

**Committee of the Whole Meeting
December 13, 2021**

Report #PD-2021-61

Municipal Comprehensive Review Update on Mapping of Agricultural & Natural Heritage Systems and Draft Policy Direction on Climate Change & Watershed Planning

Recommendation

That Report #PD-2021-61 be received;

And further that Report #PD-2021-61 be forwarded along with notes on discussion to the County of Simcoe to represent the Town of New Tecumseth's comments on the County of Simcoe proposed mapping changes to the Agricultural System and Natural Heritage System in addition to proposed policy direction on climate change and watershed planning.

Objective

The objective of this report is to provide Council with an update on non-growth management components of the Municipal Comprehensive Review related to proposed mapping changes to the proposed Provincial Agricultural System and Provincial Natural Heritage System as well as proposed County policy direction on climate change and watershed planning. Staff are seeking Council endorsement of Report #PD-2021-61 to forward the report and discussion to the Simcoe County to formally provide New Tecumseth's on these elements of the Municipal Comprehensive Review.

Background

Overview of Municipal Comprehensive Review

The Municipal Comprehensive Review (MCR) in addition to the growth management component of determining local municipal population and employment forecasts and land needs assessment, is also used as a planning instrument to update its official plan by bringing it into conformity with provincial planning policies. Other components of the MCR include employment, infrastructure, agricultural system, natural heritage system, climate change and watershed planning. These contribute to the overall update to the County and Town official plans.

Over the past six months, Town staff has presented a series of reports to Council on the MCR, but mostly with a focus on growth management. The County is requesting preliminary input and feedback from the public and local municipalities on additional components of the MCR to identify if there are any significant issues. More recently, draft mapping has been released for the Provincial Agricultural System and Provincial Natural Heritage System. Further, the County has proposed policy direction on climate

change and watershed planning. Preliminary comments on these elements are due to the County from local municipalities in mid-January 2022.

The Province is the approval authority for the County Official Plan and corresponding mapping. Through the MCR, the County is working through the conformity requirements of the relevant Provincial plans and mapping to be integrated into a future updated Official Plan.

Introduction of the Provincial Agricultural System

One of the components of the County's Municipal Comprehensive Review (MCR) is a review of the location of the prime agricultural lands in the County. Prime agricultural areas are characterized by fertile soils where most of Ontario's crops are produced which support the broader agricultural system as proposed by the Province as part of the updates to the Growth Plan (A Place to Grow: Growth Plan for the Greater Golden Horseshoe), Greenbelt Plan and Oak Ridges Moraine Conservation Plan. The Province has introduced a Provincial Agricultural System consisting of two components of an agricultural land base that includes prime agricultural areas, and rural lands that create a continuous productive land base for agriculture that spans across the Greater Golden Horseshoe as well as the agri-food network which includes the infrastructure, services and assets that support the agri-food sector.

In addition to the proposed mapping changes, the County will also need to update its policies on agricultural uses, agriculture-related uses and on-farm diversified uses as well. Many of these policy updates were included in the Town 2019 update of its Official Plan, however, some amendments will be required to ensure alignment with a future updated County official plan.

Provincial Technical Criteria Used for Assessment

The Province released draft Agricultural System mapping where the upper-tier municipality, in our case Simcoe County, will use Provincial technical criteria to refine the mapping of the prime agricultural areas. Refinements can only be modified at the time of the MCR. The exercise of analyzing the Provincial Agricultural System mapping is science-based and municipalities must use the Provincial technical criteria to recommend any proposed refinements from this mapping to the Province. It is noted that the Province used the Town and County's prime agricultural mapping from their Official Plans as the baseline. Any proposals to refine the Provincial mapping cannot be less than what is already approved in the Town's Official Plan. In essence, the Province is looking to re-designate some lands from Rural to Agriculture. This will result in a required update upon Provincial approval to both the County and Town official plans.

The County retained an agricultural consultant to assist with this refinement process. The consultant will use the Provincial technical criteria to determine where it is appropriate or not appropriate to extend the Agricultural System mapping. Local municipalities are encouraged to participate in this process to inform the County of their

feedback, however any proposed changes have to be based upon the Provincial technical criteria. Where a settlement boundary expansion is proposed, the Growth Plan permits expansion onto Agricultural designated lands.

Provincial Natural Heritage System Mapping Released

Draft Provincial Natural Heritage System (NHS) mapping was released that can be refined using Provincial technical criteria at the time of a MCR to ensure conformity to the Growth Plan. Municipalities are required to incorporate the Growth Plan NHS mapping and policies within official plans. This mapping was developed to support of the policies of the Growth Plan as a long-term approach to planning for the protection of the Greater Golden Horseshoe's natural heritage and biodiversity.

The NHS is made up of core areas which are comprised of natural heritage features and areas. These core areas are linked by natural corridors (linkages) intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain the long-term viability of ecological systems. The NHS overlaps with the majority of both the County Greenlands System mapping and Town Official Plan environmental protection areas that also function as a system. The applicable Conservation Authority policies and mapping are not impacted by the Provincial NHS as they are subject to a different Act and Regulations. Therefore, in their current state, they remain applicable.

Provincial Natural Heritage System Adds Another Layer of Protection

The NHS for the Growth Plan has a similar policy framework as in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan. The Provincial mapping provides another policy and mapping layer of protection for features, this time in the area applicable to the Growth Plan. With the Provincial systems approach, there will be NHS protection for all of the relevant Provincial Plans with no gaps. The Growth Plan NHS represents the minimum requirements for natural heritage protection and it is encouraged that municipalities consider additional environmental protection through their own policies and mapping as outlined in their official plans. The Town of New Tecumseth has been proactive and in the Official Plan there are strong environmental policies accompanied with mapping. Therefore, there is sufficient protection of key natural heritage and hydrologic features in the Official Plan as well as an added layer of protection within the County's Greenlands System policies and mapping in its Official Plan. Any refinements to the Provincial NHS are subject to meeting the science-based exercise of applying the Provincial technical criteria.

Draft County Climate Change Strategy

The Provincial plans underwent significant changes being updated between 2017 and 2020 and now include stronger climate change mitigation and adaptation policies as

part of Ontario's land use planning framework. Climate change is weaved throughout these policy documents and as part of the MCR, the County is required to update its own policies and plans to guide development and change in a changing climate.

