site can only be developed on *individual on-site sewage services* and *individual on-site water services*, a study will be required to demonstrate to the satisfaction of the *County* and *local municipality* that adequate water supply us available and the proposed sewage treatment method will meet *provincial* standards.

4.2.3 Before consideration is given to developing new *infrastructure* and *public service facilities*, opportunities for adaptive re-use should be considered, wherever feasible and subject to *local municipal* official plans.

4.2.4 *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

4.3 Affordable Housing

4.3.1 The *development* of *affordable* housing is important to the *County* and the *local municipalities* to ensure individual health and long term community vitality. Official plans, zoning, and other bylaws shall be used to facilitate its *development*. The *County* will work with *local municipalities* to: reduce unmet housing need, reduce housing inequality, improve housing quality, and provide for an efficient delivery of *affordable* housing.

4.3.2 Local municipalities are encouraged to have regard for Simcoe County's 10-year Affordable Housing and Homelessness Prevention Strategy (2014-2024) when setting targets in their *local municipal* official plan. This strategy outlines steps for the development and implementation of creative solutions for increasing affordable housing and the range of choices for all residents in Simcoe County.

4.3.3 The *County* encourages the *local municipalities* to develop policies in their official plans to provide supportive communities for residents to *age in place* with integration of affordable and *age-friendly* housing, community facilities and support services that are suitable to meet the needs of all people.

4.3.4 The *County* encourages the *local municipalities* to permit, wherever possible, individual lot *intensification* such as secondary or accessory suites in residential buildings subject to meeting building, health, and safety regulations.

4.3.5 The *County* encourages the *local municipalities* to revise their zoning bylaws to ensure that minimum zoning provisions do not hamper the appropriate provision of *affordable* housing at any residential locations.

4.3.6 The *County* encourages the *local municipalities* to use alternate *development* standards to facilitate *development* of *affordable* housing provided health, safety, servicing and other reasonable standards or criteria can be met.

4.3.7 The *County* supports the passing of a bylaw under Section 37 of the *Planning Act* authorizing height and density increases in return for the provision of *affordable* housing.

4.3.8 The *County* encourages *local municipalities* to make provision of grants in lieu of such things as Development and/or Building Permit Charges, planning fees, cash-in-lieu of parkland fees and cash-in-lieu of parking requirement to *affordable* housing proposals.

4.3.9 The *County* will develop programs in conjunction with the *local municipalities* to monitor the ongoing provision of *affordable housing* and to develop *affordable* housing targets.

4.3.10 The *County* encourages the *local municipalities* and other agency partners to include a housing first policy in local official plans for appropriate surplus municipal lands including school sites.

4.3.11 The *County* has a target that a minimum of ten percent (10%) of all new housing units created each year will be *affordable* housing units and will be achieved with the support of the *local municipalities* in revising their official plans and bylaws as described in the policies above to encourage the provision of *affordable* housing to meet the needs within Simcoe County.

4.3.12 The *affordable* housing targets of the *County* and the *local municipalities* will be revisited on a regular basis as new information becomes available, including updates of the *County* Housing Needs Assessment.

4.4 Aggregate Developments

Proposed new and/or expansions to existing *mineral aggregate operations* shall require a *local municipal* official plan amendment, unless otherwise permitted. The Ministry of Natural Resources licenses and regulates *mineral aggregate operations* under the *Aggregate Resources Act*. Accordingly when considering Section 4.4 Aggregate Developments and Section 4.5 Resource Conservation, applications for proposed new and/or expansions to existing *mineral aggregate operations* are to be supported by studies that are based on predictable, measurable, objective effects on people and the environment, and evaluated in accordance with *Provincial* policy, *Provincial* standards, regulations and guidelines, and if approved under the *Aggregate Resources Act*, will operate under a site-specific license/permit and according to site plan provisions.

4.4.1 *Mineral aggregate operations* are not subject to Sections 3.3.15, 3.3.19, 4.5.6 and 4.5.18 and shall be located according to the following criteria:

i.) Shall not be located in *significant wetlands* or *significant coastal wetlands*;
ii.) Shall not be permitted in *significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest,* and *coastal wetlands* (not subject to 4.4.1(i)) unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*;
iii.) Shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*;
iv.) Shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*;
v.) Shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified above unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*;
vi.) Within the Niagara Escarpment Plan area, shall not be located in the Escarpment Natural or Escarpment Protection Areas identified on Schedule 5.3.1;
vii.) Within the Oak Ridges Moraine Conservation Plan area, shall be permitted in the Natural Linkage Area and Countryside Area Designations identified on Schedule 5.3.2, and be subject to the policies of Section 3.12 and the provisions of the Oak Ridges Moraine Conservation Plan;
viii.) Within the Greenbelt Plan area, shall be permitted in the Protected Countryside designation identified on Schedule 5.3.3, and be subject to the policies of Section 3.13 and the provisions of the Greenbelt Plan.

In assessing negative impact, proposed mitigation measures, rehabilitation and ecological enhancements, if any, shall be considered.

4.4.2 High potential *mineral aggregate resource* areas shall be protected for potential long-term use. As much of the *mineral aggregate resources* as is realistically possible shall be made

available as close to markets as possible. Demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere.

4.4.3 Licensed *mineral aggregate operations* shall be protected from *development* and uses which would preclude or hinder their expansion or continued use. Suitable uses in areas of high aggregate potential include those related to other resources found in the area such as agriculture, forestry operations, and other resource-related *developments*, as well as public utility installations, if their siting does not preclude or hinder aggregate *development*. Existing *mineral aggregate operations* shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the *Planning Act*.

4.4.4 In areas adjacent to or in high potential *mineral aggregate resource* areas as shown on Schedule 5.2.1, *development* for alternate land uses in accordance with other polices of this *Plan* may be permitted where: it would not preclude or hinder the establishment of new operations or access to the resources; utilization of the resource is not feasible because of natural physical or existing man-made constraints; or the proposal serves a greater long-term public interest; and, provided any issues of public health, public safety and environmental impact are addressed.

4.4.5 High potential *mineral aggregate resource* areas include all identified Sand and Gravel and Bedrock Aggregate Resources shown on Schedule 5.2.1. The mapping is approximate and can be further refined through detailed information and consultation with the *Province* and the *County*. Such areas shall be protected to allow as much of the resource as is realistically possible to be made available for use to supply resource needs, as close to markets as possible, in a manner which minimizes social and environmental impacts. All applications for new or expanded *mineral aggregate operations* shall satisfy the requirements of the *Aggregate Resources Act* or its successor and be supported by an *EIS* and meet all applicable policies of this *Plan*, including Sections 3.3.5, 3.8, and 4.5. A *County* Official Plan amendment is not necessary to permit aggregate *development* however County interests and issues will be addressed through a *local municipal* Official Plan amendment. Licensed *pits and quarries* will be added to Schedule 5.2.1 during the five year review of the *Plan*.

4.4.6 *Mineral aggregate operations* shall minimize impacts to adjacent or nearby uses by reason of dust, noise, effects on water table and quantity or other effects from mining activities or transportation of aggregates.

4.4.7 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

4.4.8 The County may require a Cultural Heritage Report in support of a proposed new or expanded *mineral aggregate operation* to identify *significant cultural features* as outlined in Section 4.6. If *significant cultural features* are identified they shall be *conserved* which may include mitigation measures and/or alternative development approaches.

4.4.9 *Wayside pits and quarries* and portable asphalt and concrete plants used on public authority contracts are permitted in the Settlement, Rural, Agricultural, and Strategic Settlement Employment Areas and Economic Employment District designations without the need for an official plan amendment, rezoning, or *development* permit under the *Planning Act,* but are discouraged in the Greenlands designation and are subject to Section 3.3.15. Progressive rehabilitation to their prior capability as natural heritage or agriculture, if applicable, should be achieved. Notwithstanding the above, within the area of the Niagara Escarpment Plan area, *wayside pits and quarries* may only be permitted in the Escarpment Rural Area subject to the requirements of that plan; asphalt plants are not permitted. Notwithstanding the above, within the area of the Oak Ridges Moraine Conservation Plan, *mineral aggregate operations* and wayside pits are permitted in the Natural Linkage Area and Countryside Areas designations as shown on Schedule 5.3.2. Portable asphalt plants within areas licensed under the *Aggregate Resources Act* are also permitted in these designations.

4.4.10 *Local municipal* official plans and zoning bylaws may address additional matters regarding *mineral aggregate operations* and protection of *high potential mineral aggregate resource* areas within the context of and consistent with *Provincial* legislation and regulations and this *Plan* and the NEP and the Oak Ridges Moraine Conservation Plan, where applicable. Areas in addition to those areas of high aggregate potential as identified by Schedule 5.2.1 should be shown in *local municipal* official plans.

4.4.11 In *prime agricultural area*s, on *prime agricultural land*, extraction of mineral aggregates is permitted as an interim use provided that rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality for agriculture are restored. On these *prime agricultural land*s, complete agricultural rehabilitation is not required if:

a) there is a substantial quantity of mineral aggregates below the water table warranting extraction; or
b) the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; and
c) other alternatives have been considered by the applicant and found unsuitable; and
d) agricultural rehabilitation in remaining areas will be maximized.

4.4.12 The *County* may enter into agreements with the owners and operators of mineral aggregate extractive *developments* to determine the appropriate use of *County* Roads as haul routes. The *County* will seek to establish haul routes on *County* Roads that are suitable for the function based on traffic patterns and existing and proposed land uses served by the roads. Where there are two or more alternative haul routes, the haul route having the least impact

shall be selected. The costs of upgrading the roads shall be borne by the operators who require the upgrading.

4.4.13 Within the Oak Ridges Moraine Conservation Plan area, existing and new mineral aggregate operations and wayside pits shall comply with the provisions of the Oak Ridges Moraine Conservation Plan, particularly Sections 35 and 36.

4.5 Resource Conservation

Water is a crucial resource to almost every form of land use and economic sector. The resource traverses municipal boundaries and is subject to intensive use affecting its quality and available quantity. Water conservation, or the wise management of it as a resource, is essential; watershed-based planning is needed, including assessment of cumulative effects of water use. The *County* wishes to promote the gathering of information regarding water resources and watershed-based management of the resource.

Landform and soil conservation are also important for environmental, economic and social reasons. Landform features such as moraines must be managed wisely. Energy conservation and alternative energy and renewable energy systems must also be wisely planned and managed for the overall benefit to the *County* and the environment.

Water

4.5.1 Land use planning and *development* within the *County* shall protect, improve or restore the *quality and quantity of water* and related resources and aquatic ecosystems on an integrated *watershed management* basis.

4.5.2 Water resource systems consisting of *ground water features*, *hydrologic functions*, *natural heritage features and areas*, and *surface water features* including shoreline areas which are necessary for the ecological and hydrological integrity of the watersheds within the *County* shall be identified in *local municipal* official plans, and include policies for their protection, improvement or restoration including maintaining linkages and related functions.

Development and *site alteration* shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved or restored. This will be demonstrated though a Risk Assessment Study for Ground and Surface Water where applicable.

Local municipal official plans shall provide that mitigative measures and/or alternative development approaches may be required in order to protect, improve, or restore *sensitive surface water feature*s, *sensitive ground water features*, and their *hydrologic functions*.

4.5.3 Proposals for *major growth* and *major development* shall be reviewed on a *watershed management* basis where applicable and appropriate to ensure the watershed is maintained in an environmentally sustainable fashion.

4.5.4 *Development* in the *County* shall occur in a manner that will protect human life and property from water related *hazards* such as flooding and erosion. *Flood plain* management shall occur on a *watershed management* basis giving due consideration to the upstream, downstream, and cumulative effects of *development*.

4.5.5 The *County* will work with *local municipalities*, Conservation Authorities, Source Protection Authorities, Parks Canada-Trent-Severn Waterway, and other *Provincial* agencies in the development of *watershed* and sub-*watershed management* plans. This may include the determination of cumulative flooding risks and impacts and the determination of a river system's capacity to assimilate effluent from point and non-point sources.

4.5.6 Aquifers, headwater areas, and recharge and discharge areas shall be identified and protected in the policies and maps of *local municipal* official plans and/or through the *development* and *subdivision* approval process. *Development* should generally be directed away from areas with a high water table and/or highly permeable soils. In *settlement areas* or other *development* centres where this is not possible, potential environmental impacts shall be mitigated using all reasonable methods.

4.5.7 *Local municipalities* shall ensure that stormwater management practices match pre development stormwater flow rates and where possible, minimize flow rates, minimize containment loads, and where feasible maintain or increase the extent of vegetative and pervious surfaces.

4.5.8 For those lands where York Region's wellhead protections areas extend into the County of Simcoe, the *County* recognizes that York Region comments must be obtained prior to approval being considered.

Flood Plains and Other Hazard Lands

4.5.9 *Development* shall generally be directed to areas outside of:

a) *hazardous lands* adjacent to the shorelines of the *Great Lakes – St. Lawrence River System* and *large inland lakes* which are impacted by *flooding hazards*, *erosion hazards* and/or *dynamic beach hazards*;
b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and
c) *hazardous sites*.

4.5.10 *Development* and *site alteration* shall not be permitted within:

a) the *dynamic beach hazards*;
b) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards*, *erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
c) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.

4.5.11 Notwithstanding 4.5.10, *development* and *site alternation* may be permitted in certain areas associated with the *flooding* hazard along *river, stream and small inland lake systems* within an approved *Special Policy Area(s)* according to their respective policies, or where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows. Any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications.

4.5.12 *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:

a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
b) an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations; and
c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances.*

4.5.13 *Local municipalities* shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.

4.5.14 Where there is a *Two Zone Concept* applied, and except as prohibited in policy 4.5.10, *development* and *site alteration* may be permitted within the *flood fringe* of a *river, stream, and inland lake systems* subject to appropriate flood proofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Minster of Natural Resources and Forestry, and if the following criteria can be achieved:

a) the hazards can be safely addressed, and the *development* and *site alteration* is carried out in accordance with *floodproofing standards*, *protection works standards*, and *access standards*;
b) new hazards will not be created and existing hazards aggravated;
c) no adverse environmental impacts will result;
d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies; and

e) the *development* does not include *institutional uses*, *essential emergency services*, or the disposal, manufacture, treatment, or storage of *hazardous substances*.

Generally, subject to the approval of the appropriate regulatory agencies, agricultural structures in the *flood fringe* may be rebuilt where destroyed by fire or other event.

4.5.15 Where there is a One Zone Concept in place, uses which may be permitted in the *flood plain* subject to the approval of the regulatory agencies include:

a) open space for public or private recreation and related structures;
b) *agricultural uses* and related structures, excluding dwellings;
c) structural works for flood and erosion-sediment control;
d) additions to existing structures;
e) replacement structures on existing lots subject to local official plan policies, and satisfactory engineering studies; and
f) Aggregate development provided all requirements of the *Aggregate Resources Act* and the relevant conservation authority are met.

Generally, subject to the approval of the appropriate regulatory agencies, agricultural structures in the *flood plain* may be rebuilt where destroyed by fire or other event.

4.5.16 Stormwater management quality and quantity facilities shall be located outside of the *flood plain* except as provided in the *flood fringe* above the 1:100 year storm event level under the establishment of a Two Zone Concept or *Special Policy Area* or as otherwise permitted by the Conservation Authority or other appropriate authority.

