

Comment Date	Agency / Affiliation	Address	Comment Subject	Comment	Response	THEME
Section 26 Statutory Public Meeting - December 5, 2019						
11/10/2020		1316 Hwy 26	Additional dwelling units	<p>Commenter expressed support for ADU policies, however their property is designated "Government Administrative" and would therefore be excluded from the blanket permission. They emphasized that the policy proposal says ADUs would be permitted on land designated AND zoned for singles, semis and towns, but their property is only zoned residential. They also pointed out that every property between Springwater Park and Hwy 27 intersection is in the same Govt/Adm. designation. Commenter requests that the town:</p> <ul style="list-style-type: none"> -advise said property owners, including ourselves, (that is, all the property owners all along this section of Hwy 26) have a Govt/Adm designation on their properties in the present Official Plan, -advise why we all have this unsuitable designation, and -advise why Springwater Planning wouldn't actively work to change what appears to be an erroneous designation and re-designate all these properties as Residential in the new Official Plan so that all of us property owners in the vicinity of Midhurst Station could also utilize this new proposed Amendment?. 	We will review the Official Plan designation for the properties referenced and if appropriate will recommend they be designated residential. The ADU policies allow for additional residential units on properties where residential development is permitted and within existing residential dwellings. The Additional Residential Unit policies are currently in effect. The establishment of the 'Government/Administration' was established in recognition of existing administrative buildings located in the area. The existing properties located within the identified lands are currently zoned for residential uses and are permitted to incorporate additional residential units within the existing residential dwelling units located within the neighborhood.	SITE SPECIFIC RE-DESIGNATION REQUEST
11/11/2020		1316 Hwy 26	Designation	Mr. Mitchell followed up his previous comment by advising the Town that he confirmed his neighbors were not aware that their properties are designated Government Administrative, and he wanted to reiterate his request to have the designations changed.	The Administration designation allows for the continuance of existing residential units. It is for this reason that a designation change to 'Midhurst Village' is not warranted as ARU's are permitted within the existing residential dwellings in this location due to current zone provisions in effect.	DESIGNATION CHANGE REQUEST
11/25/2020		2024 Old Second South, Midhurst, ON	Lot creation	The landowner would like to create a new residential lot approx. 1-2 acres with 50-60 metres road frontage. They understand the current rural consent policies would not permit this, but it would be similar to the existing neighbour's lot and they hope the new policies will all for limited residential development in the rural designation, similar to the County of Simcoe Official Plan policies. They would like to sever the policy so that they can retire while continuing to live on and farm their property.	The subject property is located outside of the settlement area of Midhurst on lands designated 'Agricultural' in the Township Official Plan. The updated Official Plan is required to conform to the County of Simcoe Official Plan. The rural severance policies and prime agricultural land severance policies will be reviewed closely to ensure they follow the direction of the County and Provincial policies.	POLICY DIRECTION REQUEST
Phase 2 of Official Plan (Policy Drafting) - February 19, 2021						
2/23/2021		1060 Bayfield Street North	Commercial designation	WSP is showing Commercial Structures from Carson Rd. to Finley Mills and from Snow Valley to Curry Drive but not from Curried Drive to Carson Road My property as you all well know is on the other side of Currie Drive. As you all on the Council know that this property is 2 acres and you are blocking me on purpose by NOT including me in the Official Plan Policy.	<p>The Bayfield Street Corridor Study is currently in draft form and the purpose of these stakeholder meetings is to obtain comments regarding the information/recommendations. Staff confirms that Official Plan Amendment 54 was approved in February 2019 and establishes the Mixed/Use designation on 1060 Bayfield Street representing the property of your specific interest. OPA 54 has been relayed to WSP for review and comment with respect to the Bayfield Street Corridor Study.</p> <p>The stakeholder process is intended to collect the most accurate information from stakeholders (residents, property owners, agencies, businesses, developers) such as yourself to inform the recommendations contained within reports such as the Bayfield Street Corridor Study. The process is setup to be transparent. Outreach to property owners is intended to open the lines of communication with stakeholders such as yourself to ensure that their specific interests are considered throughout the process.</p> <p>That said, the determination to include 1060 Bayfield Street within the limits of the corridor study will need to be reviewed in further detail based on the policy direction contained within OPA 54 and other considerations such as provision of access, developability and servicing. The subject property should be included within the limits of the corridor study as a commercial designation has been established.</p>	LAND USE SCHEDULE CORRECTION
2/23/2021			Intensification	Why is Midhurst the focus of so much intensification? Now I see that you want to reduce the requirement for single family homes in the transitional area. One would only find out about this through the website as no one has made any of the existing residents aware of these changes. It looks as if Midhurst will ultimately have a higher population density than the City of Barrie. Please take into consideration the existing residents when making these changes and please notify them!	The Township's Official Plan Review is a public process and has been ongoing for several years now. Updates are always posted online and we encourage stakeholders to keep apprised of the process by reviewing the website, or reaching out to staff. The Bayfield Corridor has always been envisioned by the Township to evolve into something much more than a highway and it represents a significant opportunity to transform this area into something that can benefit local residents with local shopping and jobs. The density requirements are identified by the Province and the County and the Township is reviewing that to determine how that can be appropriately addressed. The Township's new Official Plan is required to conform with Provincial and County density and intensification targets. Furthermore, the City of Barrie is required to meet much higher density and intensification targets.	POLICY DIRECTION REQUEST

2/25/2021	Growth Management	<p>Mr. Kirsch phoned to discuss some of the mapping provided in the Bayfield Corridor Study document. He represents the Frankcom Estate which owns a parcel of land in the north east corner of Midhurst, just outside the delineated built-up area. He wanted to understand what the blue outlines and numbers represented on Figure 9 of the Corridor Study.</p> <p>Mr. Kirsch also wanted to understand how the Midhurst corridor could be permitted to grow by an additional 700 units when it was his understanding that the draft approved developments within the Midhurst Secondary Plan have already used up the allocations from the County.</p>	<p>The blue outlined areas indicated that development proposals on these lands have been entered into WSP's system, and that this does not indicate any kind of priority or preference for the development of these lands relative to any other lands that are not outlined in blue such as the Frankcom estate lands.</p> <p>The 700 units is above and beyond the growth allocations and is required to meet intensification targets. The MSP indicates that development located within the Mixed Use/Residential designation is not subject to the 10,000 units specified within the MSP. This direction recognizes the Bayfield Street corridor as a key area for intensification.</p>	POLICY CONFIRMATION	
2/26/2021	Urban Design	<p>To the planning department, I watched part of the webinar but it was painful to be read to. I still am not sure what "significant gentle development" looks like. I am most concerned with what the appearance of development would look like. So far it is extremely ugly. I am thinking of the corner of Snow Valley, Bayfield, Finlay Mill anchored by an ugly strip mall and an even uglier big box building with random and uncontrolled signage. I think developing Bayfield as a retail destination/hub is a good idea but I am concerned the safety of turning on and off Bayfield - is widening to include turning lanes part of the plan? Why are there no landscaping requirements? I am thinking of the appearance of the radio station from the road as opposed to the gas station, and the rentals beside Linda's. Are there going to be municipal regulations and design requirements controlling height? Signage? building appearance/materials??</p> <p>Thank you for the opportunity to participate and I look forward to your response.</p>	<p>"Gentle intensification" is typically in the form of semi-detached homes, townhouses or triplexes that replace one, or a few, single-detached houses. It is considered gentle because it is typically no taller than a single detached house.</p> <p>All new development along the Bayfield corridor will be subject to site plan control, based on the policies of the Official Plan and any urban design guidelines that may be in place. This includes rules about signage, landscaping, etc.</p> <p>Specific changes to the road at each intersection have not been proposed, but will be part of the final plans for the corridor.</p>	POLICY CONFIRMATION	
3/2/2021	Ministry of Transportation	Corridor Study	<p>The corridor study concepts are not consistent with the MTO access policies. MTO is currently undertaking work to improve the corridor, but this was not addressed in the corridor study and the Township has not indicated their plans to the MTO.</p> <p>We note from the presentation that there is no reference to Bayfield Street being provincial Highway 26, or to the fact that developments proposed along it are subject to MTO permit approvals under the PTHIA. The role and function of Highway 26 through Midhurst is of utmost importance to the Ministry, as well as to the many other communities it serves.</p> <p>What is being envisioned for Highway 26 is not consistent with current MTO access management policies and practices, including intersection and access spacing criteria, as well as setback standards (zero lot line proposal vs. MTO 14m setback requirement). We are therefore recommending that a comprehensive Transportation Study and Highway Access Management Plan (HAMP) be prepared for MTO review and approval prior to any decisions being taken on potential land use changes, including updating Official Plan designations along the corridor. We'd be pleased to review and comment on a Terms of Reference for a Transportation Study and HAMP.</p>	<p>The purpose of the Corridor Study is to demonstrate that the corridor is a preferred location for intensification and to illustrate how the corridor could be redeveloped to achieve the Provincial/County intensification targets.</p> <p>It is understood that further discussion with MTO will be required to achieve this vision, which is meant to be undertaken over the long term.</p>	POLICY CONFIRMATION
3/3/2021	Growth Management	<p>First I want to thank the entire team at the Township for their hard work and bringing forth such a comprehensive plan for growth in Springwater over the next 20 plus years. I wanted to specifically bring up a question regarding the Minesing settlement boundary. The township has invested significant resources into the hamlet with the water towers, pavilion, Community Center, Fire Station and police services to support a population of people. The village has a school, baseball fields, soccer pitches, restaurant, gas station, auto shop and all the things that are needed to build a population around. If the OPP selected Minesing as an ideal place for location and mobility in the township, shouldn't we be thinking further about this town and it's importance sitting at the Corner of Highway 26 and George Johnston Road.</p> <p>It doesn't seem to make a lot of sense to me that Minesing wouldn't be designated as an area to grow for future years. This doesn't have to be large population growth however expansion of the boundaries for future growth would make a lot of sense to compliment the future of the area even if it is only a few hundred homes. The Township does have an obligation to support current areas and help them thrive through well thought out growth strategies and there are small businesses that rely on locals to staff those businesses.</p> <p>A simple review to add potential growth areas down Ronald Road and fronting Highway 26 to the west of George Johnston would allow the Township to mirror the development that has already occurred to the east of George Johnston Road. The fire hydrants and other services have already been run to the edge of this boundary making this a logical expansion for future growth.</p> <p>I appreciate your consideration as you work through your planning and would welcome further discussion.</p>	<p>Development within the Hamlet of Minesing will continue to be permitted, however for the purposes of conforming with the Growth Plan that growth will not count towards achieving the intensification targets mandated by Provincial policy. Settlement expansions are not being contemplated as part of this OPR as it has been determined that sufficient land is available to accommodate growth in the primary settlement areas of Elmvale, Midhurst and Hillsdale.</p>	POLICY DIRECTION REQUEST	
3/11/2021	Bell Canada	Telecommunications	<p>While we don't have any specific comments or concerns pertaining to the Official Plan Review itself, Bell Canada would like to ensure that the landowners are aware and familiar with our conditions as they pertain to forthcoming Site Plans, Draft Plans of Subdivision and/or Draft Plans of Condominium (see below). Furthermore, we request that future reports and studies pertaining to the Official Plan and any forthcoming Growth Plans/Intensification Straggles as well as any future development applications within Springwater be circulated to Bell Canada.</p>	Noted.	POLICY CONFIRMATION
3/12/2021	Studies	<p>1. Employment & Land Market Study The study appears to apply a dated employment analysis that has not considered current market trends. Commercial/ Retail sectors are undergoing major changes due to recent world economy issues. More and more retail is now conducted on line and the need for bricks and mortar are diminishing. This is no more evident than the local Bayfield Street malls. I suggest that further analysis of the local employment needs and trends be evaluated to determine if the lands and their location being identified in the OP would actually be developed. There are no incentives suggested to promote the employment needs identified.</p>	<p>The Official Plan can be reviewed and revised to reflect commercial trends and at this point it is extremely difficult to forecast the impact of enhanced reliance on virtual commerce. The Project Team's analysis has determined there is more than enough commercial land available to accommodate demand for population related employment uses.</p>	POLICY CONFIRMATION	

3/12/2021		Studies	<p>2. Intensification Strategy</p> <p>-The report and OP should have a section that includes clear definitions. Intensification should include text that clearly identifies Designated lands/areas that the OP and Back ground study have identified for intensification and that these lands must be serviced with full municipal services which are to include as a minimum Municipal Water, wastewater, urban storm drainage, Transportation and pedestrian services. In respect to the definition of Infilling it would be only considered in non delineated land areas where proposed development lots would need to comply with all current zoning requirements. Lots that do not comply would not be supported. The background report indicates that there will be a surplus of intensification lands as Intensification development has been supported in non delineated areas where only infilling should be occurring. The OP should be a guiding document, that must be very clear where intensification is to occur in the Township. Applying a "gentle approach" is why we have the additional units being developed in the un delineated areas and the intensification areas continue to have large surplus. It is not working now so why continue doing the same thing?</p>	<p>A glossary of terms will be recommended for inclusion in the Official Plan. The land use schedules will clearly identify areas that are designated for higher density development and intensification. All development within the Settlement Areas is required to connect to municipal water, wastewater and storm sewers where they exist. Other policies will require the provision of urban storm sewers as part of development or redevelopment where appropriate. The undelineated settlement areas include lands on which development has already been approved in conformity with the previous version of the Growth Plan. The Official Plan Update cannot rescind those approvals.</p>	POLICY CONFIRMATION
3/12/2021		Studies	<p>3. Bayfield Street Corridor Study</p> <p>The background study should indicate the ownership of the ROW. It my understanding that the ROW is a MTO Highway Corridor. The Ministry operates and maintains all elements of this corridor. Is it the intention of the Township to assume ownership including all operational and replacement costs? This could prove to be a very expensive for the township and it's residents. A servicing master plan should supplement the study to fully clarify the servicing, transportation and future operations of this corridor. I do not think the concept plans provided would be suitable for a Highway Corridor! The Study also does not address the adjacent wetlands and any impacts the widened intensification corridor may have on the area.</p> <p>I think that the background reports need to include financial impacts that state how the OP amendments will impact the Municipality. Will the Township need to provide incentives to direct growth and development to the delineated areas? The installation of Municipal Services along the Bayfield corridor will have to be completed prior to development. What do the background reports recommend?</p> <p>Thanks for the opportunity to offer comments and suggestions.</p>	<p>Bayfield Street is currently a Provincial Highway. The purpose of the Corridor Study is to demonstrate how the lands along this corridor could be redeveloped to help achieve the intensification targets required by the Growth Plan and County Official Plan. A much more detailed study and analysis would be required before any development applications to implement these recommendations could be approved. The Bayfield Street corridor outlines specific studies and criteria needed for development to occur, which will consider the provision of water, sanitary services, traffic and the environment.</p>	POLICY CONFIRMATION
3/12/2021	2359 Highway 26	Lot creation and designation	<p>We, Lisa and Gordan Adams are requesting a meeting with the Official Plan Review Board regarding our property located at 2359 Highway 26, Minesing, ON L0L 1Y2.</p> <p>The property in question is our family-owned property and is 85 acres of unfarmed and treed land, which has been zoned to rural, agricultural, and green lands. The property west of the current permanent residence is zoned rural; the property to the east of the residence at Vespra Valley and Highway 26 intersection is zoned agriculture. The portion of the property at the east end, at the noted intersection, we would like to have rezoned to rural and subdivided so that our son can use and build his home on the property.</p> <p>The land has been owned by this family for 26 years and has never been farmed, nor will we ever farm the property. The previous owners of the farm, to the best of our knowledge, also did not use the property for farming. It is apparent in the overgrowth of trees and the sandy soils that make it not suitable for the same. The costs to even consider farming are also astronomical, and we have no interest.</p> <p>At this time, we are looking for an amendment to the official plan. As the owners of this property and thinking of our community, we believe that keeping the rural features is essential. As such, severing off a parcel of our land for our son and section off for future rural cluster would benefit the settlement growth area for Minesing, while keeping the crowding of houses to a minimum.</p> <p>We have attached copies of the map outlining the property and areas noted for protentional severance. The settlement line to the west of the property currently back onto an existing rural cluster of new build homes. We believe that the amendments would benefit our township in both revenues and keeping our town in a rural atmosphere, which is in line with the township's goals of our community.</p> <p>We are aware of the issues of the entrance off Highway 26 to the noted property, which is why we would be looking into having a driveway entrance off Vespra Valley Road for the property severance for our son. The offer of a second dwelling expansion will not be feasible for this property without severance possibilities.</p> <p>We have no want to sell our property, and we plan to live here permanently. I reiterate that the noted property will not be used for farming and we would like to share it with our family. We are ready to do the work and apply for the entrance applications and proper applications with public works.</p> <p>We appreciate your time and consideration of our proposal. We hope to be able to speak to the committee in due course.</p>	<p>The Official Plan review is not intended as an opportunity to redesignate individual properties on request. Property owners may apply for an Official Plan Amendment and Zoning By-law Amendment to permit their proposed development at any time and the application will be reviewed in the context of the policies in place at the time of the application.</p>	SITE SPECIFIC RE-DESIGNATION REQUEST
3/13/2021	Mayor Springwater	Population-Related Employment Study	<p>The PRE Market Land Study concludes there is more than enough designated vacant PRE lands to 2031 and beyond in Elmvale and Midhurst. How will PRE lands be allowed and handled in other areas of potential growth in Springwater? Examples:</p> <ol style="list-style-type: none"> 1) Hillsdale commercial along Penetanguishene Road. Is sufficient opportunity for growth provided for in the Hillsdale Secondary Plan? Other comments re Hillsdale ire in the Intensification section; 2) Commercial expansion in Minesing eg the Sief property on Hwy 26; 3) Further commercial on the southern border area of Bradford Greenhouse; 4) Commercial in Anton Mills and Phepston 	<ol style="list-style-type: none"> 1) It has been determined that there is enough commercial land available to support incoming population in Hillsdale, which is nominal compared to Midhurst and Elmvale 2) The Discussion Paper completed and accepted as part of Phase 1 identifies key considerations and recommends that settlement area expansions not occur. The Sief property would require such an expansion. 3) Bradford Greenhouses is located outside of a settlement area and expansion of commercial lands in this vicinity restricted by the PPS and Growth Plan. In addition, access to the County Road is prohibited for new commercial uses. 4) These are considered minor settlement areas and the existing population would not warrant additional commercial. 	POLICY CONFIRMATION
3/13/2021	Mayor Springwater	Population-Related Employment Study	<p>How will the OP deal with allowing the possibility of expansion of commercial south of Elmvale – Home Hardware?</p>	<p>The Discussion Paper as noted above recommends against settlement expansion and provincial policy also discourages urban land uses such as 'commercial' within agricultural areas.</p>	POLICY CONFIRMATION-SETTLEMENT AREA EXPANSION
3/13/2021	Mayor Springwater	Intensification Strategy	<p>It is not clear how the minimum requirement for the Township to accommodate 860 residential units in the delineated and undelineated built-up area between 2016 and 2031 to achieve the minimum target equates to "at least 777 residential units".</p>	<p>Intensification numbers are targets not requirements and if the issue is regarding the math, I can circle back with WSP to verify and correct if need be.</p>	POLICY CONFIRMATION
3/13/2021	Mayor Springwater	Intensification Strategy	<p>Hillsdale is included as a Major settlement area yet has no delineated built-up area. This limits opportunities in this area in future. With the development continuing there, why isn't a wastewater treatment plant potential being considered for Hillsdale similar to Centre Vespra? I disagree with WSP's apparent discard of Hillsdale in section 4.3.3. We should fight for greater and proper status of Hillsdale during this OP process so as not to limit its development in SW in future.</p>	<p>The Province establishes delineated built boundaries and the municipality has limited powers to require this. The sewage plant will be similar to Centre Vespra as this was one of the key pushes that we required of the developer.</p> <p>Staff agree that the push should be to enhance Hillsdale's status. I will follow up with WSP on this as it was the intention to do so, which is where the initial paragraph was heading.</p>	POLICY CONFIRMATION

