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January 25, 2012

Mr. Denis Kelly  
Clerk  
Regional Municipality of York  
17250 Yonge Street PO Box 147  
Newmarket ON L3Y 6Z1

**REGION OF YORK  
CLERK'S OFFICE**

FILE No. -

P07

Dear Mr. Kelly:

I am pleased to provide the Regional Municipality of York with a new, consolidated version of the Growth Plan for the Greater Golden Horseshoe, 2006, which incorporates the recently released Simcoe Amendment.

The development of this "made-in-Simcoe" amendment has been a shared effort amongst all of us who are interested and concerned with the future of the region. I would like to thank everyone who participated in this process to help ensure that the affected municipalities will grow in a sustainable way. This amendment is a result of extensive consultation with our partners across the Simcoe area and reflects our shared vision for the region that will strengthen communities and the economy, while ensuring sustainable growth in the Simcoe area.

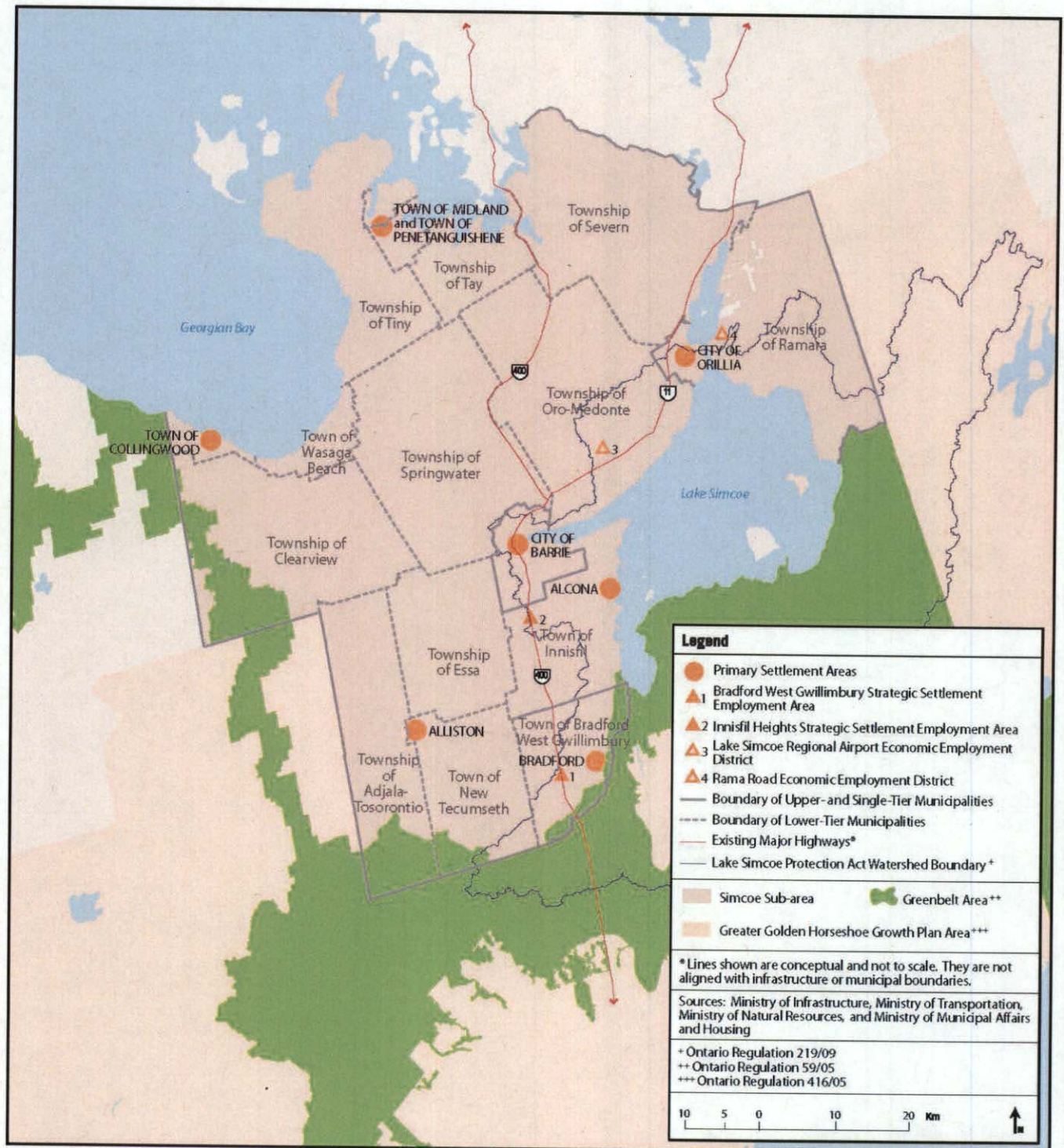
We have all benefited from the significant advice provided to the Provincial Development Facilitator from this consultation process. Together we have been able to craft a shared vision for sustainable growth. Our shared plan for growth in Simcoe, shown on the following page, provides communities with planning certainty, supports local decision-making and helps create jobs.

