

**AMENDMENT No. 4 TO THE
OFFICIAL PLAN FOR THE
COUNTY of SIMCOE**

The attached explanatory text and Schedule "A" constituting Amendment No. 4 to the Official Plan for the County of Simcoe has been approved in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990 c.P. 13 as amended.

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the County of Simcoe consists of three parts:

PART A – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART B – THE AMENDMENT

Consisting of the following text and Schedule “A” constitute Amendment No. 4 to the Official Plan of the County of Simcoe.

PART C – THE APPENDICES

Consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment.

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose of the Official Plan Amendment is to amend Schedule 5.1 Land Use Designations of the County of Simcoe Official Plan. The Official Plan Amendment will also amend Section 3.6 and 3.7 to include special exceptions on portions of the subject lands.

2.0 LOCATION

The lands affected by this Amendment are known as Part of Lots 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062 (both referred to as the “Burl’s Creek Event Grounds”); Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 and Part of Lot 21, Concession 8, as in RO504892, Except Part 4, 51R-2707 (collectively referred to as the “Burl’s Creek Accessory Grounds”) all in the Township of Oro-Medonte, County of Simcoe.

The lands consist of an approximate area of 234.4 hectares (579.2 acres) with approximately 834.4 metres of frontage on Line 7 South, 1358.9 metres of frontage on Line 8 South, 233.9 metres of frontage on Line 9 South and 678.5 metres of frontage on Highway 11 North.

3.0 BASIS

The lands are recognized as the Burls Creek Event and Accessory Grounds which play host to a number of events, concerts, festivals, flea markets and other recreational/tourist uses with existing zoning permissions.

The purpose of this Official Plan Amendment is to recognize and amend the existing land use permissions on the Burls Creek Event and Accessory Grounds to continue the event and accessory type uses such as camping, parking (day and overnight) and concession stands to a permitted use and recreational uses.

Site specific textual and mapping amendments are proposed which will amend Section 3.6, 3.7 and Schedule 5.1 of the Official Plan.

Section 3.6 of the Official Plan outlines the policies for lands designated Agricultural. Textual amendments to this Section will be through the addition of a new policy to Section 3.6 to reflect a site specific exception to permit all existing permitted uses, and camping, parking (day and overnight), concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area as designated on Schedule A of the Township of Oro-Medonte Official Plan. Minor soccer is permitted as a standalone use for a portion of the subject lands. The development policies that apply to the lands in the Township of Oro-Medonte Official Plan and Zoning Bylaw will apply. Mapping amendments aim to add a symbol to the lands to identify them as being subject to exceptions.

Section 3.7 of the Official Plan outlines the policies for lands designated Rural. Textual amendments to this Section will be through the addition of a new policy to Section 3.7 to reflect a site specific exception to permit all existing permitted uses; those uses permitted in the Township's Eighth Line Special Policy Area for those lands designated as such, and camping, parking (day and overnight), concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area as designated in Schedule A of the Township of Oro-Medonte Official Plan. Minor soccer is permitted as a standalone use for a portion of the subject lands. The development policies that apply to the lands in the Township of Oro-Medonte Official Plan and Zoning Bylaw will apply. Mapping amendments aim to add a symbol to the lands to identify them as being subject to exceptions.

The site contains a mixture of existing uses including an Event Park with a private road system and camping areas, a former race track/speed way, a commercial area in the southwest corner of Line 8 and Highway 11, agricultural uses, forested areas and natural heritage features. The site is generally flat with some minor depressions namely associated with the Burls Creek tributary which generally runs in a north south direction between Line 7 and Line 8. The largest forested area is located in the southeast corner of the property which has been used historically for maple syrup production.

The proposed development is abutting Highway 11 which is a major transportation route through the Township of Oro-Medonte. With the benefit of proximity to Highway 11, the site also has frontage on Line 7, Line 8 and Line 9, all of which have interchanges with Highway 11 (note that Line 8 and Highway 11 provides a north bound exit to the subject lands). As demonstrated by two large festivals (Wayhome Music and Arts Festival & Boots and Hearts Festival) held on the subject lands, traffic concerns are significantly mitigated based on site access.

Due to the nature of the proposed events, no additional permanent servicing is required. Events will operate with temporary sewage, garbage, water and electrical servicing as needed. Stormwater Management controls are to be implemented on site.

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

The Official Plan of the County of Simcoe, as amended is hereby further amended as follows:

1. Schedule 5.1 Land Use Designations of the Official Plan, as amended, is hereby further amended with respect to lands described as Part of Lot 22, Concession 9 as in RO1326331, Except Part 1 on 51R-31499; Part of Lot 22, Concession 8 as in RO1116954; and Part of Lot 23 Concession 9, being Part 1 on 51R-31789 all in the Township of Oro- Medonte, County of Simcoe. These lands shall remain designated as Agricultural and “Subject to Exception 3.6.14” as shown on Schedule “A”, attached hereto and forming part of this Amendment.
2. Add new Section 3.6.14 Special Exception:

3.6.14 Special Exception

Notwithstanding the policies contained in Section 3.6 and in addition to the permitted uses in Section 3.6.6, permitted uses shall also include all existing permitted uses and camping, parking (day and overnight), concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area as designated in Schedule A of the Township of Oro-Medonte Official Plan. Minor soccer is permitted as a standalone use for a portion of the subject lands. Specific restrictions including duration and location of such uses are further detailed in the site specific local municipal official plan amendment and zoning by-law amendment.

3. Schedule 5.1 Land Use Designations of the Official Plan, as amended, is hereby further amended with respect to lands described as Part of Lots 21 & 22, Concession 8, as in RO850934; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880; Part of Lot 22, Concession 8, being Part 1 on 51R-35062 and Part Lot 21, Concession 8 Oro, as in RO504892 Except Pt 4, 51R-2707; all in the Township of Oro-Medonte, County of Simcoe. These lands shall remain designated as Rural and “Subject to Exception 3.7.14” as shown on Schedule “A”, attached hereto and forming part of this Amendment.

4. Add new Section 3.7.14 Special Exception:

3.7.14 Special Exception

Notwithstanding the policies contained in Section 3.7 and in addition to the permitted uses in Section 3.7.4, permitted uses shall also include all existing permitted uses; those uses permitted in the Township’s Eighth Line Special Policy Area for those lands designated as such; and camping, parking (day and overnight), concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area as designated in Schedule A of the Township of Oro-Medonte Official Plan. Minor soccer is permitted as a standalone use for a portion of the subject lands. Specific restrictions including duration and location of such uses are further detailed in the site specific local municipal official plan amendment and zoning by-law amendment.

2.0 IMPLEMENTATION

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

3.0 INTERPRETATION

The provisions of the Official Plan as amended from time to time shall apply in regard to this Amendment.