



OFFICIAL PLAN REVIEW

Official Plan – Statutory Public Meeting



March 8, 2023

-
- Project Overview and Work Program
 - Draft Official Plan Process
 - Key Changes
 - Public Input
 - Next Steps

Study Process

Phase 1: Preparatory

- Communications Strategy
- Visioning Workshops
- Draft Growth Management Strategy
- Draft Discussion Paper
- Public Open House
- Section 26 Public Meeting
- Final Discussion Paper and Growth Management Strategy



We
are
here

Phase 2: New Official Plan

- Background Reports
 - Population-Related Employment
 - Intensification Strategy
 - Bayfield Corridor Study
- Draft Official Plan
- Statutory Public Open House
- Final Official Plan
- **Statutory Public Meeting**
- Council Adoption

Consultation Timeline

- 2016 – Public Visioning Workshops
- November 14, 2019 – Open House
- December 5, 2019 – Section 26 Public Meeting
- December 14, 2020 – Special Meeting of Council to update Council on project progress
- February 23, 2021 – Presentation of Supporting Studies to Residents and Stakeholders
- September, 2021 – Presentation of final Background Documents to Council
- February 23, 2023 – Statutory Public Open House

To draft the new Official Plan WSP worked closely with Township staff to identify key issues and necessary policy updates

- WSP reviewed the existing Official Plan (OP) in detail
- WSP created a new outline for the OP
- Existing policies that remain relevant were retained in the new OP
- New policies reflecting the Provincial Policy Statement, 2020, Growth Plan 2020 and recent amendments to the Planning Act were added
- Recent OPAs for Additional Residential Units and Site Specific Exceptions were incorporated into the new OP
- New land use schedules were created



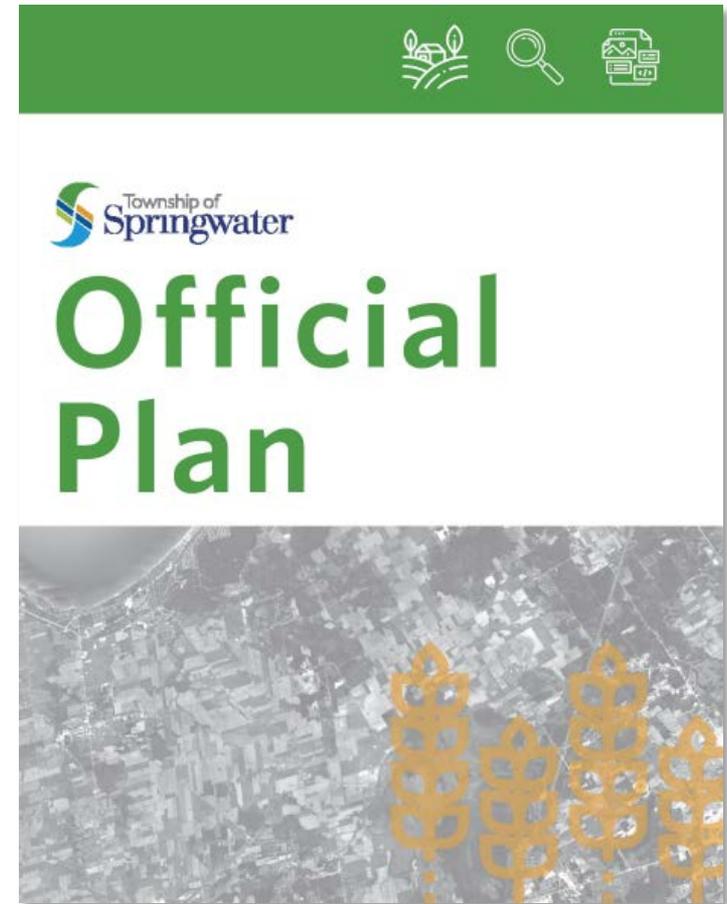
Official Plan Structure

A new structure to improve readability.
Reduced the number of sections from 30 to 14:

1. Introduction
2. Planning for Growth
 - Growth Management
 - Settlement Structure
3. The Environment
4. The Township's Economy and Resources
5. Agriculture
6. Employment Areas
7. Community Building
 - Facilities and institutions
8. Parks, Open Spaces, and Recreation
9. Cultural Heritage
10. Community Design
 - Streetscapes, signage, subdivision design and urban design
11. Infrastructure
 - Roads, Sewer, Water and Utilities
12. Land Use and Development
 - Policies for each land use designation
13. Interpretation and Implementation
 - Process and planning tools
14. Secondary Plans