Our Government is proud of what we have been able to accomplish by working together. Through this amendment, the Province will help ensure that the Simcoe area and the rest of the Greater Golden Horseshoe remain great places to live, work, play and invest in, long into the future.

This revised version of the Growth Plan for the Greater Golden Horseshoe, 2006 incorporates an amendment that applies to the Simcoe Sub-area, which includes the County of Simcoe and the cities of Barrie and Orillia. The new policies, schedules and definitions in the amendment came into effect on January 19, 2012 under the authority of the Places to Grow Act, 2005. This consolidation of the Growth Plan also includes some minor changes and typographical updates to reflect the change in the Ministry's name, which will not have a significant effect on the general application of the Growth Plan. Otherwise the Growth Plan for the Greater Golden Horseshoe, 2006 remains unchanged.

.../cont'd

# Plan for Growth in the Simcoe Sub-area January 2012



Source: Schedule 8, Growth Plan for the Greater Golden Horseshoe, 2006, as amended

Further to section 10 (9) of the Places to Grow Act, 2005, since you submitted comments regarding Proposed Amendment 1 (2010) enclosed is a copy of the decision made by the Lieutenant Governor in Council and a chart outlining the Simcoe Amendment as contained in the consolidated version of the Growth Plan.

I look forward to continuing to work together with you on the implementation of the Growth Plan for the Greater Golden Horseshoe, 2006, as amended.

For further information, or to access an electronic copy, please visit the Places to Grow website at [www.placestogrow.ca](http://www.placestogrow.ca) or telephone, toll-free, 1-866-479-9781.

Beyond the changes outlined in the Simcoe Amendment, I welcome your feedback on all matters pertaining to Ontario's growth planning regime and invite you to contact David Black, Senior Policy Advisor (Infrastructure), on my team at 416-327-1837 or via e-mail at [David.Black@ontario.ca](mailto:David.Black@ontario.ca).

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Chiarelli', written in a cursive style.

Bob Chiarelli  
Minister

Enclosure



Ontario  
Executive Council  
Conseil exécutif

Order in Council  
Décret

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and concurrence of the Executive Council, orders that:

Sur la recommandation de la personne soussignée, le lieutenant-gouverneur, sur l'avis et avec le consentement du Conseil exécutif, décrète ce qui suit :

**WHEREAS** the Lieutenant Governor in Council approved the Growth Plan for the Greater Golden Horseshoe, 2006 ("the Growth Plan") by Order in Council 1221/2006;

**AND WHEREAS** the Minister of Infrastructure ("the Minister") considers it necessary to prepare and propose an amendment to the Growth Plan regarding the Simcoe sub-area, pursuant to subsection 10(2) of the *Places to Grow Act, 2005* (the "Act");

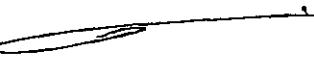
**AND WHEREAS** the Minister consulted interested parties, municipalities and Aboriginal communities in 2009 on Simcoe Area: A Strategic Vision for Growth to assist in the preparation of a proposed amendment and consulted in 2010 and 2011 on Proposed Amendment 1 (2010) to the Growth Plan for the Greater Golden Horseshoe, 2006 ("the Proposed Amendment");

