

Midhurst 20/20

Overview of the Midhurst Secondary Plan



Bringing Clarity to the Midhurst Secondary Plan

Over a significant period of time, there has been wide ranging discussion regarding the Midhurst Secondary Plan (MSP). In order to determine if the Plan conformed to Provincial Policy and County of Simcoe Official Plan, the Ontario Ministry of Municipal Affairs and Housing (MMAH) appealed the Midhurst Secondary Plan to the Ontario Municipal Board (OMB). Common to any legal proceedings, communication was minimized during these proceedings. Part of the lack of clarity around the MSP occurred with the appeal by the MMAH. This document and associated materials as well as Township of Springwater sanctioned meetings will bring clarity to issues surrounding the MSP.

History of MSP

Approximately 10 years ago the Township of Springwater began its work on the Midhurst Secondary Plan for the Midhurst Settlement Area. Settlement Areas are identified areas in municipalities where historic growth has occurred and where future growth is planned.

Background:

- A settlement area for Midhurst was first developed in 1983 under the Township of Vespra.
- In 1992, the Township of Vespra started to review their Official Plan. Midhurst was identified as the primary growth centre in the Vespra Plan.
- In 1993, through the approval of the new Vespra Official Plan, the need for a Secondary Plan was identified for the Midhurst Settlement Area prior to any significant growth.
- In 1996 a Growth Management Strategy was undertaken, which outlined the Settlement Area that we see today – Elmvale and Midhurst were identified as locations for most of the future growth for Springwater.
- February 19, 1998, the Township of Springwater Official Plan was approved establishing the Settlement Area Boundaries for Midhurst.
- The Official Plan also required that a Secondary Plan along with supplemental studies and a public process be undertaken prior to considering any significant development.
- In 2004, Springwater started a process to update its Official Plan including the Midhurst Settlement Area.

The Ontario Municipal Board (OMB) is a legal tribunal where disputes regarding certain municipal decisions are resolved.

- The Township of Springwater had numerous public meetings and open houses to present ideas and solicit feedback from residents. These included:
 - Public Information Meeting on May 6, 2004
 - Midhurst Stakeholder Meeting November 10, 2005
 - Resident Facilitation Meeting March 30, 2006
 - Public Community Design Session November 15 and 16, 2007
 - Design Workshop August 5, 2008
 - Statutory Public Open House August 28, 2008
 - Statutory Public Meeting September 8, 2008
- A Phase 1 and Phase 2 Class Environmental Assessment (EA) study was commenced in June of 2008 and completed in July of 2009.
- The Class EA identified:
 - Water, sewer and transportation servicing opportunities and challenges
 - Potential alternatives and preferred alternatives
- Council approved the Midhurst Secondary Plan on November 3, 2008.
- County of Simcoe approved the Midhurst Secondary Plan with modifications on October 12, 2011.
- MSP was appealed to the OMB by the MMAH as well as five individual landowners.

Why was the Midhurst Secondary Plan Appealed to the Ontario Municipal Board by the Ontario Ministry of Municipal Affairs and Housing (MMAH)?

Provincial and County of Simcoe policies govern growth in Springwater. These include:

- Provincial Policy Statement
- Growth Plan for the Greater Golden Horseshoe (Places to Grow)
- Simcoe County Official Plan

The MMAH appealed the MSP to ensure it is consistent with the Provincial and County policies as noted above.

There were five private appeals related to how the secondary plan designates their specific properties. These are considered “site specific” appeals.

An **appeal** to a plan is not the same as being **opposed** to a plan. An appeal allows time for an issue to be brought to a higher planning authority (OMB) to enable discussion, and potentially, the development of a resolution.

Ontario Ministry of Municipal Affairs and Housing (MMAH) Withdraws Part of Their Appeal to the MSP

On November 28, 2012, the appeal was withdrawn by the MMAH because the plan was deemed consistent with Provincial policy. The withdrawal of the appeal allows for the release of 300 hectares (741 acres) of land for residential development. This withdrawal also allows all industrial, commercial and institutional lands to be developed.

The remainder of the lands in the MSP will be released for development when additional population is required and allocated by the County of Simcoe. It is anticipated that future allocations will not occur for approximately 15–25 years.

