



COUNTY OF SIMCOE
MUNICIPAL COMPREHENSIVE REVIEW

MEMORANDUM

FROM: County of Simcoe Planning Department

TO: MCR Project Circulation List

DATE: June 2, 2022

SUBJECT: Municipal Comprehensive Review Phased Approach – Phase One and Phase Two

The County is undertaking a Municipal Comprehensive Review (MCR) to bring the Simcoe County Official Plan (SCOP) into conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) (Office Consolidation 2020), to ensure that it has appropriate regard for matters of Provincial interest, and to be consistent with the Provincial Policy Statement, 2020. There are numerous components to the MCR, including:

- Allocation of population and employment growth until 2051 to each local municipality;
- Identifying where additional growth could be accommodated;
- Mapping refinements to the provincial natural heritage system;
- Mapping refinements to the provincial agricultural land base;
- climate change; and
- watershed management.

Recognizing the importance of all components of the MCR, the County will be addressing each in a phased approach, with each phase evolving into a County Official Plan Amendment. (COPA). Determining how to allocate the population and employment forecasts for the County, as determined by the Province, until the year 2051 is the first component the County is addressing.

MCR Phase One – How Much to Grow? **Population/Employment Growth Allocations**

Phase One of the County's MCR process is to allocate the population and employment growth forecasted for the County as a whole in Schedule 3 of the Growth Plan to the County's 16 local municipalities, and to determine the amount of land needed to accommodate this growth. The Province has outlined the methodology to develop a Land Needs Methodology. Simcoe County's Land Needs Assessment (LNA) has been completed and the results of this analysis have provided the basis for a

Phase One COPA which will be presented at a Statutory Open House on June 21, 2022 and a Statutory Public Meeting on June 28, 2022.

In general, the key policy matters being incorporated into the draft Phase One COPA include the following:

- Hierarchy of settlement areas;
- Population and employment forecasts for 2051 to each local municipality;
- Alternative density and intensification targets for each local municipality;
- Designated greenfield area land needs (in gross hectares) to accommodate future community uses and employment lands in local municipalities, as required;
- Introduction of settlement area boundary expansion criteria, secondary planning requirements, and phasing policies; and,
- Addition or modification of growth-related definitions, such as strategic growth areas, rural settlements, complete communities.

Phase One of the MCR process is targeted to be provided to County Council for adoption before the end of 2022.

MCR Phase Two – Where to Grow? **Settlement Area Boundary Expansions**

It is anticipated that Phase Two of the MCR process will begin in early 2023.

It is important to note that the Phase One “How Much to Grow” COPA will not be making any recommendations regarding settlement area boundary expansions or future development opportunities for individual parcels of land. Decisions relating to specific lands that will be used for future community (residential) area development and employment areas will be completed as part of Phase Two.

During Phase Two, the County will work with those local municipalities that require additional land to accommodate allocated growth to determine the most appropriate areas to expand existing settlement areas. These decisions will be based on guidance provided in relevant Provincial policy documents, as well as local municipal criteria and unique context. Once these land areas are determined, a COPA to Schedule 5.1 Land Use to the Simcoe County Official Plan will be initiated which will delineate the new proposed boundaries of those affected settlement areas.

In addition, Phase Two will also address the other components required to be completed as part of the County’s MCR process including refining the provincial natural heritage and agricultural system mapping, as well as climate change and watershed management policy development.