3/13/2021	Mayor Springwater		Intensification Strategy	<p>Policy 9.4.2.5(p) states in part, "no further division of existing Estate Residential lots shall be permitted. The creation of additional building lots by subdividing existing lots within a Registered Plan of Subdivision in an Estate Residential designation shall be prohibited." Provisions should be adopted for the division of estate residential lots within settlement areas with municipal services.</p> <p>Midhurst Low Density residential - townhouse and multiplex dwellings would be subject to additional policies, however no additional criteria are provided for these building types. Policy 5.8(f) does state that these higher density uses will be subject to site plan control. I believe this should continue with the creation of controlled development standards related to townhouse and multiplex dwellings to ensure consistent decision-making at the site plan control stage of development.</p> <p>Midhurst Medium Density residential - I would like to see the replacement of medium density at Pooles Rd with low density similar to its surrounding area. Reference is made to high density residential at Pooles Rd. There should not be any here per the MSP mapping.</p>	The Medium Density designation along Pooles Road is within Neighbourhood 3 and is required to meet the density requirements of the MSP.	POLICY CONFIRMATION
3/13/2021	Mayor Springwater		Intensification Strategy	<p>In the future it may be desirable to expand the boundary of the Medium Density Residential designation, or adopt transition policies that will allow for increased intensification of adjacent lands over time. Accommodating additional medium density areas may allow the Township to reduce the need for higher density uses in certain areas. I don't agree with this – high density areas should be kept as small and limited as has been agreed to and is planned at this point.</p> <p>It may be desirable to update the Official Plan with direction to allow minor increases in height (up to 1 additional storey / 3 metres) through a minor variance. This may help facilitate the conversion of existing single-detached dwellings into duplexes or triplexes with the addition of an upper storey, or the flattening of peaked roofs. I agree with this.</p>	The intent is to keep medium and high density designations within smaller, focused areas. The report suggests that an expansion of these areas may be desirable in the future once the lands begin to be developed. There is no recommendation to expand the medium and high density designations at this time.	POLICY CONFIRMATION
3/13/2021	Mayor Springwater		Bayfield Corridor Study	The study makes sense. I agree with the recommendations in section 6. The flexibility of allowing the Township to develop on the Hasty Tract property complementing commercial and residential along Bayfield and Snow Valley Rd will be required.	Noted.	POLICY CONFIRMATION
3/15/2021	Nottawasaga Valley Conservation Authority (NVCA)	8195 8th Line, Utopia, ON	Studies	NVCA reviewed the Intensification Strategy, Corridor Study and Population-Related Employment Study. "The subject matter of the above referenced studies is generally outside of the scope of the mandate of the Conservation Authority. The Bayfield Street Corridor Study however discusses potential future parcel re-developments. NVCA staff respectfully note that through the remainder of the Official Plan review process, including the development of policy text of the updated official plan, that the Township remain cognizant of any constraints to development and/or re-development related to natural hazards, natural heritage features and their associated buffers."	Noted.	POLICY CONFIRMATION
3/23/2021	County of Simcoe	1110 Highway 26, Midhurst	Studies	<p>Comments:</p> <p>Section 3.2.1.2 on page 3-7 of the Report references: "A Place to Grow, Growth Plan for the 2019 Greater Golden Horseshoe (G.G.H.)". To provide additional clarity, the reference should be to the 2020 Growth Plan.</p>	Noted.	POLICY TEXT CORRECTION
3/24/2021	County of Simcoe	1111 Highway 26, Midhurst	Studies	<p>Intensification Study</p> <p>Comments:</p> <p>The County agrees with the objectives, findings and implementation recommendations of the Strategy. The Strategy appropriately articulates the role of the County MCR in implementing the population and employment forecasts to the 2051 growth horizon, given that Schedule 7 of the Growth Plan has been deleted. The Strategy will be very useful to inform the County's MCR. Please note that the title of section 2.2.2 on page 8 should reflect the Growth Plan as amended (2020).</p> <p>The Exhibits section of the Table of Contents refers to undelineated built-up areas. Please keep in mind that the updated Growth Plan 2020 has removed the definition for undelineated built-up area. Previously referenced undelineated built-up areas are now referenced as designated greenfield areas outside of delineated built-up areas or rural settlements. Despite the above, the Strategy appropriately clarifies the new Growth Plan framework for achieving the intensification targets through development within the delineated built-up areas only. In addition, the Strategy correctly refers to the undelineated built-up area definition as being deleted from the most up to date Growth Plan.</p> <p>The Strategy directs the Township and the County to collaborate on several areas of interest related to intensification. This collaboration will be very useful through the County's MCR process and the results will be used to inform the MCR. These areas of collaboration include; consideration to categorize the Bayfield Corridor Study Area as a Strategic Growth Area, seeking clarification regarding the categorization of the Hillsdale Settlement Area, establishing alternative targets for the 2051 growth horizon based on delineated built-up areas, and servicing and infrastructure discussions.</p>	Noted.	POLICY CONFIRMATION
3/25/2021	County of Simcoe	1112 Highway 26, Midhurst	Studies	<p>Bayfield Corridor Study:</p> <p>Comments:</p> <p>The County recognizes the important conclusions of the Bayfield Corridor Study. These findings will be further considered through the County's MCR.</p> <p>The Study suggests that the Corridor Area should be considered in the County's MCR as a Strategic Growth Area. The County is open to discussing this possibility and we will make ourselves available.</p> <p>As part of this discussion, it is important to recognize that as per the Growth Plan definition for Strategic Growth Areas, urban growth centres, major transit station areas and higher order transit corridors are referenced. The only urban growth area within the County of Simcoe geographic area is the City of Barrie. Major transit station areas and higher order transit corridors are associated with the GO Train service leading south from Barrie. There will need to be support for a Strategic Growth Area from both the County of Simcoe and the Ministry of Transportation, given Bayfield Street (Hwy 26) is a Provincial Highway.</p> <p>The County agrees with limiting the number of access points along Bayfield Street in order to realize the potential mixed-use corridor. The County also appreciates the reference in the Study to the County's LINX Transit bus, stopping at the Midhurst Library and connecting the area with the north to Wasaga Beach and south to Barrie. In addition, section 4.1.3 effectively references the County Transportation Master Plan (TMP) and its ability to encourage active transportation options. Please be advised that the County's TMP is currently being updated.</p> <p>Section 2.3 of the Study indicates that the County of Simcoe OP conforms with the Growth Plan. For clarification, the County OP does not fully conform with the most updated Growth Plan and as such the County is embarking on the MCR to do so. In the meantime, the conformity measure is the County OP as much as it does not conflict with the Growth Plan 2020.</p> <p>Please be advised that section 2.3 page 3 of the Study references the year 2015. Please modify this date to 2031.</p>	Noted. Further dialogue will be required subject to the adoption of the new Official Plan for the Township of Springwater and any applicable work to complete the MCR process at the County level.	POLICY CONFIRMATION AND POLICY TEXT CORRECTION

3/26/2021	County of Simcoe	1113 Highway 26, Midhurst	Studies	<p>Summary: County planning staff appreciate receiving the information and data in these Studies as it will assist the County in developing our MCR to accommodate the County wide forecasted population and employment growth to the year 2051.</p> <p>The strategies effectively follow the Growth Plan policies, which emphasize the importance in ensuring that an adequate supply of land is available for future residential and employment growth to 2031 while considering intensification principles of the Growth Plan.</p> <p>Thank you once again for the opportunity to provide these comments as part of the Township of Springwater's OP Review process. The County would like to continue to be involved in this process. If you have any questions or would like to discuss our comments further, please feel free to contact the undersigned.</p>	Noted.	NO COMMENT REQUIRED
4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	1. Midhurst and other urban development in Springwater will continue to grow and it will be crucial to maintain the representation and voice of agriculture as the Township grows.	Noted	NO COMMENT REQUIRED
4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	2. With all the urban development, how do we ensure the farmers still have a voice with our township, more urban development will slowly erode away the farmers' voices with the Council. How do we ensure that we still have a voice?	The Official Plan provides policies related to land use planning, not municipal governance. The Agricultural Advisory Committee will continue to be a valuable resource for the Township regarding the policy considerations that may have an impact on the agricultural industry.	POLICY CONFIRMATION
4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	3. That tax revenue from new residential units will not adequately cover costs of increased service demands.	The intensification strategy is intended to support growth that is more financially sustainable than previous patterns of low density development.	POLICY CONFIRMATION
4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	4. Are there any policies planned to ensure that current farm management practices are allowed to continue uninterrupted once the new settlement areas are built? If so are these policies written in a way that ensures farmers can continue to adapt to best practices in the future without a fight with residents.	The Official Plan includes policies to ensure the Minimum Distance Separation formulae are applied where appropriate to reduce conflict between agricultural activities and residences. Furthermore, the OPR will continue to consider agriculture as an important sector in Springwater and maintain the protection of agricultural land.	POLICY CONFIRMATION
4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	5. Natural Heritage systems must not impede best farming practices including, but not limited to, land improvement, land clearing for farmers, tile drainage, and standard land maintenance. Farmers must not be impeded from ditching, draining and clearing land to improve their farming operations.	Existing/ established farming activities and land uses are permitted to continue within an area that is identified as part of the Natural Heritage System.	POLICY CONFIRMATION
4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	6. Natural Heritage rules must apply to both in and out of settlement areas	Noted	POLICY CONFIRMATION
4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	7. Regarding Natural Heritage Mapping, will the property within this area still be able to be cleared to farm, IE if a farmer changed from tree production to Row cropping would this change involving trees being removed be inhibited in any way. It's important that Farmers can farm their land without restrictions no matter what their core business is or has been.	A distinction between tree-farming vs a woodlot is clearly delineated within the Official Plan and the Zoning By-law. There is a clear distinction between "designation" and "zoning". The applicable zone determines permitted legal uses meaning that lands zoned for Agricultural uses are permitted as per the listed uses. Environmental Protection (EP) Zones allow for cropping on lands that have been historically cropped and previously cleared of trees. Wood lands that are covered by the (EP) Zone are not permitted to be cleared.	POLICY CONFIRMATION
4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	8. Will tile drain outs and drainage ditches be impacted if it is within the natural heritage designation? These drains need constant management and have to work for the farmers to produce crops.	Existing established farming activities and land uses are permitted to continue within an area that is identified as part of the Natural Heritage System.	POLICY CONFIRMATION
4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	9. We must completely understand the tree cutting interrelationship and rules of the township the county and the conservation authority (where applicable) with respect to tree clearing.	The County has a tree clearing by-law, whereby applications to remove trees are circulated to the affected municipality for comment. Trees located within an Environmental Protection (EP) Zone are not permitted to be removed. Trees located in an Agricultural (A) Zone can be removed.	POLICY CONFIRMATION
4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	10. NVCA powers over drainage must be cut back to the level of being able to comment and NVCA to be made to stay in its own watershed.	Noted. The powers and jurisdiction of conservation authorities falls under the Conservation Authorities Act, which is currently being reviewed by the Province.	POLICY CONFIRMATION
4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	11. Municipal ditches should be regularly maintained to ensure that proper drainage is not being impeded. Regulations relating to ward ditches should include property in the assessment area of drains.	The Official Plan provides policies related to land use planning, it does not provide direction to the Township with regards to operations / maintenance.	POLICY CONFIRMATION
4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	12. Adding additional storefronts and densely populated areas along the Bayfield Street corridor will create further bottlenecks for agriculture products to come and go from farms. This will be especially troubling during the spring load restrictions when trucks are forced to travel on this route. This may cause delays with respect to the movement of Agricultural Equipment in delivery and possibly additional trucking costs for farmers. Is there any consideration for a service road or alternate route to keep trucks from this new 'downtown' area without adding significant mileage to loads?	The implementation of the recommendations of the Bayfield Corridor Study will include a full transportant impact analysis to determine how transport traffic will be affected. If significant impacts are identified at that time, then alternative routes may be reviewed and a plan to improve those routes may be explored. The purpose of the Corridor Study at this time is to demonstrate how additional population density may be accommodated to achieve the targets required.	POLICY CONFIRMATION

4/16/2021	Township of Springwater Agricultural Advisory Committee		Agriculture	13. The Township of Agricultural Advisory Committee is in support of maintaining Green Belt Area Special Policy and maintaining the buffer between Springwater and the municipalities of the City of Barrie and The Town of Wasaga beach.	Noted.	POLICY CONFIRMATION
6/1/2021	Jones Planning Consultants	2596 Highway 26		Request that the designation of the subject lands located at 2596 Highway 26 be changed from Agricultural to Rural because the lands are not used for agricultural purposes and are adjacent to the settlement of Minesing. The owner would like to sever the property in the future to create additional lots. Located on the north side of Hwy 26 with an area of 3.1 ha and 251 metres of frontage on Hw 26. Existing single detached dwelling and accessory structures. County OP designates land as Agriculture. Township OP designates land as Agriculture.	As noted, the Simcoe County Official Plan designates the subject lands as "Agricultural". As a lower tier municipality, the Township of Springwater Official Plan is required to conform to the Simcoe County Official Plan. Therefore, the County Official Plan would need to change the designation of the subject lands before the Township Official Plan would be permitted to do the same. No change recommended.	SITE SPECIFIC RE-DESIGNATION REQUEST
6/1/2021	Jones Planning Consultants	2596 Highway 26	site-specific request	Request that the designation of the subject lands located at 2596 Highway 26 be changed from Agricultural to Rural because the lands are not used for agricultural purposes and are adjacent to the settlement of Minesing. The owner would like to sever the property in the future to create additional lots. Located on the north side of Hwy 26 with an area of 3.1 ha and 251 metres of frontage on Hw 26. Existing single detached dwelling and accessory structures. County OP designates land as Agriculture. Township OP designates land as Agriculture.	As noted, the Simcoe County Official Plan designates the subject lands as "Agricultural". As a lower tier municipality, the Township of Springwater Official Plan is required to conform to the Simcoe County Official Plan. Therefore, the County Official Plan would need to change the designation of the subject lands before the Township Official Plan would be permitted to do the same. No change recommended.	SITE SPECIFIC RE-DESIGNATION REQUEST
4/28/2021	Springwater Planning and Development Advisory Committee		Population Related Employment	1. Population Related Employment A. The Township of Springwater's Planning and Development Advisory Committee would like to know how the anticipated population supports the requirement of 26,600 sq.m. of commercial space in Midhurst with a commercial hub only 5km away?	Population-related Employment includes day-to-day commercial uses, institutional employment and services that are provided to a local population. These are not the same commercial uses that are available to the south of Midhurst, since those are more regionally-oriented.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee		Population Related Employment	B. Why is the Midhurst commercial space required when the City of Barrie has many empty commercial buildings available as close as the top of Bayfield Street 5 km away?	The report identifies a need for commercial space to service the local population of Midhurst and Springwater i.e. people within walking distance or closer than downtown Barrie.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee		Population Related Employment	C. The commercial land required in Midhurst is listed as 4X the existing occupied commercial space siting need. Does this not indicate that it is not necessary or required as Midhurst functions now as a desired location to live supporting a good mix of housing. If there is a surplus of commercial space now why do we need to add more space?	The existing commercial land is not geared towards the type of population-related employment uses discussed in the report. The commercial land requirements discussed are intended to serve the forecasted population in the coming decades, including the requirement for intensification in accordance with the direction of the County and Province.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee		Population Related Employment	D. Commercial space is a very broad term. Could the study be more specific to indicate what really could be supported by the Midhurst population in terms of commercial space and jobs for example restaurants, destination spaces, small boutique retail of which the Bayfield corridor would support as it is shown (44m ROW) proposed in this study. This type of commercial space would also support the recreation facility	The specific types of uses contemplated in the Population-Related Employment study are: - Retail and office buildings - Health care and social services facilities - Arts and recreation facilities - Schools - Public administration and civic services buildings (community centres, libraries, museums, fire halls, police stations, etc)	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee		Intensification Strategy	2. Intensification Strategy A. Why do the delineated boundaries only count as part of the intensification target areas (Elmvale and Midhurst)? Why is Snow Valley not considered?	A. As discussed in the report, the Growth Plan only recognizes growth within the delineated built boundaries which have been identified by the Province, and where full municipal services are available.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee		Intensification Strategy	B. Has the 2018 Growth Management study proven correct in terms of units now that we are in 2021. Are the projected numbers correct so as we know we are on the right track for what Springwater's real needs are?	Updating the 2018 Growth Management Study is outside the scope of this project and generally premature to determine whether the projections are correct due to variables associated with the market.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee		Intensification Strategy	C. Consideration needs to be given to maintaining existing built forms with respect to uses and service capacities.	C. Maintaining the existing build forms would not provide the level of intensification required to meet the mandated intensification targets of the Province and County.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee		The Bayfield Street Corridor	3. The Bayfield Street Corridor: A. A perfect area for major commercial growth and intensification.	Noted.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee		The Bayfield Street Corridor	B. Bayfield St (26 & 27 Hwy) is a Provincial roadway and main thoroughfare. The consultant's suggestions relating to the road design is not realistic.	The purpose of the Corridor Study is to demonstrate that the corridor is a preferred location for intensification and to illustrate how the corridor could be redeveloped to achieve the Provincial/County intensification targets. It is understood that further discussion with the Province, and the participation of landowners, is required for implementation of the concepts provided.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee		The Bayfield Street Corridor	C. Parallel service roads to allow multiple entrances should be considered. Service roads would be a safer area for sidewalks and bike lanes.	Parallel services roads can be an effective means of providing safe access to properties that are adjacent to limited access, high-speed highways where traffic lights and crossings do not exist. The concept provided in the Corridor Study proposes to transform Bayfield to a mixed-use main street that is safe for pedestrians, cyclists and drivers.	POLICY CONFIRMATION

4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	D. Will Springwater take over the Hwy and the cost and responsibility to maintain it?	Further discussion with the Province is necessary to implement the concept provided in the Corridor Study.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	E. Will taxpayers or developers pay for the cost of infrastructure to service the lots along Bayfield Street?	The purpose of the Corridor Study is to demonstrate that the corridor is a preferred location for intensification and to illustrate how the corridor could be redeveloped to achieve the Provincial/County intensification targets. Any public works may be paid for with a combination of development charges, property tax revenue, gas tax dollars, or other sources.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	F. The requests to allow for major commercial growth in the southern portion of Bayfield Street need to be included in future development plans. Major projects that have been proposed in that area were not permitted.	Noted.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	G. The Bayfield Street corridor plan does not expedite a recent request for approval of a major restaurant chain at Bayfield Street and Findlay Mill Road.	Noted.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	4. Traffic Flow on Bayfield Street Corridor A. Due to the heavy seasonal traffic (Wasaga Beach and Georgian Bay in summer months, Blue Mountain and Snow Valley in winter months) using Bayfield Street through Midhurst and increasing residential and commercial population in the area, what measures have been or will be explored for the inevitable traffic flow issues.	The Bayfield Corridor concept is intended to make Bayfield a mixed-use destination for visitors who may want to shop, eat at a restaurant or visit with friends and family. Travellers who only want to pass through will find alternative routes.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	B. Commuters' habits will push them to alternative routes to bypass the congestion most likely impacting Carson Road, Snow Valley Road, Anne Street, Nursery Road and Wilson Road. Is there planning in place to have a safe, alternate flow? For example, when Orangeville revitalized its downtown core with center medians, trees, stone walls etc....it also built a bypass road to divert downtown congestion. Has that or other similar options been considered here?	The Bayfield Corridor concept is intended to make Bayfield a mixed-use destination for visitors who may want to shop, eat at a restaurant or visit with friends and family. Travellers who only want to pass through will find alternative routes.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	5. Current Landowners on Bayfield Street Corridor A. Will there be expected issues that can slow down this process, will a large company like Curries Truck Centre or any other commercial or residential property owner expect compensation from the township/county/taxpayers for relocation purposes?	The implementation of the Bayfield Corridor Study concept will require the participation of individual land owners. There is no proposal to expropriate lands, or force businesses to relocate.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	6. Bayfield Corridor Study (4km) A. "Modest approach" is a valued approach. The Township of Springwater Planning & Development Advisory Committee would support everything about bike lanes, walking lanes, as well as multiple dwelling units located in close proximity to commercial space and City of Barrie employment.	Noted.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	B. Areas A, B, C and D (Bayfield Street and Snow Valley Road) could be a very busy area in terms of pedestrians. If the MTO wants to maintain Bayfield Street with highway associated speeds and this is turned down what is the alternate plan?	The purpose of the Corridor Study is to demonstrate that the corridor is a preferred location for intensification and to illustrate how the corridor could be redeveloped to achieve the Provincial/County intensification targets. It is understood that further discussion with the Province, and the participation of landowners, is required for implementation of the concepts provided.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	C. Why are we considering 950 residential units when 777 are required. Earlier slide shows 70 in Elmvale so even less, 700 required for Midhurst-26% more than required.	This comment is in reference to the Bayfield Corridor Study. The reference to 2015 has been corrected. The Township has decided not to alter any of the policies of the Midhurst Secondary Plan to implement the Bayfield Corridor Study, but instead to direct development proponents with lands within the corridor area to demonstrate how their development would contribute to the corridor study.	TEXT CORRECTION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	D. The more people we provide for the more commercial space is required - is this correct? Why is this a good plan in terms of benefit to Springwater?	Benefits of this concept include: - additional property assessment. Commercial, mixed use and multi-unit development is taxed at a higher rate than single-detached residential uses. - concentrations of employment and commercial uses support additional economic activity, make Springwater a more desirable place to live and foster entrepreneurship and innovation - transforming Bayfield to a mixed-use Main Street will improve safety along the corridor, attract visitors and improve property values for adjacent lands.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	E. The depth along the Bayfield Street corridor; per the analysis, could provide a way to shift the 44m wide ROW to the east of Bayfield Street for a lower speed limit within the Conceptual Street Section as shown (page 21) The taller buildings could remain on Bayfield Street with the 44m ROW west of the buildings. I believe this to be a good alternative if not approved by the MTO. Otherwise, The Township of Springwater Planning & Development Advisory Committee supports the Bayfield Street Corridor as shown.	Parallel services roads can be an effective means of providing safe access to properties that are adjacent to limited access, high-speed highways where traffic lights and crossings do not exist. The concept provided in the Corridor Study proposes to transform Bayfield to a mixed-use main street that is safe for pedestrians, cyclists and drivers.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	F. Would a walking bridge be considered for pedestrian traffic across Bayfield Street from athletic facility to commercial hub?	Pedestrian bridges are not recommended due to cost and limited accessibility for people with limited mobility. They result in higher traffic speeds / reduced road safety.	POLICY CONFIRMATION