4.5.17 Any *development* or *site alteration* permitted in the *flood plain* shall require written approval from the Conservation Authority or appropriate authority, in consultation with the *local municipality*.

4.5.18 Delineation of the flood prone areas shall, where applicable, be identified on schedules to *local municipal* official plans. In the absence of detailed *flood plain* analysis, a *development* applicant may be required to provide a *flood plain* study as a prerequisite to any *development*, prepared to the satisfaction of the Conservation Authority or other qualified professional, and the *local municipality*. The cost of preparing the study and professional review if required shall be borne by the applicant.

Steep Slopes

4.5.19 *Development* will be prohibited on slopes and ravines which could be subject to active *erosion hazards* or historic slope failure.

Minerals and Petroleum Resources

4.5.20 *Minerals* and *petroleum resources* shall be protected for long-term use.

4.5.21 *Mineral mining operations* and *petroleum resource operations* shall be identified and protected from *development* and activities that would preclude or hinder expansions or continued use.

4.5.22 Known *mineral deposits*, known *petroleum resources*, and *significant areas of mineral potential* shall be identified and *development* and activities in these resources or on *adjacent* lands which would preclude or hinder the establishment of new operations or access to the resources shall be identified and only be permitted if: a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interests; and c) issues of public health, public safety and environmental impacts are addressed.

Human-Made Hazards

4.5.23 *Development* on, abutting, or adjacent to contaminated sites, lands affected by *mine hazards*, oil, gas, and *salt hazards*, or former *mineral mining operations*, *mineral aggregate operations*, or *petroleum resource operations* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

Sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no *adverse effects.*

Conservation Authority Jurisdiction

4.5.24 For the portion of the *County* under the jurisdiction of a Conservation Authority, regulations made under the *Conservation Authorities Act* apply to *development* or *site alteration* activities unless the activity is exempt in accordance with the *Conservation Authorities Act*.

Where appropriate, detailed delineation of the Conservation Authority regulated areas should be identified on schedules of *local municipal* plans.

For areas outside Conservation Authority jurisdiction, *development* applicants should consult *local municipalities*.

Watercourses, Shorelines, and Lake Management Plans

4.5.25 New *development* and *redevelopment* should be sufficiently set back from rivers, streams, and lakes within the *County* in order to develop vegetative corridors along shorelines and

watercourses. The *development* setback distance shall be determined on-site in consultation with a *qualified professional* at the applicant's expense. The following factors shall be considered when establishing the setback distance, established through an *EIS* and slope stability report if necessary, with the intent of protecting *significant natural heritage features* and *ecological functions*, providing riparian habitat, and minimizing risk to public safety and property:

i. soil type;

ii. vegetation type and cover;

iii. slope of the land including existing drainage patterns;

iv. *natural heritage features* and *ecological functions* including *fish habitat*;

v. the nature of the *development*;

vi. defined portions of *dynamic beach*es; and

vii. flooding and *erosion hazards*.

4.5.26 Agricultural land users should have regard to the factors in 4.5.25 and farm management plans within their agricultural practice.

4.5.27 Where waterfront or shoreline *development* is proposed, the preservation of existing public accesses to publicly owned shorelines shall be maintained and the creation of new opportunities for public ownership of and access to shorelines in new *development*s may be obtained where appropriate. Open space corridors linking shorelines with upland areas should be provided where appropriate.

4.5.28 *Development* in shoreline areas must address, among other matters: the protection of water quality and quantity; the prevention of erosion resulting from surface water runoff and structural *development* or fill; the conservation of, and where appropriate the enhancement of *linkages* between the water bodies and upland areas; opportunities to naturalize the shoreline; and opportunities to conserve, and where appropriate to improve, public access to the shorelines.

For the purposes of this policy, shoreline areas include the land that is physically and functionally connected to rivers, streams and lakes, and may be defined by prominent topographic and man-made features, the depth of the existing development oriented to the shoreline, and/or the presence of *natural heritage features and areas* and functions directly linked to the shoreline.

4.5.29 In shoreline areas, a Stormwater Management Report shall be prepared in accordance with Section 3.3.19 of this *Plan*, for *developments* identified in 3.3.19, to the satisfaction of the appropriate approval authorities.

4.5.30 Where *individual on-site sewage services* and *individual on-site water services* are provided to existing lots or new *developments, local municipalities* shall establish minimum lot sizes sufficient to ensure sustainable *development* and no impact on water quality or water quantity.

4.5.31 *Development* proposed near lakes and water bodies with an established management plan shall be developed in accordance with the management plan. The *County* encourages the preparation of such plans, and will participate in their preparation.

4.5.32 New *development* proposed along the shoreline of Lake Huron/Georgian Bay, Lake Simcoe and other *large inland lakes* may require the preparation of a Coastal Engineering Study. The Coastal Engineering Study, prepared by a coastal engineer, must identify the coastal processes associated with the Lake or Bay. Where *development* is permitted, the Study must demonstrate the proposed mitigation measures to address the shoreline hazard. The Coastal Engineering Study must be prepared to the satisfaction of the municipality and local conservation authority or appropriate agency.

Fish Habitat

4.5.33 *Development* and *site alteration* are not permitted in *fish habitat* except in accordance with *provincial and federal requirements.*

Woodlands

4.5.34 *Significant woodlands* shall be subject to the policies of Section 3.3.15 and 3.8. *Woodlands* within the County of Simcoe shall continue to be protected in accordance with the County of Simcoe Forest Conservation Bylaw.

4.5.35 The *County* shall continue to acquire County Forest Lands in accordance with the County Forest Acquisition Principles.

4.5.36 The *County* encourages forestry management practices that sustain the viability of both the woodlot and the harvest of woodland products.

4.5.37 The *County* encourages measures, in accordance with the policies of this *Plan*, including but not limited to Section 3.8, which will result in an increase in the overall forest cover within the *County*.

4.5.38 Where the policies of this *Plan* require, or an *EIS* recommends, any *development* setback or area of environmental constraint on the shoreline of any water body, the *County* will, where appropriate, encourage re-vegetation or forest restoration with native species within the required setback.

Landform Conservation

4.5.39 *Local municipalities* should prohibit the disruption and destruction of regionally significant landform features by mass grading and other extensive land alteration unless an acceptable assessment has demonstrated no *negative impacts* on the landform features, with the exception of *mineral aggregate operations*.

4.5.40 The *County* supports the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan and will assist in ensuring *development* takes place in accordance with those plans and according to Sections 3.11 and 3.12 of this *Plan* respectively.

Soil Conservation

4.5.41 The *County* encourages *local municipalities* to pass bylaws to restrict the removal and movement of topsoil before appropriate *development* agreements are in place. The removal of topsoil or vegetation, or other disturbances of land, associated with a proposed land use change, should not proceed until approvals have been granted under the *Planning Act*. Where such activities take place to foster a *development* application prior to its consideration and approval, such activities will not be considered a basis for supporting the land use change.

Air Quality

4.5.42 This *Plan* promotes improved air quality through land use *development* patterns that promote compact and mixed use *development*, transit usage where appropriate, alternative transportation and active transportation systems, and forest management and reforestation efforts as a means of fostering maintenance and improvement of air quality. The *County* will work in co-operation with the appropriate agencies to assist in the maintenance and improvement of air quality in the *County*.

Energy Conservation and Renewable Energy

4.5.43 The *County* will promote energy conservation through land use *development* patterns that:

a) promote compact, mixed use *development*;
b) promote active transportation and the use of transit;
c) maximize, where appropriate, the use and production of *alternative energy systems* or *renewable energy systems*, such as solar, wind, biomass or geothermal energy; and
d) maximize the use of existing natural areas and newly planted vegetation to reduce the urban heat island effect.

4.5.44 *Renewable energy systems* and *alternative energy systems* should be promoted, where feasible, in accordance with *provincial* and *federal requirements*.

4.5.45 Development of *renewable energy systems* shall be in accordance with the *Green Energy and Green Economy Act*. Renewable energy undertakings are exempted from *Planning Ac*t approvals as per Schedule K of the *Green Energy and Green Economy Act*.

4.6 Cultural Heritage Conservation

4.6.1 *Significant built heritage resources,* and *significant cultural heritage landscape*s, will be *conserved*.

4.6.2 The *County* will work with *local municipalities* and heritage committees to create and maintain an inventory of local and *significant cultural features* including but not limited to:

a) heritage resources designated under Parts IV and V of the *Ontario Heritage Act*;
b) sites or areas having historical, archaeological, cultural, scenic, or architectural merit both on land and underwater;
c) cemeteries; and
d) other cultural heritage resources of community interest and significance.

4.6.3 The *County* shall maintain available archaeological site data locations and relevant mapping from the provincial archaeological database of the Ministry of Culture (MCL) under the provisions of a municipal-*provincial* data sharing agreement, for the purpose of heritage conservation planning and *development* review. The mapping database will be updated regularly when appropriate, as new archaeological sites are identified.

4.6.4 The *County* may consider undertaking the preparation and completion of a cultural heritage and/or archaeological management plan to assist in identifying sensitive cultural and archaeological areas including cemeteries and burials within the County, which is to include but not limited to:

a) comprehensive mapping and inventories of *significant built heritage resources*, s*ignificant cultural heritage landscapes*, and *areas of archaeological potential*;
b) identification and evaluation of cultural heritage and archaeological resources;
c) strategies for conserving and enhancing these identified resources;
d) programs to foster interpretation and promotion; and
e) education and public participation in cultural heritage conservation.

4.6.5 *Development* and *site alteration* shall not be permitted on lands containing *archaeological resources* or *areas of archaeological potential* unless *significant archaeological resources* have been *conserved*.

4.6.6 *Development* and *site alteration* shall not be permitted on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been

evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

4.6.7 The County of Simcoe shall determine and notify the *local municipality* of the need for archaeological assessment by an archaeologist licensed under the *Ontario Heritage Act*, for applications for official plans and amendments, secondary plans, and plans of *subdivision*, where it is the approval authority, in accordance with the County's Cultural Heritage Guidelines. All archaeological assessment reports are to comply with current *Provincial* archaeological assessment standards and guidelines.

4.6.8 The *local municipality* shall determine the need for archaeological assessment for applications where they are the approval authority in accordance with the County's Cultural Heritage Guidelines and notify the *County* of any *significant archaeological resources*.

4.6.9 Applicants shall provide to the County of Simcoe a copy of the completed Archaeological Assessment reports for heritage resource register purposes.

4.6.10 Where feasible and desirable, incentives may be provided by *local municipalities* to land developers in exchange for preservation of *significant cultural features*. This can be accomplished by permitting increased densities, density transfers, and other means considered appropriate, in exchange for resource preservation, through the application of the relevant provisions of the *Planning Act*.

4.6.11 *Local municipalities* are encouraged to:

(a) Establish policies within their official plans that promote and encourage the designation of heritage properties under the *Ontario Heritage Act*, and include within these policies the criteria as set out in the *Ontario Heritage Act* amendment 2006 as Regulation #1 to be used to evaluate the architectural and historic significance;
(b) Create and support a heritage committee within their community to deal with heritage matters considered appropriate;
(c) Zone sites containing *significant cultural features* sites to ensure preservation in accordance with Section 34(1) 3.3 of the *Planning Act*; and
(d) Apply the objectives and criteria set out in the County's Cultural Heritage Guidelines.

4.6.12 When burial places are identified during the *development* process or are encountered during any excavation activity, the provisions of the *Funeral, Burial and Cremation Services Act*, *Ontario Heritage Act* and the relevant regulations must be followed. Licensed archaeologists may be involved in heritage burial assessments for delineation of boundaries and excavations if required. Appropriate *Provincial* Ministries and authorities will be notified.

4.6.13 Should aboriginal archaeological resources or burial places be found through assessment or during the *development* process, then the *County* and/or applicable local municipality shall provide notification to the appropriate aboriginal community(s).

4.7 Infrastructure: Sewage and Water Services

Objectives

4.7.1 To promote the development of sewage and water service systems that facilitate the conservation and protection of ground and surface water quality and quantity and *natural heritage features* and *ecological functions*.

4.7.2 To promote the development of sewage and water service systems which are financially supported by their users to enable their maintenance and effective operation.

4.7.3 To protect drinking water sources from contamination.

Policies

4.7.4 The preferred method of servicing *settlement areas* and other multi-lot developments is full *municipal sewage services* and full *municipal water services*. A *local municipality* may direct growth towards a particular *settlement area* to achieve this policy. *Intensification* and *redevelopment* within *settlement areas* on existing *municipal sewage services* and *municipal water services* should be promoted, wherever feasible.

4.7.5 Where full *municipal sewage services* and *municipal water services* are not provided, municipalities may allow the use of *private communal water services* and *private communal sewage services*.

4.7.6 Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not provided and where a study concludes that the provision of full *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* cannot be implemented, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, these services may only be used for infilling or minor rounding out of existing development.

4.7.7 Subject to the hierarchy of services provided in the policies above, planning authorities may allow lot and/or unit creation only if there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal*

water services. The determination of sufficient *reserve sewage capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.

4.7.8 The *County* encourages *local municipalities* to undertake comprehensive master servicing plans for *development* within *settlement areas*. As referenced in Sections 3.2 and 3.5, *local municipal* growth management strategies shall consider the ability to provide full municipal or private communal services where not already provided, as a key element in directing and/or focusing development to particular *settlements* for long-term growth and development.

4.7.9 Planning for *sewage* and *water services* shall:

a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing services;
b) ensure that the systems are provided in a manner that can be sustained by the water resources upon which such services rely; is feasible, financially viable and complies with all regulatory requirements; and protects human health and the natural environment;
c) promote water conservation and water use efficiency;
d) integrate servicing and land use consideration at all stages of the planning process; and
e) be in accordance with the servicing hierarchy outlined in the policies above.

4.7.10 Where a *servicing feasibility study* supports *development* on individual services, a proposed *development* must be supported by a hydrogeological study which will, among other things, provide for site specific implementation of the findings/recommendations of the *servicing feasibility study*, including the determination of specific site-related minimum lot sizes. Should an extension of a draft plan approval be requested, the recommendations of the hydrogeological study may be required to be reconfirmed.

4.7.11 Municipalities should only consider construction of new, or expansion of existing, *municipal sewage services* and *municipal water services* or *private communal water services* and *private communal sewage services* where:

i. strategies for water conservation and other water demand management initiatives are being implemented in the existing servicing area;
ii. plans for expansion or for new services are to serve growth in a manner that supports achievement of the *intensification target* and *density targets* as set out in this *Plan*; and
iii. plans have been considered in the context of applicable inter-provincial, national, bi-national, or state-provincial Great Lakes Basin agreements.

4.7.12 *Municipal sewage services* and *municipal water services* or *private communal water services* and *private communal sewage services* should be developed together. The *development* of new or expansion of existing *partial services* is not permitted, except:

a) where necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing *development*; and
b) within existing partially serviced *settlements*, to allow for infilling or rounding out of existing *development* provided there is *reserve sewage system capacity* and/or *reserve water system capacity* and site conditions are suitable for the long-term provision of such services.