The County recently released a draft Climate Change Strategy (CCS) to provide the background and context for climate change policies in the County Official Plan as well as local municipal official plans. This draft CCS provides the framework to update key County documents and policies to ensure climate change mitigation and adaptation provisions are incorporated. Although the current County Official Plan makes some reference to the impacts of climate change but does not outline specific climate change goals and targets. The Town of New Tecumseth's Official Plan has climate change policies, however it will need to be amended to align to the future update of the County Official Plan. The County approach enables the local municipalities to update climate change goals and objectives in their own Official Plans and related policy tools. Further, the Town will also need to embark on the development of a Climate Change Action Strategy to also ensure conformity to the Provincial plans. This item is identified on the Town Environmental Advisory Committee work plan.

Planning at the Watershed Scale

The Growth Plan introduced Watershed Planning to inform growth planning at a watershed scale which is cross-jurisdictional and in New Tecumseth's case, includes the NVCA (Nottawasaga Valley Conservation Authority) and LSRCA (Lake Simcoe Region Conservation Authority) jurisdictions. Watershed Planning incorporates the NHS including the linkages and enhancement areas, Water Resource System consisting of key hydrologic areas and key hydrologic features (water courses, wetlands, areas of high aquifer vulnerability, etc.) as well as Natural Hazards. The County is using the Watershed Planning Equivalent (WP-E) approach utilizing existing reports and datasets and supplementing the gaps related to lack of detailed studies, limited impact assessments, limited climate change considerations and data assessments. The majority of the information will be provided by County consultants and corresponding conservation authorities.

The WP-E when completed, will provide insights into high-level constraints, best practices, management requirements and future studies. Priority growth areas as defined by the County and local municipalities will apply the County's watershed goals and objectives. Currently, two technical memorandums have been released using the WP-E approach and identifying the priority areas that have been released for public comment. The focus is on watershed systems which contain existing settlement areas to help scope the review and analysis for subsequent study tasks with the WP-E in order to provide more analysis with attention directed on areas considered for growth as opposed to at a general regional scale.

Comments and Considerations

Proposed Refinement to the Provincial Agricultural System Mapping in New Tecumseth

Town staff undertook their own assessment of the Provincial Agricultural System to help inform the County's MCR work. Given that the Province has proposed a significant amount of New Tecumseth's Rural lands to be re-designated to Prime Agriculture (Agricultural lands in Town Official Plan), careful consideration of the proposed changes has been assessed. Staff are required to utilize Provincial technical criteria found in the Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe.

A study area map was created (Attachment #1) to illustrate the 13 primary locations where the Province's proposed agricultural lands overlap with the Town's designated Rural lands. Each of these areas were evaluated against Provincial criteria to make a preliminary recommendation if the lands should be changed to an Agriculture designation or remain as Rural (Attachment #2). Staff concluded that there are specific areas proposed to be changed using the Provincial Criteria should not be re-designated and the following is a summary:

- Area abuts or is adjacent to an urban settlement boundary resulting in potential restrictions and conflicts for some agricultural uses
- Area is fragmented consisting primarily of residential strip development and/or significant natural heritage features/environmental protection areas where little or no agricultural activity is occurring
- Area is over the 250 hectare threshold consisting of non-agricultural uses such as a golf courses, rural settlement areas and employment uses
- Area supports a number of Rural non-agricultural uses in a concentrated area abutting a settlement area

In other study areas, as outlined in Attachment #2, staff recommends there are areas that the County should consider re-designating Rural lands to Agriculture as they do meet the Provincial technical criteria for inclusion into the Provincial Agricultural System.

Most of New Tecumseth is within an Agricultural designation and to support an Agricultural System, there needs to be a balance achieved between Rural and Agricultural land uses to support rural land uses that contribute to the rural and agricultural economies that are not suitable in an agricultural or settlement area. It should be noted that agricultural uses are permitted in both Rural and Agricultural designated lands. Staff recommend that only some of the lands be considered for re-designation to Agriculture to support a balance of both Rural and Agricultural lands in the Town.

Provincial Candidate Lands

As part of the development of the Agricultural System, the Province identified areas known as Candidate lands for consideration for inclusion as part of the Prime Agricultural area mapping. These are defined as lands as areas equal to or larger than 250 hectares which received a Provincial medium LEAR (Land Evaluation and Area

Review) score and are in agricultural production. Municipalities have the option through the MCR process to consider these lands as either Agriculture or Rural in the County and Town official plans. Staff recommend that these Candidate lands remain Rural is based upon the limited amount of Rural lands across the Town and to achieve a balance of Agriculture and Rural lands to support non-agricultural uses not appropriate in the Agricultural designation. The amount of lands the Province is already proposing to be Agriculture is significant and the addition of Candidate lands would result in an imbalance to the intent of the Provincial plans supporting a robust Agricultural System.

Provincial Natural Heritage System Aligns to the Town's Environmental Protection Lands

The County undertook an assessment of the Provincial NHS as it compares to the County Official Plan and local municipal official plan environmental mapping and have made recommendations for requesting refinements. As part of this assessment, the County applied the Growth Plan policies in addition to the NHS Provincial technical criteria to justify any additions or removals of NHS lands as part of the MCR process. This was a science-based exercise in order to help develop a Provincial NHS.

To support the County's work, local municipalities were asked to review and comment on the proposed changes to the Provincial NHS mapping. There also need to apply the Provincial technical criteria and provide a rationale for areas where there is lack of consensus. Town staff reviewed the mapping from the perspective of where the Provincial NHS did not align to the Town's Official Plan Environmental Protection 1 designation. The majority of the NHS lands overlap with the Environmental Protection 1 lands in the Town.

Assessment of the Provincial Natural Heritage System

There were several areas where the County proposed additions to the NHS as outlined in the maps in Attachment #3. All of these additions align to the Town's Environmental Protection 1 land use designation. One of the key elements of the assessment is to align to Town and County environmental land use designations. This provides an added layer of protection to the features in addition to the Town and County official plan environmental policies and mapping.

