March 2, 2018

Debbie Korolnek
General Manager, Engineering, Planning and Environment
County of Simcoe
1110 Highway 26
Midhurst, ON L9X 1N6

Dear Ms. Korolnek:

Re: County of Simcoe Council Municipal Comprehensive Review Workshop

Thank you for inviting Ministry of Municipal Affairs (“Ministry”) staff to attend the County of Simcoe (“County”) Council meeting on November 28, 2017 to discuss the Growth Plan for the Greater Golden Horseshoe, 2017 (“Growth Plan”). We commend County staff for engaging your Council and lower-tier partners to establish roles in your municipal comprehensive review process and to better understand implications of the Growth Plan on lower-tier official plan updates. We welcome this opportunity to support the County by addressing some of the questions and comments we received during the workshop. Additionally, we endorse sharing the enclosed with your Council as appropriate.

Alternative Notice Provisions

Members of County Council raised the impracticality of providing newspaper notices for planning matters in light of many publishing companies closing or reducing printed circulation. The Planning Act and its associated regulations require notice be given for public meetings, open houses, and complete applications. Notice for these matters is to be published in a newspaper that is, in the opinion of the clerk, of sufficient circulation in the area to which the proposed application applies. Alternatively, notice may be given by personal service or mail to every landowner within a specified distance and by posting a clearly visible notice of the application on the subject property.

The Planning Act additionally provides municipalities with the authority to develop local alternative notification processes through official plan policies, where it is determined a departure from the standard approach outlined in the Planning Act is appropriate. When considering the establishment of alternative notice procedures, municipal councils need to ensure that the public is involved in developing and defining the alternative notice policies and that the alternative notice provisions afford the public a fair opportunity to present their views on a proposal. These official plan policies are subject to, not only a full public review, but also to an appeal process.
Stormwater Master Plans for Serviced Settlement Areas

During the Council workshop a question was raised with respect to the application of Growth Plan policy 3.2.7.1. This policy requires municipalities with “serviced settlement areas” to prepare a stormwater master plan, and the question was in regards to the applicability of this policy to settlement areas with partial services. The intent of this policy is to ensure that, where development is concentrated, stormwater management is adequately taken into consideration to ensure the protection of human and environmental health. It is assumed that areas which are serviced by municipal water and wastewater services will experience comparatively higher concentrations of development and, consequently, have more significant need (e.g., increased densities, compact built form and more impervious surfaces) to plan for stormwater management. In implementing this policy, and considering the above, municipalities are advised to determine the appropriateness of developing a stormwater master plan for settlement areas which are not serviced by both municipal water and wastewater services. It is additionally noted that the Growth Plan emphasizes the integration of decisions on growth with planning for infrastructure, including stormwater, to inform and be informed by environmental and watershed management exercises. For instance, any proposed settlement area expansion is required to demonstrate alignment with any stormwater master plans completed pursuant to 3.2.7.1 as well as using watershed planning to ensure the protection of water resources, among other criteria.

The Proposed Provincial Mapping of the Agricultural and Natural Heritage System

County Council also raised questions and concerns regarding the provincial agricultural and natural heritage system mapping to implement the Growth Plan. As you are aware, the Ministry of Agricultural, Rural Affairs and Food (OMAFRA) and the Ministry of Natural Resources and Forestry (MNRF) consulted on their proposed maps through the Environmental Registry.

We understand that our partner ministry colleagues heard from a range of stakeholders and municipalities through this public consultation, including the County and many of its lower-tiers regarding the mapping, the approach taken and the anticipated challenges with implementing these provincial maps when issued. We also shared the concerns we heard from County Council with our partner ministry colleagues, to be carefully considered along with the other consultation feedback received as they finalized their maps and implementation guidance that was released on February 9, 2017. Provincial staff will work closely with the County to implement the mapping of these systems, including making any necessary refinements to the maps through the County’s municipal comprehensive review process in a manner that is consistent with the provincial guidance documents.