Proposals for *development* of more than five lots within an existing partially serviced *settlement area* boundary must be accompanied by a *servicing feasibility study* the extent of which will be sufficient to address the size, scope, and circumstance of the proposed *development*. All existing approvals as contemplated in Section 4.12.7 shall be recognized, subject to an acceptable hydrogeological study.

4.7.13 New *major developments* to be serviced by *private communal water services* shall be required to demonstrate to the satisfaction of the approval authority that adequate water supply is available and that the proposed water taking will not interfere with existing or planned municipal water supply and private wells. New *major development* shall also be required to provide a scoped water budget and water conservation plan for the subject property and *adjacent lands* and include:

i. characterization of groundwater and surface water flow systems
ii. identification of availability, quantity, and quality of water sources
iii. development of a water use profile and forecast
iv. determination of a water budget, and
v. identification of water conservation measures

4.7.14 Planning for *infrastructure* and *public service facilities* may go beyond a 20-year time horizon.

4.7.15 A county-wide infrastructure servicing database should be maintained by the County of Simcoe in consultation with the *local municipalities* to document existing and planned sewage and water *infrastructure* to inform land use planning, infrastructure and financial decision making by the *County* and *local municipalities*.

4.7.16 Municipalities that share an inland water source and/or receiving water body, should co-ordinate their planning for potable water, stormwater, and wastewater systems to ensure that water quality and quantity is maintained or improved.

4.7.17 *Designated Greenfield area development*, *redevelopment*, *intensification*, and *greyfield* and *brownfield development* for *settlement area* uses should generally be directed to

locations with full *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* or to adjacent locations where the services can be efficiently extended to those forms of *development* through an approved EA. Similarly, such services should be extended to the areas of such *development* in co-ordination with the staging of *development* and in accordance with planned and targeted population and employment allocations. Nevertheless, the service systems of nearby *settlements,* municipalities or other *development* nodes may be linked where it is economically advantageous.

4.7.18 Any *servicing capability study*, *servicing feasibility study*, or hydrological study must be prepared to the satisfaction of the *County* and *local municipality* in consultation with relevant agencies.

4.7.19 The *County* will co-operate with *local municipalities*, through the preparation of growth management studies, local official plans, and five year reviews, to develop local servicing policies which address the scale of growth that will occur within partially serviced *settlement areas*. This process is intended to assist *local municipalities* to consider the need for strategies to address the future need for full service systems within *settlement areas*.

4.7.20 The policies of this *Plan*, particularly with regard to growth management and *natural heritage systems*, shall be considered in assessing inter-municipal servicing proposals.

4.7.21 Water and sewage systems shall be established in accordance with *Provincial* standards for drinking water and effluent quality.

4.7.22 For those lands within the Lake Simcoe Protection Plan – Watershed Boundary, as shown on Schedule 5.1 Land Use Designations, Section 3.14 of this *Plan* also applies.

4.8 Transportation

The following transportation policies relate to a comprehensive, accessible and sustainable transportation system within the County of Simcoe, including both the road network and alternate transportation infrastructure for walking, cycling, and transit. Specific and detailed implementation guidelines are set out in the County of Simcoe Transportation Master Plan, as updated from time to time and subsequent supporting documents, standards, and guidelines. Achievement of these objectives through policies will require consideration of transportation, land use, and urban design alternatives from the current focus on single occupant automobiles. Schedule 5.5.1 identifies the existing transportation network within the County of Simcoe, highlighting County Roads and their respective classifications and associated minimum required right-of-way widths in accordance with Table 5.4. Schedule 5.5.2 identifies the future transportation system including road corridors that are proposed to be incorporated into the County Road network as recommended by the County of Simcoe Transportation Master Plan. For information on the additional planned and/or proposed transportation infrastructure improvements, please refer to the appropriate supporting document(s).

Objectives

4.8.1 To maintain and improve the *County's multimodal transportation system* to provide efficient automobile, truck, transit, and where feasible, bicycle and pedestrian routes which link *settlement areas* and other activity nodes throughout the region, separate through traffic from local traffic, link with other forms of transportation, and provide for the movement of goods. These improvements will be achieved through the following means:

- Long-term *multimodal transportation system* planning;
- Improving roads, intersection and traffic control devices;
- Constructing new road sections and widening existing road sections where warranted;
- Employing traffic management techniques to achieve more efficient use of roads;
- Requiring appropriate conditions of approval for *development* applications; and
- Considering the needs of pedestrians and cyclists in road design, where feasible.

4.8.2 To plan for a more flexible *transportation system* including Transportation Demand Management (TDM) strategies, *micro-transit*, cooperative transit initiatives and supportive land use strategies which facilitate TDM and transit providing choices amongst walking, cycling, transit, and the automobile for all users, which includes considering the needs of people of all ages and abilities.

4.8.3 To plan for a hierarchical *multimodal transportation system* that offers alternative ways of moving through the *County*, and linking *settlement areas* and neighbourhoods for improvements to health, safety, the economy and the environment.

4.8.4 To plan for *active transportation* as a mode of transportation that supports healthy living, *aging in place,* economic development, and tourism opportunities.

Transportation Planning Policies

4.8.5 To meet transportation current and projected needs, the *County* will update the Transportation Master Plan in conjunction with reviews of this *Plan*. The *County* will consider amendments to this *Plan* as required to establish appropriate policies resulting from regular updates to the Master Plan.

4.8.6 The *County* will support opportunities for *multimodal* use where feasible, in particular prioritizing transit, walking, cycling and goods movement needs over those of single occupant automobiles.

4.8.7 Land use planning and *development* decisions within the *County* shall be integrated with transportation considerations. The *County* and *local municipalities* will plan for and protect corridors and rights-of-way for *infrastructure*, including *major goods movement facilities and corridors*, transportation, transit, *active transportation* and electricity generation and utility facilities and transmission systems to meet current and projected needs.

4.8.8 Where *development* in *planned corridors* could preclude or negatively affect the use of the corridor for the purposes for which it was identified, the development shall not be permitted.

4.8.9 The *County* will consult with other levels of government and agencies responsible for the provision or licensing of transportation services in order to analyze and make recommendations regarding the improvement, compatibility, and efficiency of transportation systems in the *County* and shall integrate transportation and land use considerations at all stages of the planning process. The potential *County multimodal transportation system* including high capacity inter-regional connectivity will be promoted and, where possible, improved.

4.8.10 The *County* will, in consultation with *local municipalities*, co-operate with the Ministry of Transportation, or its delegate, during the selection of new highway routes, or design improvements for existing *provincial infrastructure*, by participating in studies related to route location, environmental issues, design, and corridor operation.

4.8.11 The *County* will work with the *Province* and neighbouring municipalities including the Cities of Barrie and Orillia, to undertake, periodically update or consider transportation studies and plans covering the *Simcoe Sub-Area* and adjoining cities, counties and regions. Such studies will help to promote and improve transportation links with municipalities adjacent to the County of Simcoe, and will be used when considering the *County's multimodal transportation system*, the need for new highways, transit corridors, and their alternatives.

4.8.12 *Local municipalities* should seek to reduce traffic congestion and minimize the length and number of vehicle trips through traffic management techniques, support current and future use of transit (where applicable) and *active transportation* in their official plans, through the designation of areas of higher density and mixed land use.

4.8.13 The *County* will adopt a Mobility Plan that incorporates the following elements:

a) Connections between communities with a priority on *active transportation* and transit;
b) Integration of alternative transportation networks;
c) Partnerships with *local municipalities* for internal systems of pedestrian and cycling facilities that facilitate linkages and provides opportunities for multimodal transportation uses within a community;
d) Supporting *local municipalities* in developing *active transportation* system maps that identify existing and planned facilities;
e) Providing guidelines for age-friendly signage and clearly marked cycling facilities where cyclists may be accommodated within existing cross-sections to enhance a presence and sense of permanence;
f) Liaising with *local municipalities* regarding planned or future transportation nodes and transit corridors (the *County* will consider amendments to this *Plan* as required); and
g) Collaborating with *local municipalities* to ensure the provision of sidewalk and trail facilities, where planned.
h) Ensuring that sidewalks, trails and active transportation infrastructure are designed with consideration for the needs of all ages.

4.8.14 To minimize the impact of *development* on the *County's multimodal transportation system*, *local municipalities* will:

a) Accommodate *County* conditions of approval for *development* applications with respect to the operation of the *County* Road system; and
b) Incorporate site plan design that promotes *multimodal transportation* and *Complete Streets* concepts along *County* Roads within *settlement areas* or as provided for in a *local municipality's* Official Plan, in consultation with the *County*.

4.8.15 The *County* will encourage and support the planning, corridor and connectivity protection and the early construction of *Provincial planned corridors* and the following transportation facilities:
a) Highway 400/404 Link ("Bradford Bypass") as a goods movement and transit corridor;
b) Highway 400-series Barrie Bypass;
c) Cookstown Bypass;
d) A long-term *Provincial* road facility bypassing traffic around the Stayner and Collingwood areas;
e) Extension of GO Transit bus and rail service to additional locations in Barrie and the surrounding municipalities (e.g. Tottenham, Alliston, Utopia, Innisfil, etc.);
f) Extension of transit linkages into adjacent regional municipalities.

4.8.16 The *County* Road hierarchy identified on Schedule 5.5.1 may be reviewed periodically to determine if changes in classification or jurisdiction of individual roads are warranted. Prior to approving such changes, the *County* will consider the potential impacts of such actions on traffic operations, adjacent neighbourhoods and the *County's* ability to maintain and improve the resulting road network.

4.8.17 The *County* will review road corridors, in consultation with *local municipalities*, to determine if a change in classification and/or jurisdiction is warranted and to ensure that such a modification will not negatively impact the ability to maintain and improve the resulting *County* and *local municipal* road network. Roads identified on Schedule 5.5.2, which are currently not part of the *County* Road network, may be considered for a transfer in jurisdiction to the County of Simcoe. Planned or potential *County* Road corridors identified on Schedule 5.5.2 may be incorporated into Schedule 5.5.1 and Table 5.4 without amendment to this *Plan*.

4.8.18 The *County* will consider the construction of *County* Roads bypassing existing *settlement areas* in order to facilitate traffic flow and goods movement, where desirable, feasible and warranted.

Road Network

Highway 400 Corridor and other Provincial Highways

4.8.19 Provincial Highway 400 is recognized as a major transportation corridor which is protected to accommodate a future widening to ten lanes between Highway 9 and the City of Barrie. As the County of Simcoe's primary link with the Greater Toronto Area, and the economic gateway to northern Ontario and western Canada, Highway 400's efficient and safe operation is imperative. The *County*, in consultation with the *Province*, *local municipalities*, Ontario Provincial Police and emergency services providers will work to establish emergency detour routes and access points along the Highway 400 corridor.

4.8.20 Where *subdivision* or *development* is proposed in the vicinity of *Provincial* Highways, interchanges and/or planned corridors, provision shall be made for highway routing and expansion in accordance with right-of-way (ROW) requirements as determined by the *Province*.

4.8.21 A comprehensive traffic study shall be required to determine capacity requirements, financing, and staging of improvements of the interchanges along Highway 400. The terms of reference and cost sharing of the study shall be determined by the *Province*, the County of Simcoe, and affected *local municipalities*. The proponent shall also be required to undertake planning and any environmental assessment studies for the transportation corridor to the satisfaction of the *County*, *local municipality* and *Province*.

4.8.22 *Major development* in the vicinity of an interchange with Highway 400 as permitted by this *Plan*, shall not be permitted prior to an approved secondary plan or official plan amendment in the *local municipal* plan addressing land use and development density, future road requirements and cost sharing agreements, road classification and access, water supply and sewage disposal, storm water management, natural and cultural heritage conservation, natural resource conservation, agricultural land capability, and impact on existing *development*. *Development* shall be implemented through the secondary plan or official plan amendment, zoning bylaw amendments, and plan(s) of *subdivision* approvals process. MTO approval including permits is required prior to any *development* proceeding.

4.8.23 Where *development* is proposed in the vicinity of a *Provincial* Highway, MTO shall be consulted during any planning process. Storm water management plans that are submitted in support of proposed *development* in the vicinity of a *Provincial* Highway shall be forwarded to the MTO for review and approval.

County Roads

4.8.24 All *County* Roads are considered arterial roads and are classified as one of controlled access, primary, or secondary arterials. The main function of *County* Roads is to provide for through traffic movements between activity areas across the *County* and external to the *County*. They generally link *Provincial* Highways and *County* Roads, *settlement areas*, and transportation corridors both within and outside the *County*, as well as provide service to commercial, industrial, and major recreational areas.

4.8.25 The right-of-way widths identified in Table 5.4 are the necessary basic right-of-way widths for the *County* Road system. Additional width may be required for sight triangles, cuts, fills, extra lanes at intersections, and for accommodating bicycles, sidewalks and landscaping where appropriate. In general, road widenings shall be taken equally from the centre line of the original road allowance. However, unequal widenings may be required as a result of inaccuracies in the original surveys, topographic features, historic building locations, significant environmental concerns or other conditions. Lesser widths may be granted in special and extenuating circumstances with the agreement of the *County*.

4.8.26 Where *development* applications will impact on existing or planned *County* Road corridors, traffic impact analyses, land dedications, noise attenuation, and other measures will be required

in accordance with the policies of this *Plan*. Such studies and measures will be the financial responsibility of the proponent, unless otherwise determined by the *County*.

4.8.27 Where land is being developed in a site plan area as designated by a *local municipality* and abuts a *County* Road, the *County* will require:

a) The provision of lands to the *County* Road system in order to achieve the right-of- way widths identified in Table 5.4; and
b) Other technical requirements to maintain the safe and efficient operation and maintenance of the *County* Road. *Local municipalities* shall provide the *County* with the relevant *development* application(s) and site plan(s) for review and determination of *County* requirements prior to final approval.

All land dedications, necessary Traffic Impact Studies, and necessary *infrastructure* improvements shall be provided at the expense of the developer.

4.8.28 Where a *subdivision* by plan or consent is proposed and abuts a *County* Road, the *County* will require the dedication of land to the *County* Road system from the original and newly created lots in order to achieve the right-of-way widths identified in Table 5.4. All land dedications, necessary Traffic Impact Studies, and necessary *infrastructure* improvements shall be provided at the expense of the developer.

4.8.29 Where a *development* application may impact a proposed or planned County Road corridor as shown on Schedule 5.5.2, the following actions may be taken by *County* and *local municipal* Councils, in consultation with the applicable agencies and ministries:

a) Consider the proposed *development* as premature until transportation planning and environmental assessment studies are completed by the *County*;
b) Require the proponent to undertake planning and environmental assessment studies for the transportation corridor, satisfactory to the *County*, in conjunction with the processing of the *development* applications; or
c) Approve the *development* application if it would not compromise the *County's* environmental assessment requirements.

4.8.30 The following changes to the classification or jurisdiction of road shown on Table 5.4 and Schedule 5.5.1 may be made without amendment to this *Plan*:

a) Minor modifications to the designations, such as a change in classification which does not significantly change the function of the road, or construction of a planned road;
b) Transfer in the jurisdiction of arterial roads shown on Schedule 5.5.2 to the County of Simcoe;
c) Temporary changes to the designations, such as a change in jurisdiction for the purpose of land dedication or road construction;
d) Selection of the alignment for a proposed or planned road that is consistent with the corridor shown on Schedules 5.5.1 or 5.5.2;
e) Minor modifications to the required right-of-way widths of *County* Roads provided the road

designation does not change.