4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	G. Is the Bayfield Corridor commercial space in addition to the Doran Road commercial space? From a residential point of view the Bayfield corridor makes more sense with the athletic and community hub being located there. Reasoning: Doran Road commercial space draws traffic from 400 series highway through a proposed residential community. Bayfield Street corridor commercial space supports athletic centre.	The Bayfield Corridor concept is proposed in addition to existing commercially designated lands.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	7. Commercial Development: A. Snow Valley Road was identified in the consultant's report as a commercial area, but all the focus was on Bayfield Street. Snow Valley Road from Bayfield Street to Wilson Drive is planned for commercial development. The road is scheduled to be 4 lanes with water and wastewater infrastructure. Committee members may wish to receive more details and consider endorsing Snow Valley Road for industrial development?	The commercially designated lands on Snow Valley Road would serve a different purpose from the Bayfield Corridor mixed use lands.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	B. Expansion of Elmvale settlement area. There have been requests for consideration in extending the settlement area south of Elmvale to provide additional commercial development lands. The recent decision to close the Elmvale Beer Store has produced increasing questions of commercial development land availability.	The studies have concluded that no expansion of settlement areas is required to accommodate forecasted growth at the intensification rates required by the County / Province. Any expansion of settlement areas is required to be made through the Simcoe County MCR.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	8. Transportation Study: A. The major growth scheduled for Springwater will have a significant increase on traffic volume. There are no additional arterial roads planned. A few existing roads will have one or two lanes added in limited areas. The Township of Springwater Planning & Development Advisory Committee supports that the extension of Forbes Road from 400 Hwy to 27 Hwy should be a priority.	Noted.	POLICY CONFIRMATION
4/28/2021	Springwater Planning and Development Advisory Committee	The Bayfield Street Corridor	9. The study as a whole is appreciated in terms of modest approach while considering residential activities such as cycling, walking, and positive impact destinations such as sports, community centre, markets, boutique retail, Museum, heritage locations, small necessities. With Barrie being immediately next door to the Midhurst area, The Township of Springwater Planning & Development Advisory Committee would support some of the commercial build-out at a location further north and closer to the Elmvale area supporting the residents in those surrounding areas with jobs and less travel for necessities.	Noted.	POLICY CONFIRMATION
5/26/2021	Springwater Committee of Adjustment	Population – Related Employment Land Market Study	a. The P.R.E. forecast to 2031 of 11,800 which is an increase of 4,500 jobs is considered unrealistic based upon current retail and institutional climate. Using Township growth numbers during the period of 2016 to just prior to the pandemic and adjusting them and considering all will return to pre-pandemic rates is questionable. It is unclear if the background document accounts for future inflationary and Development Charge increases that will be applied to the areas (Elmvale, Midhurst) slated for retail growth. Future predictions indicate rising interest rates which will substantially slow the economy. The basis of assumption that when Covid is eventually brought under control all will return to normal is not realistic, many commercial outlets have managed to continue to function optimizing on e-commerce and not needing additional buildings or more employees. Many purchases are now completed on-line and employees typically located within office buildings are working from home. The report is not clear if these changes in employment conditions have been accounted for other than assuming all will return to normal growth rates!	Population-related Employment includes day-to-day commercial uses, institutional employment and services that are provided to a local population, i.e.: within walking distance or a very short drive. The study is based on current data. The long term effects of Covid on the economy and working habits is not known, but it is anticipated that long-standing trends of employment uses clustering together and workers desire to shorten commutes will mean a continued need for a mix of employment uses within residential centres such as Midhurst and Elmvale.	POLICY CONFIRMATION
5/26/2021	Springwater Committee of Adjustment	Population – Related Employment Land Market Study	b. I do not concur that the high vacancy rate 17% is a result of aging buildings. The adjacent municipalities of Barrie and Wasaga Beach as well as Midland all provide many of the residents needs. Most residents rely on vehicles for their transportation and will likely travel to these centers to acquire what they need as it may only involve a short drive to do so. It is suspected that the commercial companies that have located within the adjacent municipalities have undertaken detailed market analysis of the areas prior to constructing and establishing their business.	Noted.	POLICY CONFIRMATION
5/26/2021	Springwater Committee of Adjustment	Population – Related Employment Land Market Study	c. I am not aware of any incentives that the Township provides to attract new commercial retail or institutional uses to the Community. The Carson road plaza as well as the Plaza located at Findley Mill Road and other buildings have had vacant units or a continuous turnover of business which do not last. What is the support background that the P.R.E. is referencing that would be the catalyst of the employment increase and the investment of new buildings? The development of future housing in the areas is not expected to change the commerce activities with residents traveling the short distance to Barrie or Wasaga Beach.	The Population-Related Employment study is based on population forecasts for the Township and intensification rates mandated by the Province and County.	POLICY CONFIRMATION
5/26/2021	Springwater Committee of Adjustment	Population – Related Employment Land Market Study	d. It is unclear if the P.R.E. will include a set of recommendations and policies that will lead the Township in developing incentives to attract business and retail to support the forecasts of the background document.	The purpose of the P.R.E. is to provide an overview of current and forecasted need so that the Township may plan to meet that need through land use policies or any incentives that Council sees fit.	POLICY CONFIRMATION
5/26/2021	Springwater Committee of Adjustment	Population – Related Employment Land Market Study	e. The Transportation master plan for the secondary plan indicated much of the traffic located in the easterly portion of Midhurst being routed east to Highway 400 along Forbes Road to avoid the existing built-up areas. Like-Wise the Traffic on the West side of Bayfield Street is expected to travel north and south along Anne street and Wilson Drive to avoid the Bayfield Street congestion. These routes will channel the residents away from the intended employment areas. The P.R.E. should include a transportation assessment study to support the intended commercial growth and intensification.	The P.R.E. is intended to inform the larger Official Plan Review project, which will consider travel patterns and land use.	POLICY CONFIRMATION
5/26/2021	Springwater Committee of Adjustment	Intensification Strategy	a. The Background report acknowledges that most of the current growth is occurring in un-delineated minor settlement areas resulting in the township having a surplus of Intensification lands in the delineated areas of Midhurst and Elmvale. The document also indicates that the updated OP intends to direct future growth and intensification to the delineated areas, however the background report does not provide a clear strategy that would discontinue the current application of permitting intensification on low density lot forms in the un-delineated lands. The Growth Plan requires municipalities to direct growth to settlement areas with built up areas and limit growth to rural areas that are not serviced or have planned infrastructure services. The PPS states that intensification should occur on lands that are or can be serviced with full municipal services such as wastewater, water, stormwater and transit or available active transportation. Unless the OP has a very clear strategy that states these requirements for intensification, rural residential urban lots in minor settlement areas (un-delineated) with limited servicing will continue to attract development as the economics for development will be less for the land owners!	Lands that already have draft approval for plans of subdivision, or which are already designated for residential development, will be permitted to develop in accordance with the applicable policies. Lands currently designated Rural will not be redesignated for residential.	POLICY CONFIRMATION
5/26/2021	Springwater Committee of Adjustment	Intensification Strategy	b. The background report should also include a Master Servicing Plan that lays out the servicing needs and timing to support the strategy. The document should also clarify what the anticipated economic costs may be for the Township to implement the Township Intensification Strategy.	The scope for this project did not include a Master Servicing Plan. All new development will be required to demonstrate there is existing servicing capacity available. The Township may be required to expand capacity to accommodate all forecasted growth.	POLICY CONFIRMATION
5/26/2021	Springwater Committee of Adjustment	Intensification Strategy	c. The Master Plan should consider a recommendation for an area specific Development Charge By-Law to ensure that the Intensification land area pays for the services required!	Noted.	POLICY CONFIRMATION

5/26/2021	Springwater Committee of Adjustment		Bayfield Street Corridor Study	a. Bayfield Street is a provincial highway owned and operated by the Ministry of Transportation. The report lacks any discussion on road ownership or input from the Ministry. It is unclear if the Background report is recommending that the Township undertake ownership and all responsibilities associated with Operation and maintenance.	The purpose of the Corridor Study is to demonstrate that the corridor is a preferred location for intensification and to illustrate how the corridor could be redeveloped to achieve the Provincial/County intensification targets. It is understood that further discussion with the Province, and the participation of landowners, is required for implementation of the concepts provided.	POLICY CONFIRMATION
5/26/2021	Springwater Committee of Adjustment		Bayfield Street Corridor Study	b. Did the background report refer to a Transportation study that analyzed traffic movements from the recommended land uses onto the highway corridor? If not how will the intended future land use function if access is limited by the Ministry?	The purpose of the Corridor Study is to demonstrate that the corridor is a preferred location for intensification and to illustrate how the corridor could be redeveloped to achieve the Provincial/County intensification targets. It is understood that further discussion with the Province, and the participation of landowners, is required for implementation of the concepts provided.	POLICY CONFIRMATION
5/26/2021	Springwater Committee of Adjustment		Bayfield Street Corridor Study	c. The report needs to be supported with a cost assessment that clearly indicates cost responsibilities. In other words will the Municipality be fully responsible for the corridor reconstruction and operation?	The purpose of the Corridor Study is to demonstrate that the corridor is a preferred location for intensification and to illustrate how the corridor could be redeveloped to achieve the Provincial/County intensification targets. Any public works may be paid for with a combination of development charges, property tax revenue, gas tax dollars, or other sources.	POLICY CONFIRMATION
5/26/2021	Springwater Committee of Adjustment		Additional Comments	<ul style="list-style-type: none"> • Lot coverage issues within subdivisions where the developer has "maxed out" the building envelope, to allow for sheds and decks. • Severances within community areas that are not "fully serviced" - sanitary sewers, sidewalks, etc. • Accessory dwellings - garages. I would be interested in finding out what the "average" increased size request for accessory garages has been over the past few years and wonder if the size of accessory dwellings should be increased related to the specific zone. • Requirements for developments to have a specific percentage of affordable housing designated within the Draft Plan. 	Noted.	POLICY CONFIRMATION
6/28/2021	Skelton Brumwell	668 Bayfield Street	Site Specific Request	<p>Currently, the lands at 668 Bayfield Street are designated Rural in the Official Plan.</p> <p>the lot is split into three zones in the current Comprehensive Zoning By law 5000: Agricultural (AG), Highway Commercial (CH), and General Commercial (CG).</p> <p>The CG and CH zoned portions of the lot are located in the south east corner.</p> <p>We are writing to request confirmation that, at a minimum, the current Highway Commercial and General Commercial zones will continue to apply to the lot of 668 Bayfield Street and be reflected in appropriate designations. In addition, we would appreciate your consideration to changing the shape and size of the commercial land use designations so as to increase the utility and viability for commercial development.</p>	The Official Plan Review and update will not change the existing zoning of any properties within the Township. Once the Official Plan Update comes into effect the Zoning By-law will be updated to implement the policies and designations of the Official Plan. Any existing uses at that time will be permitted to continue and may be reflected in the updated Zoning By-law.	POLICY CONFIRMATION
Background Studies - September 1, 2021						
9/6/2022	Councillor	1211 Flos Rd 7 East	Official Plan Schedule B	Good morning Brent looking at the Schedule B Natural Heritage / Environmental Protection covers my whole farm which is #1211 Flos Rd 7 East that is wrong and needs to be pushed back to reflect the current zoning that is on it now, I know you can farm agricultural land but this is absolutely not acceptable and much to say for the Farm to the west of me. I looked at the mapping on the NVCA web site and what your offering is the same thing they have, and there not right either, and I have had this conversation with them about this, There was no consultation with the land owners at all, just go ahead and cover everything with Natural Heritage, no not going to work. Working farm land should be classed as it should be A- agricultural. I would like to see this changed, please confirm Councillor Ritchie	The Official Plan process represents designations and does not have impact on existing agricultural uses. Existing agricultural uses are permitted to continue and the effect of the land use schedules do not remove existing zoning permissions.	POLICY CONFIRMATION
Draft Official Plan Text & Schedules Circulated - September 7, 2022						
9/26/2022	Mallory Subdivision/ Planscape	980 Saint Vincent Street	Schedule A8	The map [Schedule A8] for the new Official Plan still shows the EP1 and EP2 from the original OPA 38, and not the approval from the OLT (map date May, 2022).	We will ensure the mapping is correct.	LAND USE SCHEDULE CORRECTION
9/27/2022	Planscape	1060 Saint Vincent Street	Schedule A8	The draft plan has a potential trails arrow indicated going through the center of our property and the property is designated EP1 in this draft. We're currently finishing building our home on the property so it should be updated accordingly, probably with the Midhurst village hatching to reflect the current conditions.	The map indicates "connections / potential trails", showing the general direction, or conceptual location for trails to be located in the future. The EP1 designation mapping should be the same as the current Official Plan.	POLICY CONFIRMATION
9/30/2022	Innovative Planning Solutions	Multiple - See Comment	Schedule A8	<p>We have reviewed the draft Official Plan (08/08) and have a few comments or matters of clarification.</p> <p>1.Lands with aggregate potential are discussed in the draft and illustrated on the land use schedules, however, there is no aggregate designation or high potential mapping on Schedule A8 – Midhurst. Please confirm. a.Our clients do own a licensed pit, which is mapped as Employment.</p> <p>2.There are policies to support the extraction of mapped aggregate resources and to support continued uses, however, will there be policies to support continued or expanded use within the Midhurst Secondary Plan Area?</p> <p>3.Lands have a EP2 overlay, however, the area mapped is a SWM pond associated with an existing licensed pit. We will be submitting a justification memo of why the EP mapping should be removed.</p>	<p>1. Schedule A8 is the Midhurst Secondary Plan which encompasses the urban settlement area of Midhurst. Existing aggregate operations may continue. The policies of the Midhurst Secondary Plan are not proposed to be changed.</p> <p>2. The policies of the Midhurst Secondary Plan are not proposed to change.</p> <p>3. The EP2 designation allows development subject to confirmation that there will be no negative impacts on significant natural heritage features.</p>	POLICY CONFIRMATION
10/13/2022	Bell Canada	Municipal Wide	N/A	<p>Bell Canada is most interested in changes to the transportation network and/or policies and regulations relating to the direction of growth and public infrastructure investments, heritage character, urban design, broadband and economic growth related objectives and how Bell can assist Springwater to be a connected community. We have reviewed the Draft Official Plan, and although we have no specific comments or concerns at this time we would like to commend the community for their support to plan and facilitate the expansion of telecommunications and broadband infrastructure as a critical component to the economic development of the Township.</p> <p>Bell Canada understands the City's desire to support high quality urban design through built form to enhance the appearance and livability of its urban areas. We strive to minimize the impact of our infrastructure, however with the evolving nature of telecommunication/communication technology it is not always possible for a number of reasons, for example, the way the infrastructure is intended to be serviced in emergency situations. We appreciate the opportunity to work with the Township to find solutions that align as much as possible with the municipality's urban design interests in principle, where feasible.</p>	No changes requested.	POLICY CONFIRMATION
10/13/2022	Enbridge Gas Inc.	Municipal Wide	N/A	Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.	No changes requested.	POLICY CONFIRMATION

10/18/2022	Metis Nation of Ontario	Municipal Wide	N/A	<p>Thank you for the project notification. The Lands, Resources and Consultation staff of the Métis Nation of Ontario, have conducted a high-level review of the documents provided and do not have any immediate concerns of impact on Métis rights or interests. In accordance with the Métis Nation of Ontario Statement of Prime Purpose, some of the core concerns of MNO Citizens are below:</p> <ul style="list-style-type: none"> •to promote and foster community development; •to provide care and support necessary to meet the fundamental needs of the citizens of the Métis Nation •to promote the improved health and wellness of the individual, the family and the whole Métis community •to ensure that Métis can exercise their Aboriginal and Treaty rights and freedoms and in so doing, act in a spirit of cooperation with other Aboriginal and non-Aboriginal people; •to re-establish land and resource bases •to protect and preserve the land and waters within our homelands for future generations. <p>I encourage you to read the Statement of Prime Purpose in its entirety (Statement of Prime Purpose - Métis Nation of Ontario (metisnation.org)), and consider the perspective of Métis citizens during future stages of the project.</p>	No changes requested.	POLICY CONFIRMATION
11/7/2022	Infrastructure Ontario	Municipal Wide	N/A	<p>Infrastructure Ontario ("IO") is a crown agency responsible for the strategic management of the provincial realty portfolio on behalf of the Ministry of Infrastructure ("MOI"). Part of IO's mandate is to protect and optimize the value of the portfolio, while ensuring real estate decisions reflect public policy objectives. IO manages several parcels of land within the Township of Springwater on behalf of MOI.</p> <p>IO understands that the Township of Springwater is currently in the process of updating their Official Plan ("OP"). We appreciate the opportunity to provide feedback on the proposed OP and at this time we do not have any comments.</p> <p>IO wishes to reserve the right to continue to provide comments as this process evolves. Furthermore, we kindly request to be notified for all future MCR and OP review updates.</p>	No changes requested.	RESPONSE NOT REQUIRED
11/25/2022	Jones Consulting	Cassell Drive (434102000102307)	13, Schedule A-7	<p>The lands are proposed to remain designated Natural Heritage Environmental Protection 1 and Special Policy 2 on Schedule A-7 Hillsdale Land Use. The Official Plan states the Township supports in principle the establishment of a Business Park development in the southerly portion of the Hillsdale urban settlement area, and this potential location is being identified as a Special Policy Area which recognizes its strategic economic importance to the Township.</p> <p>An Environmental Impact Study was completed for the submission, which concluded the development of the lands will not negatively impact any natural heritage features. The Township has since advised the development of the lands can proceed through Site Plan Control. As such, we respectfully request reconsideration on designating the lands as Natural Heritage Environmental Protection as this could hinder future development on the property especially when considering the conclusions of the site specific Environmental Impact Study. We request the lands be fully designated Business Park to allow for the industrial uses proposed on the property, to support the strategic economic importance of the area, and recognize the environmental work completed on the property.</p>	The policies of the Hillsdale Secondary Plan (OPA 37) provide guidance with respect to the subject property and require that an Environmental Impact Study be submitted to the satisfaction of the Township and relevant agencies prior to the 'Urban Residential' designation coming into force. Therefore, the policy basis is in place to facilitate the enactment of the 'Urban Residential' designation. The Official Plan review is not the appropriate process to establish the developable limits of the subject property.	POLICY CONFIRMATION
12/9/2022	Innovative Planning Solutions	Municipal Wide/Anten Mills	2.2.1	<p>Section 2.2.1 – Intensification: In the case of Springwater, an intensification target of 15%, has been established through the County of Simcoe's Official Plan. The intensification target applies to the settlement areas of Elmvale and Midhurst as they consist of delineated built up areas as predefined by the Growth Plan. Intensification within other settlement areas or clusters may also be supported where full municipal services exist, but additional development on private, or partial, services will be limited.</p> <p>What does the Township define as "additional development"?</p>	"Additional" in this case was intended to mean new constructions, however on review it appears to be redundant and the word "additional" has been deleted.	POLICY CONFIRMATION
12/9/2022	Innovative Planning Solutions	Municipal Wide/Anten Mills	12.1.2	<p>Section 12.1.2 – Urban Residential: Lands designated Urban Residential are intended to be used for low to medium density residential uses on full municipal services.</p> <p>As development is intended to be on full municipal services, are partial or private services permitted for low-density residential development where it has been demonstrated as feasible through a detailed engineering assessment, or a Secondary Plan? Or is development to only proceed on the basis of full municipal services?</p>	As stated in Section 2.2.1, and in accordance with Section 1.6.6 of the Provincial Policy Statement, 2020, municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Development on private or partial services will be limited.	POLICY CONFIRMATION
12/9/2022	Innovative Planning Solutions	Municipal Wide/Anten Mills	12.9.5.1	<p>Section 12.9.5.1 – Special Urban Settlement Area Policies: Notwithstanding other sections of this Plan, within areas designated "Rural" in Urban Settlement Areas, permitted uses shall be limited to existing animal husbandry in appropriate locations, plant nursery, greenhouse, golf course and driving range, Open Space and Institutional uses.</p> <p>This policy implies that lands designated as 'Rural' within an Urban Settlement Area (ex. Anten Mills) are not permitted for residential uses. Clarification requested.</p>	The intent of the policy is that lands within Settlement Areas that are designated Rural will require an Official Plan Amendment for urban development. Limiting the land use to non-residential rural uses, ensures that low-density residential uses that would preclude development at urban densities is avoided. Existing residential uses are permitted to continue.	POLICY CONFIRMATION
12/9/2022	Innovative Planning Solutions	Municipal Wide/Anten Mills	13.10.2	<p>Policy 13.10.2.2 – Consent policy b): No more than three new lots may be created by consent at a time.</p> <p>Does the creation of maximum three (3) lots apply to lands within Settlement Areas?</p>	Yes. No lot creation of more than three lots should proceed by plan of subdivision.	POLICY CONFIRMATION
12/9/2022	Innovative Planning Solutions	Municipal Wide/Anten Mills	13.10.2	<p>Section 13.10.2.2 – Consent: criteria and policies for severances.</p> <p>Do all policies under section 13.10.2.2 apply to lands within Settlement Areas?</p>	Yes, the referenced policy applies to lands throughout the Township.	POLICY CONFIRMATION
12/9/2022	Innovative Planning Solutions	Municipal Wide/Anten Mills	13.11	<p>Section 13.11 – Provincial Minimum Distance Separation: No consent for a new residential building lot may be permitted either within the separation distance derived under the Provincial Minimum Distance Separation or within 305 metres (1000 feet) whichever is greater, of an existing agriculturally related barn, feedlot, livestock pen or similar use (E).</p> <p>Does this policy apply to lands within a Settlement Area?</p>	Yes, the referenced policy applies to lands within Settlement Areas.	POLICY CONFIRMATION
12/9/2022	Innovative Planning Solutions	Municipal Wide/Anten Mills	14	<p>Section 14 – Secondary Plans: applicable policies.</p> <p>It is our understanding that the existing Secondary Plans will be carried over. With the next version, this section should be included for review.</p>	The Secondary Plans will be carried over in this version of the Official Plan.	POLICY CONFIRMATION
12/15/2022	Infrastructure Ontario & Hydro One Networks Inc.	Municipal Wide	N/A	<p>This review of the Township of Springwater Draft Official Plan takes direction from the Provincial Policy Statement (PPS) (effective May 1, 2020) as it relates to electricity generation facilities and transmission and distribution systems. In particular, PPS Section 1.6 provides specific direction for municipalities to maintain the primacy of hydro corridor lands for the transmission and distribution of electricity throughout the province.</p>	No changes requested.	NO RESPONSE REQUIRED