**AND WHEREAS** the Minister conferred and considered the submissions and recommendations on the Proposed Amendment and has complied with all the requirements of the Act and Ontario Regulation 520/10, made under the Act, regarding the preparation, consultation and modification of the Proposed Amendment;

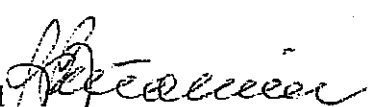
**AND WHEREAS** the Minister, under subsection 7(5) of the Act recommends that the Lieutenant Governor in Council approve the attached Proposed Amendment as modified, as Amendment 1 to the Growth Plan;

**NOW THEREFORE** Amendment 1 (2012) to the Growth Plan for the Greater Golden Horseshoe, 2006 is hereby approved under subsection 7(6) of the Act, to take effect on January 19, 2012.

Recommended

  
Minister of Infrastructure

Concurred

  
Chair of Cabinet

Approved and Ordered

DEC 15 2011

Date

  
Lieutenant Governor

**Amendment 1 Contained in the Growth Plan for the Greater Golden  
Horseshoe 2006, Office Consolidation, January 2012**

| <b>Amendment 1</b>                                                                                                         | <b>Location in Office Consolidation</b> | <b>Page Reference</b> |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------|
| Simcoe Sub-area policies                                                                                                   | Chapter 6: Simcoe Sub-area              | 40-45                 |
| Definition – "Bradford West Gwillimbury Strategic Settlement Employment Area"                                              | Chapter 7: Definitions                  | 47                    |
| Definition – "Economic Employment Districts"                                                                               | Chapter 7: Definitions                  | 48                    |
| Definition – "Innisfil Heights Strategic Settlement Employment Area"                                                       | Chapter 7: Definitions                  | 49                    |
| Definition – "Lake Simcoe Regional Airport Economic Employment District"                                                   | Chapter 7: Definitions                  | 50                    |
| Definition – "Lands for Urban Uses"                                                                                        | Chapter 7: Definitions                  | 50                    |
| Definition – "Lands for Non-Urban Uses"                                                                                    | Chapter 7: Definitions                  | 50                    |
| Definition – "Municipalities with Primary Settlement Areas"                                                                | Chapter 7: Definitions                  | 52                    |
| Definition – "Primary Settlement Areas"                                                                                    | Chapter 7: Definitions                  | 52                    |
| Definition – "Rama Road Economic Employment District"                                                                      | Chapter 7: Definitions                  | 53                    |
| Definition – "Simcoe Sub-area"                                                                                             | Chapter 7: Definitions                  | 54                    |
| Definition – "Strategic Settlement Employment Areas"                                                                       | Chapter 7: Definitions                  | 54                    |
| Schedule 7: Distribution of Population and Employment for the City of Barrie, City of Orillia and County of Simcoe to 2031 | Schedules                               | 71                    |
| Schedule 8: Simcoe Sub-area                                                                                                | Schedules                               | 73                    |

**REMARKS BY HONOURABLE BOB CHIARELLI  
MINISTER OF INFRASTRUCTURE**

**ALLISTON & DISTRICT CHAMBER OF COMMERCE LUNCHEON**

**NOTTAWASAGA INN, JANUARY 19, 2012**

**CHECK AGAINST DELIVERY**

Thank you very much Diana [*Diana Jazwinski, President, Allison Chamber of Commerce*]

Firstly for that kind introduction, and secondly, and more importantly for your and your Chamber's leadership in hosting this important luncheon

This is just an unbelievable turnout, let's have a round of applause for Diana and the Chamber.

And thank you to all of you for attending

I know there's a lot of passion in this room, coming from people who care very much about their communities.

As a former Mayor, I believe it is something we share – and that is to continue building a place where our children and grandchildren will enjoy a community as a place to live, work and raise a family

Last night, I took the GO train from Union Station to Barrie. What I found most remarkable were the tremendous changes that have occurred in this region. Changes that have been a result of population growth and economic development. Today Barrie isn't what it was 15 years ago. It's changed.

As one of the fastest growing regions in North America, the Greater Golden Horseshoe will experience even more changes. By 2031, the population of this area is expected to account for more than 80% of Ontario's entire population growth.

That's major growth. That's major change. And we need to ensure that Ontario's and Simcoe's growth planning framework keep up with your regions' needs and aspirations.