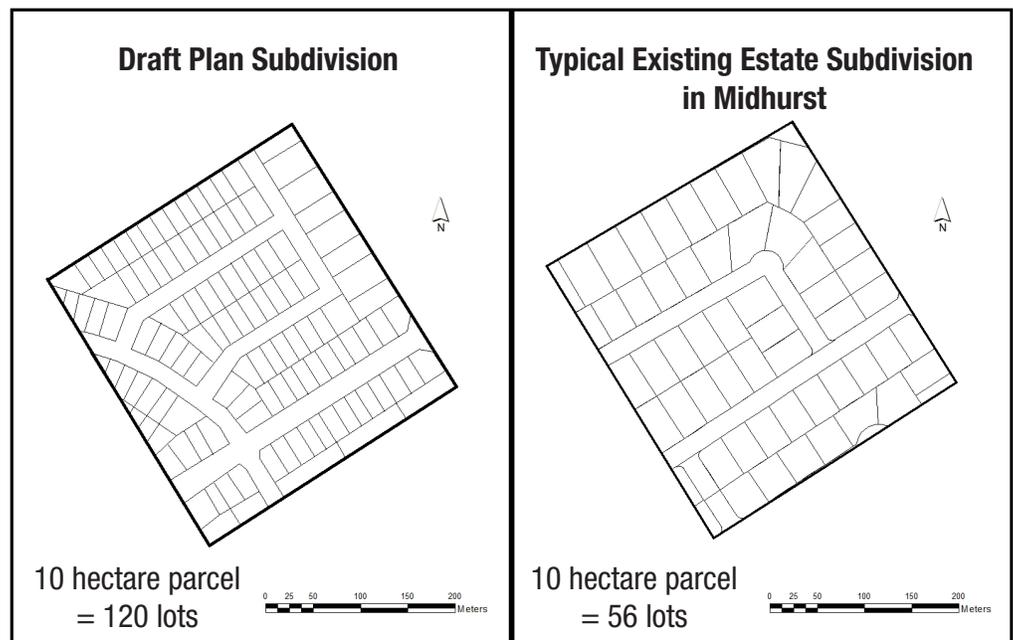
As of November 28, 2012, the Midhurst Secondary Plan is in effect. As recently as March 2013, the OMB determined that no further appeals of the Midhurst Secondary Plan would be permitted.

New Density Standards Established by Provincial Policy

Historically, residential development in Midhurst consisted of large lots on septic systems. Provincial policy establishes new density and servicing standards for development.

New development will now be on both sewer and water services. For efficient use of services, higher densities are required. Higher densities will also reduce the need

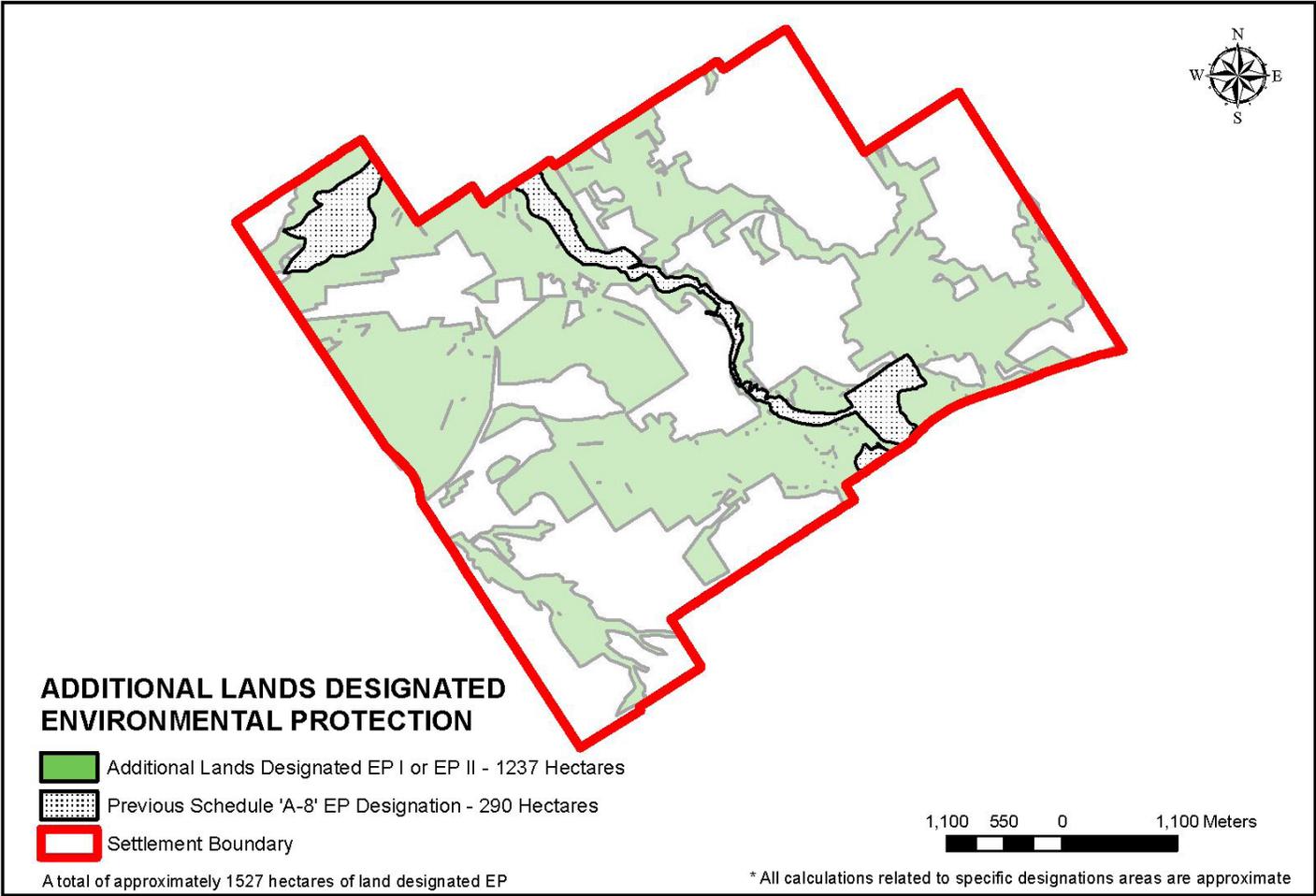
for unnecessary consumption of farmland. Provincial policy also requires a range of housing types and sizes so that more housing is available.