12/15/2022	Infrastructure & Hydro One Networks Inc.	Ontario Municipal Wide		13.25, Definitions 13.25 Site Plan Control states: e) Notwithstanding the provisions of this subsection, site plan control shall not apply to all existing electric power facilities and any undertakings of Ontario Hydro, the Springwater Hydro Electric Commission or the government authority having jurisdiction which is subject to the provisions of the Environmental Assessment Act. Definitions – Public Use states: Public Use means any building, structure or lot used for purposes of public service by the Township or any local board thereof or any department of the County of Simcoe or the Federal and Provincial governments, including Ontario Hydro. We would like to encourage a consistent approach to defining hydro corridors and electricity infrastructure facilities throughout the province. Accordingly, it is requested that all references to Hydro One should be referred to as "Hydro One Networks Inc." throughout the Township of Springwater Draft Official Plan.	The term "Ontario Hydro" has been revised and updated to "Hydro One Networks Inc."	POLICY CONFIRMATION
12/15/2022	Infrastructure & Hydro One Networks Inc.	Ontario Municipal Wide	11.5.3	h) Secondary and shared uses, such as recreation and trail use, agriculture, community gardens, other utilities and uses accessory to adjacent land uses (e.g. parking lots and outdoor storage), may be permitted within utility corridors, subject to any required technical approvals. "h) Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of a hydro corridor is for electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro One Networks Inc." The requested policy would provide flexibility for future uses on hydro corridor lands. The inclusion of this policy offers clarity with respect to the types of secondary uses that are possible on hydro corridor lands, in accordance with the Provincial Secondary Land Use Program. Having these policies in place will also streamline the number of municipal planning approvals that a proponent must seek when they apply to HONI/O for a secondary use.	Section 11.5.3 policy (h) has been revised to reflect revisions proposed and requested by Infrastructure Ontario & Hydro One Networks Inc., with minor modifications to suit the flow of policy.	POLICY TEXT REVISION
12/15/2022	Infrastructure & Hydro One Networks Inc.	Ontario Municipal Wide	N/A	We would request that this letter be included as part of the record of submissions for the Township of Springwater Draft Official Plan and that we be notified of any decisions regarding these matter.	No changes requested.	NO RESPONSE REQUIRED
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	3, 12	NVCA staff note that draft OP discusses One Zone and Two Zone floodplain management concepts. The text should focus the One Zone flood management concept as there are no existing Two Zone areas in the Township. Any consideration of a two zone would be subject to input by the NVCA, the necessary satisfactory studies in addressing Provincial guidelines and subject to a future amendment to the Official Plan. In addition, the Provincially delegated flood hazard responsibilities of the Conservation Authority should be recognized in the Official Plan.	Reference to the Two Zone concept has been retained to capture future potential use of this concept. Instead, clarification has been added to policies within Section 12.7.2.1.1 that speaks to what is required for the Two Zone concept.	POLICY TEXT CORRECTION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	N/A	The Township should consider a natural hazard overlay approach in the schedules (or a separate schedule) to address Section 12.7 (Constraints and Hazard Lands). Similarly, it is also recommended including an overlay in the schedules which identifies locally and provincially significant wetlands and ANSIs	Mapping will be revised to clearly show hazards.	LAND USE SCHEDULE CORRECTION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	N/A	It appears that specific sections and text addressing source water protection/Clean Water Act are absent from the draft Official Plan. Furthermore, it is noted that the draft document did not include schedules/maps which may have the delineation of the wellhead protection areas, significant recharge areas, and highly vulnerable aquifers.	Source Protection policies will be provided. Mapping of wellhead protection zones, etc. will be provided.	LAND USE SCHEDULE UPDATE
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	Schedule A	Schedule A was not found in the circulation package. Please provide this schedule for our review once it becomes available.	The Township will ensure a full package will be provided prior to adoption.	NOTED
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	3.2.1 (d)	Please include the word natural as follows: "d) Ensure that development and site alteration are not permitted in areas where site conditions or their location may be subject to natural hazards as a result of extreme weather events (flooding, erosion, steep slopes, etc)."	Section 3.2.1 (d) has been revised to implement the requested revision.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	3.3.1.1	We recommend inclusion of an item which prohibits development in areas where local drainage (i.e., non-riverine) flooding is present where associated with wetlands. Also, we suggest including clarification that predominately organic soils are considered unstable soils.	The policies included in Section 3.3.1.1 direct development away from areas of natural hazards. This includes flooding hazards and unstable soils/erosion hazards.	POLICY CONFIRMATION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	3.3.1.1	For item d we suggest the following wording: "Lot creation will be directed to areas outside of a flooding and erosion hazards."	Section 3.3.1.1, policy (d) has been revised to implement the requested revision.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	3.3.1.1	Note that in regards to item j), there are currently no established two zone concepts in the Township of Springwater.	A two-zone concept may be applied subject to approval. This policy indicates that it is a possibility.	POLICY CONFIRMATION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	3.3.1.1	For item l), "in consultation" should be changed "to the satisfaction of". We also suggest this change for paragraph after item m) that refers to flooding and hazardous lands assessments. Please note that there may be a requirement for assessment by a qualified professional of meander belt hazards which is considered an erosion hazard along with slope hazards.	Section 3.3.1.1 has been revised in accordance with the recommended text change.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	4.3.1 (g)	Please reword this section as follows: Protecting key natural heritage areas features/systems and ensuring that recreational uses in those areas do not have negative effects impacts.	Section 4.3.1, policy (g) has been revised to implement the requested revision.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	8.4.2	We recommend the following wording. "Greenways are important because they promote active living and healthy lifestyles, allow access to open spaces for community residents living in settlement areas, encourage outdoor learning, preserve and protect natural heritage linkages and natural heritage features, and provide safe recreational transportation corridors."	The recommended wording has been added to the description of greenways.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	8.4.2	We also recommend inclusion of a policy to preserve and protect linkages between Natural Heritage Features.	An additional policy has been added to Section 8.4.2 to preserve and protect linkages between Natural Heritage Features.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	10.3	g) Encourage the preservation and conservation of heritage resources and their integration into the design of new development." This section should be clarified as to whether "heritage resources" includes natural heritage features. Natural Heritage Features should be preserved and the design of new development should be incorporated harmoniously with environmentally sensitive areas. We suggest adding: "encourage the implementation of sustainable technologies such as low impact development.	Section 10.3 has been revised to include the recommended revisions. Item (g) has been revised to include reference to built and natural heritage resources. An additional objective has been added to encourage the implementation of sustainable technologies, such as low impact development.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	11.5	Stormwater management is included as a sub-section of "Water, Sewer and Utilities" (section 11.5). This topic is complex and significantly different than water supply and wastewater treatment. Accordingly, it may be prudent to for this topic to be presented in a separate section (i.e., Section 11.6).	Stormwater is encompassed within the broader topic of water, sewer and utilities. As such, the stormwater policies have been retained in this section.	POLICY CONFIRMATION

12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	11.5	The topic of "low impact development" has limited mention in the document. This topic should be discussed and could be included as a sub-section of Section 11.6 Stormwater.	A new objective and policies have been added to Section 11.5.1 (Stormwater Management).	POLICY CONFIRMATION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	11.5	Similar to other Official Plans, mention of the Conservation Authority should be included in Section 11.5.1.2 Policies Bullet (h)	No change required. Policy references, "appropriate agencies".	POLICY CONFIRMATION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	11.5.1.1	Please reword as follows: "e) To protect and enhance, through both accepted and innovative stormwater management techniques and design, the water quality, water temperature, environmental, aesthetic and recreational potential of the Township's waterways and water bodies."	The revision has been incorporated.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	11.5.1.2	Please consider the following wording revisions. j) The retention of existing tree cover or natural vegetation, particularly along watercourses and water stream valleys, and the provision of significant grassed and extensively naturalized areas shall be encouraged to facilitate the infiltrating of stormwater runoff into the ground where soil conditions permit. l) Channelization of natural watercourses should be minimized. Alteration of natural watercourses should only be undertaken as part of an approved renaturalization/replacement plan to the satisfaction of the Township and the Conservation Authority. Furthermore, we recommend inclusion of an item which requires thermal regime mitigation for stormwater management outlets to watercourses.	The requested revisions have been made. An additional item requiring thermal regime mitigation for stormwater management outlets to watercourses has been added.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	11.5.2.1	We recommend considering minimizing phosphorus loading as an objective.	An additional objective has been added to minimize phosphorus loading.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6	Two categories of natural heritage features have been established; however, only one schedule (Category 2 Natural Heritage Features) was provided in the circulation for review. Please provide a copy of the Category 1 Natural Heritage Feature Schedule for NVCA to review and comment. It is recommended including an overlay in the schedules which identifies locally and provincially significant wetlands and ANSIs. Significant Woodlands, Significant Wildlife Habitat and Significant Valleylands are not discussed.	Category 1 is mapped on Schedule A. The ANSIs are not specifically identified, but are included within the Environmental Protection Category 1 lands Significant woodlands, wildlife habitat and valleylands are all discussed.	POLICY CONFIRMATION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.3	Please include the following in this section: "Parks and Open Space are not a permitted use within Category 1 Lands".	The recommended text has been incorporated into Section 12.6.3.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.3	NVCA staff recommend moving mention of forestry to 12.6.3.a) i. as a permitted use. "a) ii. Other uses include forestry, passive outdoor recreation, scientific research and education, wildlife management, and other activities compatible with the conservation and preservation of the natural flora and fauna." Forestry is not an activity compatible with conservation and preservation of natural flora and fauna.	Forestry has been removed as a permitted use within Natural Heritage (Environmental Protection) - Category 1 Lands.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.3	"b) v. The anticipated impact of development may be demonstrated by a proponent of development through the completion of an E.I.S. (Environmental Impact Study) to the satisfaction of the Township and appropriate agencies. The study requirements for an E.I.S. are contained in this Plan."	Reference to the Township and appropriate agencies has been added to Section 12.6.3, policy (b) (v).	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.1	"b) Development proposal adjacent to Natural Heritage (Environmental Protection) - Category 1 Lands or adjacent to environmentally significant lands/waters as defined by this Plan shall require the submission of an E.I.S. (Environmental Impact Study) completed by a qualified professional demonstrating the proposal will have no negative impacts on the natural feature or its ecological functions to the satisfaction of the Township and appropriate agencies."	Reference to the Township and appropriate agencies has been added to Section 12.6.4.1, policy (b).	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.1	"c) The re-designation of Natural Heritage (Environmental Protection) Category 2 Lands of the Township for development may shall require an E.I.S. to be completed by a qualified professional to the satisfaction of the Township and appropriate agencies. The Township may waive this requirement in consultation with the appropriate agencies."	Section 12.6.4.1, policy (c) has been revised in accordance with the requested revisions. This includes requiring an EIS for re-designation of Natural Heritage (Environmental Protection) Category 2 Lands.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.2	We recommend clarification on classes of wetlands and displaying wetlands and their classes on the Category 1 and 2 Lands schedules. How would an unclassified wetland become classified in order to determine which policies of the OP apply?	It is the project teams' position that it is only necessary to identify Provincially Significant Wetlands, unevaluated wetlands and "wetlands" on the schedules. The discussion regarding classifications is for context and information only.	POLICY CONFIRMATION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.2	"ii. Development shall not be permitted within Wetlands designated Natural Heritage (Environmental Protection) -Category 1 Lands on Schedule "A" to this Plan. Development shall also not be permitted in any unclassified Wetlands not shown on Schedule "A" to this Plan." Please provide Schedule A for NVCA to review and comment.	A full package will be provided prior to adoption	NOTED
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.2	iii. No development shall be permitted within 30 metres (98 feet) of a provincially significant Class 1 - 3 Wetland or 30m of a locally significant Class 4 - 7 Wetland. All development proposed within 120 metres of a provincially significant wetland must demonstrate through an E.I.S. by a qualified professional that there will be no negative effects on the wetland or its ecological functions as a result of the development to the satisfaction of the Township and appropriate agencies. Where the boundary of a Wetland is undefined or unclear, it will need to be defined in consultation with the applicable commenting and approval agencies."	Section 12.6.4.2 policy (a) (iii) has been revised to implement the recommended revisions.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.2	NVCA staff suggest inclusion of policy to require an EIS for development proposed within 30m of unevaluated wetlands, and locally significant Class 4 - 7 Wetland, in order to be consistent with the "area of interference" as defined in the Conservation Authorities Act.	A policy has been added to Section 12.6.4.2.2 (Wetlands) stating that all unevaluated wetlands will be treated as provincially significant wetlands unless they are evaluated and determined not to be provincially significant.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.2	"vi. Wetlands shall be placed in the Environmental Protection Zone in the implementing Zoning Bylaw which protects them in accordance with these policies." Unless there are multiple zones categories in the zoning bylaw which protect wetlands, the EP zone should be specified.	The requested revision has been incorporated.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.2 (c)	We recommend re-naming this section "Habitat of Endangered and Threatened Species" to distinguish from Significant Wildlife Habitat (which is 12.6.4.3.b)).	The text has been revised accordingly. Revisions to the policies within subsection (c) have been made to ensure consistency with terminology.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.2 (c)	The mechanism through which the Township identifies habitats/areas where policies 12.6.4.2 c) i.-vi. apply must be articulated in the policy. Is this achieved through an EIS submitted by the applicant? Will the Township be consulting with the Conservation Authority or the MNR?	As stated in Section 12.6.4.2 c), habitat of endangered and threatened species will be required through the completion of an EIS, where a development proposal may have the potential to cause negative impacts.	POLICY CONFIRMATION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.2 (c)	Category 1 and 2 Environmental Protection Lands are reasonable candidates for Species At Risk (SAR) species to occur. NVCA staff recommend inclusion of a policy that requires all submitted EISs to screen for SAR habitat.	As noted in Section 12.6.4.2 c), threatened species means any native species at risk of becoming endangered. An EIS is required where development has the potential to cause negative impacts to habitat of endangered and threatened species.	POLICY CONFIRMATION

12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.2 (d)	The plan should define "ravine"	A definition for "ravine" has been included in the Glossary of Terms (Section 13.30).	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.2 (d)	Significant Watercourses and Ravines, where identified, should be displayed in the schedules.	Referenced features are delineated within the Land Use Schedules which have been circulated for review. The 'Natural Heritage', 'Constraint Hazard Lands' designations delineate the referenced features.	FOLLOW UP REQUIRED
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.2 (d)	"ii. A minimum setback distance of 20 metres (65 feet) from the top of bank is required for all buildings or structures and septic systems and swimming pools. A reduction in the setback may be considered by the municipality for an existing lot of record if a satisfactory geotechnical investigation by a qualified soils consultant addressing slope stability is received. Prior to Council rendering a decision on the application, written comments from the appropriate agencies shall be submitted to the Township." It is recommended inclusion of policy to limit vegetation clearing on ravine slopes, as this can affect slope stability and ecological function of the feature. The Township should encourage ravine stewardship through supporting naturalization of ravine features through plan review.	A policy has been added to Section 12.6.4.2 d) that discourages vegetation clearing on ravine slopes.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.3 (a)	Category 2 Lands are not addressed in this policy section. Please clarify if perhaps 12.6.4.3 a) was intended to be titled "Lands Adjacent to Category 2 Lands"?	Clarification in the policy has been provided.	POLICY CONFIRMATION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.3 (a)	"i. Loss of ecological and hydrologic functions; ii. Loss of contiguous Wetland area;"	The text has been revised accordingly.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.3 (b)	"ii. In the Township significant wildlife habitat refers specifically wildlife habitat that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province." The Township should recognize all SWH attributes identified by the province, not just the ones that are mapped."	Section 12.6.4.3, policy (b) (ii) has been revised in accordance with the recommend text revisions.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.3 (b)	"iii. Development may be permitted within 120 metres of, and in, significant wildlife habitat subject to the completion of an E.I.S. to the satisfaction of the Township and applicable approval and commenting agencies. The study shall demonstrate that the proposal will have no negative impact the viability of the habitat or the ecological value and functions for which the area is identified." Specific recommendations for protection of SWH as outlined in the MNRF Mitigation Support Tool indexes recommend setbacks for development in certain SWH types (for example, amphibian breeding – 30m). It is the opinion of NVCA staff that policies permitting development within Significant Wildlife Habitat, where confirmed, may be inconsistent with the intent of the Provincial Natural Heritage policies. As there is no formal approval or commenting agencies, the Township will be the approval authority for SWH. It is recommended that this section be revised in accordance with the Ministry SWH MIST indexes to ensure more adequate protection for SWH, perhaps identifying the types of SWH in which development will not be permitted. Any study to evaluate SWH should be completed by a qualified professional in accordance with the evaluation procedures recommended in the MNRF Natural Heritage Reference Manual (2005).	A new policy has been added to Section 12.6.4.3 that clarifies the Township's role as the approval authority, and that the EIS must be completed by a qualified professional in accordance with the MNRF Natural Heritage Reference Manual.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.3 (c)	"iv. Significant Woodlands may be determined by the Township in accordance with the evaluation procedures recommended in the MNRF Natural Heritage Reference Manual (2005) or other Provincial guidelines."	Section 12.6.4.3, policy (c) (iv) has been revised in accordance with the recommended text revisions.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.3 (c)	"v. Development may be permitted within 120 metres of, and within, significant woodlands subject to the completion of an E.I.S. to the satisfaction of the Township and applicable approval and commenting agencies. The E.I.S. shall demonstrate that the proposal will not negatively impact the woodland and its ecological functions." This policy would contradict the Growth Plan policy section 4.2.3. where applied within the NHS (outside settlement areas).	The policy has been revised to clarify that development may be permitted within settlement areas.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.3 (h)	"ii. In the Nottawasaga River watershed portion of the Township, those areas that may be deemed Valleylands occur wholly within the Conservation Authority regulation limit. In order to adequately manage and monitor the activities occurring in the valleyland areas of the Township located outside of this watershed, it shall be the policy of this Plan to encourage the development of fill line mapping and the corresponding establishment of fill regulatory areas for those watersheds of the Township without them." Valleyland policies should correspond to the MNRF Natural Heritage Reference Manual (2005) guidance on valleylands. Recommend this section be updated in accordance with the manual."	The MNRF Natural Heritage Reference Manual has been reviewed and referenced to incorporate additional policy direction regarding valleylands.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.3 (i)	"iii. Headwater areas need to be identified and evaluated in accordance with established guidelines and the groundwater aquifer recharge potential of these areas realized in order to maintain stream baseflows. Management guidelines decisions developed for these areas should generally seek to maintain groundwater infiltration rates and vegetative cover, and minimize disturbances due to site alteration and development. It is the policy of this Plan that the necessity and feasibility of protecting headwater areas of the Township should be examined on a tributary-bytributary basis as part of any Master Watershed and/or Sub-Watershed Planning exercise, or development proposals containing headwater drainage features." Reference TRCA Headwaters Drainage Feature Assessment Guidelines for more detailed recommendations.	The policy has been revised to include reference to the Evaluation, Classification and Management of Headwater Drainage Features Guidelines developed by the Toronto and Region Conservation Authority.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.3 (l) - (p)	l) – p) Moraines, Shorecliff, Lakes: These sections describe the features, but contain no policies for preservation/management of development applications within the features. Are these features Category 1 or 2 Lands? Are these features subject to the requirement of an EIS to support proposed development?	These significant landform features have been identified in the Official Plan for the purpose of requiring further study. These features may possess attributes and values that attract a range of interests. These features are protected through policy.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.5	Consider adding an additional bullet under clause 12.6.4.5- Aquifers, bullet c, referencing the need for a water budget, including where needed a feature-based water budget, in order to determine the change and mitigation related to infiltration.	An additional policy has been added to Section 12.6.4.5 referring to the need for a water budget.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.6.4.6	For groundwater recharge and discharge areas bullet b) (ii) please consider adding 'hydrogeological' to 'accepted standard engineering practices'. Please consider the inclusion related to the delineation of ecologically significant groundwater recharge areas to this section 12.6.4.6.	Hydrogeological has been added to accepted standard engineering practices per the requested revision.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.7	The reference to the use of the Timmins storm (Section 12.7.2 (e)) should be the "MNR Technical Guide – Rivers & Stream Systems: Flooding Hazard Limit (2002)" and not the document listed "Ministry of Transportation Drainage Manual".	The reference document has been updated accordingly.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.7.1	"b) The following policies apply to Conservation Authority regulation limit based upon available regulation mapping or the text of the relevant regulation. These policies likewise apply to natural hazard areas delineated by an assessment prepared by a qualified professional to the satisfaction of the Township and Conservation Authority. It is the intent of Council to update this Plan should revised or additional mapping or information become available. These policies shall also apply to other lands within the municipality that possess any of the constraints or natural hazards noted below." The Township should consider a natural hazard overlay approach on the schedules to address Section 12.7 (Constraints and Hazard Lands) using available information to better inform the users of the document.	Section 12.7.1 (b) has been updated in accordance with the recommended text revisions. Natural Hazards will be mapped.	POLICY TEXT AND SCHEDULE REVISION

12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.7.2 (f)	The erosion hazard limit is presented in Section 12.7.2 (f) and should reference and be consistent with the "MNR Technical Guide - Rivers & Stream Systems: Erosion Hazard Limit (2002)"	Reference to the identified document has been included in Section 12.7.2, policy f).	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.7.2 (f)	Bullets i) to vii): These points seem to be a mix of erosion and flood hazards (i.e., bullet iv) refers to a floodway). Possibly only the first two bullets were meant to be under "erosion hazard". This should be clarified.	This is correct. The heading hierarchies have been modified to clarify which policies apply to erosion hazards.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.7.2.1.1	"Fill Regulated Areas" should be replaced with Conservation Authority Regulation limit.	The text has been revised accordingly.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.7.2.1.1	The Development Policies discuss One Zone and Two Zone Concepts. The text should focus the one zone flood management concept as there are no existing Two Zones in the Township. Also, the use of the term floodway and flood fringe (spelling misstate in bullet (f) – floodrange?) can be misleading. Any consideration of a future two zone would be subject to the requirements Provincial guidelines and subject to a future Official Plan Amendment. Please delete reference to "Two Zone and Two Zone Concept".	Reference to the Two Zone concept has been retained to capture future potential use of this concept. Instead, clarification has been added to policies within Section 12.7.2.1.1 that speaks to what is required for the Two Zone concept.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	12.7.2.1.1	The Provincially-delegated flood hazard responsibilities/services of the Conservation Authority should be recognized in the OP.	A policy has been added to Section 3.3.1.1 stating that the delineation and regulation of hazardous lands and hazardous sites are administered by the Conservation Authority.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	13.2	We recommend including and identifying the Conservation Authority and other applicable agencies in the Pre-Application Consultant process.	Reference to the Conservation Authority and/or other agencies has been included in Section 13.2.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	13.4	"Ecological Site Assessment" should be "Natural Heritage Evaluation"	The term "Ecological Site Assessment" has been updated to "Natural Heritage Evaluation" throughout Section 13.4.2.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Municipal Wide	13.4.2	The undertaking of duplicate environmental studies over the same landscape is not advocated or desired by the Township." If an EIS was completed over 10 years ago, the site should be re-evaluated to confirm the results of the previous EIS are still applicable. Changes to development concepts may also require updates to a previously-completed EIS. This should be articulated in the policies.	A policy has been added to Section 13.4.2 to clarify that, in situations where the EIS was completed over ten years prior to approval of the Official Plan, the site should be re-evaluated.	POLICY TEXT REVISION
12/16/2022	Nottawasaga Valley Conservation Authority	Snow Valley	12.42	Please advise if closure has been obtained on this file with regards to the monitoring aspects and if further revision to the text/policy is required.	Further discussion will be required subsequent to final approval of the new Official Plan to determine the relevance of the program. Removal of the program can be achieved through a housekeeping amendment.	POLICY TEXT REVISION/DELETION
12/20/2022	Ministry of Transportation	Municipal Wide	1.1.5.8	As the Township further explores future transit and alternative modes of transportation, the use of zero and low-emission vehicles can be considered as one of the Township's objectives to align with provincial transportation policies in s.3.2.2 of A Place to Grow: Growth Plan for the GGH (APTG). In the implementation of this OP, MTO suggests evaluating the existing transportation and digital infrastructure required for the deployment of advanced energy-efficient mobility modes (i.e., electric vehicles (EV) and automated vehicles (CV/AV). This may involve integrating EV infrastructure requirements into the OP and zoning by-laws, such as policies regarding EV charging stations. We suggest the Township explore the installation of public charging infrastructure and consult existing federal government funding programs such as the Zero Emission Vehicle Infrastructure Program (ZEVIP).	The proposed policies of the OP would not preclude the installation of EV charging facilities.	POLICY CONFIRMATION
12/20/2022	Ministry of Transportation	Municipal Wide	2.1.1	Why are forecasts in s. 2.1.1 projected to 2031 but the planning horizon of the plan is 2036, as per s. 2.1.2	References to 2036 have been updated to 2031.	POLICY TEXT REVISION
12/20/2022	Ministry of Transportation	Municipal Wide	3.2.2	MTO suggests adding policies in the subsequent s. 3.3 of the OP that speak specifically to how active transportation for local and interregional trips can be supported. These policies can be developed in recognition of the potential to support broader interregional cycling activity between surrounding communities, including Barrie and Penetanguishene, which already feature partial active transportation connections.	Active Transportation is referenced throughout the Official Plan. The general outcome of many of the policies will be improved conditions for active transportation.	POLICY CONFIRMATION
12/20/2022	Ministry of Transportation	Municipal Wide	6.4	MTO would suggest referring to PPS 1.3.2.6 and including policy regarding the protection of employment areas in proximity to major goods movement facilities and corridors.	A policy has been added to Section 6.4.1 in response to the comment.	POLICY TEXT REVISION
12/20/2022	Ministry of Transportation	Municipal Wide	9.4.3	We suggest that the Ministry of Indigenous Affairs be engaged in the review of Springwater's draft OP, to ensure references to Indigenous communities, consultation requirements, etc., are accurately reflected. For example, section 9.4.3 references the Wendat Nation (which is located in Quebec). The OP should include references to any First Nations that have Aboriginal and treaty rights in Ontario, are proximate to the township, etc.	The Township has reached out to local Indigenous communities regarding the OP project.	POLICY CONFIRMATION
12/20/2022	Ministry of Transportation	Municipal Wide	N/A	MTO suggests exploring the availability and convenience of multimodal options for more local transit and active transportation infrastructure. The municipality may consider pilot projects to facilitate the deployment of e-bikes, bike-sharing services, and e-scooters to promote active transportation for short distances and address commuters' 'last kilometre' needs.	A policy has been added to Section 3.3 speaking to pilot projects for active transportation options.	POLICY TEXT REVISION
12/20/2022	Ministry of Transportation	Municipal Wide	11.3.1	MTO recommends consulting PPS 1.6.8: Transportation and Infrastructure Corridors and include specific policies in the OP that speak specifically to the prevention of development along existing or planned corridors that could preclude or negatively affect the use of the corridor, in order to support 11.3.1 b).	A new policy has been added to Section 11.4.1 (Transportation Policies-General) in response to the comment provided.	POLICY TEXT REVISION
12/20/2022	Ministry of Transportation	Municipal Wide	11.3.1	In implementing its OP, the municipality should consider transportation demand management direction in APTG 3.2.2.4 to help optimize the use of its transportation systems. Some strategies may be used to maintain peak performance and efficiency of trips, establish modal share targets to increase the alternatives to the automobile, and determine the needs of major trip generators and how to meet them.	A new policy has been added to Section 11.4.1 (Transportation Policies-General) in response to the comment provided. This policy includes reference to Transportation Demand Management strategies that may be employed to create a more balanced and effective transportation system.	POLICY TEXT REVISION
12/20/2022	Ministry of Transportation	Municipal Wide	11.3.1	Under the Transportation Objectives (11.3.1), MTO would recommend that the Township consider adding an objective related to increasing accessibility and equity.	An additional objective has been added to Section 11.3.1 speaking to accessibility and equity. An existing objective has also been revised to speak to providing for the safe movement of people of all ages and abilities.	POLICY TEXT REVISION
12/20/2022	Ministry of Transportation	Municipal Wide	11.4	MTO would recommend consulting PPS s.1.6.8.2, to include policy regarding the protection of major goods movement facilities and corridors. Municipalities are also encouraged to establish priority routes for goods movement that are connected to prime corridors, facilities, and employment areas. This includes transportation corridors that facilitate the inter- and intra-provincial movement of goods, more specifically local segments of Highway 26, Highway 400 and Highway 11. In addition to directing traffic towards as few streets as possible, the municipality should include a general principle related to planning for and managing the movement of freight on the key routes and corridors and at facilities, as identified within the GGH Plan: A Transportation Plan for the Greater Golden Horseshoe's Strategic Goods Movement Network (SGMN), to support multi-jurisdictional awareness, collaboration and coordination across the goods movement sector.	Two additional policies have been added to Sections 6.4.1 and 11.4 in response to the requested revisions.	POLICY TEXT REVISION
12/20/2022	Ministry of Transportation	Municipal Wide	12.13.6	On page 117, the OP refers to "mentally and physically challenged persons". While not transportation related per se, we would advise that the preferred term used by the province is "persons with disabilities".	The text has been revised accordingly.	POLICY TEXT REVISION