Recent Provincial Initiatives

We would also like to take this opportunity to inform you of other announcements from the Province that have taken place since the County Council meeting on November 28th, including the passage of the Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139) which makes transformative changes to the land use planning and appeal system. As many of these recent announcements (listed in Appendix ‘A’) are proposed, we encourage the County and its lower-tiers partners to participate in the related consultation processes. If planning staff at the County or any of the lower-tiers have questions about these initiatives, please do not hesitate to contact me at 416-585-6063 or by email at ross.lashbrook@ontario.ca. Alternatively, you may contact Aldo Ingraldi, Senior Planner at 416-585-6154 or aldo.ingraldi@ontario.ca or Steven Barber, Planner at 416-585-6085 or steven.barber@ontario.ca.

Sincerely,

Ross Lashbrook
Manager
Community Planning & Development (East)
c. David Parks, Director of Planning, Economic Development and Tourism, County of Simcoe
Kathy Suggitt, Manager of Policy Planning, County of Simcoe
Nathan Westendorp, Manager of Development Planning, County of Simcoe
Jacquie Tschekalin, Director of Planning, Township of Adjala-Tosorontio
Ryan Windle, Manager of Community Planning, Town of Bradford West Gwillimbury
Mara Burton, Director Community Services, Township of Clearview
Nancy Farrer, Director of Planning Services, Town of Collingwood
Colleen Healey, Manager of Planning and Development, Township of Essa
Tim Cane, Manager of Land Use Planning, Town of Innisfil
Wes Crown, Director of Planning and Building Services, Town of Midland
Bruce Hoppe, Director of Planning & Development, Town of New Tecumseth
Andria Leigh, Director of Development Services, Township of Oro-Medonte
Andrea Betty, Director of Planning and Community Development, Town of Penetanguishene
Dave Wellman, Chief Building Official. Township of Ramara
Andrea Woodrow, Director of Planning & Development. Township of Severn
Brent Spagnol, Director of Planning Services & Bylaw Enforcement, Township of Springwater
Steve Farquharson, Director of Planning and Development, Township of Tay
Shawn Persaud, Director of Planning & Development, Township of Tiny
Doug Herron, Manager of Planning, Town of Wasaga Beach
Appendix A

*Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139):*

The changes the *Building Better Communities and Conserving Watersheds Act, 2017* (Bill 139) – which received Royal Assent on December 12, 2017 – will make to the land use planning and appeal system will come into effect on **April 3, 2018**, as specified by proclamation. This includes changes to:

- establish the Local Planning Appeal Tribunal (the Tribunal) as the province-wide appeal body for land use planning matters;
- improve the hearing process at the Tribunal;
- establish the Local Planning Appeal Support Centre to provide legal and planning support services to eligible Ontarians for matters before the Tribunal;
- limit the Tribunal’s ability to overturn municipal decisions that adhere to municipal official plans, provincial plans and the Provincial Policy Statement;
- give municipalities more control over local planning, resulting in fewer decisions being appealed; and
- shelter certain major planning decisions from appeal.

These changes are in response to the province-wide consultation the government undertook through the **Ontario Municipal Board Review**.

To facilitate implementation of the Building Better Communities and Conserving Watersheds Act, 2017, several new and amended regulations have been proposed.

Proposals for the regulations under the Act were posted on Ontario’s Regulatory and Environmental Registries for a 45-day public consultation period from December 7, 2017 to January 21, 2018.

We anticipate providing you with an update on the proposed regulation changes and finalized approach to transition in the near future.

If you have any questions about the changes to the land use planning and appeal system, please email **OMBRreview@ontario.ca**.

*Inclusionary Zoning*

The Ministry of Municipal Affairs consulted with municipalities, the development and housing sectors, and other interested parties, on a summary of proposed regulatory content for inclusionary zoning through a posting on the Environmental Registry (EBR Registry Number 013-1977), which closed on February 1, 2018: [http://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTM0MDk1&statusId=MjAzOTg2&language=en&language=en](http://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTM0MDk1&statusId=MjAzOTg2&language=en&language=en)

The government appreciates and is considering the extensive input received from municipalities, the development and housing sectors, and other interested parties.

