

What's New in Planning and Development

Skelton, Brumwell & Associates Inc.

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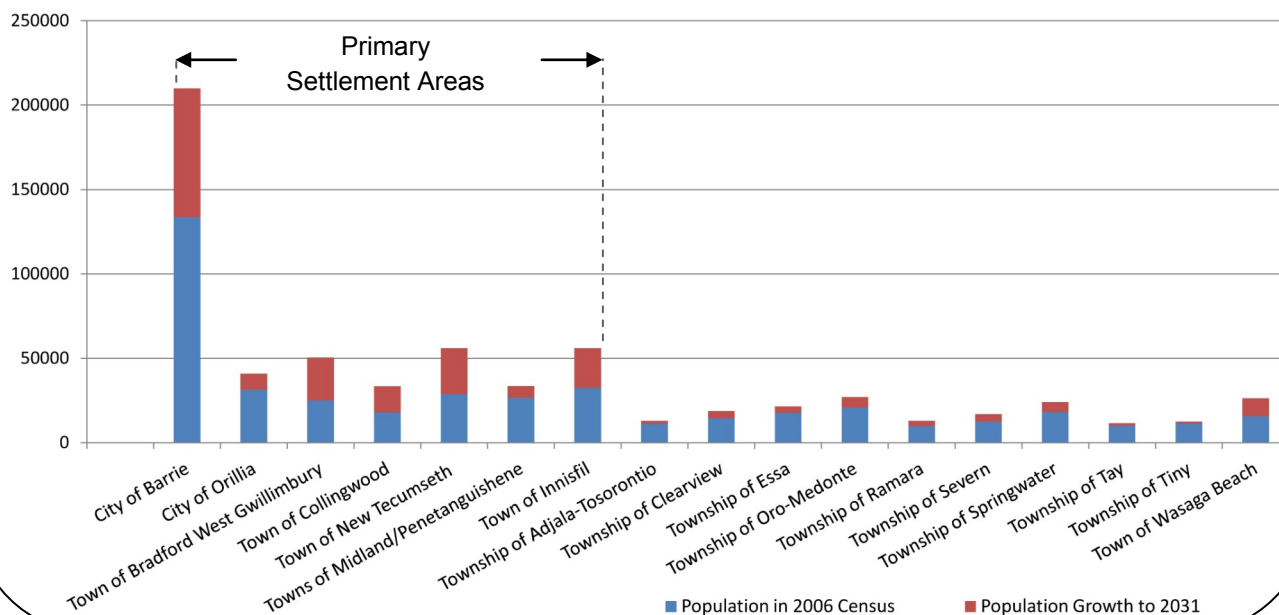
Provincial Growth Plan Management in Simcoe County

The Province of Ontario amended the Growth Plan for the Greater Golden Horseshoe (Growth Plan) by including more detailed direction in the Simcoe Sub-area of the County of Simcoe, the City of Barrie and the City of Orillia. The Growth Plan, prepared under the Places To Grow Act, 2005, provides a framework for managing growth in the Greater Golden Horseshoe which includes the Simcoe Sub-area. The Growth Plan gives direction for where and how to grow, the provision of infrastructure to support

growth and protecting natural systems. The Growth Plan directs development to settlement areas, particularly those with municipal water and wastewater treatment services.

The Minister of Infrastructure announced Amendment No.1 to the Growth Plan and a related Regulation on January 19, 2012. This Amendment has been under consideration since October 2010.

Provincial Distribution of Simcoe County Population Growth to 2031



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(Provincial Growth Plan Management in Simcoe County - continued from front)

The Province forecasts that by the year 2031, there will be 667,000 persons living in Simcoe County, Barrie and Orillia and that there will be employment of 254,000. This is a growth of 229,000 persons and 73,300 jobs over the 2006 Census.

The Growth Plan distributes the population and employment growth forecasted to the City of Barrie, City of Orillia and the 16 other Towns and Townships of Simcoe County. The new growth is shown in red on the graph of Population Growth to the year 2031. Some of this growth has already occurred. A review of the 2011 Census will show the remaining reduced growth capacity within the Growth Plan distribution. This will be scrutinized closely by the County, the Municipalities and the development industry.

Seven Primary Settlement Areas have been designated by the amended Growth Plan for the Simcoe Sub-area. These are:

- ▶ The City of Barrie
- ▶ The City of Orillia
- ▶ Bradford
- ▶ Town of Collingwood
- ▶ Alliston
- ▶ Towns of Midland and Penetanguishene
- ▶ Alcona

Development is to be concentrated in Settlement Areas with a mix of land uses to create complete communities. Designation as a Primary Settlement

Area will be significant for any future additional population and employment distribution in the Simcoe Sub-area.

The amended Growth Plan provides for potential approval of development of land in excess of what is needed for the 20 year growth forecast for an additional 20,000 persons subject to criteria including; servicing, intensification, completing the community, phasing and achieving the prescribed job to resident ratio for the municipality.

The Growth Plan prescribed an intensification target of 40% of all residential development to be in the defined built up area in a municipality. The target for density in new development areas, called greenfields, is a minimum of 50 residents or jobs per hectare (20.2 per acre). The will result in a form and look of new development significantly different than the subdivisions of the past.

We are following this significant subject to advise our clients of the opportunities and implications. If you have any questions please contact Gary Bell, RPP, President.

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& ASSOCIATES INC.

ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS

93 Bell Farm Road, Suite 107, Barrie, Ontario L4M 5G1

Tel: 705-726-1141 Toll Free: 877-726-1141

mail@skeltonbrumwell.ca www.skeltonbrumwell.ca