4.8.31 *County* Roads policies and standards with regard to entrances, widening, reserves, setbacks, tree removal and other matters along *County* Road corridors are set out in bylaws, policies, reports and guidelines adopted from time to time by *County* Council.

4.8.32 Entrance permits to *County* Roads may generally be obtained for approved uses on existing lots, if no entrance currently exists and if safety and drainage matters can be adequately addressed, and for new municipal roads which intersect with *County* Roads. New entrances shall not be permitted to individual residential lots created on *County* Roads following June 30, 1996, except in *settlement areas* designated in Official Plans and in accordance with the requirements of the County Entrance By-law regulating access to *County* Roads.

4.8.33 The existence of multiple entrances to a parcel of land does not imply that additional lots can be created.

4.8.34 Development of new or expanded highways shall address the policies of this *Plan*, the *Provincial Planning Statement*, the Growth Plan for the Greater Golden Horseshoe, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Lake Simcoe Protection Plan and the Niagara Escarpment Plan, particularly with respect to the Greenlands Designation and the natural environment, and will be based on an Environmental Assessment. Within the area of the Niagara Escarpment Plan, future widenings of new or expanded arterial roads or local roads shall be consistent with the Development Criteria of the Niagara Escarpment Plan.

4.8.35 Within the Oak Ridges Moraine Conservation Plan Area, all road improvements, including new roads and the opening of a road with an unopened road allowance, shall conform to the tests contained in Section 41 of the ORMCP. These tests will be met through the *Environmental Assessment Act* process for infrastructure.

4.8.36 Notwithstanding *Plan* policies and bylaws permitting *development* of uses or the creation of lots, access to a proposed *subdivision* or *development* shall be from an existing or proposed *local municipal* road, and not from a *County* Road or *Provincial* Highway, where feasible and where compatible with other *Plan* policies.

4.8.37 The *County* will consult with *local municipalities* regarding changes to the *County's multimodal transportation system* and associated by-laws.

4.8.38 The *County* will consider road resurfacing and reconstruction as an opportunity to accommodate all modes of travel in a context-sensitive manner in accordance with the *County's Complete Streets* guidelines, where appropriate, taking into account the capacity and speed of the road.

Design of Development

4.8.39 *Major development* proposals that are likely to significantly impact on the *County's multimodal transportation system* shall include a Transportation Study/Traffic Impact Study so that their impact on the *County* transportation system and surrounding land uses can be assessed. In

addition to determining the impact of private vehicles, the Transportation Study shall examine ways of encouraging all other forms of transportation such as transit, walking and cycling, and recommend necessary improvements. The *County* may request modifications to *development* proposals if it is found to have an adverse impact on the efficiency of a planned *multimodal transportation system*.

4.8.40 On main streets, downtown areas and in the design of public facilities and streetscapes, *development* which generates an increase in pedestrian and vehicular traffic, the application of *Complete Streets* and local municipal design guidelines shall be incorporated, where appropriate.

4.8.41 Local municipalities are encouraged to develop *Complete Streets* and Transit-Supportive guidelines, to be incorporated into *local municipal* official plans.

4.8.42 (a) *Development* proposals by secondary plan shall include pedestrian-friendly and *transit-supportive* urban design elements including but not limited to, the following:

- A system of walkways and bicycle paths linking the community internally and externally to other areas;
- In areas with existing, planned or potential future transit service or in locations within *Transit Service Areas*, distances to existing or potential transit stops of generally no more than 400 metres (a 5-10 minute walk) for 75% of the residents and no more than 200 metres for 30% of the residents;
- Providing for and promoting the provision of parking and drop-off facilities for commuters in appropriate locations and as close to commuter trip origins by developing and implementing carpool and commuter facilities;
- Providing continuous collector road systems that permit the linking of adjacent *developments* and provide for direct or potential transit routings; and
- Where appropriate, linkages from nearby neighbourhoods to *major transit station areas*, and other *intensification* areas.

(b) *Development* proposals by plan of subdivision shall include age-friendly and *transit-supportive* urban design elements such as:

- A system of walkways and bicycle paths linking the subdivision internally and externally to other public areas;
- Community design that emphasizes *active transportation* and safety;
- Discouraging reverse lotting along local and County roads; and
- Encouraging medium and higher density *development* in proximity to arterial roads.

4.8.43 Where reverse lotting is necessary along *County* Roads, features such as fencing, plantings, and/or landscaping will be required to the satisfaction of the County of Simcoe.

4.8.44 The *County* will encourage all appropriate agencies to expedite the construction of road/railway grade separations, where appropriate.

Active Transportation Facilities, Corridors, Pathways, and Trails

4.8.45 When considering secondary plans and *development* applications, the *County* and *local municipalities* shall pursue the connection of trails and/or bicycle facilities among *local municipalities* and beyond *County* boundaries and require the dedication of land for such use in accordance with the *Planning Act*.

4.8.46 The *County* and *local municipality* will ensure, whenever feasible, the provision of facilities to encourage active transportation, and to address the needs, safety and convenience of pedestrians and cyclists when constructing or reconstructing public facilities

4.8.47 With cooperation and support from the *County*, *local municipalities* shall develop a municipal *Active Transportation Plan* as background to inform the *local municipal* official plans for *primary settlement areas* which should include, as a minimum:

(1) An *active transportation* system map identifying existing and proposed sidewalks, bicycle facilities, multi-use trails, and associated facilities, including proposed connection to the County Trail System;
(2) Policies requiring the provision of sidewalks and/or multi-use trails through all new *development* areas and standards outlining a minimum number of *development* units for application of this policy;
(3) Policies outlining the requirements and conditions related to the dedication of lands in new *development* areas to complete future trail and sidewalk connections identified in the official plan;
(4) Policies outlining cycling and pedestrian safety measures to reduce injuries and fatalities associated with motor vehicle collisions (i.e. traffic calming, narrower streets, signage, cycling lanes, etc.);
(5) Policies and plans that identify where new sidewalks and trails should be provided through existing built up areas;
(6) Policies and standards specifying the design parameters that should be used for new trails and sidewalks that reflect Ontario Provincial Standards, Accessibility for Ontarians with Disabilities Act (AODA) requirements, and best practices; and
(7) Policies requiring the provision of secure bicycle racks and shelters, showers and change rooms, and sidewalk connections between buildings and municipal sidewalks for all new community centres, schools and other public use buildings, meeting halls, and major employment land uses that meet a minimum floor space threshold to be established by each municipality.

4.8.48 In cooperation with local and adjoining municipalities and trail associations, to implement the active transportation routes identified in the County's Transportation Master Plan, the *County* should:

- Utilize the *County* Road system in the development of a County-wide active transportation network;
- Provide signage along each route;
- Develop trail staging areas along the *active transportation* network and at key trail links;

- Provide benches and rest stops at regular intervals throughout the system; and
- Provide appropriate traffic control devices on trails and off road cycling facilities where they cross existing roadways or other locations.

4.8.49 Bicycle and pedestrian paths shall generally be parallel to but separated from the travelled portion of the roadway along existing and planned *County* Roads and utility corridors, parks and green spaces. Where required and feasible, *County* Roads shoulders may be adapted to provide safe cycling routes between *settlement areas* and other major activity nodes.

4.8.50 The County of Simcoe supports the establishment and maintenance of the Bruce Trail and the Trans Canada Trail as an important component of the open space system. The Bruce Trail is an integral part of the Niagara Escarpment Parks and Open Space System.

4.8.51 Abandoned rail right-of-ways, utility corridors, and waterways for transportation, recreation and trails purposes should be examined for opportunities that would facilitate *active transportation*.

The *County* shall promote the facilitation of trails as an interim use in abandoned rail corridors and will consider safe combination of *active transportation* and rail facilities for the long term in consultation with applicable guidelines, adjacent and *local municipalities*, and appropriate rail authority.

4.8.52 The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged for existing or *planned transportation system* opportunities and utilities wherever feasible.

Transportation Demand Management (TDM)

4.8.53 The *County* shall make efficient use of existing and planned *infrastructure* and should initiate TDM strategies by:

- Supporting *micro-transit* forms of demand-responsive transport;
- Supporting carpool opportunities, utilizing existing infrastructure at municipal facilities scattered throughout the *County* and by designating a certain number of
- parking spaces for people who carpool. The spaces can be signed and marked and promoted to offer preferential spaces for employees who carpool.
- Establishing new carpool lots in strategic locations along *County* Roads throughout the *County*.
- Developing a pilot program for *County* employees, focusing on carpooling initiatives.
- Providing funding and program support assistance to encourage employer-based TDM.
- Initiating Ride Matching programs for Simcoe area residents or partner with existing private service providers.

4.8.54 The *County* will work with *local municipalities* to determine the feasibility of providing carpool spaces and age-friendly considerations for parking standards at *local municipal* facilities.

4.8.55 While significant efforts will be made to reduce the dominance of the single occupant automobile in the future, the dispersed population and vast geography of the *County* will likely require continued use of the automobile as a primary mode of transportation. As such, the *County* considers carpool lots to be necessary for the use of the general public using highways.

4.8.56 The *County* may require the dedication of lands for new carpool lots through the plan of subdivision approval process, in strategic locations suggested by the Transportation Master Plan or in other locations as determined by the County of Simcoe or *local municipality*.

Transit

4.8.57 *Local municipalities* which operate or plan to operate transit services are encouraged to work cooperatively with neighbouring municipalities to expand transit service to Simcoe area residents using the *family of services* principles.

4.8.58 The *County* will, in conjunction with *local municipalities* and GO Transit, establish *Transit Service Areas and Plans* to address such issues as:

a) The feasibility of improved transit links within the Georgian Triangle area (Town of Collingwood, Town of Wasaga Beach, and Township of Clearview);
b) The feasibility of improved transit links between the Towns of Midland and Penetanguishene, and the Townships of Tay and Tiny;
c) The feasibility of improved transit links within and between the Town of Bradford West Gwillimbury, the Town of Innisfil, the Town of New Tecumseth, and the Township of Essa;
d) The provision of innovative intra-regional transit services through partnerships with the private sector;
e) Encourage increased use of public transit;
f) The role of the *County* and *local municipalities* in the implementation of the *Transit Service Plans; and*
g) The role in service stop standards in the design of Transit links, bus stops and shelters, in consideration of the needs for all ages and abilities, and in compliance with the Accessibility for Ontario Disabilities Act (AODA).

4.8.59 The *County,* in conjunction with *local municipalities*, will work with the Cities of Barrie and Orillia to expand existing transit services to adjacent municipalities and communities within the *County*, where feasible and appropriate.

4.8.60 *Local municipalities* that operate transit services shall, promote increased transit ridership, and reduce the need to make trips by automobile, through such means as:

a) The development of a network of sidewalks, pedestrian trails and bicycle facilities with accessible surfaces that provide access to transit nodes and/or routes while considering users of all ages and abilities;
b) The use of land, density and site plan and road pattern design which minimize walking distance to transit stops;

c) The integration of transit connections with other transportation modes;
d) The improvement of the comfort and convenience of transit facilities;
e) The development of affordable and innovative fare structures.

4.8.61 The *County* may require the dedication of lands for public transit rights of way, transit stations and related *infrastructure* through the plan of *subdivision* approval process, where reasonable, in strategic locations suggested by the Transportation Master Plan or in other locations as determined by the County of Simcoe or *local municipality*.

Airports, Rail and Marine Facilities

4.8.62 Planning for land uses in the vicinity of *airports* as identified on Schedule 5.5.1, *rail facilities* and *marine facilities* shall be undertaken so that:

a) Their long-term operation and economic role is protected; and
b) *Airports*, *rail facilities* and *marine facilities* and *sensitive land uses* are appropriately designed, buffered and/or separated from each other, in accordance with 3.3.6, 3.3.21, 3.3.22 and 3.3.24.

4.8.63 *Airports* shall be protected from incompatible land uses and *development* by:

a) A prohibiting new residential *development* and other *sensitive land uses* in areas near airports above 30 NEF/NEP;
b) Considering redevelopment of existing residential uses and other *sensitive land uses* or infilling of residential and other *sensitive land uses* in areas above 30 NEF/NEP only if it has been demonstrated that there will be no *negative impacts* on the long-term function of the *airport*; and
c) Discouraging land uses which may cause a potential aviation safety hazard.

4.8.64 The Special Development Area – Collingwood Airport overlay policies and mapping in the Township of Clearview Official Plan are recognized for their intent to plan for, and protect lands in the vicinity of the Collingwood Airport area for potential long-term *airport-related uses*.

a) *Airport-related uses* may be permitted on lands west of the Barrie-Collingwood railway right-of-way described as part of Lot 31, Concession 5, part of Lot 32, Concession 5 and part of Lot 33, Concession 6 in the Township of Clearview, save and except lands described as 51R-20174, subject to local municipal policies and by-laws.
b) Proposed *development* on other lands within the Special Development Area – Collingwood Airport overlay shall be in accordance with the agricultural policies of this *Plan*. *Airport-related uses* may be established on these lands through a Township of Clearview Official Plan Amendment and shall demonstrate a need for additional *airport-related uses* and ensure all appropriate studies are undertaken in accordance with *County* and *Provincial* policies and applicable legislation.

4.9 Waste Management

The policies of this Section relate to *waste* management practices and their relationship to land use.

Objectives

4.9.1 To provide *waste management sites* that are of appropriate size and type to accommodate present and future requirements as part of the *County*'s *waste management system* and to facilitate, encourage, and promote reduction, reuse, and recycling objectives which adapt to the constant evolution of new technologies and approaches becoming available and advances in environmental protection and governing legislation, such as the *Environmental Protection Act*.

4.9.2 To protect the health, safety, and welfare of residents from the potential adverse effects of *waste* management activities conducted at *waste management sites* by restricting or controlling *development* in the vicinity of such sites.

Policies

Regulation of Waste Management Sites

4.9.3 The County of Simcoe will ensure environmental protection is balanced with economic viability at operating and future solid *waste management sites* for which the *County* is responsible. The *County* will continue to maximize the utility of approved *waste* capacity at its facilities while operating the site in accordance with the relevant *provincial* Environmental Compliance Approval and work to develop safe engineered disposal capacity for the residents of the County of Simcoe**.** The *County* will strive to maximize *waste* diversion over disposal where viable markets are available.

4.9.4 The *County* will continue to develop a *waste management system* in accordance with the County of Simcoe Waste Management Strategy or its successor to address permanent *waste* disposal (*landfilling*) and resource recovery activities (*non-landfilling*) such as transfer stations, recycling facilities and organics processing facilities. *County waste management sites* may contain a l*andfilling* or *non-landfilling* activity or a combination of activities. *Waste* management solutions in which the *County* takes responsibility for its own *waste* are preferred where practical.

4.9.5 The *Environmental Protection Act* and the associated regulations and Environmental Compliance Approval regulate, on a site specific basis, the activities and operation of the *waste management sites* and their rehabilitation and closure, and this legislation shall be referred to in conjunction with the *Planning Act* to achieve the objectives of this *Plan*.

4.9.6 The *County* is responsible for the development, operation, monitoring, maintenance, and rehabilitation of the *County* owned and operated w*aste management sites*, in accordance with applicable legislation.