*Protecting Water Resource by Growing the Greenbelt:*

The Ministry of Municipal Affairs has released a consultation document and study area map related to protecting water resources by growing the Greenbelt. Details of the announcement can be found at: [https://news.ontario.ca/mma/en/2017/12/protecting-water-resources-by-growing-the-greenbelt.html](https://news.ontario.ca/mma/en/2017/12/protecting-water-resources-by-growing-the-greenbelt.html)

And the consultation document can be found through the Ministry’s webpage at: [http://www.mah.gov.on.ca/Page17658.aspx](http://www.mah.gov.on.ca/Page17658.aspx)
As this initiative may impact your municipality, your feedback is important and can be submitted in any of the following ways:

- online through the Ministry’s [website](#)
- through the [Environmental Registry posting](#) (EBR Registry Number 013-1661)
- by email to [protectingwater@ontario.ca](mailto:protectingwater@ontario.ca)
- by mail to:

  Protecting Water  
  Ministry of Municipal Affairs  
  Provincial Planning Policy Branch  
  777 Bay Street, 13th Floor  
  Toronto, ON  M5G 2E5

The deadline to provide comments on this initiative is **March 7, 2018**.

**Proposed Land Needs Methodology for the Growth Plan for the Greater Golden Horseshoe**

The Ministry of Municipal Affairs consulted with municipalities, the development sector and other interested parties on the draft provincial land needs assessment to implement the 2017 Growth Plan on the Environmental Registry (Environmental Bill of Rights (EBR) Registry Number 013-2016), which closed on February 28, 2018: [https://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTM0MTM0&statusId=MjA0MDcx&language=en](https://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTM0MTM0&statusId=MjA0MDcx&language=en)

Upper- and single-tier municipalities subject to the 2017 Growth Plan are required to use this standard provincially-developed process to calculate the amount of land they will need for development until 2041. Once submissions and comments are considered, the province will establish a final land needs assessment methodology.

**Natural Heritage System for the Growth Plan for the Greater Golden Horseshoe:**

The Decision Notice for the Natural Heritage System (NHS) mapping for the Growth Plan for the Greater Golden Horseshoe, and the “Regional Natural Heritage System for the Growth Plan for the Greater Golden Horseshoe Summary of Criteria and Methods” document have been posted on the Environmental Registry (ERB posting: 013-1014).

The final NHS, mapped by the Ministry of Natural Resources and Forestry (MNRF), is responsive to the policies of the Growth Plan for the Greater Golden Horseshoe, 2017, which committed the province to mapping a NHS for the Great Golden Horseshoe using a “comprehensive, integrated, and long-term approach to planning for the protection of the region’s natural heritage and biodiversity”.


To view the NHS mapping, please use the Make A Map: Natural Heritage Areas application: [https://www.ontario.ca/page/make-natural-heritage-area-map](https://www.ontario.ca/page/make-natural-heritage-area-map).

Agricultural System for the Growth Plan for the Greater Golden Horseshoe:
The Decision Notice for the Agricultural System for the Growth Plan for the Greater Golden Horseshoe was posted on the Environmental Registry (EBR Registry Number: 013-0968): https://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTMzMDA2&statusId=MjA0NTU3&language=en

Similar to the NHS mapping, the Agricultural System responds to the policies of the Growth Plan for the Greater Golden Horseshoe, 2017, which committed the province to mapping an Agricultural System for the Great Golden Horseshoe. More information on the system can be found here: http://www.omafra.gov.on.ca/english/landuse/agsys-ggh.htm.

The “Implementation Procedures for the Agricultural System” can be found here: http://www.omafra.gov.on.ca/english/landuse/agsys-ggh-final.htm. It explains the Agricultural System approach and describes the agricultural land base and the agri-food network. It provides implementation procedures for the Agricultural System including guidance on municipal refinement of the agricultural land base map and the integration of land use planning and economic development to achieve Agricultural System objectives.

The Agricultural System Portal can be found here: http://www.omafra.gov.on.ca/english/landuse/gis/WCAG_AGOL/index.html?appid=3cbd2393a1e548949450e21d90646353.

In addition, the Agricultural Land Base map can be found here: http://www.omafra.gov.on.ca/english/landuse/agsys.jpg.

The GIS data of the Agricultural Land Base can also be found at Land Information Ontario: https://www.javaceapp.lrc.gov.on.ca/geonetwork/srv/en/main.home?uuid=0ce4957e-2e50-4cf5-a4d8-ca936254307e%20

Watershed Planning Guidance:
Ministry of Environment & Climate Change (MOECC) together with MNRF are seeking input on draft watershed planning guidance for municipalities and other planning authorities in Ontario. This proposed guidance has been posted on the Environmental Registry for a 60-day review period. Comments will be taken into consideration, along with input received through additional consultation opportunities.