The County is recommending four areas to be removed based upon application of the Provincial environmental technical criteria as outlined in Attachment #3:

- Portion of the Briar Hill/Green Briar subdivisions as they are developed are proposed to be excluded from the Provincial NHS as per the Technical criteria and the Town's Official Plan/County Official Plan still provides protection of adjacent environmental features
- Developed lands outside of Alliston on Train Street as they are part of a plan of subdivision and are proposed to be excluded from the Provincial NHS as per the

Technical criteria and the Town's Official Plan/County Official Plan still provides protection of adjacent environmental features

- Portion of the Bond Head golf course is identified as a non-functional linkage area; the lands remain within the Environmental Protection 1 designation of the Town's Official Plan providing local protection of existing features
- Lands north-west of Beeton were identified as a non-functional linkage area. These lands are not designated as Environmental Protection 1 with only a small portion within the Environmental Protection 2 area indicating non-significant environmental features, if any are present

Staff recommends support for the proposed additions as they align with the Town's Official Plan Environmental 1 land use designation. Further staff, supports the areas the County recommends for removal as they meet the Provincial technical criteria and there is sufficient environmental protection of features provided in the policies and mapping as part of the work completed in 2019 for the Town's Official Plan.

Review of the Draft Climate Change Strategy

Staff and the Town Environmental Advisory Committee members reviewed the County draft Climate Change Strategy (CCS) and provided the summarized feedback below. The timing of the draft CCS is key to the identified global climate change crisis but does not go far enough with actions being prioritized with specific targets with measurable goals and timelines. Where targets are referenced, they should align to the CCS goals as well as identify Ontario's current climate change commitment. Although the CCS references the Paris Accord goals of achieving net-zero emissions by 2050, the County Official Plan policies and CCS should align with this objective to demonstrate its commitment to Canada's endorsement of this pact.

Increase Meaningful Engagement

Strong policies are recommended in the CCS to provide local municipalities guidance when they develop climate change action plans, including New Tecumseth. The CCS should provide details on how the County and municipalities could achieve climate change goals, objectives and recommendations on greenhouse gas emission (GHG) reduction targets. It is recommended that education and awareness of climate change among residents and developers be elevated to ensure it is meaningful, demonstrate how the actions are a benefit to communities with realistic examples of how people's actions impact climate change. There are so many community benefits associated with implementing climate change actions including building resiliency through local food, increasing housing affordability, and building low impact development techniques to mitigate impacts of severe weather incidents. Public consultation can be strengthened to ensure vulnerable populations who are already experiencing inequities who will be disproportionately impacted by climate change are engaged in developing climate change actions.

Align Climate Change Lens to Growth Management

One of the key observations is to ensure that the climate change lens be applied to the growth management components of the MCR. The proposed County intensification and density targets should align more closely with the climate change objectives of the CCS to help combat urban sprawl and mitigate GHG emissions associated with significant growth coming to the County over the next 30 years. In New Tecumseth, the County proposes increased growth targets to support a more compact urban built form, however this approach should be further expanded to other municipalities no matter how much growth is proposed. Further, the proposed housing mix in communities needs to support higher density and intensification targets to achieve climate change goals. The CCS should acknowledge that compact, healthy complete communities can greatly reduce transportation emissions by reducing the need to travel and increasing opportunities for efficient public transit. These actions can significantly reduce transportation-related emissions for the climate and for human health.

Climate Change Policies Support Complete Communities

Benefits to communities with strong climate change policies include a savings in providing less water and wastewater servicing and roads with more compact built urban form in the communities. For example, in a recent study conducted for the City of Ottawa, Hemson Consulting concluded it costs the City \$465 per person per year to service low-density housing compared to saving \$606 per person living in higher density housing. Complete communities are also healthier communities for residents with less greenhouse gas emissions with increased walkability and various forms of active transportation leading to reducing health impacts including diabetes, heart disease and obesity. Climate-related health impacts should be integrated throughout the CCS. It is important to expand on this to acknowledge the breadth of potential climate-related health impacts.

Introduction to Watershed Planning

Staff supports the County's Watershed Planning Equivalent (WP-E) approach to meet provincial conformity requirements. Most of the work will be completed by the Conservation Authorities who will be using current data, resources and maps as the foundation for the development WP-E plans. This work will be culminated for the County to support future growth and resource management planning, and ultimately provide the necessary guidance in the next stage at the subwatershed level associated with future secondary planning at the local municipal level. As part of the future update to the Town's Official Plan, this approach and completed work will provide a framework for guidance to support the understanding, quality and management needs of the natural features.

As watershed planning has been integrated into the provincial plans, the WP-E approach is used for the consideration of settlement area boundary expansions to assist in minimizing and mitigating any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water. This demonstrates that watershed planning is undertaken to support comprehensive,

integrated and long-term planning to support the protection, enhancement, or restoration of natural heritage features and hydrologic features within a watershed.

Although the WP-E work at the County has not been completed, the direction provided is supported by staff as it will be utilized when the Town undertakes an update to its Official Plan.

MCR Next Steps

It is recommended that the report and summary of the discussion be provided to the County to inform the work on the MCR to address the components of the Provincial Agricultural System, Provincial Natural Heritage System, draft Climate Change Strategy and the proposed Watershed Planning Equivalent direction.

Town staff will develop draft growth scenarios for Council's input and feedback in early 2022. This will provide local municipal input to the County for consideration as they continue to make progress on the MCR.

Financial Considerations

There are no financial considerations as a result of this report.

Respectfully submitted:



Jennifer Best MCIP, RPP
Director Planning and Building

Attachments:

- [Attachment 1 Agricultural Study Area Map](#)
- [Attachment 2 Provincial Agricultural System Analysis](#)
- [Attachment 3 Natural Heritage System Maps in New Tecumseth](#)

Approved By:

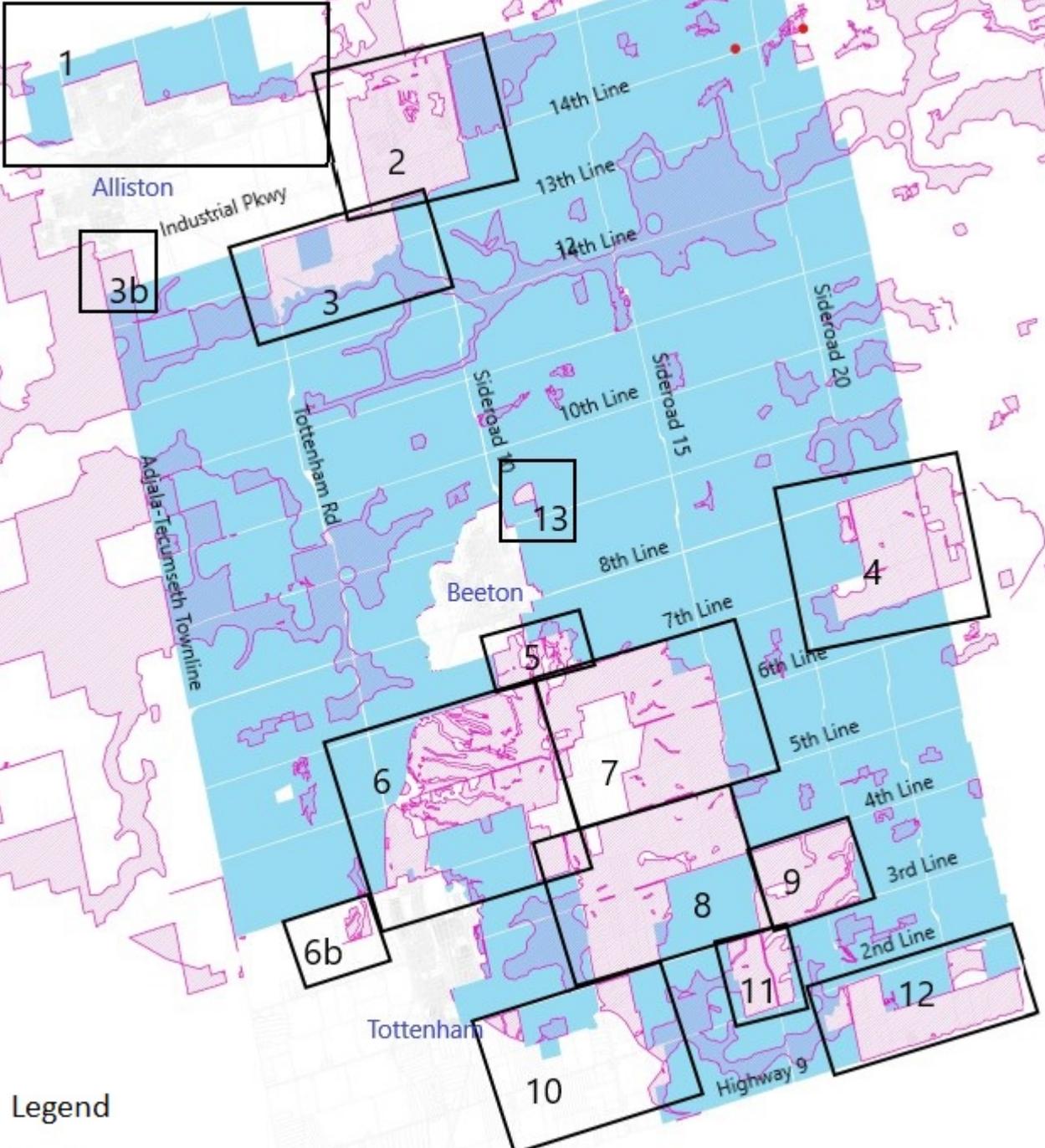
Department:

Status:

Jennifer Best, MCIP, RPP, Director, Planning and Building	Planning	Approved - 08 Dec 2021
Bruce Hoppe, MCIP, RPP, GM, Infrastructure & Development	Infrastructure and Development Division	Approved - 08 Dec 2021
Blaine Parkin, P. Eng., CAO	CAO	Approved - 09 Dec 2021