12/20/2022	Innovative Planning Solutions	1368-1322 Snow Valley Road	N/A	<p>The subject lands are located at 1368 & 1322 Snow Valley Road, with approximately 20 ha. of landholdings and approximately 690 m. of frontage along Snow Valley Road. The lands are utilized for an existing aggregate operation, with a Class 'A', Category 3, pit above the water table license (MNR License No. 3554). The current License was issued in 1994.</p> <p>To support extraction on the lands, the current operations includes a stormwater pond to accommodate for stormwater management and drainage associated with extraction, located on the south-west portion of the 1368 lands. Surface water is directed to this area where it can be utilized for on-site operations, dust control, and stored in a central area.</p> <p>Aggregate uses will continue on the subject lands for the foreseeable future, as IPS is working towards Official Plan Amendment and Zoning By-law Amendment applications to permit an operation expansion to the adjacent lands to the north, municipally known as 1196 Anne Street.</p>	No changes requested.	RESPONSE NOT REQUIRED
12/20/2022	Innovative Planning Solutions	1368-1322 Snow Valley Road	Schedule A-8	<p>The current Official Plan designates the subject lands as 'Employment' on Schedule A-8, Midhurst Secondary Plan Area, with the 'Environmental Protection Area II' included over the pond, and 'Environmental Protection Area I' along the southern limits, where trees line Snow Valley Road.</p>	No changes requested.	RESPONSE NOT REQUIRED
12/20/2022	Innovative Planning Solutions	1368-1322 Snow Valley Road	6, 12.3	<p>The draft Official Plan designates the subject lands as 'Employment', with an 'Environmental Protection II' overlay designation on the south-west portion of the 1368 Snow Valley Road lands. In addition, a minimal portion along Snow Valley Road is mapped as 'Environmental Protection I'.</p> <p>As overviewed under section 6 and section 12.3 of the draft Official Plan, employment areas in the Township consist of lands that fall under Industrial or Business Park. Objectives of the Plan seek to provide opportunities for a diversified economic base which supports a healthy, stable economy and enhances employment opportunities, and to support an appropriate mix and range of employment uses to meet long term needs. The direction is to provide for more efficient use of existing employment areas and vacant or underutilized employment lands. As discussed throughout this letter, the subject lands are to be developed for employment uses once the aggregate resources are depleted.</p>	No changes requested.	RESPONSE NOT REQUIRED
12/20/2022	Innovative Planning Solutions	1368-1322 Snow Valley Road		<p>The 'Environmental Protection II' mapping is included on the subject lands, located on the 1368 Snow Valley Road lands. The EP-II mapping identifies an existing pond that is utilized for stormwater management to support the existing aggregate operations. Based on the approved 1992 Site Plans (Operational Plan, Cross Sections) and longstanding extraction uses on the property, this pond was created as infrastructure to accommodate for on-site surface water drainage, with flows directed to this area.</p> <p>As illustrated on Figure 1 attached to this letter, the lands are entirely zoned 'Extractive Industrial (ME)', with no environmental zones, and the lands are Licensed by the Ministry for extraction (No. 3554). Further, the pond is not mapped as a feature or regulated by the Nottawasaga Valley Conservation Authority (Figure 3). Under the EP-II category, those uses which are permitted by the underlying land use designation are permitted, subject to demonstrating that there are no impacts on the ecological feature or related functions (12.6.3.b). Based on the 'Employment' land use designation and 'ME' zoning, development of these lands can continue for employment uses, as stormwater management would ultimately be evaluated through a development proposal, removing the pond and creating a new system to accommodate surface water.</p> <p>Since the pond was created as infrastructure to support aggregate operations, it should not be mapped as 'Environmental Protection II'.</p> <p>'Environmental Protection I' is mapped along the southern frontage of the subject lands where a section of trees and brush is maintained along Snow Valley Road. It appears that this mapping is due to features (treed areas) located on the south side of Snow Valley Road (1296 Carson Road). Given the existing municipal road, there is established separation of these features from the subject lands and the vegetation protection zone (VPZ) consists of a municipal road allowance (16 m – 20 m.), which is a cleared and landscaped surface. As such, this would not be considered as a connected feature and separation of the municipal road has ensured protection of such features to the south. Therefore, the 'Environmental Protection I' designation should not apply to the southern limits of the subject lands.</p> <p>It is vital to note that the ultimate goal of the landowner's is to develop these lands for an industrial subdivision (employment use), aligned with the 'Employment' designation on the lands, intended land use and direction provided by policy.</p> <p>Through the pending applications to permit an expansion of the current aggregate operations adjacent to the north onto 1196 Anne Street North, the pond identified will be drained and removed from the subject lands as part of progressive rehabilitation, in efforts of turning the lands into suitable conditions for long-term employment uses.</p>	The comment is acknowledged and considered. Site specific designation changes are not being considered through this project.	SITE SPECIFIC RE-DESIGNATION REQUEST
12/21/2022	Innovative Planning Solutions	2466 Ronald Road	13.10.2.4	<p>The policy provides as follows:</p> <p>13.10.2.4(a) Any new agricultural lots shall have a minimum lot size of approximately 40 hectares. Existing agricultural lots under 40 hectares in area may be used for agricultural purposes.</p> <p>13.10.2.4(b) New lot creation for Agriculture-related uses as defined by the Provincial Policy Statement may be permitted provided the lot size is no greater than the minimum required to accommodate the use.</p> <p>Section 13.10.2.4(a) should provide consideration for circumstances under 13.10.2.4(b). We do not believe that an agriculture-related severance should need to proceed through an OPA, if deemed appropriate, and if the balance of farm holdings fall below 40 hectares as a result of the severance; this should be clarified.</p> <p>Section 13.10.2.4(b) does not consider necessary or planned expansions to agricultural-related uses when creating such a new lot. We believe policy flexibility should be afforded to such a situation, to allow for the long-term success of the agricultural-related entity.</p> <p>Suggested Policy Refinement:</p> <p>13.10.2.4(a) Any new agricultural lots shall have a minimum lot size of approximately 40 hectares, with the exception of new lots created through Policy 13.10.2.4(b) of this Plan. Existing agricultural lots under 40 hectares in area may be used for agricultural purposes.</p> <p>13.10.2.4(b) New lot creation for Agriculture-related uses as defined by the Provincial Policy Statement may be permitted provided the lot size is no greater than the minimum required to accommodate the use and any necessary or planned expansions to it.</p>	The policies in Section 13.10.2.4 have been revised in accordance with the requested revisions.	POLICY TEXT REVISION

12/22/2022	Macaulay Shiomi Howson LTD.	727 Bayfield Street	1.1.5.1	That the proposed new Springwater Official Plan be modified to recognize the importance of meeting the housing needs of seniors, including the provision of Continuum of Care Seniors Housing (See Attachment 4). In particular, that Section 1.1.5.1 Goal 1: Creating Healthy and Complete Communities seventh bullet point be modified to add the following underlined direction at the end of the Objective: "Provide a mixture of housing options to accommodate people of all abilities, income levels and stages of life, in particular to provide for continuum of care seniors housing development"	The comment is acknowledged. An additional policy has been added to Section 7.4.2 that speaks to providing a continuum of care seniors housing in the community.	POLICY TEXT REVISION
12/22/2022	Macaulay Shiomi Howson LTD.	727 Bayfield Street				NO RESPONSE REQUIRED
12/22/2022	Macaulay Shiomi Howson LTD.	727 Bayfield Street	7.4.2	In addition, Section 7.4.2 should be modified to add the following new subsection h) as follows: "h) The Township shall encourage the development of a continuum of care seniors housing project in the community to meet the needs of their seniors residents."; and,	An additional policy has been added to Section 7.4.2 to implement the requested revision.	POLICY TEXT REVISION
12/22/2022	Macaulay Shiomi Howson LTD.	727 Bayfield Street	12.13, Schedule	That the westerly 7.7 hectares of the lands described as 727 Bayfield Street North be designated on Schedule 'A-3', Land Use Plan, as a "Special Use Policy Area" (See Attachment 4) subject to a new policy in Section 12.13 Special Policies as follows: "12.3.7 Continuum of Care Seniors Housing a) That the westerly 7.7 hectares of the lands described as 727 Bayfield Street North may be used for a Continuum of Care Seniors Housing development subject to approval of a zoning by-law amendment and site plan approval. The development shall provide a full continuum of care including facilities such as a retirement home, life lease seniors building, palliative care hospice, long term care home and supporting medical, pharmaceutical, commercial/retail and community centre facilities. The Township approval will be based on required supporting studies including traffic, urban design, servicing, and natural environment."	The subject lands are located outside the Settlement Area of Midhurst, and therefore would not be appropriate for the type of development proposed. Site specific designation changes are not being considered through this project.	SITE SPECIFIC RE-DESIGNATION REQUEST
12/23/2022	Innovative Planning Solutions	617 Saint Vincent Street	N/A	It is common through an Official Plan review process that comments received by staff and the consulting team are reviewed and responded to through a comment response matrix with the release of a draft document. I would note in this instance, a comment response matrix was not included with the release of this draft. Those you have been participating in this process over the last three years, submitted comments, attended the Open House and made presentations in 2019 would appreciate a response. It is important to take comments and ideas into consideration when developing such an important policy document. In reviewing the draft Official Plan as it relates to 617 St Vincent Street, I would note the lands are designated Rural (Schedule A3). Comparing to the existing in effect Official Plan, we appreciate the updated schedules are more legible and easier to identify specific properties.	No changes requested.	NO RESPONSE REQUIRED
12/23/2022	Innovative Planning Solutions	617 Saint Vincent Street	1, 1.1.1	Section 1 of the Official Plan states this Official Plan will guide growth in the Township over the next 20 years. It states that 'The Official Plan contains policies that implement legislation, regulation and policies from the Provincial and County levels while reflecting the priorities of the Community'. Section 1.1.1 goes on further to state that it 'is intended to manage and direct growth and development throughout the Township of Springwater up until the year 2036. The Plan shall apply to all Planning Act applications and will help guide Township decision-making on other matters as well.' This time horizon does not plan for growth within a 20-year time horizon. It in fact will plan for growth within a 14-year time horizon where other processes already adopted from upper tier governments within the County of Simcoe have provided for growth allocation in the Township of Springwater to the year 2051. As the Township is aware, on August 9th, 2022, the County of Simcoe adopted Official Plan Amendment No. 7 (MCR Phase 1 Growth Management) pursuant to Sections 17 and 26 of the Planning Act by By-law No. 6977. The effect of this amendment sets growth management policies and guides growth to the year 2051. The Township Official Plan needs to be consistent with the County of Simcoe Official Plan and it is recommended that the Township update their Official Plan to incorporate this time horizon and plan for such growth.	The planning horizon has been updated to in accordance with the County of Simcoe Official Plan.	POLICY CONFIRMATION
12/23/2022	Innovative Planning Solutions	617 Saint Vincent Street	12.12.2	a) It shall be a policy of this Plan to restrict new non-farm development within one kilometre of any boundary of the City of Barrie and Town of Wasaga Beach. The purpose of this policy is to maintain a clear separation between rural and urban land uses to prevent urban sprawl adjacent to these two urban centres. Notwithstanding this policy, existing commercial and industrial uses legally established at the date of passage of this Plan, may be permitted to reasonably expand or modify their operations. Interpretation of the one-kilometre separation distance may be slightly modified where roads or other cultural or natural boundaries can be utilized to clearly define the extent of the Green Belt area. In comparing the existing Official Plan and the draft, no changes to this policy are proposed. It is our opinion that this policy is outdated and requires further consideration. This policy was originally developed when the Settlement Area of Midhurst was a village with a maximum population of approximately 3,500 people. The Settlement Area of Midhurst has a planned population of over 30,000 people and can no longer be described as a Village. Urban sprawl would not result if development took place at 617 St Vincent Street or for that matter any lands between the City of Barrie and the Settlement Area of Midhurst boundary. This development would represent a very logical location for additional greenfield development given available infrastructure, public service facilities and community amenities. It is important to note that development of 617 St Vincent will not require the extension of services from Midhurst and servicing already exists from the City of Barrie. This is detailed in our December 4, 2019 correspondence. In the case of 617 St Vincent Street, the surrounding property characteristics do not have any separation between rural and urban uses given that the property is located directly across the street from urban development located in the City of Barrie. We would request that the Township reconsider this policy in the next draft of the Official Plan.	Site specific designation changes are not being considered through this update. Through the Growth Management study it has been determined that no expansions to the existing settlement areas are required to accommodate forecasted growth.	SITE SPECIFIC RE-DESIGNATION REQUEST
12/23/2022	Innovative Planning Solutions	617 Saint Vincent Street	N/A	Over the last year, the Province of Ontario has been working diligently in finding ways to increase housing stock to meet the needs of the Province. It is clear that we are currently in a housing crisis. The Township of Springwater has an opportunity through your new Official Plan to create policies to improve opportunities to increase housing stock. The property located at 617 St. Vincent is an excellent example of how housing could be created in a location with available services and amenities to service residents. The new Official Plan needs to take into consideration policy direction from the Province and develop ways to accelerate the overall supply of housing.	No changes requested.	SITE SPECIFIC RE-DESIGNATION REQUEST
12/23/2022	Morgan Planning	1643 & 1809 Snow Valley Road, 2636, 2694 & 2842 Wilson Drive	Schedule A-12, §	The purpose of this letter is to request that the subject properties be designated 'Urban Residential' via the Township of Springwater Official Plan Review process. This would require an amendment to draft Official Plan schedule A-12 (Snow Valley Land Use Plan) and draft Official Plan schedule A-12A (Snow Valley Phasing Plan). Attached to this letter as Appendix A is a draft Official Plan Amendment schedule, which illustrates the desired 'Urban Residential' designation.	Site specific designation changes are not being considered through this Official Plan project.	SITE SPECIFIC RE-DESIGNATION REQUEST

12/23/2022	Morgan Planning	1644 & 1809 Snow Valley Road, 2636, 2694 & 2842 Wilson Drive	N/A	<p>The municipal addresses of the subject properties are as follows: 1643 Snow Valley Road, 1809 Snow Valley Road, 2636 Wilson Drive, 2694 Wilson Drive, 2842 Wilson Drive.</p> <p>The total area of the subject properties is approximately 169 hectares (417 acres). Of the 169 hectare land holding, approximately 115 hectares (285 acres) is developed as the Vespra Hills Golf Club, and approximately 30 acres (75 acres) is used agriculturally. There is a stream which traverses the property from south to north. The entire land holding is located within the Snow Valley Settlement Area.</p>	No changes requested.	NO RESPONSE REQUIRED
12/23/2022	Morgan Planning	1645 & 1809 Snow Valley Road, 2636, 2694 & 2842 Wilson Drive	N/A	<p>The subject property is located within the Snow Valley Settlement Area as illustrated on County of Simcoe Official Plan Land Use Schedule 5.1 (see below).</p> <p>Section 3.5.7 of the County Official Plan directs that settlement areas shall be the focus of population and employment growth and their vitality and regeneration shall be promoted.</p> <p>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.</p> <p>The uses permitted within the County's settlement area boundaries may be further restricted or prohibited in the local municipal official plans to facilitate urban development.</p> <p>This policy therefore defers to the local municipalities to determine how they wish to develop their own settlement areas. Local municipalities must consider natural heritage features, servicing capacity, servicing availability, and transportation corridors, among other things, in determining when and how to develop their designated settlement areas.</p>	No changes requested.	NO RESPONSE REQUIRED
12/23/2022	Morgan Planning	1646 & 1809 Snow Valley Road, 2636, 2694 & 2842 Wilson Drive	N/A	<p>Planning for both residential and employment growth within the County of Simcoe is a top-down process, which takes its direction from A Place to Grow: The Growth Plan for the Greater Golden Horseshoe ("the Growth Plan").</p> <p>The Growth Plan stipulates that the County's population will grow by 194,000 from 361,000 in 2021 to 555,000 in 2051. As the upper tier municipality, the County of Simcoe has the responsibility to allocate this growth, which is done via a Municipal Comprehensive Review ("MCR") process. The MCR process is currently underway.</p> <p>As part of the MCR process, the County hired Hemson Consulting to prepare a 'Growth Forecast and Land Needs Assessment Report'. The Hemson report establishes the long-term growth outlook for the County and ultimately determines the amount of urban land required to accommodate the growth outlook.</p> <p>The Hemson report was issued in March of 2022. Table 11 of the Hemson report illustrates that the Township of Springwater must plan for an additional 10,170 residential units thru to 2051.</p> <p>It is the Township of Springwater's responsibility to determine where to direct this growth. The Township's draft Official Plan must ensure there is enough designated land to accommodate it's allocated growth. An overview of the Township's draft Official Plan is provided on the following page.</p>	No changes requested.	NO RESPONSE REQUIRED
12/23/2022	Morgan Planning	1647 & 1809 Snow Valley Road, 2636, 2694 & 2842 Wilson Drive	Schedule A-12	<p>The Township commenced its Official Plan Review ("OPR") process within public visioning workshops in 2016 before releasing a discussion paper and growth management strategy in 2018. Final background studies including an Intensification Strategy were released and ultimately accepted by Township Council in September of 2021 and a draft of the Township Official Plan was released for comment in September 2022.</p> <p>The proposed land use designations pertaining to the subject properties are illustrated on draft Land Use Schedule A-12 (Figure 3 – below).</p> <p>The golf course lands are designated Tourist Recreational Open Space and Tourist Recreational Commercial by the draft Official Plan. The 42 hectare parcel situated at the northwest corner of Wilson Drive and Seadon Road is designated Agricultural.</p> <p>Despite being located within the Snow Valley Settlement Area, residential development is not permitted within any of the three proposed land use designations.</p> <p>With this letter we respectfully request that draft Official Plan schedule A12 be revised to include the entire land holding within the 'Urban Residential' designation.</p> <p>Draft Official Plan Schedule A-12A illustrates the Township's proposed phasing plan for the Snow Valley Settlement Area. An excerpt from Draft Schedule A-12A is provided below.</p> <p>Despite the properties being located within the Snow Valley Settlement Area, the properties are not identified for growth by the Township's draft phasing plan.</p> <p>With this letter we respectfully request that draft Official Plan schedule A12-A be revised to include the entire land holding within a future phase of the Snow Valley Settlement Area.</p>	Site specific designation changes are not being considered through this update.	SITE SPECIFIC RE-DESIGNATION REQUEST
12/23/2022	Morgan Planning	1648 & 1809 Snow Valley Road, 2636, 2694 & 2842 Wilson Drive		<p>Section 1.1.3.1 of the Provincial Policy Statement directs that settlement areas shall be the focus of growth and development.</p> <p>Section 1.1.3.7(a) of the Provincial Policy Statement directs planning authorities to establish and implement phasing policies to ensure that intensification and redevelopment targets are achieved within designated growth areas. Subsection (b) directs that the phasing policies ensure the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.</p> <p>Designating the entirety of the land holdings 'Urban Residential' and identifying the entirety of the land holdings for future development on the Snow Valley phasing plan will establish a short-term development horizon for the properties thus encouraging the development community and the Township to begin the infrastructure planning required to accommodate the growth.</p>	Site specific designation changes are not being considered through this update.	SITE SPECIFIC RE-DESIGNATION REQUEST