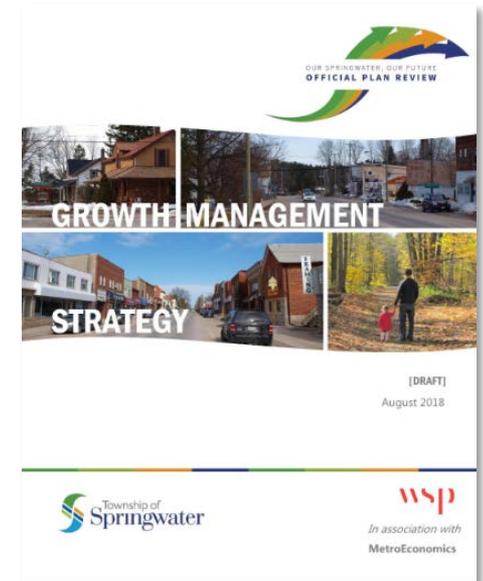
General Updates

- All population and housing growth forecasts updated to reflect the Growth Management Study
- Clarified intensification target of 15% within delineated built-up areas in Elmvale and Midhurst
- Removed redundant policies and simplified wordy or complex policies
- Incorporated recent Official Plan Amendments into the OP (e.g. Additional Residential Units)
- Updated terminology for consistency with the Provincial Policy Statement and Growth Plan
- Added provisions to support walking and cycling infrastructure



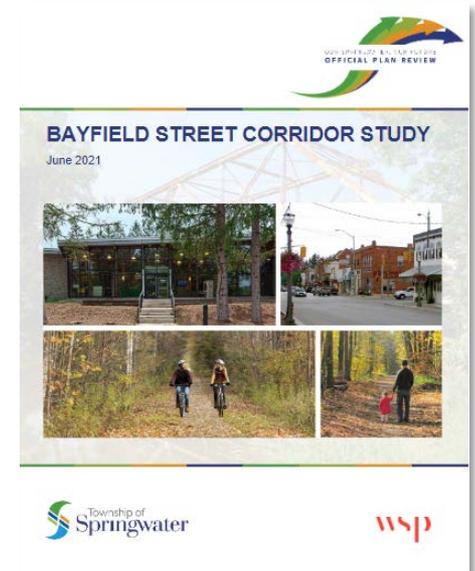
Population Forecasts and Targets

- The Township's population is projected to grow from 22,020 in 2021 to 26,150 in 2031. This represents an increase of the number of residents by 4,130 over 10 years, or a 19% increase.
- An intensification target of 15% is proposed to be achieved by 2031, meaning that 15% of annual residential unit growth will be contained within the delineated built-up areas of the Township (Midhurst and Elmvale)
- An Employment lands target density of 20 jobs per hectare is proposed to be achieved by 2031
 - (current target: 30 jobs per hectare)



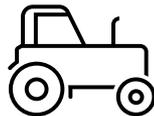
Bayfield Corridor

- Policies and mapping for the Midhurst Secondary Plan are unchanged
- New overlay policy (s. 12.13.2) requires applicants for development within the Bayfield Corridor to show how their proposal helps implement the vision set out in the Bayfield Corridor Study.
- This includes:
 - Making the Bayfield Corridor a destination
 - Improving road safety, including for pedestrians and cyclists
 - Providing a mix of residential and commercial land uses
 - Supporting new open spaces, park and green landscaping
- The Bayfield Corridor Study will be included as an Appendix in the final version of the Official Plan.



Agriculture-Related and On-Farm Diversified Uses

- Replaced policies for “Farm Related Commercial and Industrial Uses” with policies for “Agriculture-Related” uses (s. 5.3.2) and “On-Farm Diversified Uses” (s. 5.3.3) for consistency with the Provincial Policy Statement.
- New policies establish criteria for Agriculture-Related Uses to be permitted within the Agricultural designation
- New policies for On-Farm Diversified Uses establishes a definition of the term and criteria for permitting secondary uses on farmland, including:
 - Maximum of 2% of the land (up to 1 ha) may be used
 - No permanent event venues on Prime Agricultural Land
 - Use will not conflict with, or preclude the agricultural use of the property



Employment Land Conversions

- Added new policies related to the conversion of Employment lands to non-employment uses for consistency with the PPS and Growth Plan (s. 6.4.3)
- An application to change the designation from “Industrial” or Business Park” to “Residential” will be required to show:
 - the conversion is needed, through a land needs assessment
 - the Township’s employment forecasts can still be met
 - there will be no compatibility issues



- The Township has received close to 50 individual comments throughout the Official Plan project
- Each comment has been reviewed and considered by the project team
- Comments identifying errors or omissions will be addressed in the second draft of the Official Plan
- Requests for site-specific designation changes have not been addressed since the landowner can generally apply for an Official Plan Amendment
- Several comments raised concern with maps showing **Natural Heritage** or **Environmental Protection** on their property
 - The Natural Heritage and Environmental Protection designations do not prevent an existing land use from continuing.
 - If a change in land use is proposed through a Planning Act application, the Natural Heritage mapping acts as a trigger to confirm if there are significant natural features to be protected. Then, certain areas may be excluded from development, or other measures will be required to avoid negative impacts.

- The Nottawasaga Valley Conservation Authority requested a number of changes to specific terms. The NVCA also requested changes to mapping to improve clarity and to reflect the Source Protection Plan.
 - These changes have been made
- We received comments requesting additional consideration for seniors housing
 - General policies were updated to provide greater emphasis on housing for seniors
- The Simcoe County District School Board requested that school, as Public Service Facilities, be permitted in all land use designations, subject to land use compatibility considerations.
 - This change will be made, however they will not be permitted in the Employment designation, or within the Environmental Protection designations.

1. Final Revisions based on feedback received tonight
2. Council Adoption and submission to the County for approval

Stay Updated with the Official Plan Review!

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