New Tecumseth Provincial Agricultural System Study Area Assessment Map

Attachment No. 1



Legend

 Current Agricultural Designated Lands

 Proposed Provincial Agricultural System

Provincial Agricultural System Analysis

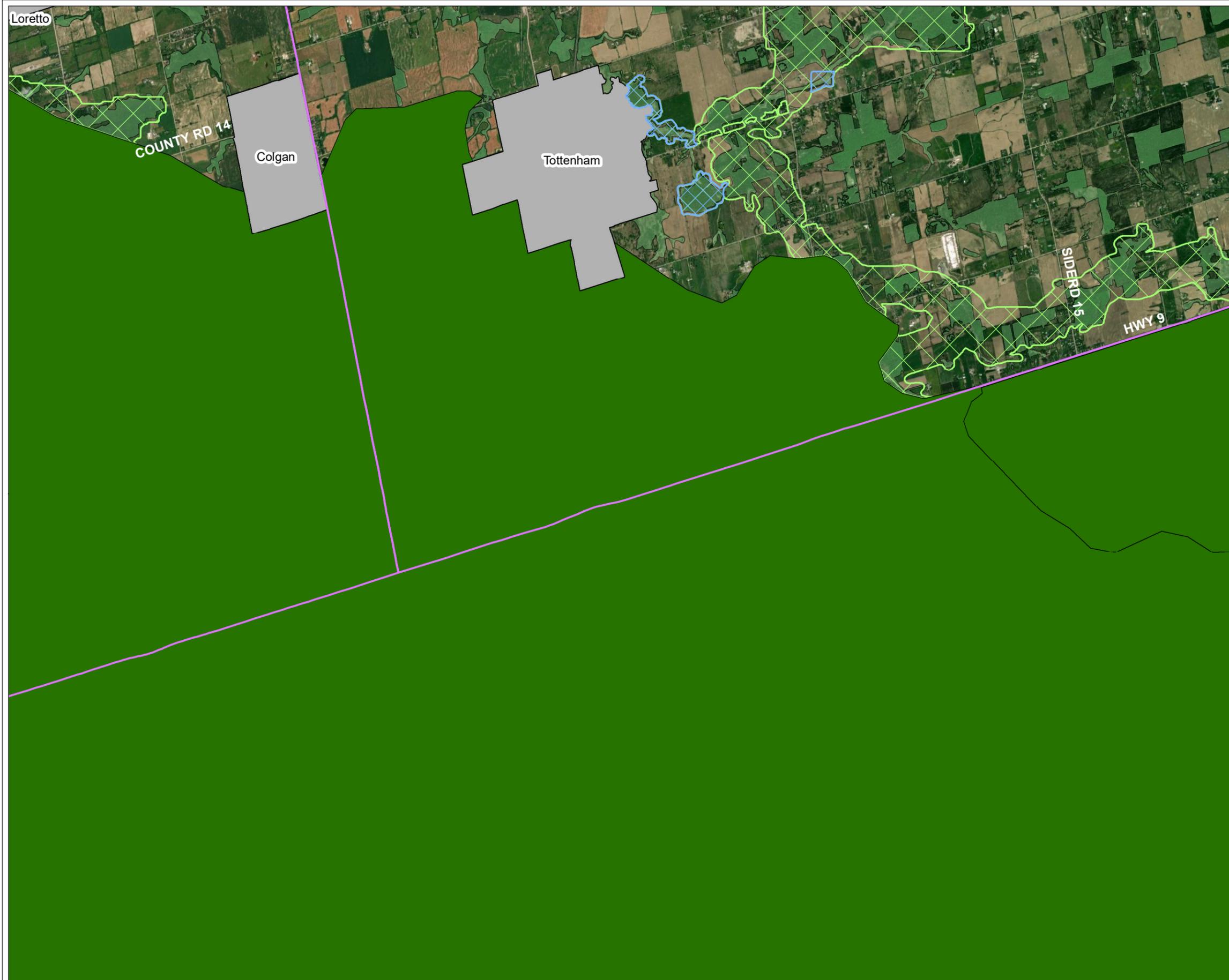
Legend

- UR Urban Residential
- EP1 Environmental Protection 1
- EP2 Environmental Protection 2
- NHS Natural Heritage System

Study Area	Town Official Plan Designation	Staff Preliminary Recommendation	Assessment of Provincial Criteria
1	UR/EP1/EP2	Maintain a Rural Land Use Designation	Recognize lands where key natural heritage and key hydrologic features in which agricultural uses are not on-going or only a minimum are occurring and to exclude areas impacted by conflicting uses of adjacent settlement boundary with residential uses abutting Study Area 1 lands.
2	Rural/EP1/EP2/ Plus Site Specific Official Plan Amendments for Subdivision Development	Maintain a Rural Land Use Designation	There are significant non-agricultural land uses of existing residential development of Green Briar, Briar Hill and Belterra/Treetops including the existing golf and country club. Recognition that established non-agricultural land with little or no potential to revert to agriculture north of the 14th Line. This area is well over the minimum threshold of 250 ha of non-agricultural lands (approximately 750 ha). These lands are impacted by conflicting uses of employment lands, residential of Alliston and are subject to fragmentation. A significant portion is also within the NHS/EP1/EP2 and is protected through the current Town Official Plan.
3	Rural / EP1 / EP2	Maintain a Rural Land Use Designation	Reflect a portion of lands that are NHS/EP with little or no agricultural production occurring. Many of the parcels are isolated from other agricultural lands or operations. There is potential of conflicting uses of the settlement boundary of Alliston with employment uses abutting Study Area 3 lands. Lands surrounding Train Street are smaller rural residential lots with limited agricultural uses.
3b	Rural / EP1 / EP2	Maintain a Rural Land Use Designation	Reflect a portion of lands that are NHS/EP with little or no agricultural production occurring. Many of the parcels are isolated from other agricultural lands or operations. There is potential of conflicting uses of settlement boundary with residential uses abutting Study Area 3b lands. Note that the lands are also subject to an estate residential property with no agricultural activity occurring.
4	Rural / EP1 / EP2	Maintain a Rural Land Use Designation for the eastern portion and Propose change to Agricultural Land Use Designation where it supports existing agricultural production	Reflect that a large portion of the lands are used for non-agricultural use of existing Club at Bond Head Golf course and facilities with approximately 260 ha within non-agricultural uses. There are areas of NHS/EP where little or no agricultural activity is occurring. The Town boundary between New Tecumseth and Bradford West Gwillimbury (BWG) provides an identifiable boundary for the prime agricultural area. Note that the abutting boundary with BWG has estate residential uses and further to the east are settlement residential uses. These non-agricultural uses in addition to a nearby business result in these parcels isolated from other larger agricultural production. For the balance of the western portion of the lands these are in agricultural production and would support a continuous agricultural land base and would support the Provincial Agricultural System objectives.
5	Rural / EP1 / EP2	Maintain a Rural Land Use Designation	Reflect lands that are NHS/EP with little or no agricultural production occurring and the lands are isolated from other agricultural lands or operations. Further, the lands are impacted by conflicting uses of settlement boundary of Beeton with residential uses abutting Study Area 5 lands.

6	Rural / EP1 / EP2	Maintain a Rural Land Use Designation for the eastern portion and Propose change to Agricultural Land Use Designation where it supports existing agricultural production	Significant portion of the lands are in active agricultural production and would support contributing the to continous agricultural land base as identified in the Provincial Agricultural System. One large area of NHS/EP where little or no agricultural activity is occurring and should remain separate and distinct from the Agricultural designation. Lands are approximately 60 ha in size and most are in an estate residential subdivision in Tottenham Road and 6th Line area. Lands also abut community of Tottenham with potential impacts of conflicting uses of settlement boundary with residential uses abutting Study Area 6 lands.
6b	Rural / EP1 / EP2	Maintain a Rural Land Use Designation	Reflect the lands although in agricultural production are between lands of non-agricultural uses being Woodington Golf course to the west, Tottenham Wastewater Treatment Plant lagoons to the south and Community of Tottenham to the east. There is potenital of conflicting uses of the settlement boundary of Tottenham abutting Study Area 3 lands. Lands also have environmental features.
7	Rural / EP1 / EP2	Maintain a Rural Land Use Designation for the eastern portion and Propose change to Agricultural Land Use Designation where it supports existing agricultural production	There are a significant portion of the lands in active agricultural production and would support contributing the to continous agricultural land base as identified in the Provincial Agricultural System. There is one large area of NHS/EP where little or no agricultural activity is occurring and should remain separate and distinct from the Agricultural designation. Lands are approximately 170 ha in size. Further, a number of the properties are smaller rural residential lots contributing to the fragmentation of creating a continuous agricultural land base.
8	Rural / EP1 / EP2	Maintain a Rural Land Use Designation for the eastern portion and Propose change to Agricultural Land Use Designation where it supports existing agricultural production	There are a significant portion of the lands in active agricultural production and would support contributing the to continous agricultural land base as identified in the Provincial Agricultural System. Ther are also lands that are predominantly NHS/EP where little or no agricultural activity is occurring and should remain separate and distinct from the Agricultural designation. This applies to lands north of 4th Line. Further, a number of the properties are smaller rural residential lots contributing to the fragmentation of creating a continuous agricultural land base.
9	Rural / EP1 / EP2	Maintain a Rural Land Use Designation for the eastern portion and Propose change to Agricultural Land Use Designation where it supports existing agricultural production	Portion of the lands are in active agricultural production and would support contributing the to continous agricultural land base as identified in the Provincial Agricultural System. A number of the properties in some areas are smaller rural residential lots with little or no agricultural activity occurring and contributing to the fragmentation of creating a continuous agricultural land base. Lands also subject to NHS/EP where agricultural uses are not occurring.
10	Rural / EP1 / EP2	Maintain a Rural Land Use Designation for the eastern portion and Propose change to Agricultural Land Use Designation where it supports existing agricultural production	Portion of the lands are in active agricultural production and would support contributing the to continous agricultural land base as identified in the Provincial Agricultural System. A number of the properties in some areas are smaller rural residential lots with little or no agricultural activity occurring and contributing to the fragmentation of creating a continuous agricultural land base. Lands also subject to NHS/EP where agricultural uses are not occurring.
11	Rural / EP1 / EP2	Maintain a Rural Land Use Designation for the eastern portion and Propose change to Agricultural Land Use Designation where it supports existing agricultural production	Portion of the lands are in active agricultural production and would support contributing the to continous agricultural land base as identified in the Provincial Agricultural System. A number of the properties in some areas are smaller rural residential lots with little or no agricultural activity occurring and contributing to the fragmentation of creating a continuous agricultural land base. Lands also subject to NHS/EP where agricultural uses are not occurring.