12/23/2022	Morgan Planning	1649 & 1809 Snow Valley Road, 2636, 2694 & 2842 Wilson Drive	<p>A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (the Growth Plan), provides direction regarding where and how to grow. Population and employment forecasts for upper – or single tier municipalities are contained within Schedule 3 of the Growth Plan. Upper and single tier municipalities are responsible for planning for the growth allocated in Schedule 3 in accordance with the policies in subsection 5.2.4 of the Growth Plan.</p> <p>Section 2.2.1.2 of the Growth Plan provides criteria outlining how and where the population and employment growth is to be directed. The criteria direct the vast majority of growth to settlement areas that:</p> <ul style="list-style-type: none"> i. Have a delineated built boundary; ii. Have existing or planned municipal water and wastewater systems; and iii. Can support the achievement of complete communities. <p>The Snow Valley Settlement Area is referred to within the Township's 2021 Growth Management Strategy (GMS) as an 'Intermediate Settlement Area'. Snow Valley is a growing community that is immediately adjacent to Midhurst, which is referred to in the GMS as a 'Major Settlement Area'. The two settlement areas are separated by Wilson Road and are both located within the Township of Springwater.</p> <p>The growth within Snow Valley and Midhurst is supported by municipal services. It is understood that those municipal services are being and have been constructed by the development community.</p> <p>Designating the entirety of the land holdings 'Urban Residential' and identifying the entirety of the land holdings for future development on the Snow Valley phasing plan will establish a short-term development horizon for the subject properties thus encouraging the development community and the Township to begin the infrastructure planning required to accommodate the additional growth. Expanding these existing municipal services is likely to decrease the proportional servicing costs to developers within Snow Valley and Midhurst, while enabling growth within a defined settlement area.</p> <p>Attached to this letter as Appendix B is a conceptual development plan which illustrates that the subject property can support the achievement of a complete community. The plan includes low-density, medium-density, and high-density residential development, while also providing commercial lands, recreational trail connections and parkland. The concept plan has also been designed to accommodate the continued operation of the Vespra Hills Golf Club.</p>	Site specific designation changes are not being considered through this update.	SITE SPECIFIC RE- DESIGNATION REQUEST
12/23/2022	Morgan Planning	1650 & 1809 Snow Valley Road, 2636, 2694 & 2842 Wilson Drive	<p>The More Homes Built Faster Act, 2022, S.O. 2022 (Bill 23) (the 'Act') received Royal Assent on November 28, 2022. The Province describes the Act as part of a long-term strategy to increase house supply and provide attainable housing options with a goal of building 1.5 million homes in the next 10 years.</p> <p>The Act implements fundamental changes to nine pieces of legislation related to development in Ontario, including the City of Toronto Act; the Conservation Authorities Act; the Development Charges Act; the Municipal Act, the Ontario Land Tribunal Act, the Ontario Underground Infrastructure Notification System Act; and the Planning Act.</p> <p>One of the fundamental changes to the Planning Act is the role of some upper-tier municipalities, including the County of Simcoe. Upon release and ratification of the implementation regulations the County of Simcoe will be defined in the Planning Act as an 'upper tier municipality without planning responsibilities'. Upon implementation, the County of Simcoe will not have an official plan. Further, the County of Simcoe will no longer be the approval authority for lower-tier official plans, lower-tier official plan amendments or subdivision applications. Upon implementation it is understood that the approval authority for lower tier official plans and official plan amendments will be the Minister of Municipal Affairs and Housing. It is understood that the overarching purpose of these legislative changes is to streamline the development approval processes, to achieve the Province's goal of building 1.5 million homes in the next 10 years.</p> <p>Another core element of the More Homes Built Faster Act, 2022 is a housing focused policy review of A Place to Grow (the Growth Plan) and the Provincial Policy Statement (the PPS). The Ministry of Municipal Affairs and Housing (MMAH) is looking to integrate the Growth Plan and the PPS into a new province-wide planning policy instrument that removes or streamlines policies that result in duplication, delays or burden in the development of housing and leverages the housing-supportive policies of both documents. The MMAH is seeking public feedback on the integration of the Growth Plan and PPS via Environmental Registry of Ontario Posting No. 019-6177.</p> <p>It is understood that the overarching purpose of the integration of the Growth Plan and the PPS is to streamline the development approval processes, to achieve the Province's goal of building 1.5 million homes in the next 10 years.</p> <p>The request to redesignate the subject properties to 'Urban Residential' via the Township of Springwater Official Plan Review process will assist the Province in achieving its objective of building 1.5 million homes within the next 10 years.</p>	Site specific designation changes are not being considered through this update.	SITE SPECIFIC RE- DESIGNATION REQUEST
12/23/2022	Morgan Planning	1650 & 1809 Snow Valley Road, 2636, 2694 & 2842 Wilson Drive	<p>The purpose of this letter is to request that the subject properties be designated 'Urban Residential' via the Township of Springwater Official Plan Review process. This would require an amendment to draft Official Plan schedule A-12 (Snow Valley Land Use Plan) and draft Official Plan schedule A-12A (Snow Valley Phasing Plan).</p> <p>Attached to this letter as Appendix A is a draft Official Plan Amendment schedule, which illustrates the desired 'Urban Residential' designation.</p> <p>Also attached to this letter is Appendix B is a conceptual development plan which illustrates that the subject properties can support the achievement of a complete community. The plan includes low-density, medium-density, and high-density residential development, while also providing commercial lands, recreational trail connections and parkland. The concept plan has also been designed to accommodate the continued operation of the Vespra Hills Golf Club.</p> <p>The request to redesignate the subject properties to 'Urban Residential' recognizes their presence within the Snow Valley Settlement Area, and it will assist the Province in achieving its objective of building 1.5 million homes within the next 10 years.</p>	Site specific designation changes are not being considered through this update.	SITE SPECIFIC RE- DESIGNATION REQUEST

12/23/2022	SCDSB	Municipal Wide	N/A	Thank you for circulating a copy of the 1st draft of the Official Plan Review for the Township of Springwater. The County of Simcoe has commenced its Municipal Comprehensive Review ("MCR") in a phased approach in order to update its Official Plan to be in conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Office Consolidation 2020 ("Growth Plan"). Some municipalities have initiated their own Official Plan Reviews or are about to begin their reviews to bring them into conformity once the County Official Plan has been adopted. The 2021 census data indicates a population of approximately 21,701 persons. The Land Needs Assessment ("LNA") associated with the MCR, has projected a population increase of 10,170 residents over approximately 30 years. Based on the population allocation outlined in the LNA, the County anticipates population growth in the Township of Springwater to reach an overall population of approximately 31,871 by 2051. In response to the latest request for public and agency comments, Simcoe County District School Board ("SCDSB") has reviewed the proposed 1st draft of the new Official Plan and would like to use this opportunity to provide the following initial comments as they relate to the SCDSB needs and requirements for the provision of education facilities	No changes requested.	NO RESPONSE REQUIRED
12/23/2022	SCDSB	Municipal Wide	N/A	Education over the past 5 years has been continuously evolving as the Ministry of Education's expanded role now incorporates child care, Early On Centres, HUB planning and community partnerships. In addition, the Ministry of Education continues to increase supports for special education, as well as expand continuing education, alternative learning and virtual learning. These changing circumstances are reflected in the board's need for flexibility in facility program space. Further to the educational facility challenges brought about by changing programming needs, the board's facility requirements are also impacted by greenfield development, residential intensification and infill within settlement areas which will significantly increase enrolment in local schools. We have noticed trends of an increase in families moving to smaller communities and rural areas in the County which reinforces the importance of flexibility to provide space for student learning. With the proposed population allocation and potential pupil yields shifting over the next 30 years, the new Official Plan should have policy that provides the board with the opportunity to designate new school sites as required. As such, SCDSB planning staff requests policies within the Township's Official Plan which support the ever-changing needs of educational facilities. Many policies in the proposed plan such as active transportation, partnerships, and community uses are directly related to the role schools play in supporting families and children in the community. We are pleased to see the emphasis on Active Transportation in the draft Official Plan that we have reviewed to-date as we encourage active school travel for the many environmental, physical, and mental health benefits.	No changes requested.	NO RESPONSE REQUIRED
12/23/2022	SCDSB	Municipal Wide	N/A	The Provincial Policy Statement ("PPS"), 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 and the Planning Act, R.S.O 1990, all reference the need to create healthy and sustainable complete communities. Schools are recognized as "Public Service Facilities" and contained under Section 1.6 titled Infrastructure and Public Facilities in the PPS. The PPS notes that it is in the interest of all communities to ensure the effective use of public service facilities, as they play a major role in enhancing the vitality of settlement areas, which in turn ensures long-term economic and social prosperity. Municipalities are legislated to ensure that public service facilities are available to meet current and projected needs. Planning authorities are required to appropriately identify locations and promote opportunities for locating public service facilities. A planning authority may only allow the expansion of a settlement area boundary, if it can be demonstrated at the time of a comprehensive review, that public facilities have been planned or are available and suitable for the development over the long-term. New development should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure, and public service facilities. A coordinated, integrated, and comprehensive approach should be used when dealing with planning matters within municipalities when considering the appropriate locations of public service facilities. When considering a draft plan of a subdivision, planning authorities must have regard for the adequacy of school sites, among other matters. Investment in public service facilities, such as schools, should be planned and located to keep pace with changing needs, to maximize existing infrastructure and to support the achievement of complete communities, while collocating services in community hubs and prioritizing strategic growth areas as appropriate. Preference should be given to sites that are easily accessible by active transportation and transit, where that service is available.	No changes requested.	NO RESPONSE REQUIRED
12/23/2022	SCDSB	Municipal Wide		The County of Simcoe ("County") 2008 Official Plan defines schools as "Community Facilities", among other uses (in part), such as libraries, health care facilities, municipal buildings, and public recreation facilities. Community facilities shall be directed to settlements. Public service facilities should be directed to settlements but may be located outside of settlements. 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. Community facilities and public services facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation. Additionally, 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. At the August 9, 2022 Joint Council and Committee of the Whole meeting, the County of Simcoe Official Plan Amendment No. 7 (Municipal Comprehensive Review, Phase 1 Growth Management) requested record of adoption be forwarded to the Minister of Municipal Affairs and Housing ("MMAH") for consideration and approval in accordance with the Planning Act. Part of the basis of the amendment, Item 47: Section 4.2 (Community Facilities and Services) changed the title heading to 'Public Service Facilities'. In addition, sections 4.2.1, 4.2.2, and 4.2.4 are deleted and replaced with the following (in part): 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 Schedule 4 Committee of the Whole CCW- 2022-235 Page 33 of 40 Growth Management OPA 34 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, 3.10, 3.11 and 3.12.	No changes requested.	NO RESPONSE REQUIRED
12/23/2022	SCDSB	Municipal Wide	Definitions	Schools are recognized as Public Service Facilities in the PPS and are permitted uses in the Settlement Areas. The PPS notes that it is in the interest of all communities to ensure the effective use of public service facilities as they play a major role in enhancing the vitality of Settlement Areas which in turn ensures long-term economic and social prosperity. While acknowledging that growth will be directed to primary settlement areas that have full municipal services. SCDSB planning staff note the use of "Community Facilities" throughout the draft Official Plan and request this to be changed to "Public Service Facilities" to remain consistent with the PPS and County Official Plan.	The term "community facilities" has been updated to "public service facilities".	NO RESPONSE REQUIRED
12/23/2022	SCDSB	Municipal Wide	N/A	In order to provide flexibility for the board to meet the needs of the existing and growing number of students, SCDSB staff would request that Public Service Facilities, including both schools and child care facilities be able to proceed as a permitted use in all land use designations (except where the sensitivity of the land use will not allow) without the need for an Official Plan Amendment. Where schools have not been permitted, the board is requesting to be designated in other designations such as: Commercial and Mixed Use, General Commercial, Highway Commercial, Tourist and Recreational and including Business Park and Employment areas (where the sensitivity of the land use will not be negatively impacted).	Public service facilities has been added as a permitted use to most land use designations, however they will not be permitted in the Employment designation, or within the Agricultural, High-Aggregate Potential, Waste Disposal and Environmental Protection designations.	POLICY TEXT REVISION

12/23/2022	SCDSB	Municipal Wide	N/A	Public Service Facilities (for both the elementary and secondary panel) should be able to proceed as a permitted use in all land use designations without the need for an Official Plan Amendment. The provision of educational programming takes many forms and will continue to evolve into the future. Community hubs, experiential learning, outdoor education, and partnerships will shape the delivery and format of schools making the traditional site location and built form only one option. Other designations where future schools may be needed include the Rural Areas, preferably by way of a secondary planning process.	Public service facilities has been added as a permitted use to most land use designations, however they will not be permitted in the Employment designation, or within the Agricultural, High-Aggregate Potential, Waste Disposal and Environmental Protection designations.	POLICY TEXT REVISION AND CONFIRMATION
12/23/2022	SCDSB	Municipal Wide	Schedule A-8	SCDSB planning staff note the existing school sites, Elmvalle District High School, Hilldale Elementary School, Huronia Centennial Elementary School and Minesing Central Public School have been designated and depicted on the various Land Use Schedules as "Institutional". Forest Hill Public School has been specifically identified as a symbol on Schedule 'A-8' titled "Midhurst Secondary Settlement Area Plan". The format of using symbols in the Midhurst Secondary Plan for identifying schools and parks provide the greatest flexibility for educational facilities and shared community facilities, and SCDSB staff would encourage the same symbolic denotation for all school sites.	No changes are proposed as a result of this comment. It is our opinion that the Institutional designation is appropriate.	POLICY CONFIRMATION
12/23/2022	SCDSB	Municipal Wide	Schedule A-8	Planning staff request on Schedule 'A-8' titled "Midhurst Settlement Area Secondary Plan" that the previously identified future elementary school site in the "Midhurst Secondary Plan - Neighbourhood 2", south of Doran Road and west of Russell Road, be symbolized as "School/Institutional". Additionally, the previously identified future elementary school site in "Midhurst Secondary Plan - Neighbourhood 1", needs to be relocated to the correct location at the northwest corner of Carson Road and Anne Street North (see below red stars)	The Midhurst Secondary Plan will not be changed as part of this project.	POLICY CONFIRMATION
12/23/2022	SCDSB	Municipal Wide	7.5, 12.4	Section 7.5. titled "Community Facilities and Institutional Uses" (i) and Section 12.4 titled "Institutional Uses" (h) refer to the requirement for Site Plan Control. SCDSB planning staff note that the requirement for a site plan agreement should be determined through the Site Plan Control By-law. The use of the word "shall" in those policies, may require an Official Plan Amendment in order for the existing school facilities (currently not subject to a site plan control agreement) to expand or modify as necessary. Those policies may require the board to enter into a Site Plan Control Agreement, even though it may not be deemed necessary or a requirement under the definition of "development" or re-development under Section 41 of the Planning Act.	The term "shall" has been replaced with "may" in both instances.	POLICY TEXT REVISION
12/23/2022	SCDSB	Municipal Wide	11.5.2.3	Under Section 11.5.2.3 titled "Private Communal Wastewater Treatment Facilities", SCDSB request the following be considered in regards to servicing schools. Where urban services become available within the community, public service facilities (including schools) shall be allocated capacity for the connection of both municipal water and sanitary services, in order for community schools to adapt and support the residential growth and intensification.	A policy has been added to Section 11.5.2.3 in response to the comment.	POLICY TEXT REVISION
12/23/2022	SCDSB	Municipal Wide	7.5	Staff have reviewed Section 7.5: Community Facilities and Institutional Use in relation to school sites and uses. We would note that the policy of the Township for the "Institutional" designation on page 153 is as follows (in part): a) The Institutional designation of lands will mean that the use of land in the areas so designated will be for various forms of public and private schools, places of worship, government and civic facilities, community centres, libraries, museums, cemeteries, health care facilities, cultural facilities and similar community oriented uses providing a public service. Planning staff would request that this designation be amended to wording that is more reflective of all institutional uses, including child care facilities.	Childcare facilities has been added to the description of institutional lands.	POLICY TEXT REVISION
12/23/2022	SCDSB	Municipal Wide	N/A	SCDSB staff are pleased with the policies that encourage the inclusion of an active transportation system and that identity and demarcate safe pedestrian and cycling routes to schools and other community destinations and promote these routes. School boards are promoting students' ability to walk or cycle to school for environmental health and well-being benefits as well as engaging students in the community. We encourage municipalities to consider, where feasible, winter maintenance of multi-use trails particularly along routes that connect pedestrians to key destinations such as schools. Additionally, we encourage municipalities to consider providing crossing guards where appropriate. On all new local roads, sidewalks should be available on one side of the street. Sidewalks on both sides of local roads would be preferable in the vicinity of schools to ensure the safety of the students. It is also suggested that fragmented sidewalks and connectivity within existing residential areas and develop a plan for the construction of sidewalks or multi-use trails on at least one side of the road be identified. Through development approval process staff suggest that active transportation amenities including bicycle parking and racks be considered. Creating focal or meeting spots within developments to support congregation of people which could also serve as a safe alternative for student drop off and pick up, would help to mitigate traffic congestion around schools and should be considered.	Policy revisions and additions have been made to Section 7.5 to address the comments provided.	POLICY TEXT REVISION
12/23/2022	SCDSB	Municipal Wide	N/A	To assist with providing appropriate parking at public service facilities, greater flexibility is needed to create efficiencies for community uses and minimize collective imperious surface areas. One method would be to provide policies which allow for alternative site parking within a reasonable walking distance. This will limit the requirement for an excess of parking spaces at school sites and may encourage parents to permit their children to walk a shorter distance from the alternative parking location to the school, therefore limiting traffic issues at drop off/pick up at bell times.	Policy revisions and additions have been made to Section 7.5 to encourage and support the provision of facilities for active transportation and access to transit.	POLICY TEXT REVISION
12/23/2022	SCDSB	Municipal Wide	N/A	Provide policies which speak to the need to develop parkland and recreational facilities and services, in consultation with the residents and in cooperation with other providers such as school boards. Schools provide an important source of green space and programmed outdoor space for the community. Sharing large field activities such as ball diamonds, soccer pitches, running tracks and shared parking areas makes efficient use of available resources and public funds. Wherever possible, municipal parks should be located adjacent to school sites.	Policies have been added to Sections 7.5 and 8.4.2 in response to the comments provided.	POLICY TEXT REVISION
12/23/2022	SCDSB	Municipal Wide	13.12	Dedicated school sites do not comprise part of the developable area of a development with respect to parkland dedication or cash-in-lieu. School sites provide a valuable open space amenity within a community, as such the construction or additions to new development by school boards should not be subject to the requirement for parkland dedication under the Planning Act.	No revisions have been made to the Official Plan as Section 13.12 states that lands dedicated to the Township for parkland purposes under the applicable sections of the Planning Act will be conveyed.	POLICY CONFIRMATION
12/23/2022	SCDSB	Municipal Wide	7.5	SCDSB staff encourages the coordinated joint use of recreational facilities located within public service facilities, or on school properties and that the development of elementary schools in conjunction with municipal parkland be considered. Partnership opportunities should be considered with school boards in both the elementary and secondary panel when capital investment in land or infrastructure is being considered by either the school board or the municipality for the purposes of expanding use or cost sharing/saving opportunities. Partnership opportunities focus on a range of uses promoting community hubs, community wellness, social cohesion and well-being. Additionally, "Community Hubs" should be considered as designated areas, for co-locating other types of public service facilities in the same neighborhoods, which improves service for residents and better responds to the community's needs.	Policy revisions and additions have been made to Section 7.5 to address the comments provided. These policies speak to the co-location of public service facilities and institutional uses. A policy has also been added to Section 8.4.1 directing the Township to work with residents, school boards, and community groups in the planning of parks and open spaces.	POLICY TEXT CONFIRMATION
12/23/2022	SCDSB	Municipal Wide	N/A	With regards to the above noted request to the request to permit public service facilities (including schools) in all designations, we request that the schedules be amended to depict the existing and proposed future schools permitted in a designation which is consistent throughout the Official Plan. To help convey that these parcels are in fact existing public service facilities (publicly funded schools), we request a symbol should also be added to the mapping to denote these existing locations.	Existing schools are designated Institutional. We have not received mapping indicating the locations of future school sites.	POLICY CONFIRMATION
12/23/2022	SCDSB	Municipal Wide	N/A	To support school board planning, the board is requesting that any residential amendments to the Official Plan shall address the adequacy of publicly funded schools. Further, in considering draft plans of subdivision, regard shall be had, among other matters to addressing the adequacy of school sites.	The school boards will continue to be consulted as part of circulation for amendments to the Official Plan at which time, the school board may provide these comments.	POLICY CONFIRMATION
12/23/2022	SCDSB	Municipal Wide	N/A	When considering secondary plans, a public service facility needs assessment, which addresses the capacity of existing facilities, (including publicly funded schools) should be completed. Written confirmation of how pupil accommodation is addressed by the secondary plan is required from the school board.	In response to the comment, a new policy has been added to Section 13.2 (Pre-Application Consultation) stating that the Township may circulate planning applications to the school board, in addition to other interested agencies, at which point the school board will be invited to comment.	POLICY TEXT REVISION