Watershed planning is an opportunity for municipalities and other planning authorities to work collaboratively towards watershed objectives by creating a framework for the management of human activities, land, water, aquatic life and resources within a watershed, and for the assessment of cumulative, cross-jurisdictional and cross-watershed impacts.

The proposed Watershed Planning Guidance supports the implementation of policy amendments to the four provincial land use plans (Growth Plan for the Greater Golden Horseshoe, Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, Greenbelt Plan) which strengthen requirements for watershed planning. It also supports the Provincial Policy Statement which identifies the watershed and subwatershed as the ecologically meaningful scale for integrated and long-term planning.

Comments are being accepted through the Environment Registry (EBR Registry Number 013-1817) at the following link: Watershed Planning Guidance, until April 7, 2018.
**Guideline on Community Emissions Reduction Planning:**
MOECC released a draft guideline to support municipalities and other practitioners in completing greenhouse gas (GHG) inventories and developing community emissions reduction plans. This guideline is intended to support commitments under Ontario’s Climate Change Action Plan, 2016-2020 and implementation of provincial direction in 2017 Growth Plan related to climate change mitigation. The draft is available on the Environmental Registry (EBR Registry Number 013-2083) for public review and consultation: [http://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTM0MjUy&statusId=MjA0MjMy&language=en](http://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTM0MjUy&statusId=MjA0MjMy&language=en).

The deadline for comments on this draft guideline is **March 4, 2018**.

**Asset Management Planning Regulation:**
On December 13, 2017, the province approved a new municipal asset management planning regulation (**O. Reg. 588/17**) under the *Infrastructure for Jobs and Prosperity Act, 2015*.

O. Reg. 588/17 will help municipalities take stock of their infrastructure challenges, better understand what important services need to be supported over the long-term, and seek new opportunities to address infrastructure challenges through innovative solutions.

O. Reg. 588/2017 comes after more than a year and a half of consultations with municipalities, stakeholders and the broader public, addressing feedback received from municipalities including increasing the phase-in period from four to six years according to the following dates:

- **January 1, 2018**: Effective date of Regulation (there are no requirements that must be met at this time).
- **July 1, 2019**: Date for municipalities to have a finalized strategic asset management policy.
- **July 1, 2021**: Date for municipalities to have an approved asset management plan for core assets (roads, bridges and culverts, water, wastewater and stormwater management) that discusses current levels of service and the cost of maintaining those services.
- **July 1, 2023**: Date for municipalities to have an approved asset management plan for all municipal infrastructure assets that discusses current levels of service and the cost of maintaining those services.
- **July 1, 2024**: Date for municipalities to have an approved asset management plan for all municipal infrastructure assets that builds upon the requirements set out in 2023. This includes a discussion of proposed levels of service, what activities will be required to meet proposed levels of service, and a strategy to fund the activities.

To align with the date of full phase in of the requirements in O. Reg. 588/17, the sections of O. Reg. 82/98 to the *Development Charges Act, 1997* that set out the content for asset management plans in respect of transit services will be repealed on July 1, 2024. The requirements in O. Reg. 82/98 will continue to apply until July 1, 2024 to municipalities that are preparing asset management plans to support a development charge by-law in respect of transit services. After this date, the asset management plan content requirements will be found in O. Reg. 588/17.

The Ministry of Infrastructure is also planning to collect information from municipal asset management plans, such as levels of service and financial planning information, but this information collection has not been set out in the regulation. The Ministry of Infrastructure is working with the Ministry of Municipal Affairs to plan for the collection of this information through the Financial Information Return and are proposing that this information would be collected starting in 2025 (one year after the final requirements of O. Reg. 588/17 are phased in). After the
initial submission in 2025, municipalities would submit asset management planning information every time their plan is updated (at least every 5 years). More information will be provided on the Ministry of Infrastructure’s proposed data collection processes in 2018.

To address capacity concerns with the implementation of O. Reg. 588/17, the province will be providing up to $25 million over the next five years in dedicated funding for asset management planning tools and supports. This funding will be targeted to build municipal capacity through coaching and communities of practice, as well as support to get planning activities done (e.g. condition assessments) in small communities. More details will be provided in 2018.

An email address has been established at MunicipalAssetManagement@ontario.ca to field questions on this regulation.