12	Rural / EP1 / EP2	Maintain a Rural Land Use Designation for the eastern portion and Propose change to Agricultural Land Use Designation where it supports existing agricultural production	Portions of the lands are in active agricultural production and would support contributing the to continous agricultural land base as identified in the Provincial Agricultural System. A number of the properties are smaller rural residential lots where little or no agricultural activity is occurring and contributing to the fragmentation of creating a continuous agricultural land base. These lands also subject to NHS/EP where agricultural uses are limited. Along Highway 9 and County Road 27, there are commercial and employment uses and these parcels should be excluded as they are isolated from other agricultural lands or operations and are impacted by conflicting uses of settlement boundary of Schomberg lands east of Highway 27 in New Tecumseth/BWG with residential, commercial and employment uses abutting and located within the Study Area 12 lands.
13	Rural/EP2	Maintain a Rural Land Use Designation	Reflect lands that have little or no agricultural production occurring where the lands are the non-agricultural use of active municipal playing fields of Mel Mitchell Park adjacent to Beeton settlement area.



Growth Plan NHS | Simcoe County
 Refined Growth Plan NHS - Tiles
 Map Tile: 3

New Tecumseth

Legend

-  Lands not Subject to the Growth Plan NHS
-  Greenbelt Area (includes NEP, ORMCP, and Greenbelt Plan Areas)
-  Natural Feature
-  Municipal Boundaries
-  Refined Growth Plan NHS
-  Proposed Addition
- Proposed Removal:**
-  Registered Plan of Subdivision
-  Intersects Land not Subject to the Growth Plan NHS
-  Isolated Portion of the Growth Plan NHS
-  Non-functional Linkage
-  Miscellaneous

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Project Number 21-1181	Draft Date: 2021-11-26	N ▲
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Growth Plan NHS | Simcoe County
 Refined Growth Plan NHS - Tiles
 Map Tile: 4

New Tecumseth

Legend

-  Lands not Subject to the Growth Plan NHS
-  Greenbelt Area (includes NEP, ORMCP, and Greenbelt Plan Areas)
-  Natural Feature
-  Municipal Boundaries
-  Refined Growth Plan NHS
-  Proposed Addition
- Proposed Removal:
 -  Registered Plan of Subdivision
 -  Intersects Land not Subject to the Growth Plan NHS
 -  Isolated Portion of the Growth Plan NHS
 -  Non-functional Linkage
 -  Miscellaneous

DRAFT



Project Number 21-1181	Draft Date: 2021-11-26	N ▲
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Growth Plan NHS | Simcoe County
 Refined Growth Plan NHS - Tiles
 Map Tile: 7

Adjala-Tosorontio

Legend

-  Lands not Subject to the Growth Plan NHS
-  Greenbelt Area (includes NEP, ORMCP, and Greenbelt Plan Areas)
-  Natural Feature
-  Municipal Boundaries
-  Refined Growth Plan NHS
-  Proposed Addition
- Proposed Removal:
-  Registered Plan of Subdivision
-  Intersects Land not Subject to the Growth Plan NHS
-  Isolated Portion of the Growth Plan NHS
-  Non-functional Linkage
-  Miscellaneous

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Project Number 21-1181	Draft Date: 2021-11-26	N ▲
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Growth Plan NHS | Simcoe County
 Refined Growth Plan NHS - Tiles
 Map Tile: 8

New Tecumseth

Legend

- Lands not Subject to the Growth Plan NHS
- Greenbelt Area (includes NEP, ORMCP, and Greenbelt Plan Areas)
- Natural Feature
- Municipal Boundaries
- Refined Growth Plan NHS
- Proposed Addition
- Proposed Removal:
- Registered Plan of Subdivision
- Intersects Land not Subject to the Growth Plan NHS
- Isolated Portion of the Growth Plan NHS
- Non-functional Linkage
- Miscellaneous

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Project Number 21-1181	Draft Date: 2021-11-26	N ▲
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Growth Plan NHS | Simcoe County
 Refined Growth Plan NHS - Tiles
 Map Tile: 9

New Tecumseth

Legend

-  Lands not Subject to the Growth Plan NHS
-  Greenbelt Area (includes NEP, ORMCP, and Greenbelt Plan Areas)
-  Natural Feature
-  Municipal Boundaries
-  Refined Growth Plan NHS
-  Proposed Addition
- Proposed Removal:
-  Registered Plan of Subdivision
-  Intersects Land not Subject to the Growth Plan NHS
-  Isolated Portion of the Growth Plan NHS
-  Non-functional Linkage
-  Miscellaneous