12/23/2022	SCDSB	Municipal Wide	N/A	A phasing plan developed by the Township in partnership with the affected landowners or proponents for the entire secondary planning area would be helpful to the board in forecasting potential timing and having school sites accessible when needed. The secondary plan should: confirm that parks, and public service facilities can be provided in accordance with a phasing plan and determine timing for the identified phasing of development.	In response to the comment, a new policy has been added to Section 13.2 (Pre-Application Consultation) stating that the Township may circulate planning applications to the school board, in addition to other interested agencies, at which point the school board will be invited to comment.	POLICY TEXT REVISION
12/23/2022	SCDSB	Municipal Wide	N/A	The above-noted policies represent the major areas of concern. The justification for the consideration of revised language is to provide greater flexibility for the provision of public service facilities when and where they are needed. The SCDSB respectfully requests ongoing collaborative discussions with the Township of Springwater regarding the Official Plan Review as it relates to future school site needs. Please provide a copy of the commenting matrix and how the SCDSB above noted concerns have been addressed once available.	An abbreviated version of the comment response matrix will be released publicly.	OP UPDATE PROCESS CONFIRMATION
12/23/2022	Town of Wasaga Beach	N/A	12.9.6	We would like Township consideration that as part of the new O.P. that existing policy 18.6.2 be modified. We ask that public access from the golf course be permitted onto any street within the Township for emergency access purposes only. We hereby request to be Notified of any Public Meetings and decisions rendered related to the Township's new O.P.	The landowner may submit an official plan amendment to modify this policy at any time and it will be considered by the Township. Site-specific policy changes are not being considered as part of this project.	SITE SPECIFIC RE-DESIGNATION REQUEST
12/28/2022	Simcoe Muskoka District Health Unit	Municipal Wide	N/A	The Township's choice of "complete communities" under section 2: Planning for Growth, ensures that communities shall be planned and designed in a manner that fosters physical and mental health, and facilitates inclusivity and accessibility for people of all ages and abilities. SMDHU recommends that the Township further consider how it will reduce potential inequities resulting from planning decisions that may affect its most vulnerable populations in such matters as housing affordability, access to transportation and active transportation options, access to healthy food and their sense of connection and inclusion in their community.	Policies have been added to the Parks, Open Spaces, and Recreation (Section 8), and Planning for Growth (Section 2) as well as Community Facilities and Institutional Uses (Section 7.5) to enhance the relationship between land use planning policies and equitable community building. This includes but is not limited to, enhancing food security, and co-locating community facilities.	POLICY CONFIRMATION
12/28/2022	Simcoe Muskoka District Health Unit	Municipal Wide	2.2.1, 7	Under 2.2.1 Intensification with recognition of Township of Springwater Intensification Strategy (June 2021), the planning department has made clear and transparent statements on how the intensification target of 15% by 2031 will be met. To better align with the anticipated growth in the retail sector and other minimum wage employment positions, as well as the current housing crisis in Simcoe County, the health unit recommends that the Township reconsider the mix of housing to include the possibility of higher intensity solutions where affordable, subsidized and special needs housing could be incorporated in Section 7 Community Building.	The Bayfield Corridor Overlay and policies in particular establish opportunities for intensification in the Township. This area is intended to provide a new focal point of the community. Additionally, policies for affordable housing are provided in Section 7.4.2. The Midhurst Secondary Plan provides for a mix of housing densities.	POLICY CONFIRMATION
12/28/2022	Simcoe Muskoka District Health Unit	Municipal Wide	3.2.2, 3.3	SMDHU comments the Township for the inclusion of Section 3 The Environment that refers to the building of an "active transportation network for local trips" (3.2.2 Objectives). This can have positive impacts on accessibility to employment areas, parks, open spaces, community and social services, recreation, as well as adjacent transportation networks. McCormack (2020) in "Neighbourhood built environment characteristics associated with different types of physical activity in Canadian adults" identifies different community attributes that contribute to both recreational and transportation walking. As an alternative to automobile and public transportation, building physical activity into the environment is effective in supporting healthy behaviour adoption, which in turn may reduce obesity, diabetes, heart, and mental health rates. Introducing 15 Minute Community as a concept in the Township of Springwater's official plan could provide the resources and references needed to guide future policies and zoning by-laws to ensure planning for health. As well, it could be a way to articulate the benefits of density and grid pattern streets that may be controversial for some. Active transportation can also reduce vehicles trips and reduce greenhouse gas emissions. In Section 3 The Environment, the Township is encouraged to strengthen language related to climate change and the reduction of greenhouse gas emissions as greenhouse gas emissions are not clearly articulated, rather it is referred to as air quality. The Township is encouraged to reach out to the health unit's Healthy Environments program for further assistance related to climate change adaptation and mitigation strategies.	The comment is acknowledged. An additional policy has been added to Section 3.3 that recognizes the connection between active transportation and climate change.	POLICY TEXT REVISION
12/28/2022	Simcoe Muskoka District Health Unit	Municipal Wide	7.5	Under section 7.5 Community Facilities and Institutional Uses, the health unit appreciates statement (h) that reinforces the need to ensure student safety around schools. The Township is encouraged to include the following active school travel policy statements in the Official Plan: Collaboration between the municipalities and school boards is encouraged when it comes to land-use planning matters that impact the location and potential retention of schools in neighbourhoods, with consideration being given to pedestrian, cycling and public transit networks with an intent to encourage and support active and safe school travel. Schools are required/encouraged to be located in areas that maximize opportunities for active school travel (e.g., separated bike lanes, bicycle parking, sidewalks on both sides of the roadway, community pathways, trail connections) and access to public transit. School safety zones, reduced speed limits, traffic calming, reduced public parking and enforcement are implemented around schools to deter personal vehicle use and reduce roadway traffic. When planning schools in future and for support for active school travel, the Township is encouraged to reach out to the health unit as a partner.	Section 7.5, policy (g) has been revised in response to comments provided. Reference to active transportation and public transit connections has been included, as well as centrally locating school facilities within neighbourhoods and adjacent to parks and open spaces. Please note that, as mentioned by the SMDHU, policy (h) directs the Township to partner with a range of public agencies when planning for public facilities, which is intended to include the public health unit.	POLICY CONFIRMATION
12/28/2022	Simcoe Muskoka District Health Unit	Municipal Wide	8	In Section 8 Parks, Open Spaces, and Recreation SMDHU commends the Township for making special note as an objective to "maintain and expand an inventory of Township-owned lands which are designated as Open Space and freely available for public use". This aligns with findings from the COVID-19 pandemic that demonstrated how important accessible open green spaces were to positive mental health.	No changes requested.	NO RESPONSE REQUIRED
12/28/2022	Simcoe Muskoka District Health Unit	Municipal Wide	13.23	Finally, under Section 13 Interpretation and Implementation, 13-23 Monitoring is of interest. The health unit encourages the Township to consider how it will monitor policy effectiveness outcomes, including impacts on vulnerable populations.	The comment is acknowledged. Section 13.23 includes policy direction to establish monitoring programs that are responsive to changes in the Township including social changes.	POLICY CONFIRMATION

1/10/2023	General	<p>General comments expressing skepticism regarding public consultation in the OPR process at both the local and provincial level.</p> <p>Concern that the Official Plan is too long.</p> <p>Question about the service area for the Elmvale Sewage Treatment Plant. There should be an explanation of whether there actually is a service boundary and that boundary should be mapped on a schedule. Need policy stating whether properties outside the boundary can connect and the planning principles behind that.</p> <p>Question about licensing for additional residential units. Cost? Renewals? Criteria?</p> <p>Concern that nothing suggests Council is aware of the problems with the commercial section of Elmvale and have no plan to deal with it. Specifically, the vacancy rate estimated at 50%, deterioration of the main Street. Suggest wider residential in-filling policies in the commercial policies on the main street; eliminate minimum parking requirements on the main street; provide some relief from the cost of a severance, rezoning or site plan application, and from community benefit charges; allow more mixed use, rather than having them sit empty.</p> <p>The plan does not adequately recognize the importance of maintaining and enlarging forested lands. There should be a clause in the OP acknowledging that it is not council's policy to require forest management agreements with the County or to fail to acknowledge the legality of forestry uses legally non-conforming as to size.</p> <p>Sees nothing in the plan regarding care facilities, nothing to address the need for assisted living units. Suggests there should be land designated for this use.</p> <p>The cultural heritage policies won't work. Replace "may" with "shall". Specifically, designated heritage properties need a policy to protect them from demolition unless and until the public meeting and appeal process is followed.</p> <p>The policies for Orr Lake (12.6.4) need to recognize that this area has several prime archaeological assets, and to protect it from resource extraction.</p> <p>Indigenous consultation needs to reference the Wendat specifically even though they are no longer local to the area.</p> <p>Suggests providing a specific lot size requirement for farm related surplus dwelling severances. The policy should be clarified. The typical farm lot size varies between 50 and 100 acres.</p> <p>Concern about the surplus farm dwelling policies would permit the severing of two homes on a property, but not just one.</p> <p>"The mapping in the schedule that cover lots 73 and 74, concession 2 Flos Twp. makes no sense and does not reflect use or capacity and suitability for use. it needs to be corrected." No details provided.</p> <p>There needs to be a policies that where an existing parcel does not have frontage on an open maintained road, consideration may be given to a boundary adjustment severance approval to create access even if the resulting situation does not create the minimum frontage requirement.</p> <p>Does not understand how the provisions of 7.4.3 can be complied with if there's no site plan control agreement. Does not understand 7.4.3(g). Seems to contradict new provincial policy.</p> <p>Policy requiring peer review of cultural heritage studies.</p> <p>Criticizes Council for ignoring policies they don't like. planning applications are financially out of reach of most taxpayers. Wants to make it easier to get approvals.</p>	<p>There is not a licensing process for Additional Residential Units. However, a registry is prepared and maintained which is triggered through the Building Permit process. There is no need for renewal of ARU's as they are permitted as of right as per the applicable zone provisions.</p> <p>A provision for peer review of technical studies is a standard requirements of the Official Plan and the planning process when determined appropriate.</p> <p>Allowing lot addition for road access despite substandard for minimum frontage could be resolved through a minor variance. Furthermore, boundary adjustment applications are dealt with on an application by application basis and have been utilized in the past to provide frontage for land locked properties.</p> <p>Cultural Heritage policies have been drafted in-line with applicable Provincial policy. The plan requires consultation with indigenous groups through the Planning process.</p> <p>A general lot size for agricultural properties is provided within the new Official Plan.</p> <p>The new Official Plan aims to create complete communities which includes ensuring that support services like care facilities are included within specific land use designations.</p> <p>The Official Plan provides policies related to land use planning, not municipal governance.</p> <p>POLICY CONFIRMATION</p>
1/24/2023	424 Penetanguishene Road	<p>Looking to convert our land for some development. The current zoning is false & needs to be revised. Our land has, 1, no rivers no creeks 2, in between 2 commercial lots at each side. 3.1 parcel Ep-3 in addition has no trees & is just a field. Please put fairness into this matter for land use. Thank you Sam (owner)</p>	<p>Existing Zone represents a longstanding site specific zone to acknowledge existing uses. The Official Plan Update process does propose changes to existing permitted uses. Options exist for site specific applications under the Planning Act and the Official Plan Update process was not intended to facilitate extended site specific permissions.</p> <p>SITE SPECIFIC RE-DESIGNATION REQUEST</p>
1/24/2023	424 Penetanguishene Road	<p>Penetanguishene rd and georgian drive needs to be developed. I am involved with the golf course there. So many people live in the surrounding community and need affordable housing i.e. seniors, students. People want to buy small homes a lot of business is from the hospital, RVH or the college. There is lots of industry and population around but everytime someone wants to develop they are discouraged.</p> <p>Zoning needs to be changed in the area when houses go for sale they are rented out fully, each bedroom separate to students or young families and immigrants. Clients complain their children have a hard time finding homes in the nearby area. Little development has occurred there in the past 20 years. it is ridiculous</p> <p>there is a cineplex nearby and lots of stores but no where for people to live nearby and spend their money. an apartment by little lake has been fighting to be approved since 2019. this area needs investment all the neighbours are investors that own land waiting to develop or flip.</p> <p>penetanguishene is a major street with cottage traffic every weekend, traffic to horseshoe resort, traffic to far off cities, traffic to Hearts and boots, traffic to downtown Barrie festivals. Expand the city borders, begin development there like how Barrie expanded into Innisfil, except let Springwater claim the city borders. I always see advertisements, like visit springwater. You are not encouraging development.</p> <p>The business across the street from us is called Heritage Estate Winery and Oro Medonte let them build a banquet hall. Apparently springwater is easier to approve projects, approve and encourage more industry in the area. There is a huge Napoleon factory off penetanguishene, they bring in good workers who pay to golf and go to the tim hortons on georgian drive. Springwater and this intersection have so much room to grow but I have seen nothing happening it is ridiculous. so many people say so. you guys are behind the curve, so much more is needed.</p> <p>Intersection of Penetanguishene rd and georgian drive</p>	<p>Existing Zone represents a longstanding site specific zone to acknowledge existing uses. The Official Plan Update process does propose changes to existing permitted uses. Options exist for site specific applications under the Planning Act and the Official Plan Update process was not intended to facilitate extended site specific permissions.</p> <p>SITE SPECIFIC RE-DESIGNATION REQUEST</p>

1/24/2023	424 Penetanguishene Rd	<p>424 Penetanguishene Rd has an 8 acre parcel now labelled as EP-3. Is it falsely labelled? There is no reason the parcel should be EP-3 land. No rivers, no creek, no trees & in between 2 commercial buildings. Just a field of grass!</p> <p>I would like to see the entire intersection there be able to get developed at some point. The land near Georgian Rd and Penetanguishene Rd intersection.</p> <p>Georgian rd is so busy with the hospital, college, and many homes. It would make sense for the city to grow that way. There is a strong demand for housing in Barrie and affordable accommodations but your zoning is all environmentally protected and it's not addressing the need for growth.</p> <p>I am requesting my EP-3 parcel for it to be considered for an amendment through the Township's Official Plan process. Your process is unfair to my land & the region. The entire region is an amazing location being neglected by Springwater.</p>	<p>The property is shown as EP Category 2. Category 2 is subject to the policies of Section 12.6 of the proposed Official Plan. All uses permitted by the underlying designation (Rural) are permitted. New development will be required to demonstrate there will be no negative impacts on the ecological features or functions of the components of the Natural Heritage System.</p>	POLICY CONFIRMATION
2/10/2023	Alex Currie Motors 2 Currie Drive	<p>1. Corrections: Based on our detailed discussions on Tuesday January 31, 2023, we understand that the following corrections will be undertaken for Schedule 'A-8', Midhurst, Settlement Area of the Midhurst Secondary Plan; A. 2 & 8 Currie Drive: 1. Legend, Schedule 'A-8', Midhurst, Settlement Area, Secondary Plan will be corrected modifying the 'Commercial Designation' to the 'Commercial/Mixed Use Designation'. 8. 1093 Snow Valley Road: Non-Decision to OPA No. 38 THAT the non-decision of the decision on Township of Springwater Official Plan Amendment No. 38 for the lands described as East Part Lot 14, Concession 5, RP 51R25070 Parts 3 and 17 Less, RP 51R25991 Part 2, as adopted by the Township of Springwater by By-law 2008-106 and as modified by Schedule 2 in County of Simcoe Item CS 11-153, be now approved as modified by Schedule 2 to Item CCW 14-410;1. Schedule 'A-8', Midhurst, Settlement Area, Secondary Plan is to be amended in part, from Employment and Environmental Protection to the approved site specific land use designations, as modified and approved in 2014, inclusive of the; • Commercial/Mixed Use Designation (site specific), • Employment Designation (entrance onto Snow Valley Road), • Employment Designation (site specific), • Environmental Protection Area 1 EPI Designation, and the • Environmental Protection Area 2 EP2 Designation (site specific). It is also noted that a principle of this developed area, is that a connecting collector road link be accommodated between Currie Drive and Snow Valley Road.</p>	<p>Requested corrections have been incorporated into the new Land Use Schedule to reflect the site specific designation for the subject property to reflect the decision of the Ontario Land Tribunal (formerly the OMB).</p>	LAND USE SCHEDULE CORRECTION
2/10/2023	Alex Currie Motors 2 Currie Drive	<p>2. Background Study Reports: Our review of the Background Study Reports includes our acknowledgement that: I. Population-Related Employment (P.R.E.) Land Market Study: P.R.E. include the following types of uses: • Retail and office buildings; • Health care and social services facilities; • Arts and recreation facilities; • Schools; and • Public administration and civic services buildings (community centres, libraries, museums, fire halls, police stations). All of the above uses can be accommodated within or in proximity to these three properties as the Currie site is planned for higher order commercial, mixed use, and employment development for the purpose of creating a distinct, attractive, and prestigious mixed-use core of high quality design that enhances the character of the Midhurst Village. Additionally, this report further advises the need to accommodate within the Midhurst Urban settlement Area, 286,000 ft2 (26,600 m2) of additional new retail and commercial incremental space by the year 2031 and beyond that date a further 103,000 ft2 (9,600 m2) of retail and commercial space. The Currie lands presently consists of a combined area of 41.06 acres (16.62 hectares) of designated Commercial/Mixed Use lands and 7.9 acres (3.2 hectares) of available Employment lands forming the primary site to accommodate the future P.R.E. needs of the Township. II. Intensification Strategy (IS): The 2018 Growth Management Strategy (GMS) recommended an investigation into whether there may be additional residential development potential in the delineated built-up areas of Midhurst and Elmvale. This Intensification Strategy (IS) undertook a high-level review of these settlement areas and concluded that the Midhurst Settlement Area represents the logical location to study for additional intensification opportunities.</p>	NOTED AND ACKNOWLEDGED	POLICY CONFIRMATION

2/10/2023	Alex Currie Motors	2 Currie Drive		3. Draft Township of Springwater Official Plan 2022: As you confirmed on January 31, 2023, 1) there are no amendments to either the land use policies or the land use designations of the Midhurst Secondary Plan, as part of the Township's Official Plan Review, and; 2) the Midhurst Secondary Plan, as previously amended and approved, will be incorporated in its entirety within Section 14, Secondary Plans, as part of the new Official Plan. When the recommendations of the Background Reports are formulated into draft Official Plan policies and land use designations during a future Midhurst Secondary Plan Review and Amendment; the Currie group will engage cooperatively and be supportive of Area D (2 & 8 Currie Drive), together with our adjacent lands (1093 Snow Valley Road), forming the primary development lands of the Bayfield Street Corridor Area within the Midhurst settlement area. As stated in our January meeting, when the Midhurst Secondary Plan is reviewed, the Currie group would like to see some flexibility in the composition and placement of the allowable uses of the Commercial/Mixed designation, within the development of our lands. To accomplish the objectives of the future development of the Bayfield Street commercial core area, a minor policy modification to allow some flexibility in the establishment of residential uses in conjunction with commercial uses, needs to be made. Adding to the Permitted Uses, "Residential uses integrated into the same building or site as commercial uses" of the Commercial/Mixed use designation within the Midhurst Secondary Plan, would accomplish this and ensure that the permitted uses for this property designation in the Secondary Plan matches those of the greater Official Plan.	The Springwater Official Plan Update process was not intended to facilitate additional land use permissions. Processes are available under the Planning Act to facilitate site specific land use permissions. Official Plan Background Studies such as the Bayfield Street Corridor Study provide guidance to inform private applications about the Township's vision for the future purpose and development of the corridor.	POLICY CONFIRMATION
2/16/2023				I notice that the EASR lands are still shown as Agricultural on proposed Schedule A1. Should it not reflect the MZO approval?	Minister's Zoning Orders do not change the Official Plan designation.	POLICY CONFIRMATION
2/16/2023	Orr Lake Golf Club	Penetanguishene Road		I'm just looking at the Official Plan Map and the Tourist Recreation Commercial designation for Orr Lake Golf Course (and I believe the Orr Lake General Store) needs to be moved 1 property south.	The project team have reviewed the comment and have confirmed that the designation limits are correctly delineated on the Land Use Schedule.	LAND USE SCHEDULE CONFIRMATION
2/18/2023				Will there be a high school built as soon as possible? With the huge influx of families coming into our community, it is unsustainable for students to go to a Barrie high school that is already overpopulated.	The construction of schools are subject to Provincial process and planning facilitated by the applicable school boards. The Official Plan assigns land use designations to plan for the construction of schools in key locations, but does not dictate timing.	POLICY CONFIRMATION
2/22/2023				It is time for Midhurst to have their own high school.	Comments are not related to Official Plan Update process and are specific to other updates to various Acts being proposed or approved by the Province, which provide for opportunity to comment. The Township Official Plan Update process primarily a conformity exercise intended to provide a refreshed document.	POLICY CONFIRMATION
Statutory Public Open House - February 23, 2023						
2/24/2023	Skelton Brumwell	667 Bayfield Street North		Although we have previously communicated on this matter with the Township, please accept this correspondence as a formal submission on the Official Plan review and as a notice of objection with respect to the current proposed designation of the lands. It is our opinion that designating a strip of land across the frontage of the property that is less than 20m in depth is not appropriate and that the designation should, at a minimum extend into the property to a depth equivalent to that on the adjacent parcel at 687 Bayfield Street North, and should ideally extend over the entire parcel.	The portion of the subject lands directly abutting the road will remain designated Highway Commercial, to a depth that aligns with the abutting property lines. The remainder of the property will remain designated Rural. Further extending the designation would require an approval through a site specific Official Plan Amendment. The Springwater Official Plan Update process was not intended to facilitate Site Specific Re-designations which has been stated through various stakeholder engagement meetings.	SITE SPECIFIC RE-DESIGNATION REQUEST
2/26/2023				Having reviewed the official plan, I am pleased with the preservation of Agricultural lands. I wondered what guarantees there are that these lands will remain as agricultural? Is there any possibility to "greenbelt" the lands close to Barrie and other settlements? Are there any thoughts for additional levies on non resident landowners? The development of additional housing is essential for population growth but I certainly hope that we will avoid the urban sprawl that has taken over area of south Simcoe. We have a responsibility to preserve agricultural lands for future generations.	Prime Agricultural lands are protected from urban development by the policies of the PPS, Growth Plan and County OP, as well as Township OP. They are further protected as urban development is required by these documents to be directed into Settlement Areas.	POLICY CONFIRMATION
3/2/2023	Enbridge Gas Inc.			Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.	NOTED	POLICY CONFIRMATION
3/2/2023	1001390 Ontario Inc.	4904 Country Road 90		The subject property is located at the north side of County Road 90 in between Grenfel Road (west) and George Johnston Road (east). The property is irregular in shape and approximately 31 hectares with frontage of 351 metres. Current use is Duffer's Golf Course. Currently designated Tourist and Recreational Commercial. Owner would like to include public storage as a permitted use within the designation.	The Tourist and Recreational Designation permits ancillary uses to a maximum 5% of the total developed area or 1,850 sq. metres (19,913 sq. feet), whichever is lesser. A public self-storage facility would need to be reviewed on a site specific basis through a pre-consultation process to determine the appropriate process for the establishment of the use.	POLICY TEXT DIRECTION REQUEST
3/2/2023	County of Simcoe	Municipal Wide	2.2.3	It is suggested that the addition of language not found in provincial or County policy including "Rural Residential Settlement Areas" may result in confusion with the defined "Rural Settlements" and "Settlement Areas". Suggest these areas remain as part of the "Rural area" generally.	Agreed.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	6.4.3	Ensure conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan); current policy reflects outdated Provincial/County policy.	The policies in Section 6.4.3 (Employment Land Conversions) have been reviewed and updated in accordance with the County of Simcoe Official Plan and the Growth Plan. A new policy has been added that speaks to consideration of conversions outside of an MCR.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	7	Consider including policies with respect to age-friendly planning and design in conformity with Section 4.10 Age-Friendly Planning of the County of Simcoe Official Plan approved through County OPA No. 6 which policies are included in the County of Simcoe Official Plan - Office Consolidation February 2023.	Section 10 (Community Design) has been reviewed and revised to incorporate objectives and policies that align with Section 4.10 (Age-Friendly Planning) in the County of Simcoe Official Plan. Additional policies and objectives have also been added to Section 7 (Community Building) speaking specifically to the location of public service facilities and housing to support age-friendly planning.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	7.5	It is noted that "Public Service Facilities" is a defined term but is not used within the plan policies. Updates required to reflect Public Service Facility policies in provincial and County Plans.	The term "community facilities" has been updated to "public service facilities" throughout the Official Plan.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	9, 13.6	Archaeological sites may be connected and important to various Indigenous communities. Recommend acknowledging other nations with rights and interests in the policies.	Additional language has been added to Section 9.1 as well as specific policy language to Section 9.4.2 to reinforce the relationship between the Township and Indigenous Communities.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	9, 13.6	Recommend removing reference to Indigenous communities being organizations or being represented by organizations, and refer to them as nations.	Reference to Indigenous Communities as organizations as been removed from the Official Plan.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	9, 13.6	Recommend acknowledging that Treaty No. 16 Lake Simcoe (1815) and Treaty No. 18 Lake Simcoe - Nottawasaga (1818) between the Crown and the Chippewas, apply to lands within the Township.	Acknowledgement of Treaty No. 16 and Treaty No. 18 has been added to the introduction of the Official Plan (see Section 1).	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	12.1	Consideration of consistency of language with respect to "urban settlement areas" "major settlement areas" and "settlement areas" throughout document is required. Consider conformity with Growth Plan and County defined language	Policy to be revised as per County comments.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	12.1	It is suggested that different land use permissions may be required in "Settlement Areas" and "Rural Settlements"; consider two categories rather than "urban settlement areas" alone.	Proposed Revisions have been incorporated into the OP	POLICY REVISION