Protection of the Environment is a Top Priority

While developing the MSP a top priority was to protect all environmentally significant lands. Through consultation with the Ontario Ministry of the Environment and the Nottawasaga Valley Conservation Authority, 1,527 hectares of land was designated for environmental protection to preserve natural heritage features and provide for environmental corridors.

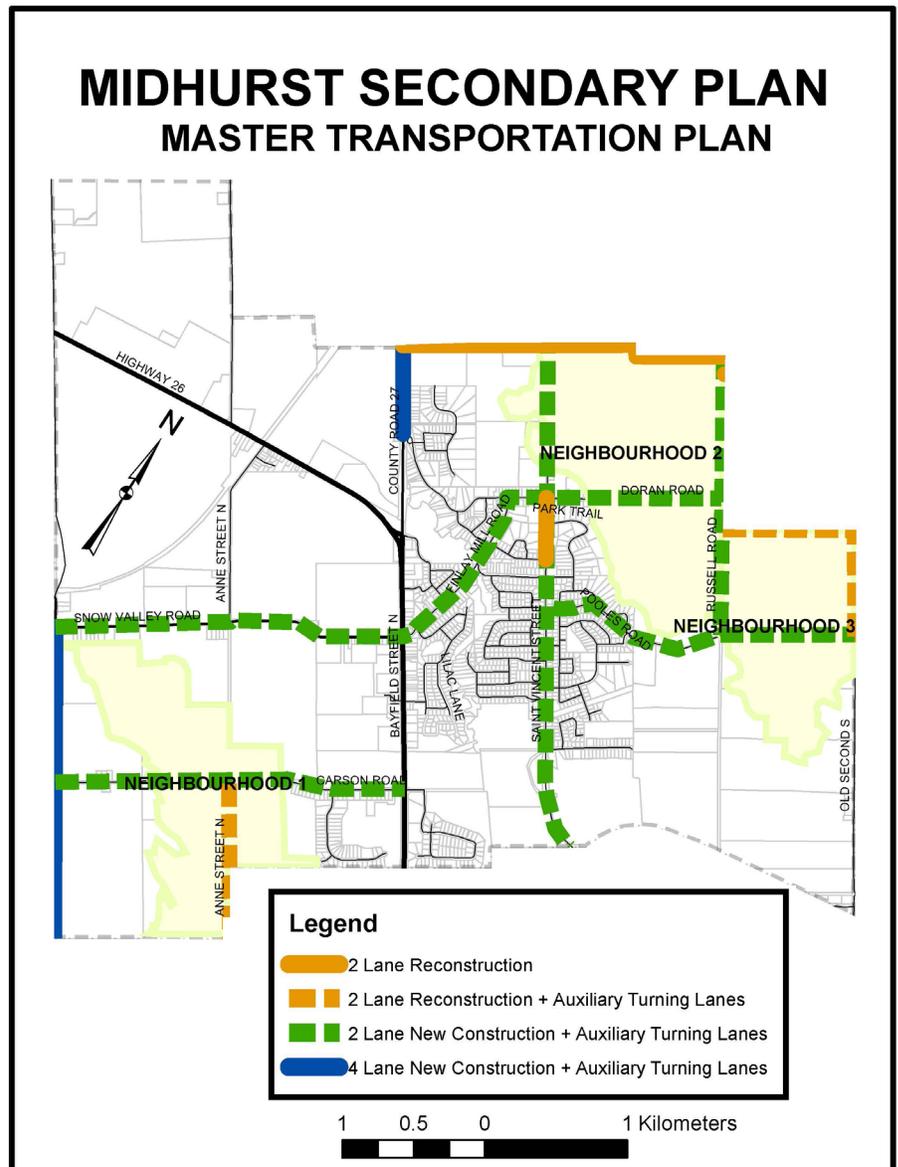
MIDHURST SECONDARY PLAN Additional Lands Designated Environmental Protection



How will the Midhurst Secondary Plan Impact the Existing Road Network?

Some upgrades to existing roads, including the construction of new roads, will be required as a result of increased traffic. Some of the upgrades include urbanization and reconstruction of parts of: Pooles Road, Russell Road, Doran Road, St. Vincent Street, Findlay Mill, Gill Road, Snow Valley, Carson Road, Anne Street and Wilson Road. These roads will remain as two lane roads. The work being done focuses on improvements to the road layout, construction of curbs and storm sewers.

New roads proposed include Craig Road from Russell Road to County Road 27, extension of St. Vincent Street north, widening of County Road 27 from County Road 26 to Craig Road and the widening of Wilson Road.



Creation of the Resident Liaison Group

A liaison group is being formed to provide input on the environmental assessment process and subdivision applications related to the Midhurst Secondary Plan.

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