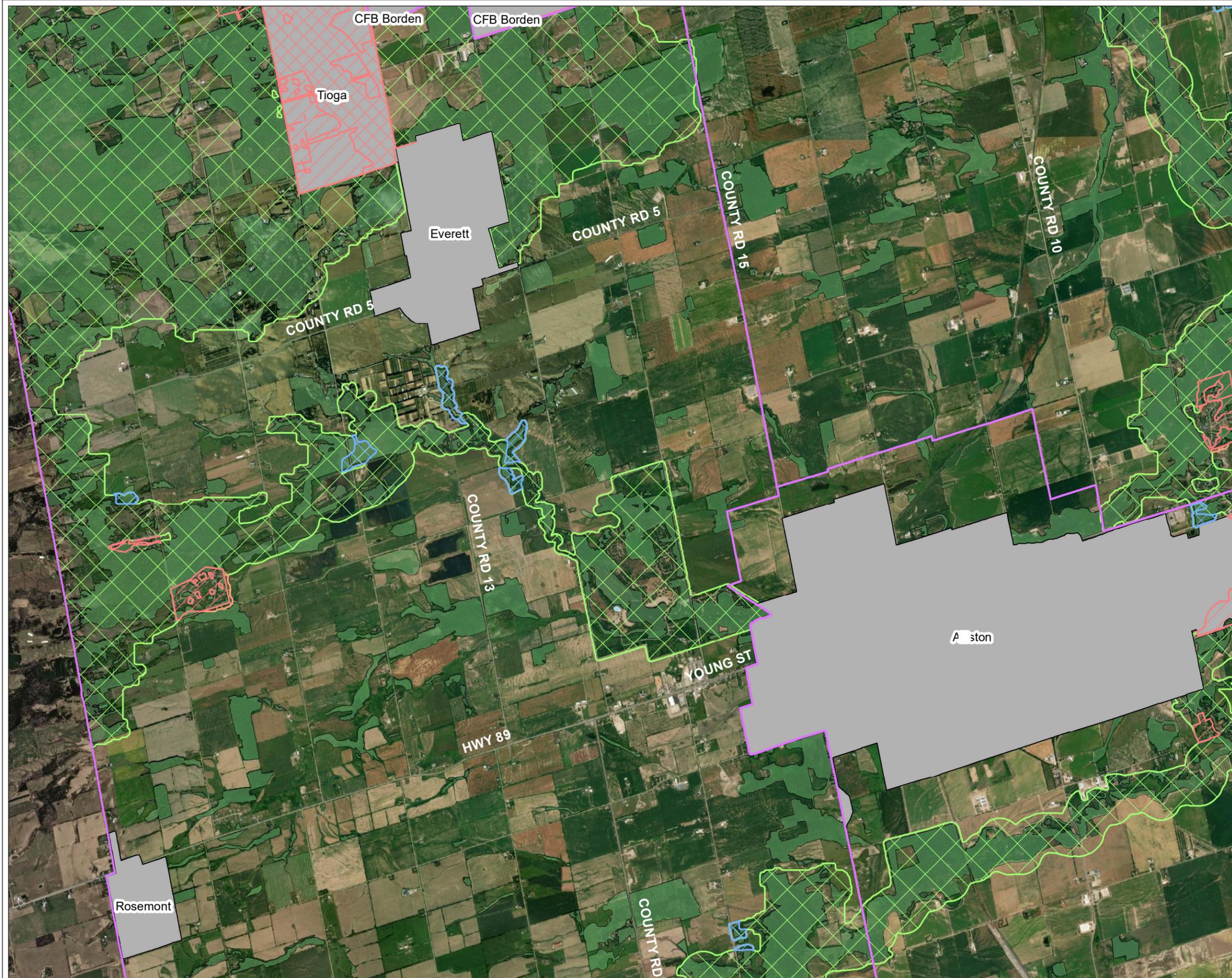
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Growth Plan NHS | Simcoe County
 Refined Growth Plan NHS - Tiles
 Map Tile: 12

Adjala-Tosorontio

Legend

-  Lands not Subject to the Growth Plan NHS
-  Greenbelt Area (includes NEP, ORMCP, and Greenbelt Plan Areas)
-  Natural Feature
-  Municipal Boundaries
-  Refined Growth Plan NHS
-  Proposed Addition
- Proposed Removal:
 -  Registered Plan of Subdivision
 -  Intersects Land not Subject to the Growth Plan NHS
 -  Isolated Portion of the Growth Plan NHS
 -  Non-functional Linkage
 -  Miscellaneous

DRAFT



Project Number 21-1181	Draft Date: 2021-11-26	N ▲
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Growth Plan NHS | Simcoe County
 Refined Growth Plan NHS - Tiles
 Map Tile: 13

New Tecumseth

Legend

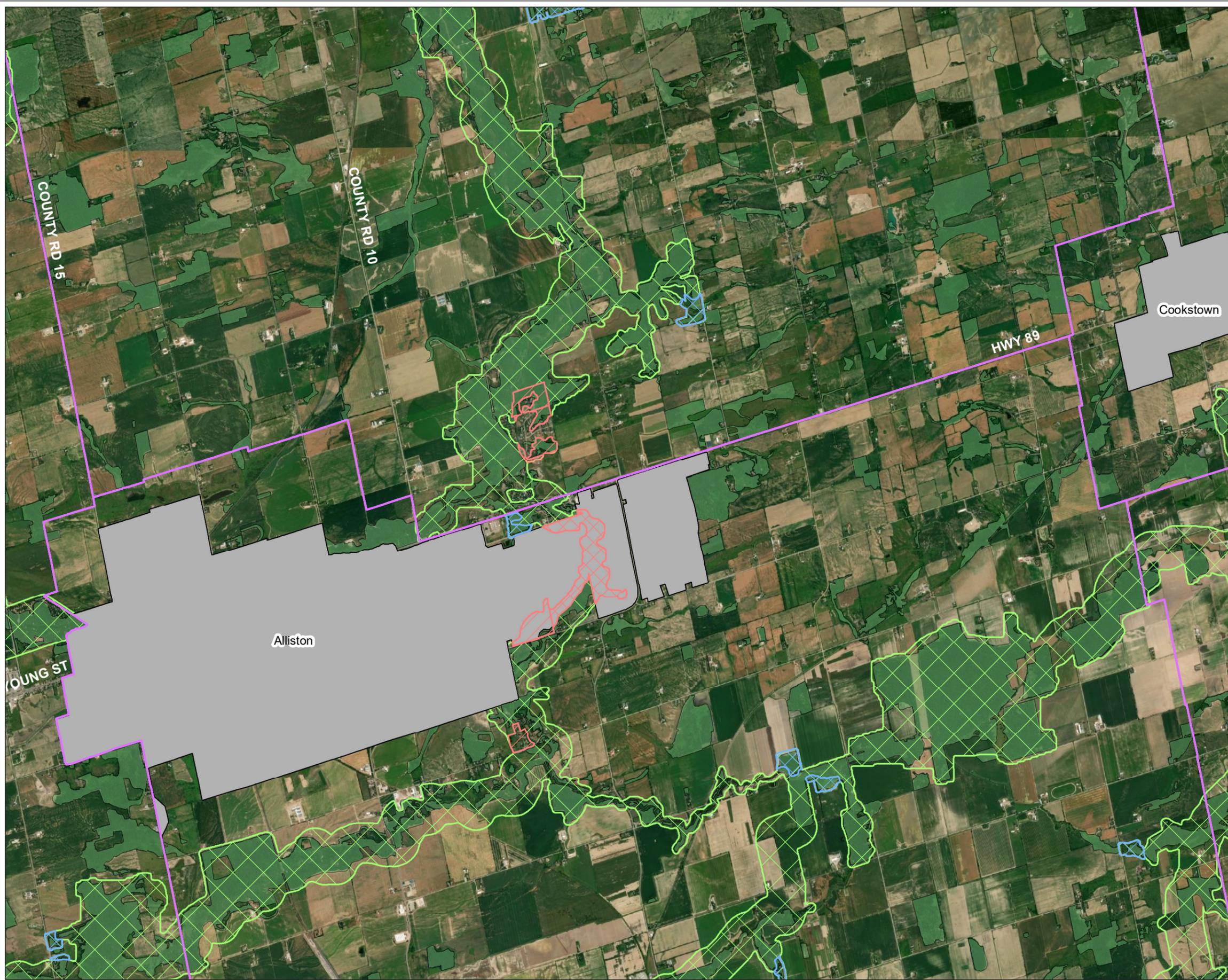
-  Lands not Subject to the Growth Plan NHS
-  Greenbelt Area (includes NEP, ORMCP, and Greenbelt Plan Areas)
-  Natural Feature
-  Municipal Boundaries
-  Refined Growth Plan NHS
-  Proposed Addition
- Proposed Removal:
-  Registered Plan of Subdivision
-  Intersects Land not Subject to the Growth Plan NHS
-  Isolated Portion of the Growth Plan NHS
-  Non-functional Linkage
-  Miscellaneous