3/2/2023	County of Simcoe	Municipal Wide	12.1		Consider incorporating more policy direction with respect to water and waste water servicing preference and hierarchy.	A new objective has been added to Section 11.3.3 (Water, Sewer, and Utilities Objections) speaking to the efficient use of existing municipal services. Additional policies have been added to Section 11.4.1 (Stormwater Management) and 11.5.2 (Wastewater Treatment Policies) that state the preference for new development to be on existing municipal services, unless specifically exempted by the policies of the Official Plan.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	12.6		Ensure natural heritage policies conform with the Natural Heritage System policies of the Growth Plan.	Through revisions to the Official Plan in response to comments received from the Conservation Authority, as well as a review of the Growth Plan, the policies have been updated.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	12.6		There needs to be reference to the South Georgian Bay Lake Simcoe Source Protection Plan and related policies, as well as mapping of Wellhead Protection Areas, Highly Vulnerable Aquifers, and Significant Groundwater Recharge Areas to be included in a Schedule to the Plan.	A motherhood statement that speaks to the South Georgian Bay Lake Simcoe Source Protection Plan and related policies has been included to a new Section 12.6.5 (Source Water Protection).	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	12.11		Recommend changing section 12.11 title to "Waste Management Policies" and Section 11.3.2 to "Waste Management" to be consistent with the terminology and waste management system policy framework of the County Official Plan that was approved through County OPA No. 5 and County OPA No. 2.	The Sections have been renamed accordingly. Section 12.11 is now titled "Waste Management Policies" and Section 11.3.2 is now titled "Waste Management".	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	12.11		Policies are required to conform with Section 4.9 Waste Management System of the County of Simcoe Official Plan Office Consolidation February 2023, including the new Environmental Resource Recovery Centre policies.	The waste management policies in the Official Plan have been reviewed against the County of Simcoe Official Plan policies provided in Section 4.9. A new objective and new policies have been added, where appropriate, to ensure the Township's Official Plan is in conformity.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	12.11		Need to identify Private, Local Municipality and Provincial Government Waste Disposal Site Properties and their D-4 Assessment Areas on Schedules A-1, A-2 and A-3. See County Official Plan Schedule 5.6.2	Will be identified where mapping is provided.	MAPPING CLARIFICATION
3/2/2023	County of Simcoe	Municipal Wide	General		Bill 23 – More Homes Built Faster Act made changes to the Planning Act that impact aspects of the OP: -Eliminating site plan control for residential development under 10 units -Eliminating landscaping as a site plan control measure under Section 41 -Parkland dedication etc.	Policy language in Section 13.25 (Site Pan Control) has been revised in accordance with changes introduced through Bill 23, as noted in the comment.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	General		Add the site-specific exception policies and land use designations approved through more recent Official Plan Amendments (e.g., OPA No. 64 and 65) to the Plan and Schedules.	Changes will be made.	POLICY AND SCHEDULE UPDATE
3/2/2023	County of Simcoe	Municipal Wide	General		Consistently italicize references to provincial legislation.	The Official Plan has been checked for consistency with italicization of legislation.	NOTED
3/2/2023	County of Simcoe	Municipal Wide	General		Update all provincial Ministry references to their current name.	Ministry references have been updated. In some instances, the reference has simply been updated to "the Province".	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	Glossary of Terms		Use of "Settlement Areas Urban" to define both Settlement Areas and Rural Settlements – consider using provincially defined terms.	References updated to reflect County's comment.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	Glossary of Terms		Urban Growth Centres – definition needed?	A definition for "Urban Growth Centres" is currently provided and has been retained to remain consistent with the approach to defining terms.	POLICY CONFIRMATION
3/2/2023	County of Simcoe	Municipal Wide	Glossary of Terms		Add the following definitions from the Growth Plan and/or PPS: key natural heritage features, cultural heritage resources, and mineral aggregate operations.	The requested definitions have been incorporated, as defined in the Growth Plan.	POLICY REVISION
3/2/2023	County of Simcoe	Municipal Wide	Glossary of Terms		Add the following definitions from the County of Simcoe Official Plan Office Consolidation February 2023: age-friendly, aging in place, buffer area, D-4 approval authority, D-4 assessment area, D-4 study, family of services, fill area, guideline D-4, healthy aging, landfilling, non-landfilling, micro-transit, waste, waste management site, waste management system.	The definitions have been incorporated, as defined in the County of Simcoe Official Plan Office Consolidation February 2023.	POLICY REVISION
3/6/2023	Bell Canada	Municipal Wide			Bell Canada is most interested in changes to the transportation network and/or policies and regulations relating to the direction of growth and public infrastructure investments, heritage character, urban design, broadband and economic development related objectives. We have reviewed the Draft Official Plan, and would like to commend the community for their support of the provision and expansion of reliable high-speed broadband as a critical component to the economic development of the Township. Bell looks forward to providing advanced telecommunications infrastructure to support the community and local economy.	NOTED	POLICY CONFIRMATION
3/6/2023	c/o Galibier Materials Inc.				The Planning Department has Galibier registered in the system with our request to have our extra lands that are not Licenced under the Aggregate Resources Act, dedicated in the a revised Official Plan as "Future Aggregate Resources". The previous land owner Altona Feed & Supplies/Fred Lewis, supplied written documentation to Mr. John Daily of Springwater, before there was the Snow Valley Settlement Area approval, spelling out that those lands were ear marked future reserves of the Lewis Pit.	The existing designations on the site were established through the Snow Valley Secondary Plan and redesignatio of those lands are currently subject to a site specific Official Plan Amendment and Zoning By-law Amendment.	SITE SPECIFIC RE-DESIGNATION REQUEST
3/6/2023					I wonder if council has heard about UNDRIP. If you know about it then have you studied,or even implemented parts or all of it in the new official plan . What I have discovered so far doesn't impress me because we may lose our land rights in Canada via bill C15 and article 26 of UNDRIP. Even foreign indigenous people can claim as per article 36 . I have a website : fcs.info. This is where I found my info. Please watch the video's and read articles 1,3,5,26,28,30,32,36 and 46. My issues are the same as described. We hope to get some clarification at the meeting. We will be attending with 3 or 4 people .	Clarification was provided at the Public Meeting indicating that the Official Plan provides for consultation to indigenous groups regarding Planning Act applications. Reference to UNDRIP were determined to be outside of the Springwater Official Plan Update process.	POLICY CONFIRMATION
3/6/2023	Planning Partnership	124 Doran Road			owner of a late 1960's ranch style bungalow located on approximately 20.3 hectares of land. We would like to reiterate our position that the Estate's lands represent an important piece within the land use and phasing of development in Midhurst and in particular Midhurst's Neighbourhood 2 lands, given its prime location at the corner of Gill Road and Doran Road. it has long been our position that the Estate's lands be considered as an initial first phase of development in Midhurst overall, and in particular within Midhurst's Neighbourhood 2 lands, given its location adjacent to Midhurst's built boundary and its compliance with the County of Simcoe's Official Plan policies and in particular its built boundary phasing policy. As provided in the Estate's "Notice of Scoped Appeal", there are a number of site specific matters that are of concern to the Estate.	The Midhurst Secondary Plan is not proposed to be altered through the adoption of the new Official Plan. It will not be repealed or amended. On-going appeals of the Secondary Plan will continue and their resolution will be reflected in a new office consolidation as per Orders determined by the Ontario Land Tribunal. The intent of Schedule A-8 is to recreate the existing, in-effect schedule of the Secondary Plan. We will correct any errors made in our attempt to replicate the schedule, however the schedule will remain as-is.	POLICY CONFIRMATION
3/7/2023	Condor Properties (ADG) Inc.,	3207 Barrie Hill Road			We are requesting that the northern portion o fthe subject lands (~12.5 ha) be included within the Centre Vespra Settlement Area. While the COunty's assessment concludes there is no land need in the Township of Springwater, the inclusion of the Subject Lands represents an appropriate minor rounding out of the existing settlement area boundary to complete this portion of the community.	The Springwater Official Plan Update process in not intended to facilitate settlement area expansions. Such requests should be facilitated through an alternative process as per the Planning Act.	SETTLEMENT AREA EXPANSION REQUEST

3/7/2023	2252841 Ontario Inc. 742 Bayfield Street North		<p>The subject lands are located at 742 Bayfield Street North and contain an approximate lot area of 42 ha and an approximate 613m frontage along Bayfield Street North. The lands currently contain residential and agricultural uses. Designated Agricultural. The lands are outside of the Midhurst Settlement Area Secondary Planning Area.</p> <p>Our specific request is that lands fronting Bayfield Rd. from the existing boundary of the Midhurst Secondary Plan be:</p> <ul style="list-style-type: none"> • Removed from the Schedule 'A-3' Land Use Plan. • Added as 'Future Development Potential' to Schedule 'A-8' Midhurst Settlement Area Secondary Plan. • Included as part of the 'Bayfield Corridor Overlay' designation. 	<p>The Township of Springwater has sufficient lands already located within the urban settlement areas to accommodate growth forecasts to 2031. Site Specific Re-designations and Settlement Area Expansion considerations were not intended through the Springwater Township Official Plan Update.</p>	SITE SPECIFIC RE-DESIGNATION REQUEST
3/7/2023	Skelton Brumwell 668 Bayfield Street North		<p>Please note that one of the landowner of 668 Bayfield Street North has also requested us to make representation with respect to that parcel. The comprehensive zoning by-law of the municipality currently zones portions of those lands as Highway Commercial (CH) and General Commercial (CG). Our client requests that this be recognized in the Official Plan with appropriate designations.</p>	<p>The Official Plan Review and update will not change the existing zoning of any properties within the Township. Once the Official Plan Update comes into effect the Zoning By-law will be updated to implement the policies and designations of the Official Plan. Any existing uses at that time will be permitted to continue and may be reflected in the updated Zoning By-law.</p>	SITE SPECIFIC RE-DESIGNATION REQUEST
3/8/2023	Skelton Brumwell 1624 Flos Road 4 West		<p>On behalf of H Van Vugt we recommend and request that these comments be incorporated into the Growth Management Strategy and that the lands designated Urban Residential be expanded within the Settlement Area to permit a reorganization and resizing of the ten lots for practical and efficient development with suitable lot frontages and areas for private services.</p>	<p>The Official Plan Update process was not intended to facilitate site specific redesignations. Such amendments are required through a private planning application process under the Planning Act.</p>	SITE SPECIFIC RE-DESIGNATION REQUEST
3/8/2023	First Elm Holding Inc. 2872 Old Second South		<p>Our Client owns 43.7 hectares of land in Part of Lot 18, Concession 2, Part 1 on Plan 51R-36698, Geographic Township of Vespra, now in the Township of Springwater, County of Simcoe and known locally as 2872 Old Second South (Township Roll Number 4341-010-001-23900).</p> <p>Owner has conditional consent for 5 lots and will be submitting subdivision application for Phase 2.</p> <p>It is unclear to us exactly how the Township MCR will progress in light of changes to the Ontario planning regime including Bill 23 and the potential download of portions of the County Official Plan to the Township for administrative purposes? We would appreciate your feedback on how and when population growth beyond 2031 may be considered through an MCR undertaken by the Township of Springwater.</p>	<p>The new Official Plan has been prepared to conform with the current, in-effect Official Plan for the County of Simcoe, with a planning horizon to 2031. All intensification and density targets in the OP are considered minimums.</p> <p>Since this is a new Official Plan, a review and update is not required by the Planning Act until 10 years from approval, however the Township may choose to undertake a new MCR at any point before then.</p>	POLICY CONFIRMATION
3/8/2023	Snow Valley Yorkwood Limited 816 Sunnidale Road and 3218 Wilson Drive		<p>My client would like to develop an industrial subdivision on its 190 acre (77 hectares) parcel located in the vicinity of the Wilson Drive and Sunnidale Road intersection. The present serviced Employment Land supply as identified in the Plan does not meet the current needs and definitely fails to provide for the future needs. (no specific change is requested)</p>	<p>The Official Plan is intended to conform with the current, in-effect Official Plan for the County of Simcoe and is based on forecasts and land needs to the year 2031. Site Specific Re-designations were not intended to be facilitated through this process.</p>	SITE SPECIFIC RE-DESIGNATION REQUEST
3/8/2023	Stonemanor Operating Corp.		<p>The letter states that his client will be submitting applications to amend the official plan and zoning by-law for a proposed development. There are no comments related to the Official Plan schedule or policies and no requests for changes prior to adoption.</p>	<p>Noted.</p>	NO RESPONSE REQUIRED
Statutory Public Meeting - March 8, 2023					
3/27/2023	Galibier Materials Inc. West Half Lot 15 Concession 9		<p>Galibier submitted applications to the Ministry of Natural Resources and to the Township in December of 2021 and November of 2022 respectively to allow for an expansion of the existing Lewis Pit southerly to Seadon Road. The application for the Official Plan Amendment (the "Application") would redesignate the Subject Lands as Mineral Extractive (ME).</p> <p>Concerned that repeal and replace of the Official Plan would repeal their OPA. Should the Application be approved, there should be a mechanism whereby that approval is brought into the new Official Plan.</p> <p>significant aggregate resource on the Subject Lands should be reflected as High Aggregate Potential Area on the revised Land Use Schedule.</p> <p>there are several provisions, including subsections 12.10.4(f),(g),(j) and (m), where the Township is giving itself jurisdiction over areas of Provincial responsibility, namely rehabilitation plans. This could give rise to a conflict and create uncertainty. Rehabilitation plans are a requirement of aggregate site plans and should be left to that level of approval.</p>	<p>Township to advise of the status of the OPA.</p> <p>12.10.4(f) refers to reviewing the proposed rehabilitation plans to assess the potential negative impacts when reviewing municipal planning applications, such as an official plan amendment. It does not include approval of rehabilitation plans.</p> <p>(g) indicates that subsequent land uses won't be permitted until after final rehabilitation.</p> <p>(j) is related to Official Plan Amendment applications. It does not preclude the decision making authority from approving rehabilitation plans.</p> <p>(m) requires that the proposed rehabilitation plan be included as part of a submission. It does not require municipal approval of the rehabilitation plan.</p>	POLICY CONFIRMATION

3/30/2023 MHBC	2894 Rainbow Valley Road West	Rural Severance	<p>Surplus Farm Dwelling Severance</p> <p>The policies related to a surplus farm dwelling severance have been, for the most part, carried forward from the current Official Plan, and are included in Section 13.10.2.3 b) of the New Official Plan. This section states the following:</p> <p>The severance of a dwelling rendered surplus to a farm operation as a result of farm consolidation may be permitted subject to the following:</p> <ul style="list-style-type: none"> i. The dwelling must be in habitable condition prior to the submission of the application; ii. For the purposes of this policy, a dwelling is rendered surplus as the result of the property being consolidated with another farm dwelling that also has an existing, habitable dwelling; iii. The residential lot shall be no greater than the minimum size required to accommodate the existing dwelling and water/wastewater services; iv. The owner and operator of the proposed consolidated farm owns land which is actively farmed; v. The area occupied by the residential unit and accessory buildings, as may be the case, shall remain in an agricultural zone as shown in the implementing Zoning By-law. A requirement for a zoning by-law amendment may be imposed so as to permit the size of existing accessory buildings, but which may restrict their use from the keeping of livestock. vi. The balance of the acquired farm holding shall be placed in a separate agricultural zone in the implementing Zoning By-law. The separate agricultural zone shall limit the use of the land to agricultural and conservation uses only. Accessory buildings, excluding any residential uses, may be allowed within this separate agricultural zone. vii. Where a consent to sever for a farm consolidation/surplus dwelling application is approved and conditions are imposed restricting/prohibiting residential uses on the retained lands, the Township shall not require payment of cash in lieu of parkland as a condition of such severance. viii. With respect to Provincial Minimum Distance Separation: <ul style="list-style-type: none"> i. The MOS guidelines shall be applied to the separation between the surplus farm dwelling and the farm buildings where it is proposed that the farm buildings be retained by the applicant farmer on the farm lands (the retained lands). If the separation cannot be achieved, the severance shall be refused. ii. Those guidelines shall not be applied to the separation between the surplus farm dwelling and the farm buildings on lands other than the subject lands (the severed lot and the retained lot), as the surplus farm dwelling is an existing use. Similarly, those guidelines shall not be applied to the separation between the farm' buildings on the retained lands and existing farm dwellings on lands other than the severed land, as the buildings are all existing uses. iii. Explanatory Note: The MOS guidelines do not apply to the separation between the surplus farm dwelling and the former agricultural buildings where it is proposed that the former agricultural buildings remain with the surplus farm dwelling on the severed lot as such buildings are on the same property. <p>Our concern is that the policies of the current Official Plan which have been carried forward are not consistent with the Provincial Policy Statement or County of Simcoe Official Plan.</p> <p>The Provincial Policy Statement and the County of Simcoe Official Plan also contain policies regarding surplus farm dwelling severance, that are required to be implemented so that the Township Official Plan is both consistent with the Provincial Policy Statement, and conforms to the County Official Plan.</p> <p>The Provincial Policy Statement and the County Official Plan does not include policies pertaining to subsection ii. and iv. above, which requires that the retained agricultural lands be transferred to some who owns and actively farms land in the general area. This policy context goes beyond what the Provincial and County policies state, and goes beyond the context of land use planning considerations. The principal and the intent of the surplus farm dwelling severance policies are that the retained lands and zoned in a manner to restrict new residential uses and to limit the size of the severed surplus dwelling property in order to preserve as much agricultural land as possible.</p> <p>In some cases, similar to that of Mr. Giffen, the restrictions of ownership are preventing the transfer of the retained agricultural lands because the owner does not actively own and farm other lands in the area, but rather actively farms the proposed retained lands today.</p> <p>The focus on the surplus farm dwelling severance policies should be on the land use component of the policies, rather than ownership or tenure, to be consistent and to conform to the higher order policies.</p>	<p>The surplus farm dwelling policies apply to lands designated "Agriculture" or meet the criteria for Prime Agricultural Lands. Policy 13.10.2.2(q) applies to lands within the former Township of Vespra, Flos and Medonte.</p> <p>Policy has been modified to indicate that no severances for multiple dwellings will be permitted except Farm-Related Severances on Prime Agricultural land.</p> <p>POLICY CONFIRMATION</p>
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The focus on the surplus farm dwelling severance policies should be on the land use component of the policies, rather than ownership or tenure, to be consistent and to conform to the higher order policies. Please consider removing the policy reference to ii. and iv. under Section 13.10.2.3 b) of the New Official Plan. In this case, an Official Plan Amendment is required so that the new owner can farm the retained lands, without owning additional lands in the Township. The intent of the land use policies to preserve and protect agricultural lands is maintained.

General Consent Policies

The general Consent policies include a policy that affects the separation of two existing single detached dwellings on a property. Section 13.10.2.2 q) has been carried forward from the current Official Plan and states the following:

Where a parcel of land had more than one dwelling in existence in the former Township of Vespra on August 31, 1983, in the former Township of Flos on May 31, 1976, and in the former Township of Medonte on February 8, 1980, the severance of the parcel of land for each additional dwelling may be allowed subject to all other pertinent policies of this Plan. No severance shall be allowed from a parcel of land where additional dwellings were constructed after these dates.

The existing single detached dwelling located on the south-east corner of the subject property was constructed in 1984, and therefore in order to separate the two existing dwellings in this case, an Official Plan Amendment would be triggered. The intent of this policy is to maintain the existing non-complying situation where two dwellings exist after a certain date.

We would like clarity on whether this policy should apply to a severance of a surplus farm dwelling when all other applicable policies are met.

3/31/2023	2904 Rainbow Valley Road	Rural Severance	I own the farm at 2904 Rainbow Valley Road West, Minesing and also the second house of 2894 on the same property. The purpose of this letter is to ask the Township to allow me to sever that second house at 2894 on the farm. Since April of 1995, the second house has been considered "surplus" and I have had various tenants living there for the past 28 years.	The surplus farm dwelling policies apply to lands designated "Agriculture" or meet the criteria for Prime Agricultural Lands. Policy 13.10.2.2(q) applies to lands within the former Township of Vespra, Flos and Medonte. Policy has been modified to indicate that no severances for multiple dwellings will be permitted except Farm-Related Severances on Prime Agricultural land.	POLICY CONFIRMATION
			The surplus farm dwelling policies in Section 13.10.2.3(b), subsection ii and iv go beyond what the Province and County state, and goes beyond the context of land use planning considerations. Section 13.10.2.2(q) states that if a second dwelling existed prior to 1983, then a severance may be allowed subject to all other policies of the plan. The house on the property was built in 1984. Does this policy apply to surplus farm dwellings?		