4.9.7 *Local municipalities* are responsible for the monitoring, maintenance, and rehabilitation of *local municipality* owned w*aste management sites*, in accordance with applicable legislation.

4.9.8 The private owner is responsible for the development, operation, monitoring, maintenance, and rehabilitation of privately owned and operated *waste management sites*, in accordance with applicable legislation.

4.9.9 Notwithstanding any policies herein, the permitted uses on a portion of Part of Lot 2, Concession 1, Township of Springwater (2976 Horseshoe Valley Road West) as identified on Schedule 5.6.1 as Environmental Resource Recovery Centre shall be limited to facilities for the purpose of the consolidation and transfer of various waste streams including organics, recyclable materials and non-hazardous household garbage, processing of organic green bin materials under controlled conditions for conversion into other materials. Ancillary uses will include a public education area, maintenance and servicing of waste collection vehicles, stormwater management facility and facility administration area. The aggregate area of all permitted uses shall be 4.5 hectares with 1 hectare for the access road and located in the central west portion of the property, as identified on Schedule 5.6.1.

The temporary storage of waste is permitted on the lands but the permanent disposal of waste materials or landfilling is not permitted. A D-4 Assessment Area is not applicable to this site.

Prior to site plan approval, the County shall evaluate the stone foundations at 2976 Horseshoe Valley Road West according to the criteria in Ontario Regulation 9/06. If this resource is found to be of cultural heritage value or interest according to these criteria, the County shall work with the Township of Springwater to ensure that this resource is conserved.

Prior to site plan approval, the County shall prepare a Fire Prevention Plan and Emergency Response Plan in consultation with, and to the satisfaction of, the Township of Springwater.

The County shall provide ecological enhancement to the contiguous woodland feature through a combination of reforestation and establishing a forest or stand of trees in an area where there was no previous tree cover (afforestation) at a 2:1 ratio to mitigate the loss of woodland and wildlife habitat features. The ecological enhancement ratio of 2:1 shall be incorporated into a Compensation Planting Plan, Environmental Management Plan and Wildlife Management Plan to be prepared by the County of Simcoe prior to site plan approval. The plans will be developed in consultation with, and to the satisfaction of, the

Ministry of Natural Resources and Forestry and the Nottawasaga Valley Conservation Authority.

4.9.10 Notwithstanding any policies herein, w*aste management sites* will be established or expanded in accordance with the *Environmental Protection Act* and the *Planning Act* and will be operated in accordance with the *Environmental Protection Act* and the Environmental Compliance Approval for the *waste management site.*

New Waste Management Site or Expansion of an Existing Waste Management Site

4.9.11 Notwithstanding sections 3.3.6 and 3.8.19 of this *Plan*, any new *waste management sites* or expansions of an existing *waste management site* for the purposes of *landfilling* will require an amendment to this *Plan* and to the *local municipal* official plan.

A new *waste management site* or the expansion of an existing *waste management site* for the purposes of *non-landfilling* activities including, but not limited to, the transfer of materials, management of recyclable materials, or processing of organics, will not require an amendment to this *Plan*.

An amendment to the *local municipal* official plan will be required for a new *waste management* site or expansion of an existing *waste management site* for the purposes of *non-landfilling* activities, except where a local municipal official plan already designates the lands for the proposed use.

Where a local official plan amendment is required, the local municipality will map and designate the limits of the waste management activities. The local municipal official plan amendment shall only designate the areas of the subject property approved for waste management uses.

New or expanded *non-landfilling waste management sites* will be identified on appropriate mapping schedules without an amendment to this *Plan*.

Mapping of Waste Management Sites

4.9.12 The locations of *County* owned and operated *waste management sites* are shown on Schedule 5.6.1. The boundaries of *County* owned and operated *waste management sites* are the property boundary of the lands owned by the *County* on which *waste management site* activities occur, except for the *waste management site* located at Part of Lot 2, Concession 1, Township of Springwater (2976 Horseshoe Valley Road West).

The locations of private, *local municipality*, and *provincially* owned or operated *waste management sites* are shown on Schedule 5.6.2. Information regarding the sites identified on Schedule 5.6.2, is to be obtained from the Ministry of Environment, Conservation and Parks.

The locations of all *waste management sites* shown on Schedules 5.6.1 and 5.6.2 within each *local municipality* will be mapped in the respective *local municipal* official plans.

Where the Ministry of Environment, Conservation and Parks identifies that a *waste management site* may be removed or must be added to the schedules of this *Plan*, amendments to this *Plan* and to the *local municipal* plan are not required.

Where policy requires that an amendment to this *Plan* is required to remove or add a *waste management site*, a mapping change will occur as part of that amendment. Any such amendment requires approval from the Ministry of Municipal Affairs and Housing.

D-4 Assessment Areas

4.9.13 The recognized best practice to regulate land use on or near *waste management sites* is the *Province's Guideline D-4* which provides that generally an area within 500 metres of a *Fill Area* on a *waste management site* is the area in which *landfilling*-related impacts may be present. This area is known as the *D-4 Assessment Area*. Accordingly, the default *D-4 Assessment Area* is 500 metres calculated from the property line of the *waste management site* where the *Fill Area* is unknown or from the *Fill Area* where the extent of *waste* is known.

4.9.14 The *Guideline D-4* allows for the *D-4 Assessment Areas* to be varied where the actual influence area of the *waste management site* has been determined to be less than 500 metres. The *D-4 Assessment Area* may be reduced to coincide with the actual influence area. Where significant impacts are encountered beyond 500 metres the *D-4 Assessment Area* may be extended beyond the 500 metres.

4.9.15 The *County* will determine the *D-4 Assessment Areas* for *County* owned or operated *waste management sites* with a *Fill Area* in consultation with the applicable *provincial* ministry. For private and *local municipality* owned or operated *waste management sites* the *local municipality* will determine the *D-4 Assessment Area* in consultation with the applicable *provincial* ministry. All *D-4 Assessment Areas* within each *local municipality* will be mapped in the respective *local municipal* official plans. These *D-4 Assessment Areas* will be shown on a map to be prepared by and available from the *County* for information purposes only. The *County* will update the map from time to time as information changes or new *D-4 Assessment Areas* are determined in accordance with this *Plan.*

4.9.16 In order to alter the *D-4 Assessment Area* in the *local municipal* official plan, an *Assessment Area Environmental Study* taking into consideration the applicable factors in the *Guideline D-4* will be prepared by a *Qualified Person*, in consultation with the applicable *provincial* ministry, and will be peer reviewed as determined necessary by the *D-4 Approval Authority*. In the alternative, where current information exists to demonstrate there are no *landfilling*-related impacts associated with the closed sites, the *D-4 Assessment Area* may be reduced without the need for an *Assessment Area Environmental Study*, in consultation

with the applicable *provincial* ministry. No amendment to this *Plan* is required; rather a *local municipal* official plan amendment is required to alter a *D-4 Assessment Area*.

4.9.17 *Sensitive land uses* shall normally not be permitted in the *D-4 Assessment Area* of an active *waste management site* which incorporates a *Fill Area*. However, this shall be considered on a site-by-site basis in accordance with the results of investigations undertaken in accordance with policy 4.9.17.

4.9.18 Where *development* is proposed within the *D-4 Assessment Area* of a *County* owned *waste management site* which incorporates a *Fill Area*, or where the *County* is the *D-4 Approval Authority*, *D-4 Studies* will be required and peer reviewed. Any proposed conditions including mitigation and monitoring will be subject to the approval of the appropriate *County* staff and implemented accordingly. Where appropriate, the *County* may scope the *D-4 Study* in accordance with the requirements of the *Guideline D-4* and any other applicable *provincial* standards or regulations.

4.9.19 Where *development* is proposed within the *D-4 Assessment Area* of a private or *local municipality* owned *waste management site*, the *local municipality* will determine the need for *D-4 Studies* and peer reviews, and the implementation of the proposed conditions including mitigation and monitoring will be determined by the *local municipality* and policies addressing the implementation options will be contained in the *local municipal* official plan.

Land Use Compatibility Study

4.9.20 Where *development* is proposed in the vicinity of a *waste management site* which does not contain l*andfilling* activities or a *waste management site* with *non-landfilling* activities occurring outside of the *Fill Area*, a land use compatibility study may be required. The details of the study shall determine any potential land use conflicts with the proposed *development* and planned or ongoing *waste management site* activities including, but not limited to, ground and surface water, noise, odour, dust, traffic and other relevant land use considerations in consultation with the *County*. If a *D-4 Study* is required for the same proposal, the details of the *non-landfilling* activities shall be addressed in the *D-4 Study*.

4.10 Age-Friendly Planning

The policies of this Section relate to age-friendly planning practices and their relationship to land use.
Objectives

4.10.1 To build an Age-Friendly Simcoe *County* by valuing and supporting older persons in our communities.

4.10.2 To celebrate and support diversity, refute ageism and reduce inequalities by recognizing older persons' contributions to our region.

Policies

4.10.3 The *County* encourages the provision of *age-friendly* social and physical environments, including services and programs, to enhance the independence and quality of life for all people.

4.10.4 The *County* encourages land use decisions to consider accessible, inclusive, and *age-friendly* communities.

4.10.5 The *County* will work with *local municipalities* to identify gaps and opportunities to better support people of all ages and abilities within our communities.

4.10.6 The *County* encourages the *local municipalities* to develop policies in their official plans to support health, wellness and security for all residents so that they can remain in their communities as long as possible.

4.10.7 The *County* encourages *local municipalities* to develop policies in their official plans to support residents to *age in place* within their mixed communities, integrating affordable and *age-friendly* housing, community facilities and support services.

4.10.8 The *County* will create a 'Healthy Development Framework Tool', which may be implemented in full or in part by *local municipalities* through their development application process, to assess the health impacts of land-use development in order to support independent, *healthy aging* for all residents, through a standardized approach.

4.10.9 The *County* encourages the use of universal design guidelines and best practices to inform *local municipalities* of evidence-based elements and standards for various components of the built environment including *age-friendly* policies to assist in creating healthier and safer communities.

4.10.10 The *County* will ensure that *County* Transit programs consider *age-friendly* multi-modal elements in terms of accessibility, design, proximity and geographic location.

4.10.11 The *County* promotes innovative ideas to plan for older persons in both rural and urban communities within the *County.*

4.10.12 The *County* recognizes that long-term care homes are a connection point between older persons residing in the county and services that are available in the broader community. The *County* encourages initiatives such as food markets and other partnerships which increase the distribution of, and access to, fresh, healthy, and affordable food for people of all ages and all incomes.

4.11 Local Municipal Official Plans

This Section contains general guidelines for *local municipal* official plans and amendments.

4.11.1 *Local municipal* official plans shall establish planning strategies and policies for the *local municipality* which are consistent with all applicable *provincial* policies, conform to all applicable *provincial plans,* and which implement and are in conformity with this *Plan. Local municipal* official plans may include policies which are more restrictive to *development* than the policies in this *Plan*, but may not be more permissive than the policy direction established in this *Plan*. New *local municipal* official plans approved subsequent to the adoption of this *Plan* may refine the designations and mapped information contained within this *Plan* subject to documentation approved as satisfactory to the *County* and appropriate agencies based on scale of mapping using more detailed information.

4.11.2 *Settlement* boundaries shall be mapped in *local municipal* official plans to be consistent with the *County's Plan. Municipalities with primary settlement areas* in Simcoe County will identify the *primary settlement areas* in their *local municipal* official plans. *Local municipal* official plans shall identify a hierarchy of *settlement areas* and direct growth in accordance with Sections 3.2, 3.3, 3.5 and 4.1 of this Plan

4.11.3 *Local municipalities* in the *County* in which the *strategic settlement employment areas* and the *economic employment districts* are located will delineate the areas and districts in their official plans and will develop official plan policies to implement the matters determined by the Minister of Infrastructure.

4.11.4 *Local municipal* official plans shall make reference to *County* bylaws and policies with respect to *County* Roads, *waste disposal sites*, and tree cutting.

4.11.5 Where available, the location of *flood plain*s, Conservation Authority regulated areas, and *hazard lands* shall be illustrated in *local municipal* official plans.

4.11.6 *Local municipal* official plans and zoning bylaws shall include policies and regulations that provide the opportunity for a range of housing types, densities, and costs, including minimum *affordable* housing targets, to meet the needs of current and future residents in accordance with the provisions of Section 4.3 of this *Plan*.

4.11.7 *Local municipal* official plans shall contain policies and maps to identify and protect the County's *natural heritage system* in accordance with Section 3.8.

4.11.8 *Local municipal* official plans shall contain cultural heritage policies which shall include policies for the development and maintenance of registers of locally *significant cultural heritage resources* as outlined in Section 4.6.2 of this *Plan*.

4.11.9 *Local municipal* official plans shall identify and map *built boundaries* for those *settlement areas* with *built boundaries* as provided by the Minister of Infrastructure and shown on Schedule 5.1 of this *Plan,* in their official plans.

4.11.10 *Local municipal* official plans shall be amended for the following developments: *settlement* expansions, golf courses, expanded *rural employment areas*, *airports*, new *waste disposal sites*, and *mineral aggregate operations* unless otherwise permitted. Policies shall also be included setting out the criteria and/or circumstances for the establishment of such uses including more detailed location, design, and performance criteria than contained in this *Plan*.

4.11.11 *Local municipal* official plans shall contain policies to address the *mineral aggregate resource* policies of the *Plan*, including policies regarding the establishment/expansion, prohibition or location of pits and quarries and associated activities and policies with criteria to establish a clear and appropriate mechanism to permit new or expanded pits and quarries. Applications for new or expanded aggregate operations within the NEP are also required to meet the requirements of that Plan.

4.11.12 Subject to the policies in Section 4.9, *local municipalities* shall identify all *waste disposal sites* including *D-4 Assessment Areas* in their official plans, and associated mapping. Schedule 5.6.2 may be amended by approval of *local municipal* official plan amendments without further amendment to this *Plan.* The *local municipalities* shall also provide policies for *development* in proximity to *waste disposal sites.*

4.11.13 *Local municipalities* should list all possible studies and/or reports that may be required to consider an application complete in accordance with Sections 22 or 51 of the *Planning Act*, as detailed in Section 4.12.18 of this *Plan*.

4.11.14 *Local municipalities* shall ensure that all Official Plan schedules are developed in a digital format that contains spatial references, using North American Datum (NAD 83) and UTM coordinates, and is compatible with County of Simcoe GIS software.

4.12 Implementation

4.12.1 In accordance with Section 27 of the *Planning Act*, *local municipal* official plans and Section 34 by-laws under of the *Planning Act* shall be amended where necessary to conform to this *Plan*. Within two years of the date of approval of this policy, *local municipal* official plans shall be amended to be in conformity with this *Plan.* Zoning by-laws will be amended within three years of the approval of the *local municipal* official plan.

4.12.2 In accordance with the *Planning Act*, the council of the County of Simcoe may initiate a process to amend an official plan or zoning bylaw of a *local municipality* if an amendment required by 4.12.1 is not completed in a timely manner following the approval of this *Plan* and if considered necessary to ensure that *development* applications proceed in conformity with the provisions of this *Plan*.