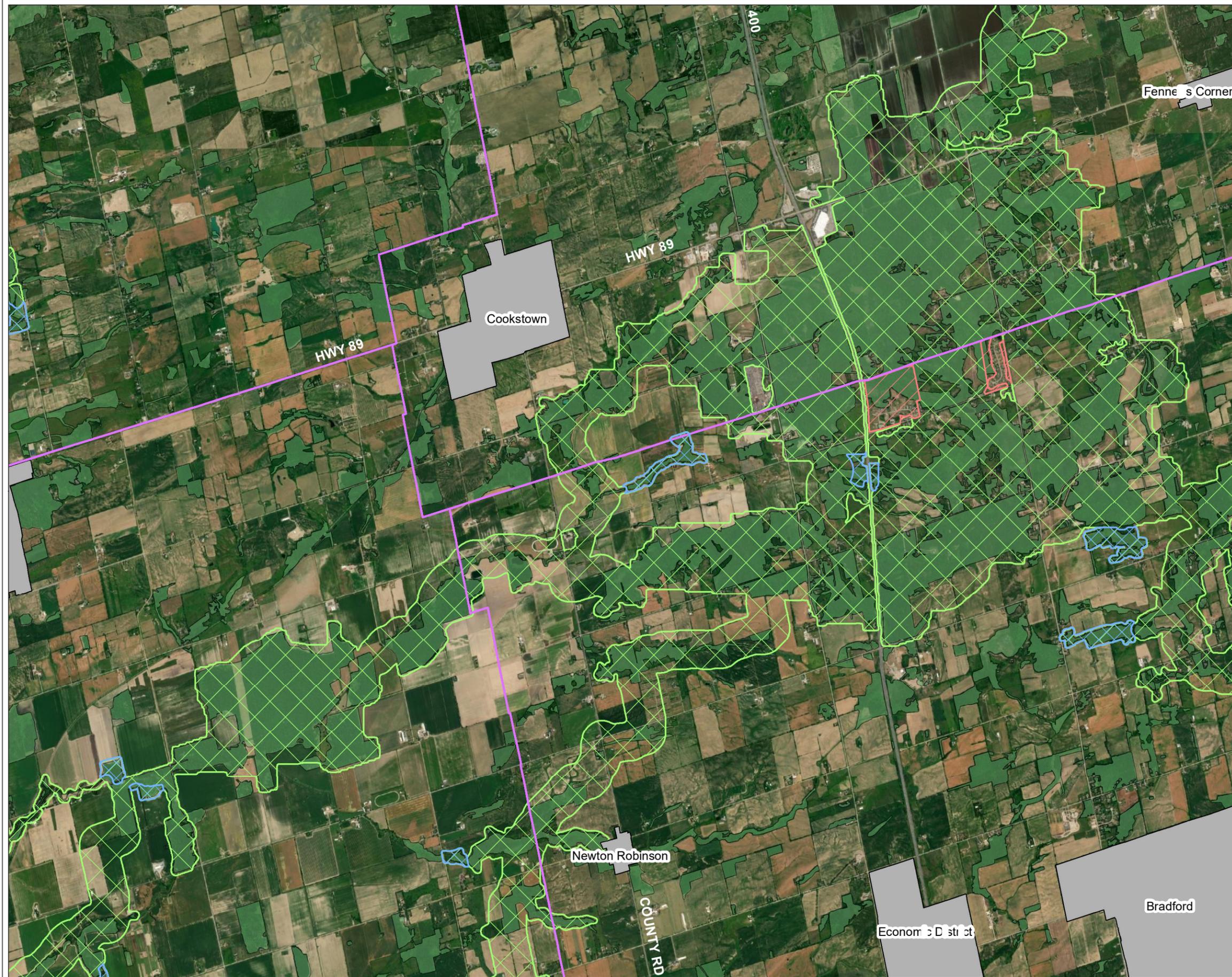
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Growth Plan NHS | Simcoe County
 Refined Growth Plan NHS - Tiles
 Map Tile: 14

Bradford West Gwillimbury

Legend

- Lands not Subject to the Growth Plan NHS
- Greenbelt Area (includes NEP, ORMCP, and Greenbelt Plan Areas)
- Natural Feature
- Municipal Boundaries
- Refined Growth Plan NHS
- Proposed Addition
- Proposed Removal:
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