Just look at how GO Transit has evolved in this region. We opened the Barrie station just a few years ago, and because of the rapid growth in this area and the demand for good public transit, we'll soon be offering people another GO stop in downtown Barrie – the new Allandale Waterfront station.

When we experience growth, we experience opportunity. The economic potential in this region is tremendous. The McGuinty Government is committed to being a partner in attracting investment and jobs to this region. And to have a planning footprint that will attract infrastructure investment.

We also have challenges. The challenge to ensure that growth is managed and the environment is protected. We are challenged to ensure that we don't lose some of Ontario's most productive agricultural land to sprawl and uneven development, and to promote and protect ecological sustainability. We will be challenged to protect our quality of life and quality of place.

That's why we needed a growth plan for the whole Greater Golden Horseshoe - to manage and balance growth and harness economic opportunities with an eye towards our natural environment.

The balance is in ensuring that while exploring opportunities for growth, we don't sacrifice the natural resources and environmental sustainability of this region.

This is important to local quality of life and, I would argue, help to attract economic development because employers want to locate where the quality of life for their employees is greatest. Right here, in Simcoe County we have a unique region that is under complex growth and intense development pressure.

Local employment and population growth as well as significant all-season tourist attractions present region-specific growth characteristics for planners to consider, and we have taken these into account.

Simcoe also contains important environmental assets.

The Lake Simcoe watershed is home to 350,000 people with an important agricultural centre with 2,000 farms that generate about \$300 million per year and a valuable sport fishery that contributes another \$200 million per year to the province's economy.

But growth needs to be managed.

We have to get it right.

We have been working hard to get the Greater Golden Horseshoe Plan right.

But to do so, we need to understand local circumstances and tailor our solutions to Simcoe's regional identity, needs and aspirations.

The Greater Golden Horseshoe is one of the most economically important and fastest growing regions in the Country.

It stretches around Lake Ontario and the Southern parts of Georgian Bay all the way from Niagara Falls to Peterborough and up into Simcoe. It's home to more than eight million people and close to two million more jobs are forecasted to come to the region by 2031.

The Greater Golden Horseshoe area was beginning to experience uncontrolled urban sprawl, and environmental degradation. It was at serious risk of losing control of sprawl and environmental protection.

All of which would put our quality of life and economic competitiveness at risk.

The Growth Plan was created to deal with these realities and when the Plan was introduced in 2006 it asked municipalities across the Greater Golden Horseshoe to adopt Official Plan amendments that conformed with the policies and principles of the Growth Plan.

In addition to the Growth Plan, since 2008 there have been two other initiatives that have impacted the Official Plan for Simcoe County:

- Namely, the Barrie-Innisfil boundary issue that has been resolved
- And the Lake Simcoe Protection Plan that has been implemented

Pursuant to the Greater Golden Horseshoe Plan, in mid-2009, we released the Simcoe Vision paper that established a vision for sustainable growth in the Simcoe area to help manage growth, boost job creation and improve quality of life, all while curbing sprawl and protecting the natural environment and agricultural land.

After an extensive public consultation with Simcoe-area municipalities and other stakeholders we developed Proposed Amendment 1 to the Growth Plan which was released for public comment in October 2010.

After another extensive public consultation with Simcoe-area municipalities and other stakeholders we found that there were still some very important issues that needed further study.

We listened to Municipal leaders, stakeholders and even the Conservative Opposition critic, who all urged us to retain the services of the Provincial Development Facilitator.

That is why in March 2011 we listened, and I asked Paula Dill, the Provincial Development Facilitator, to undertake consultation and make recommendations on ways to address some of the more challenging issues.

Paula conducted over 60 meetings with groups from across the region. I ask Paula to stand up and be recognized.

Thanks to Paula's great work I am happy to stand here today to announce the revised Simcoe Amendment to the Growth Plan for the Greater Golden Horseshoe.

Again, we have listened.

This has been a long time in coming, and I appreciate that in this Region, many of you have experienced some degree of frustration with the lengthy process.

I'm here today to announce that we have heard you.

And that we know this revised plan – largely the result of the feedback you provided to the Provincial facilitator – will unlock this region's potential while safeguarding the natural environment.