4.12.3 The *County* will undertake reviews of the policies of this *Plan* at least every five years in accordance with the provisions of the *Planning Act*. These reviews will be completed in conjunction with updates to the land budget which will help determine whether there is sufficient justification to consider expansion of any *settlement area* or *rural employment area* boundaries to accommodate projected population and employment growth within the time horizon of the Plan and in accordance with any amendments to the Growth Plan for the Greater Golden Horseshoe.

4.12.4 A *local municipal* official plan or zoning bylaw may contain provisions which are considered more restrictive to *development* than this *Plan* and, to the extent such a conflict exists, the local plan or bylaw shall prevail provided they are in conformity with *Provincial* plans and are consistent with the *Provincial Planning Statement*.

4.12.5 All planning decisions shall be consistent with *Provincial* policy statements issued under the *Planning Act* and shall conform to or not conflict with *Provincial* plans as the case may be, subject to applicable legislation and regulations including *Ontario Regulation 311/06* as amended.

4.12.6 This *Plan* is not intended to prevent the continuation, expansion or enlargement of legally existing uses on existing lots which do not conform to the designations of the *Plan*. Expansions or enlargements shall include consideration of Section 4, Policy Statements within this *Plan*, local official plans and bylaws, and where applicable, be subject to the Niagara Escarpment Plan, Greenbelt Plan, Growth Plan, Lake Simcoe Protection Plan and the Oak Ridges Moraine Conservation Plan.

4.12.7 With respect to approvals that are in effect before September 13, 2014:

(a) if the approval is with respect to lands outside a *settlement area* but within an in-effect secondary plan; or,

(b) if the approval is respect to lands outside a *settlement area* and consists of: (i) an official plan designation, (ii) zoning, and (iii) one of either a draft plan of subdivision or consent;

then further applications/decisions under the *Planning Act* or *Condominium Act, 1998* to implement that approval can proceed without an amendment to this *Plan*, provided that in (a) or (b) above, no amendment is require to the *local municipal* official plan.

4.12.8 Pursuant to Subsection 41(8) of the *Planning Act*, site plans and drawings for a *development* on a *County* Road or that impacts on a *County* Road shall not be approved until the *County* has been advised of the proposed *development* and afforded a reasonable opportunity to require the owner of the land to provide any or all of the following to the satisfaction of and at no expense to the *County*:

(a) road widenings, reserves, sight triangles, and access facilities including ramps, curbings, and traffic direction signs. Widening of *County* Roads shall be in accordance with Table 5.4 and other applicable policies of this *Plan*;
(b) off street loading and parking facilities, covered or uncovered, access driveways including driveways for emergency vehicles, and the surfacing of such areas and driveways; and
(c) grading and alteration in elevation or contour of the land in relation to the elevation of the highway and provision for the disposal of storm and surface water from the land.

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

4.12.10 *Local municipalities* shall consult with the County of Simcoe during the preparation of official plans and municipally-initiated amendments, growth and *settlement* strategies, mapping of *prime agricultural areas*, mapping of *flood plain* lands and *natural heritage systems*, preparation of cultural heritage registers, and the preparation of background studies of *development* including traffic impact studies to ensure compatibility with the goals, objectives, and policies of the *County* Official *Plan.* Proponents of privately-initiated official plan amendments shall pre-consult with the *County*.

4.12.11 Where a *development* application includes an application to amend the *County* Official *Plan*, a *local municipal* official plan and/or other bylaw, and/or *subdivision* of land by plan or consents, joint processes and hearings shall be undertaken where possible in order to avoid duplication.

4.12.12 *County* Council may delegate to the *local municipality* the holding of public meetings and the consideration of public input for amendments to this *Plan* and for applications for *subdivision* and condominiums in accordance with the *Planning Act*.

4.12.13 The *County* and its *local municipalities* shall seek the input of any adjacent upper or lower tier municipality with regard to studies or *development* proposals which may have an impact on such areas, and will seek their co-operation in exchanging information on matters addressed by this *Plan* where appropriate.

4.12.14 The outer boundary of the Niagara Escarpment Plan (NEP) identified on Schedules 5.1 and 5.3.1 is fixed and can only be changed by an amendment to the NEP. However, the internal boundaries between the NEP designations identified on Schedule 5.3.1 are less definite, except where bounded by such facilities as roads, railways, electrical transmission lines, etc. Less definite boundaries will be determined by the Niagara Escarpment Commission through the application of the designation criteria contained in the NEP and using available information and site inspections. Such interpretations will not require an amendment to the NEP.

4.12.15 No amendments to land use designations will be considered within the Oak Ridges Moraine Conservation Plan Area until April 2, 2015, except as provided for in the ORMCP and the *Oak Ridges Moraine Conservation Act*, 2001, however in no case will amendments be considered which would have the effect of removing lands from the Natural Core Area and the Natural Linkage Area designations.

4.12.16 Within the Oak Ridges Moraine Conservation Plan Area the boundary may only be clarified through reference to the applicable Ontario Regulation.

4.12.17 Notwithstanding the policies of this *Plan*, development and site alteration within the Oak Ridges Moraine Conservation Plan Area, as shown on Schedules 5.1 and 5.3.2, must be in accordance with the policies of Section 3.12 and the Oak Ridges Moraine Conservation Plan.

4.12.18 In order for a *development* application to be considered complete in accordance with Sections 22 or 51 of the *Planning Act*, the County of Simcoe may require that the following reports or studies be prepared:

(a) Environmental Impact Study/*Environmental Impact Statement (EIS)*
(b) Natural Heritage Evaluation
(c) Master Servicing Study/Servicing Options Report
(d) Servicing Feasibility Study/Servicing Capability Study
(e) D-4 Landfill Study
(f) Traffic Impact Study/Transportation Study
(g) Hydrogeological Study/Hydrology Study
(h) Stormwater Management Report
(i) Affordable Housing Report
(j) Urban Design Report/Streetscape Study dealing with safety, accessibility, pedestrian and transit orientation
(k) Digital Plan according to *County* specifications
(l) Agricultural Assessment
(m) Needs/Justification Report except for those applications for new aggregate operations
(n) Fisheries Impact/Marina Impact Study
(o) Environmental Site Assessment
(p) Aggregate Potential Assessment and/or Aggregate License Compatibility Assessment

(q) Wellhead Protection Area – Risk Assessment Report
(r) Spray Analysis – Golf Courses
(s) Flooding, erosion, slope stability reports including coastal engineering studies
(t) Noise/Vibration Impact Analysis
(u) Odour/Dust/Nuisance Impact Analysis
(v) Illumination Study
(w) Geotechnical/Soil Stability Report
(x) Wind Study
(y) Archaeological Assessment
(z) Architectural/Cultural Heritage Report
(aa) Aggregate Studies related to/and in compliance with the requirements of the Ministry of Natural Resources license, for new and expansions to existing pits and quarries
(bb) Planning Justification Report
(cc) Scoped water budget
(dd) Water conservation plan
(ee) Functional Servicing Report
(ff) Risk Management Plan (Source Protection)
(gg) Notice to Proceed from Risk Management Official (Source Protection)

The need for any or all of the studies listed from a) to gg) shall be determined by the County of Simcoe following pre-consultation between the *County* and the applicant.

Studies and plans in support of an application are to be submitted in digital and paper formats in quantities determined by the *County*.

4.12.19 The *County* in consultation with the conservation authorities, *Provincial* ministries and other interested groups and organizations will encourage the establishment of environmental monitoring programs in order to measure the effectiveness of the environmental policies within this *Plan*.

Part 5 – Schedules

NOTE: Schedule 5.1, Land Use Designations (map) depicts land use designations within the *County*. Given the scale of the map as prepared at 1:250,000 the level of detail of the information provided is as accurate as possible at that scale. Land Use Designations will be verified by way of cross-checking with the Local Official Plans, detailed on-site analysis and information provided to the *County* planning staff to satisfy the requirements of any *development* proposal in accordance with the policies of this *Plan*.

Schedule 5.2.2 contains a layer identifying known watercourses. For clarity, other map Schedules do not contain that information.

Schedules 5.2.1 to 5.3.3 contain information which is representative of the physical characteristics of the County of Simcoe. Other thematic information on characteristics and features noted in the plan can be obtained at the County of Simcoe, Ontario government Ministries, or other sources.

At the scale of map used in these Schedules, not all such base maps or thematic information can be considered accurate for all purposes. Large-scale mapping can be obtained from the County of Simcoe.

5.1 Land Use Designations

5.1.2 Primary Settlement Areas

5.1a Friday Harbour Resort Structure Plan

5.2.1 High Potential Mineral Aggregate Resources

5.2.2 Streams and Evaluated Wetlands

5.2.3 Areas of Natural and Scientific Interest

5.2.4 Wellhead Protection Areas and Surface Water Intake Protection Zones

5.2.5 Highly Vulnerable Aquifers

5.2.6 Significant Groundwater Recharge Areas

5.3.1 Niagara Escarpment Plan Land Use Designations

5.3.2 Oak Ridges Moraine Conservation Plan Land Use Designations

5.3.2.1 Oak Ridges Moraine, Hydrologically Sensitive Features and Aquifer Vulnerability

5.3.2.2 Oak Ridges Moraine, Key Natural Heritage Features and Landform Conservation Areas

5.3.3 Greenbelt Plan Land Use Designations

Table 5.4 Simcoe County Road System

5.5.1 County Transportation System

5.5.2 Future County Transportation System

5.6.1 County Waste Management System

5.6.2 Private, Local Municipality and Provincial Waste Management Sites

Appendix 1 Strategic Employment Reserve Study Areas (SERSA)

Table 5.4

SIMCOE COUNTY ROAD SYSTEM

As approved by County Council

COUNTY ROAD NO.	DESCRIPTION	CLASSIFICATION	REQUIRED BASIC RIGHT OF WAY WIDTHS
1	County Road 27 to County Road 50	Primary Arterial	30.5 m
	County Road 50 to Simcoe/Dufferin Boundary Road	Secondary Arterial	30.5 m
3	County Road 4 to County Road 39	Secondary Arterial	36.0 m
4	Town of Bradford Limits to City Limits of Barrie	Controlled Access	45.0 m
5	County Road 15 to Simcoe/Dufferin Boundary	Secondary Arterial	30.5 m
6	County Road 27 to County Road 26	Primary Arterial	30.5 m
7	Highway 26 to 27/28 Sideroad Nottawasaga	Primary Arterial	45.0 m
	27/28 Sideroad Nottawasaga to Wasaga Beach	Secondary Arterial	36.0 m
9	County Road 10 to Creemore	Primary Arterial	30.5 m
	Creemore to Grey Boundary	Secondary Arterial	30.5 m
10	Highway 9 to Industrial Parkway (Including Tottenham By-Pass)	Controlled Access	40.0 m (36.0 metre minimum where constraints exist)
	Industrial Parkway to Highway 89	Controlled Access	45.0 m

	Highway 89 to Town of Wasaga Beach	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
11	Concession 1 former Orillia Township to Highway 400	Primary Arterial	30.5 m
12	Lisle to Dufferin Boundary	Secondary Arterial	30.5 m
13	Highway 89 to Lisle	Secondary Arterial	30.5 m
14	County Road 10 to County Road 50 and Sideroad 5 to County Road 27	Secondary Arterial	30.5 m
15	Alliston to C.F.B. Borden	Primary Arterial	30.5 m
16	Highway 12 to Highway 400	Primary Arterial	30.5 m
17	Coldwater to Concession 3/4	Secondary Arterial	30.5 m
	Concession 3/4 to Muskoka	Secondary Arterial	30.5 m
19	Highway 12 to Elmvale	Primary Arterial	30.5 m
20	Highway 11 to Hawkstone	Secondary Arterial	30.5 m
	Hawkstone to Barrie	Secondary Arterial	30.5 m
21	County Road 27 West	Primary Arterial	30.5 m
	County Road 27 East	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
22	Highway 12 to Highway 26	Primary Arterial	36.0 m
23	Highway 93 to Highway 400	Secondary Arterial	30.5 m
25	County Road 93 to County Road 6	Primary Arterial	30.5 m
26	Penetanguishene to County Road 6	Secondary Arterial	30.5 m

	County Road 6 to Lafontaine	Secondary Arterial	30.5 m
27	Highway 9 to County Road 90	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
	Highway 26 to Highway 93	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
28	County Road 90 to Highway 26	Primary Arterial	30.5 m
29	County Road 22 to County Road 92	Primary Arterial	36.0 m
	County Road 92 to Concession 3/4 Tiny	Secondary Arterial	30.5 m
32	Highway 26 to Grey Boundary/County Road 34	Primary Arterial	36.0 m
34	Simcoe/Grey Boundary Road	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
40	Barrie to Dobson Road	Primary Arterial	40.0 m
	Dobson Road to County Road 90	Primary Arterial	36.0 m
42	Dufferin Boundary to Stayner	Primary Arterial	36.0 m
43	Highway 26 to County Road 28	Primary Arterial	36.0 m
44	County Road 169 to Benson Road/Concession 2	Primary Arterial	30.5 m
	Highway 12 to Benson Road/Concession 2	Controlled Access	40.0 m
45	County Road 44 to City of Kawartha Lakes	Secondary Arterial	30.5 m
46	County Road 169 to Simcoe County Boundary	Secondary Arterial	30.5 m

	Kawartha Lakes/Simcoe Boundary to County Road 45	Secondary Arterial	30.5 m
	County Road 45 to Concession E/F	Secondary Arterial	20.0 m
47	Highway 12 to Simcoe/Kawartha Lakes Boundary	Secondary Arterial	30.5 m
	Simcoe/Victoria Boundary to Concession 7/8	Secondary Arterial	30.5 m
49*	City of Orillia Limits to Highway 11	Primary Arterial	30.5 m
50	Highway 9 to Highway 89	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
52	Highway 11 Easterly to Muskoka Boundary	Secondary Arterial	20.0 m
	Muskoka/Simcoe Boundary Road	Secondary Arterial	20.0 m
53	Highway 26 to Barrie	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
	Barrie to County Road 88	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
54	County Road 21 to Barrie	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
	Barrie to Line 8 BWG	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
56	Highway 89 to County Road 90	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
58	County Road 23 to Highway 12	Secondary Arterial	30.5 m
64	Highway 26 to Landfill Site	Secondary Arterial	20.0 m

88	County Road 27 to 10th Sideroad BWG	Primary Arterial	45.0 m
89	County Road 3 to Highway 400	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
90	Barrie to McKinnon Road	Controlled Access	45.0 m
	McKinnon Road to Base Borden	Primary Arterial	40.0 m
91	Highway 26 to County Road 124	Primary Arterial	36.0 m
	County Road 124 to Grey County	Primary Arterial	36.0 m
92	Elmvale to Wasaga Beach	Primary Arterial	36.0 m
93	City of Barrie Limits to Highway 11	Primary Arterial	36.0 m
	Highway 11 to Highway 400	Primary Arterial	36.0 m
	Highway 12 to Vinden St.	Controlled Access	36.0 m
	Vinden St. to Town of Penetanguishene Limits	Primary Arterial	36.0 m
95	County Road 124 to Grey County Road 19	Secondary Arterial	30.5 m
96	County Road 7 to Highway 26	Primary Arterial	36.0 m
124	Collingwood to Dufferin County	Primary Arterial	36.0 m
127	Highway 11 to County Road 22	Secondary Arterial	30.5 m
169	Highway 12 to Highway 11	Primary Arterial	40.0 m (36.0 metre minimum where constraints exist)
*** Note:** Potential transfer to lower tier municipality. Subject to agreement between the County of Simcoe and area municipality			

5.7 Definitions

Definitions include either plural (or singular) and possessive uses of the word or term. Italicized terms in this *Plan* not defined here are defined in the *Provincial Planning Statement.*

Underlined Terms are defined in the Oak Ridges Moraine Conservation Act 2001, and the Oak Ridges Moraine Conservation Plan. Reference should be made to these documents.

