



County of Simcoe
Planning Department
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February 28, 2019

Ontario Growth Secretariat
Ministry of Municipal Affairs and Housing
777 Bay Street
23rd Floor, Suite 2304
Toronto, ON, M5G 2E5

Dear Sirs:

RE: County of Simcoe Comments on the Proposed Framework for Provincially Significant Employment Zones

Thank you for the opportunity to provide comments on the proposed framework for provincially significant employment zones. The County of Simcoe is supportive of the proposed provincially significant employment zone concept. County Planning staff have reviewed the proposed framework as well as the identified boundary for the proposed provincially significant employment zone (PSEZ) in Alliston, identified as Zone 12. We understand that the aim of the change in policy framework is to protect employment areas, but to allow municipalities to consider employment area conversions ahead of the next municipal comprehensive review, excluding lands within any provincially significant employment zone.

This letter provides a summary of the County's support, recommendation and questions regarding the proposed boundaries of Zone 12 (Alliston) as well as suggestions for the inclusion of other key employment areas in the County within this policy framework.

Comments on specific lands to be included in Zone #12 (Alliston) mapping:

For discussion, Schedule 1 is attached to this letter to identify lands which could potentially be included or excluded from the proposed Zone 12 PSEZ boundary. All revisions in Schedule 1 are conceptual for discussion and are intended to follow legal property lines or boundaries approved through Amendments 21 and 29 to the Town of New Tecumseth's Official Plan. We would be happy to provide any necessary schedules to assist with boundary revisions. The following site specific comments correlate with the site numbering on Schedule 1.

- 1- This site is the current location of one of the Town's recreation centres. We are suggesting that this property be excluded from within the PSEZ boundary and are requesting additional clarification about permitted uses in a PSEZ. Without knowing the permissions available to lands within an identified PSEZ, our concern is that the Town could be limited in making modifications to the building and site which currently provides service to the community. If it were excluded from the PSEZ boundary it would still retain the existing Official Plan designation, and depending on the Town's plans for this property would not be limited by the permitted uses of the PSEZ.



- 2- We are suggesting this portion of land be excluded from the boundary. This land is designated as Urban Open Space in the Town of New Tecumseth's Official Plan and functions in part as recreational space for the community.
- 3- These lands are consistent with the lands that were approved as employment areas through the Town of New Tecumseth's OPA 29 and should be included within in the PSEZ boundary.
- 4- These lands are consistent with the lands that were approved as employment areas through the Town of New Tecumseth's OPA 29 and should be included within in the PSEZ boundary.

Other implications of proposed changes:

We understand the proposed amendment to the Growth Plan includes the removal of the term "Prime Employment Area" which would be replaced by Provincially Significant Employment Zones.

- The County of Simcoe has several Strategic Settlement Employment Areas and Economic Employment Districts identified within the Growth Plan and the Simcoe County Official Plan.
- Bradford West Gwillimbury strategic settlement employment area, the Innisfil Heights strategic settlement employment area, the Lake Simcoe Regional Airport economic employment district and the Rama Road economic employment district are identified in Section 6.4 and Schedule 8 of the Growth Plan for the Greater Horseshoe, 2017 as well as in Schedule 5.1 of the Simcoe County Official Plan.
- We are requesting additional clarity on the intent to protect employment lands within a PSEZ and how it would differ from the protections afforded to the employment areas and employment districts established in the County?
- If there are no significant differences in the areas for protection then our suggestion would be to include the four employment areas and districts in the County as additional PSEZ as this would offer a consistent and streamlined approach to applying policies of the Growth Plan throughout the County. We would be pleased to share the data that defines the boundary limits of the strategic settlement employment areas and economic employment districts outlined in Schedule 5.1 of the County's Official Plan to be included as additional provincially significant employment zones.

The above provides an overview of the comments that County staff has with the framework for provincially significant employment zones as outlined through the proposed amendment to the Growth Plan for the Greater Golden Horseshoe, 2017. Thank you for the opportunity to provide feedback on the proposed framework for provincially significant employment zones. If you have any questions with respect to this correspondence please feel free to contact the undersigned.