With this amendment, we've accomplished four important things:

First, we are providing planning certainty by concluding this long process with a revised 'Simcoe Amendment' that will – almost immediately – unlock planned projects and get shovels into the ground.

This will unleash private sector investment, create local jobs and encourage economic development.

By identifying seven **primary settlement areas** as a focus for growth, we are ensuring increased density and managed growth doesn't result in an extended period of sprawl.

This also means development will maximise the potential for local transportation and infrastructure investments.

Second, in recognition of the unique character of the Simcoe region, the revised Amendment will give the County of Simcoe ability to distribute a fresh population reserve allocation across the entire county.

This "made in Simcoe" solution will ensure that local leaders are given flexibility they need to deal with their legacy of pre-existing development approvals.

In applying this reserve, the County will need to adhere to the Growth Plan's vision and focus on existing settlement areas, but will make sure that the decisions about local communities is informed by local community leaders and supported across the region.

Third, the entire framework being outlined today requires environmental protection and sustainability to remain paramount.

Managing growth protects green spaces and farmland and this revised Amendment will work hand in hand with the Lake Simcoe Protection Act – and it's vital, local watershed.

For example, by focusing growth on existing settlement areas, new communities and the servicing that comes with them, will help uplift existing development and reduce the phosphorous loading into Lake Simcoe.

Finally, perhaps most importantly, the revised Simcoe Amendment identifies four strategic employment areas to support continued and lasting job creation:

- Rama Road Corridor,
- the Orillia Airport Economic District,
- the Innisfil Heights employment area and
- the Bradford West Gwillimbury Employment Area.

Simcoe County will have more local authority under this amendment. We have heard your request for more flexibility and we are delivering. The "made in Simcoe" reserve will be allocated by Simcoe County, this will help unleash jobs and economic growth, while focusing development in primary settlement areas.

What's more: We are delivering to you further flexibility for employment uses in the four employment areas, outlined. This will give local decision makers the power to adjust needs to enhance local competitiveness when seeking out new investment and job creators. In other words adjustments to employment areas can be made without having to amend the plan

We are also adding Alcona as a primary settlement area, in recognition of that community's current status and future potential.

We have further confirmed the population and employment numbers in Barrie and Orillia. In doing so we are recognizing that by grouping those urban centres with the rest of the County of Simcoe, a rural-urban confrontation was inevitable, and is now avoided.

The process to get to this point has not been easy. So, I want to commend the leadership of Warden Cal Patterson and Barrie Mayor Jeff Lehman for helping us turn the page and ensure productive, positive and cooperative dialogue became this region's standard.

There are some really excellent take-aways. The Simcoe Plan recognizes that the best way to curb sprawl and the need for long distance commutes – is to provide the correct mix of employment and residential development opportunities.

Simcoe County has a plan to attract investment and encourage job creators to locate here.

With significant economic and fiscal challenges facing the world, including Canada and Ontario, Simcoe County is better armed to help meet that challenge

The McGuinty Government fully supports that vision and the designation of local strategic employment areas in this revised amendment is designed to provide prospective investors with the certainty they need to locate, thrive and create jobs in Simcoe.

Our "Made-in-Simcoe" approach will improve quality of life and strengthen the economy.

It will increase planning certainty.

It will focus growth in existing communities.

It will protect farmland and green spaces.

This shared vision will ensure Simcoe continues to be a great place to live, work, invest and raise a family.

I am proud to be part of a government and cabinet that has taken the time to get our shared vision for Simcoe County right.

And I'm grateful to everyone in this room, and across Simcoe, who participated in the various stages of consultation that helped get here.

We have to work to revitalize existing communities and grow in creative, sustainable ways.

We must protect the natural environment and support continued agricultural initiatives.

I'm grateful to everyone in this room who participated at the various stages of consultation that helped get us here.

Your input, your feedback and your patience as we worked to get this right, helped us craft a plan that is tailored to your regional needs.

Ultimately, we are able to deliver this revised amendment because local community leaders, environmental groups, private sector developers, the business community and governments and governments – municipal, regional and provincial agreed to work together.

We have collectively proven that in working together no challenge is too great, no negotiation impossible and there is no limit to what we can accomplish.

Thank you.