Despite Section 5.7, where the South Georgian Bay Lake Simcoe Source Protection Plan provides a definition of a term, the term is shown in **bold** in this *Plan*.

ACTIVE TRANSPORTATION means human-powered travel, including but not limited to, walking, cycling, in-line skating and movements with mobility aids, including motorized wheelchairs and other power-assisted devices moving at comparable speed.

ADJACENT LANDS for purposes of cultural heritage and archaeology means those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan. For the purposes of *natural heritage features and areas* means those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. In determining the general extent of the *adjacent lands* the policies of 3.3.15 vi) shall apply.

AFFORDABLE means:

a) In the case of home ownership, the least expensive of:
   1) Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households;* or
   2) Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the *regional market area;*
b) In the case of rental housing, the least expensive of:
   1) A unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households; or*
   2) A unit for which the rent is at or below the average market rent of a unit in the *regional market area.*

AGE-FRIENDLY means:
A concept that utilizes policies, services and structures related to an inclusive and accessible physical and social environment, which are designed to support and promote "healthy aging" – that is, to live in a secure environment, enjoy good health and continue to participate fully in society.

AGING IN PLACE means:
The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

AGRICULTURAL IMPACT ASSESSMENT means a study that evaluates the potential impacts of non-agricultural uses on the agricultural system. An assessment recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

AGRICULTURAL SYSTEM means the system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components: a) An agricultural land base comprised of *prime agricultural areas*, including *speciality crop areas. It may also include rural lands* that help to create a continuous productive land base for agriculture; and, b) An *agri-food network* which includes agricultural operations, *infrastructure*, services, and assets important to the viability of the agri-food sector.

AGRICULTURAL USES means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full time farm labour when the size and nature of the operation requires additional employment.

AGRICULTURE-RELATED USES (PPS 2014) means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

AGRI-FOOD NETWORK means within the a*gricultural system*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; agricultural operations including on-farm buildings and primary processing; agricultural services, farm markets, distributors; and primary processing; and vibrant, agriculture-supportive communities.

AIRPORTS means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/ Noise Exposure Projection (NEP) mapping.

AIRPORT-RELATED USES means for the purposes of policy 4.8.64, land uses that are limited to airport-related commercial and industrial (e.g. aircraft sales and service manufacturing, maintenance, shipping and storage), research establishments, commercial flight schools includi ng associated temporary accommodation, business offices and, small scale accessory uses. For clarification regarding this definition, residential, hotel accommodation, and major retail uses are not permitted uses.

ALTERNATIVE ENERGY SYSTEMS means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. Alternative energy systems undertakings do not include renewable energy undertakings as defined in the *Green Energy and Green Economy Act (2009).*

AREAS OF ARCHAEOLOGICAL POTENTIAL means areas with the likelihood to contain *archaeological resources*. Criteria for determining archaeological potential are established by the *Province*, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act.*

AREAS OF MINERAL POTENTIAL means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known mineral deposits or other technical evidence. *Areas of mineral potential* are identified using accepted scientific methodology.

AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI) means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

AREAS OF PETROLEUM POTENTIAL means areas favourable to the discovery of *petroleum resources* due to geology, the presence of known *petroleum resources* or technical evidence.

ASSESSMENT AREA ENVIRONMENTAL STUDY means a report prepared by a *Qualified Person* to assess the *D-4 Assessment Area* to determine if the area included should be varied.

BRADFORD WEST GWILLIMBURY STRATEGIC SETTLEMENT EMPLOYMENT AREA means the area set out in Schedule 5.1.2 which boundary and uses are set by the Minister of Infrastructure and planned for in accordance with Section 3.9.

BROWNFIELD SITES are undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict, or vacant.

BUFFER AREA for the purposes of w*aste* management means the area adjacent to the *Fill Area* in which only *waste management site* uses other than *landfilling* may occur. Generally, the minimum distance for a buffer zone is 30 meters but can be extended to 100 meters or more at the discretion of the owner and operator of the w*aste management site* or at the direction of the applicable *provincial* ministry.

BUILT BOUNDARY means the limits of the developed urban area as defined in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan.

BUILT-UP AREA means all lands within the *built boundary*.

BUILT HERITAGE RESOURCES means one or more *significant* buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to the community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act,* or listed by local, provincial or federal jurisdiction.

BUSINESS PARKS are *subdivision*s within *settlement areas* which accommodate industrial, wholesale, office, and service establishments, as well as retail establishments.

COASTAL WETLAND means any *wetland* that is located on Georgian Bay or any other *wetland* that is on a tributary to Georgian Bay and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of Georgian Bay.

COMMUNITY INFRASTRUCTURE refers to lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety, and *affordable* housing.

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

COMPLETE STREETS means a public right-of-way where the transportation facilitates and adjacent land uses are planned, designed and constructed to accommodate users of all ages and abilities including pedestrians, cyclists, transit vehicles, automobiles and freight traffic.

CONSERVED means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

COUNTY refers to the Corporation of the County of Simcoe unless otherwise specified. The *County* is a municipality for the purposes of *Provincial* legislation.

CULTURAL HERITAGE LANDSCAPE means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites and natural elements that are valued together for their interrelationship, meaning or association. Examples may include but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act,* villages, parks, gardens, main streets and neighbourhoods, cemeteries, trailways, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities.

CULTURAL FEATURES refer to historical, architectural, archaeological, recreational, and aesthetic built and natural features of cultural significance including *significant built heritage resources*, *significant cultural heritage landscapes*, and *archaeological resources*.

D-4 APPROVAL AUTHORITY for all *County* owned or operated *waste management sites* with *Fill Areas* the *County* is the *D-4 Approval Authority.* For all private and *local municipality* owned or operated *waste management sites*, the *local municipality*, within which the property is located, is the *D-4 Approval Authority.*

D-4 ASSESSMENT AREA refers to the lands generally within 500 metres of the *Fill Area ,* or more specifically, the area shown on the applicable schedules in the *local municipal* official plans. The *D-4 Assessment Area* may vary according to the actual *waste* cell location, depth and type of *waste* and existing conditions. The *County* will also prepare and make available for information purposes, a map showing the *D-4 Assessment Areas* for *waste management sites* containing a *Fill Area*.

D-4 STUDY is a study required to evaluate the presence and impact of any adverse effects or risks to health and safety and any necessary remedial measures necessary for a proposed *development* in compliance with the *Guideline D-4* including, but not limited to, ground and surface water (hydrogeology and hydrology), noise, odour, and dust, methane gas migration, traffic impact, land use compatibility, and other studies considered appropriate**.**

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

DEVELOPMENT means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*, but does not include:

a) activities that create or maintain *infrastructure* authorized under an environmental assessment process; or

b) works subject to the *Drainage Act*.

DYNAMIC BEACH HAZARD means areas of inherently unstable accumulation of shoreline sediments along the Great Lakes - St. Lawrence River System and large inland lakes. The *dynamic beach* hazard limit consists of the flooding hazard limit plus a *dynamic beach* allowance.

ECOLOGICAL FUNCTION means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

ECONOMIC EMPLOYMENT DISTRICTS as shown on Schedule 5.1.2 and are to be planned and protected for locally significant employment uses but are not *settlement areas.*

EMPLOYMENT AREA means areas in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

ENVIRONMENTAL IMPACT STATEMENT (EIS) means a report or document that identifies and describes *natural heritage features and areas* and *ecological functions* and determines and evaluates the implications of proposed *development* or *infrastructure* and its interactions with the *natural heritage features and areas* and *ecological functions* of an area. An EIS must determine whether the likelihood of *negative impacts* occurring on the *natural heritage features and areas* and *ecological functions* is definite or probable if the development proceeds under a given proposed design. The EIS will determine the need for modifications to proposed plans, buffers, and other mitigation strategies to demonstrate that there will be no *negative impacts* on *natural heritage features and areas* and *ecological functions* of the *County* or local *natural heritage systems*. In the case of *infrastructure*, the *EIS* will demonstrate only such *negative impacts* as are consistent with Sections 3.8.17 through 3.8.20 of this *Plan*.

ENVIRONMENTAL PROTECTION ACT means the *Environmental Protection Act*, R.S.O. 1990, c. E.19**,** as amended or any subsequent legislation.

ENVIRONMENTALLY SENSITIVE AREAS are areas supporting fragile ecosystems susceptible, prone, or vulnerable to human impact and/or *development* pressures.

EROSION HAZARD means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

ESSENTIAL EMERGENCY SERVICE means services which would be impaired during an emergency as a result of flooding, the failure of flood-proofing measures and/or protection works, and/or erosion.

FAMILY OF SERVICES means the integration of conventional transit services with specialized/micro-transit to promote independence, inclusion, integration and self-sufficiency in the customer.

FILL AREA means the area of a *waste management site* for *landfilling* purposes.

FISH HABITAT means as defined in the *Fisheries Act,* c. F-14, means spawning grounds and nursery, rearing, food supply, and migration areas on which *fish* depend directly or indirectly in order to carry out their life processes.

FLOOD FRINGE for *river, stream and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the *flood fringe* than those experienced in the *floodway.*

FLOOD PLAIN for *river, stream and small inland lake systems*, means the area, usually low lands, adjoining a watercourse which has been, or may be, subject to *flooding hazards*.

FLOODWAY for *river, stream and small inland lake systems*, means the portion of the *flood plain* where *development* and *site alteration* would cause a danger to public health and safety or property damage. Where the One Zone Concept is applied, the *floodway* is the entire contiguous *flood plain.* Where the Two Zone Concept is applied, the *floodway* is the contiguous inner portion of the *flood plain,* representing that area required for the safe passage of flood flow and /or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the Two Zone Concept applies, the outer portion of the *flood plain* is called the *flood fringe.*

GREYFIELDS are previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict, or vacant.

GRID ROADS refer to roads such as concession and sideroads which form part of the original *rural* road system of the *County*, plus all arterial roads which now serve as Provincial Highways, County Roads, and *local municipal* arterial roads.

GROUND WATER FEATURE refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

GUIDELINE D-4 means the provincial *Guideline D-4*, as amended and any successor guideline or legislation.

HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES means:

a) with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the *Endangered Species Act, 2007* is in force, the area prescribed by that regulation as the habitat of the species; or

b) with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and

places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of species as dens, nests, hibernacula or other residences.

HAZARDOUS LANDS means property or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of the Great Lakes – St. Lawrence River

System, this means the land, including that covered by water, between the international boundaries, where applicable, and the furthest landward limit of the *flooding hazard, erosion hazard* or *dynamic beach hazard* limits. Along the shorelines of *large inland lakes,* this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard, erosion hazard* or *dynamic beach hazard* limits. Along *river, stream and small inland lake systems,* this means the land including that covered by water, to the furthest landward limit of the *flooding hazard,* or *erosion hazard* limits.

HAZARDOUS SITES means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clay's, organic soils) or unstable bedrock (karst topography).

HEALTHY AGING means:
The opportunity for older persons to live in a secure environment, enjoy good health and continue to be engaged both socially and physically in society, regardless of age, income, or ability level.

HERITAGE ATTRIBUTES means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).

INDIVIDUAL ON-SITE SEWAGE SERVICES means individual, autonomous sewage disposal systems within the meaning of s.8.1.2, O. Reg. 403/97, under the *Building Code Act, 1992* that are owned, operated and managed by the owner of the property upon which the system is located.

INDIVIDUAL ON-SITE WATER SERVICES means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

INFRASTRUCTURE means physical structures (facilities and corridors) that form the foundation for *development. Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities and electricity transmission facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

INNISFIL HEIGHTS STRATEGIC SETTLEMENT EMPLOYMEN TAREA means the area shown on Schedule 5.1.2 with the boundary and uses determined by the Minister of Infrastructure and planned for in accordance with Section 3.9.

INSTITUTIONAL USE for the purposes of policy 4.5.12, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities,

and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

INTENSIFICATION means the *development* of a property, site or area at a higher density than currently exists through:

a) *Redevelopment,* including the reuse of *brownfield sites;*
b) The *development* of vacant and/or underutilized lots within previously developed areas;
c) Infill *development;* and
d) The expansion or conversion of existing buildings.

LAKE SIMCOE REGIONAL AIRPORT ECONOMIC EMPLOYMENT DISTRICT means the area shown on Schedule 5.1.2 which boundary and uses are determined by the Minister of Infrastructure and planned for in accordance with Section 3.9. Major retail and residential uses are not permitted.

LANDFILLING means the disposal of waste by deposit, under controlled conditions, on land or on land covered by water, and includes compaction of the waste into a cell and covering the waste with cover materials at regular intervals (R.R.O. 1990, Reg. 347: General – Waste Management).

NON-LANDFILLING means any permitted use or activity in a *waste management site* other than landfilling and includes, but is not limited to, recycling facilities, transfer stations, and processing sites.

LARGE INLAND LAKES means those waterbodies having a surface area of equal to or greater than 100 square kilometers where there is not a measurable or predictable response to a single runoff event.

LEGAL or TECHNICAL REASONS means severances for purposes such as easements, corrections of deeds, quit claims, and other minor boundary adjustments, which do not result in the creation of a new lot.

LOCAL MUNICIPALITY or LOCAL MUNICIPAL refers to any of the sixteen Towns and Townships within the County of Simcoe.

LOW and MODERATE INCOME HOUSEHOLDS means:

a) In the case of home ownership, households with incomes in the lowest 60 percent of the income distribution for the *regional market area;* or
b) In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area.*

MAJOR GROWTH or MAJOR DEVELOPMENT refers to any land use change which can be reasonably expected to impact on the environment or on infrastructure and generally includes those uses identified in Section 4.11.10.

MAJOR GOODS MOVEMENT FACILITIES AND CORRIDORS means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines developed by the *Province* or based on municipal approaches that achieve the same objectives.

MAJOR TRANSIT STATION AREA means the area including and around any existing or planned higher order transit station within a *settlement area*; or the area including and around a major bus depot in an urban core. Station areas generally are defined as the area within an approximate 500m radius of a transit station, representing about a 10-minute walk.

MARINE FACILITIES means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities*.

MICRO-TRANSIT means a form of demand-responsive transport service which offers flexible routing and/or flexible scheduling of minibus vehicles. Micro-transit providers build routes so as to match demand and supply and extend the efficiency and accessibility of the transit service.

MINERALS means metallic minerals and non-metallic minerals as herein defined, but does not include *mineral aggregate resources* or *petroleum resources.* Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallica minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

MINERAL AGGREGATE OPERATION means:

a) Lands under license or permit, other than for *wayside pits and quarries,* issued in accordance with the *Aggregate Resources Act,* or successors thereto;
b) For lands not designated under the *Aggregate Resources Act,* established pits and quarries that are not in contravention of municipal zoning bylaws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
c) Associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

MINERAL AGGREGATE RESOURCES means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act.*

MINERAL DEPOSITS means areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

MINIMUM DISTANCE SEPARATION FORMULAE means the formulae developed by the *Province* to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

MOE means the Ministry of the Environment.