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Sincerely,
The Corporation of the County of Simcoe

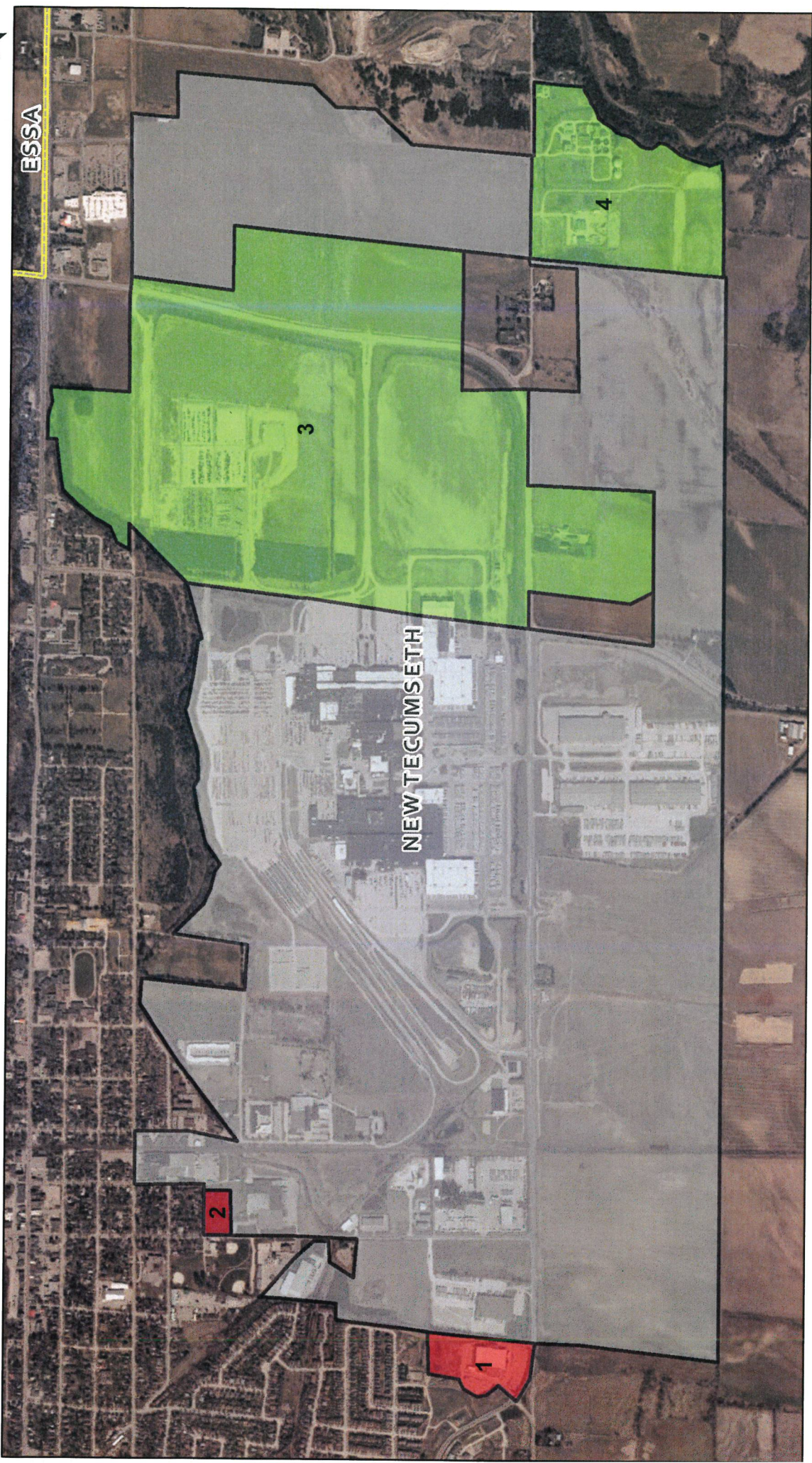
A handwritten signature in blue ink, appearing to read "David Parks".




David Parks, MCIP, RPP
Director of Planning, Development and Transit

Attachments- Schedule 1: County of Simcoe Response Map

cc. Debbie Korolnek, General Manager, Engineering, Planning & Environment

County of Simcoe Response:
Proposed Provincially Significant Employment Zones for Consultation



-  Potential Lands to be Excluded.
-  Potential Lands to be Included.
-  Proposed PSEZ

Zone Name: Alliston
Zone Number: 12
Upper- or Single-Tier Municipality: SIMCOE



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