MULTIMODAL means the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air and marine.

MULTIMODAL TRANSPORTATION SYSTEM means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

MUNICIPAL SEWAGE SERVICES means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality.

MUNICIPAL WATER SERVICES means a municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002.*

MUNICIPALITIES WITH PRIMARY SETTLEMENT AREAS include the Town of Bradford West Gwillimbury, the Town of Collingwood, the Town of Innisfil, the Town of Midland, the Town of New Tecumseth, and the Town of Penetanguishene.

NATURAL HERITAGE FEATURES AND AREAS (NATURAL HERITAGE) means features and areas, including *significant wetlands*, *significant and other coastal wetlands*, *habitat of endangered species and threatened species*, *fish habitat*, *significant woodlands*, *significant wildlife habitat*, *significant valleylands*, and *significant areas of natural and scientific interest,* which are important for their environmental and social values as a legacy of the natural landscapes of an area.

NATURAL HERITAGE SYSTEM means a system made up of *natural heritage features and areas,* and linkages intended to provide connectivity (at a regional or site level) and support natural processes which as necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The *Province* has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used.

NEGATIVE IMPACTS means:

a) In regard to policy 2.2 of the PPS, degradation to the *quality and quantity of water, sensitive surface water features* and *sensitive ground water features,* and their related *hydrologic functions,* due to single, multiple or successive *development* or *site alteration* activities;
b) In regard to *fish habitat,* the harmful alteration, disruption or destruction of *fish habitat,* except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act,* using the guiding principle of no net loss of productive capacity; and
c) In regard to other *natural heritage features and areas,* degradation that threatens the health and integrity of the natural heritage features and areas or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

NEW MULTIPLE LOTS AND UNITS FOR RESIDENTIAL DEVELOPMENT means the creation of more than three units or lots through either plan of subdivision, consent or plan of condominium.

NODES means areas within settlement areas of more intense density, mixed-use and activity. They are compact clusters of uses that may include downtowns, mixed-use communities, clusters of office buildings, post-secondary educational campuses or other higher-density areas both large and small.

ON-FARM DIVERSIFIED USES means uses that are secondary to the principle agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products.

PARTIAL SERVICES means

a) *Municipal sewage services* or *private communal sewage services* and *individual on-site water services*; or
b) *Municipal water services* or *private communal water services* and *individual on-site sewage services.*

PLAN or COUNTY PLAN refers to the Official Plan of the County of Simcoe unless otherwise specified.

PLANNED CORRIDOR or ROAD means transportation corridors identified through *provincial* plans, *County* plans, or preferred alignments determined through the *Environmental Assessment Act* process which are required to meet projected needs.

PLANNED CORRIDORS means corridors or future corridors which are required to meet projected needs, and are identified through provincial plans, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation is actively pursuing the identification of a corridor. Approaches for the protection of *planned corridors* may be recommended in guidelines developed by the *Province*.

PLANNING ACT means the *Planning Act,* R.S.O. 1990, c. P.13, as amended or any subsequent legislation.

PRIMARY SETTLEMENT AREAS are those locations set out in Schedule 5.1.2 and include the *settlement areas* of the Town of Collingwood, the Town of Midland together with the Town of Penetanguishene, and the *settlement areas* of the communities of Alcona in the Town of Innisfil, Alliston in the Town of New Tecumseth and Bradford in the Town of Bradford West Gwillimbury.

PRIME AGRICULTURAL AREA means areas where *prime agricultural lands* predominate. This includes: areas of *prime agricultural lands* and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the *Province* as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the *Province*.

PRIVATE COMMUNAL SEWAGE SERVICES means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

PRIVATE COMMUNAL WATER SERVICES means a non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

PROCESSING OF AGRICULTURAL PRODUCTS where it is permitted in *Prime Agricultural Areas* or Rural Areas are those agriculture-related uses, which do not require additional water and sewer servicing, such as the initial cleaning, culling, storing, or packaging of products produced on the farm or in conjunction with farms in the vicinity which produce the same agricultural products, in preparation for shipment to food processing establishments or market.

PROTECTED HERITAGE PROPERTY means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the *Province* and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

PROVINCIAL PLANNING STATEMENT (PPS) refers to the *Provincial Planning Statement, 2024* issued under Section 3 of the *Planning Act*.

PROVINCE or PROVINCIAL refers to the Province of Ontario and its Ministries. Specific Ministry names are not used due to periodic changes in Ministry names and roles.

PUBLIC SERVICE FACILITIES means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long-term care services and cultural services. *Public service facilities* do not include *infrastructure.*

QUALIFIED PERSON means a person who meets the qualifications prescribed by the regulations under the *Environmental Protection Act*.

RAIL FACILITIES means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

RAMA ROAD ECONOMIC EMPLOYMENT DISTRICT means the area shown on Schedule 5.1.2 with the boundary and uses as determined by the Minister of Infrastructure and planned in accordance with Section 3.9. Major retail uses are not permitted.

RECREATIONAL DISTRICT is an area within the *rural area* identified within a *local municipal* official plan as an area to be mapped and planned on a comprehensive basis to accommodate recreational, residential, and related commercial *development* associated with particular geographic features.

REDEVELOPMENT means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites* or *greyfield sites.*

RENEWABLE ENERGY SYSTEMS means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy. These systems have the same meaning as a renewable energy undertaking under the *Green Energy and Green Economy Act, 2009*.

RESERVE SEWAGE SYSTEM CAPACITY means design or planning capacity in a centralized waste water treatment facility which is not yet committed to existing or approved *development*. Reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the *development* can be treated or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

RESERVE WATER SYSTEM CAPACITY means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved *development.*

RESIDENCE SURPLUS TO A FARMING OPERATION means an existing farm residence that is rendered surplus as a result of farm consolidation (farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation).

RIVER, STREAM AND SMALL INLAND LAKE SYSTEMS means all watercourses, rivers, streams and small inland lakes or water bodies that have a measurable or predictable response to a single runoff event.

RURAL EMPLOYMENT AREAS are clusters of industrial and commercial uses, including vacant lands that are designated and zoned for such uses and are located in the Rural designation outside of *settlement areas*.

RURAL, RURAL AREAS, or RURAL DEVELOPMENT refers to areas or *development* in the rural area which are located outside *settlement areas* and which are outside *prime agricultural areas.*

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

SENSITIVE in regard to *surface water features* and *ground water features,* means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

SENSITIVE LAND USES means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby major facility. *Sensitive Land Uses* may be part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

SENSITIVE LAND USES (for Section 4.9 only) as defined under the *Guideline D-4* is any existing or committed land use which includes: a permanent structure used in animal husbandry, or agricultural land used for pasturing livestock, or a permanent structure where a person sleeps, or a person is present on a full-time basis, but not including food or motor vehicle service facilities adjacent to a highway, utility operations, scrap yards, heavy industrial uses, gravel pits, quarries, mining or forestry activities, or cemeteries.

SERVICING CAPABILITY STUDY is a comprehensive technical study of a *settlement* or proposed *development* to identify the capability of the surrounding area to safely accommodate future growth and *development* on individual water and sewer systems or partial water and sewer systems, establishing a technical foundation to evaluate secondary plans and applications for *development*. The study shall (1) examine the ability of the soils and groundwater to assimilate the effluent from growth and *development*, (2) identify appropriate limits on the extent and timing of *development*, (3) determine appropriate arrangements and capacity for treatment of hauled sewage from the systems, and (4) identify the appropriate density and/or design parameters, all of which are to ensure there will be no *negative impact* on *natural heritage* features and functions and to ensure the protection or enhancement of ground and surface water quality of the *settlement* or *development* area.

SERVICING FEASIBILITY STUDY refers to a preliminary examination and determination of the costs and feasibility of servicing a *development* of more than five lots or units. The study should normally examine water, sewer, road, and other infrastructure needs, as well as wellhead protection constraints, storm water management facilities, and intake protection zones.

SETTLEMENT AREAS means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario's *settlement areas* vary significantly in terms of size, density, population, economic activity, diversity, intensity of land uses, service levels, and types of infrastructure available.

Settlement areas are:

a) Built up areas where development is concentrated and which have a mix of land uses; and
b) Lands which have been designated in an official plan for development over the long-term.

SIGNIFICANT means:

(a) In regard to *wetlands, coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the *Province*, as amended from time to time;

(b) In regard to all other features and areas referred to in both this *Plan* and the *Provincial Planning Statement*, as those features and areas are defined in the *Provincial Planning Statement* unless otherwise defined in this *Plan*;

(c) In regard to local natural heritage systems, features and ecological functions as defined in municipal official plans; and

(d) In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

SIGNIFICANT ARCHAEOLOGICAL RESOURCES means the remains of any building, structure, activity, place or cultural feature, which because of the passage of time is on or below the surface of the land or water, and which has been identified and evaluated and determined to be *significant* to the understanding of the history of people or place. The identification and evaluation of this resource is based upon an archaeological assessment.

SIGNIFICANT WOODLANDS means an area which is:

a) ecologically important in terms of features such as species composition, age of trees and stand history;
b) functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or
c) economically important due to site quality, species composition, or past management history.

These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry.

Local municipalities may map *significant woodlands* in local official plans. *Significant woodlands* can also be determined through an *Environmental Impact Statement*.

Local municipalities shall determine whether a woodlot is a *significant woodland* within a *settlement area* based on criteria established within the local official plan.

Outside of a *settlement area*, where a woodlot is determined not to be ecologically or economically important, its potential importance shall be determined by a minimum patch established in the *local municipal* official plans. In determining the minimum patch size in *local municipal* official plans, the following size criteria established by the Ministry of Natural Resources and Forestry will be used unless appropriate justification is provided to use different criteria:

- where woodland cover is less than 5% of the land cover in the *local municipality*, *woodlands* 2 ha in size or larger should be considered *significant*;
- where woodland cover is 5 – 15% of the land cover in the *local municipality*, *woodlands* 4 ha in size or larger should be considered *significant;*
- where woodland cover is 16 – 30% of the land cover in the *local municipality*, *woodlands* 20 ha in size or larger should be considered *significant*;
- where woodland cover is 31 – 60% of the land cover in the *local municipality*, *woodlands* 50 ha in size or larger should be considered *significant*.

For the purposes of this definition:

- A patch is a distinct, separate area of contiguous *woodlands*. The edge of a patch is delineated by the outermost dripline.
- *Woodlands* remain contiguous even if interrupted by natural clearings, or clearings for *agricultural uses*, other *rural* land uses, or *infrastructure*, provided the clearing is not more than 20 metres wide, edge to edge.
- Patch size is not deemed to terminate if the *woodland* crosses municipal, county, or regional boundaries.

SIMCOE SUB-AREA means the geographic area consisting of the County of Simcoe, the City of Barrie and the City of Orillia.

SITE ALTERATION means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

SOUTHERN LIMIT OF THE CANADIAN SHIELD refers to the boundary described in the *Provincial Planning Statement*.

SPECIAL POLICY AREA means an area within a community that has historically existed in a *flood plain* and where specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to address the *significant* social and economic hardships to the community that would result from strict adherence to *provincial* policies concerning *development*.

SPECIALTY CROP AREA means areas designated using evaluation procedures established by the *province*, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

a) Soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
b) A combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

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

STRATEGIC GROWTH AREAS means within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating *intensification* and higher-density mixed uses in a more *compact built form*. *Strategic growth areas* include *major transit station areas*, existing and emerging downtowns, lands in close proximity to publicly-assisted post-secondary institutions and other areas where growth or development will be focused, that may include infill, *redevelopment* (e.g. underutilized shopping malls and plazas), *brownfield sites*, the expansion or conversion of existing buildings, or *greyfields*. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or *higher order transit* corridors many also be identified as *strategic growth areas*,

STRATEGIC SETTLEMENT EMPLOYMENT AREAS means areas that are to be planned and protected for employment uses that require large lots of land and depend upon efficient movement of goods and access to Highway 400. These are not *settlement areas*. Major retail and residential uses are not permitted.

STRIP DEVELOPMENT is lot creation in the Rural Designation:

(a) along roads that are part of the originally surveyed concessions and side roads grid or are other more recently surveyed arterial or collector roads which are not part of an internal local road system; and
(b) which is arranged in linear configurations of more than three non farm lots within 200 metres of the proposed lot line as measured along the frontage of one side of the road.

SUBDIVISION refers to *subdivision* of land by plan or by consent - the latter is often known as severance. *Subdivision* may also be known as lot creation.

SURFACE WATER FEATURE refers to water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

TRAFFIC DEMAND MANAGEMENT (TDM) means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route or cost.

TRANSIT SERVICE AREA is a defined area traversing municipal boundaries in which *local municipal* transit service is available or will be planned.

TRANSIT SERVICE PLAN is a plan outlining the implementation of transit within a *Transit Service Area.*

TRANSIT-SUPPORTIVE in regard to land use patterns, means development that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities. Approaches may be recommended in guidelines developed by the *Province* or based on municipal approaches that achieve the same objectives.

TRANSPORTATION SYSTEM means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park n'ride lots, service centres, rest stops, vehicle inspections stations, inter-modal facilities, harbours, *airports*, *marine facilities*, ferries, canals and associated facilities such as storage and maintenance.

TWO ZONE CONCEPT means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*.

VALLEYLANDS means:

- within areas of conservation authority jurisdiction, all lands below/within the stable top of bank, predicted top of stable slope, *flood plain* limit, or predicted meander belt limit, as prescribed in Section 2(b) of each conservation authority's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulation under the *Conservation Authorities Act*;
- in the rest of the *County*, *valleylands* as defined by the *Provincial Planning Statement*.

WASTE includes ashes, garbage, refuse, domestic *waste*, industrial *waste*, or municipal refuse, and such other materials as are designated in the regulations of the *Environmental Protection Act*. For the purposes of this Plan, waste does not include liquid waste other than the capture and treatment of leachate.

WASTE MANAGEMENT SITE means a site and facilities to accommodate solid *waste* from one or more municipality and includes one or more of the following activities or uses:

(a) *landfilling* activities;
(b) *non-landfilling* activities
(c) a *Fill Area* and the *Buffer Area* of a property which has been or is suspected to have been used as a *landfilling*;

(d) any land upon, into or through which, or building or structure in which, *waste* is deposited, disposed of, handled, stored, transferred, treated or processed; and
(e) any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment, or processing referred to in clause (a) to (d).

WASTE MANAGEMENT SYSTEM means a collection of waste management sites.

WATERSHED MANAGEMENT (PLAN) refers to a report or to information regarding a watershed or sub-watershed which establishes guidelines for *development* and best land use practices and management to conserve:

- ground and surface water quality and quantity
- *natural heritage* features
- *woodlands*
- *fish habitat*
- recharge, discharge, and headwater areas

WETLANDS means land that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plant or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes, which no longer exhibit wetland characteristics, are not considered to be wetlands for the purposes of this definition.

WILDLIFE HABITAT means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

WOODLANDS means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest".