



— Township of —

SEVERN

OFFICIAL PLAN REVIEW

DISCUSSION PAPER #1

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Our File 11145K

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1.0 INTRODUCTION

The Township of Severn, like most municipalities, has an Official Plan. The Official Plan is a legal document that describes Council's policies on how land in the Township can be used and deals with a broad range of issues including how, when and where the municipality will grow, which lands should be protected from development and preserved for their natural character, what lands should be conserved for farmland, what services like roads, water mains, and parks will be needed to grow, and how and where land can be subdivided.

The Province's 'Citizen Guide to land use planning' provides the following as to why you need an official plan:

"Your municipality's official plan:

- *makes the public aware of the municipality's general land use planning policies*
- *makes sure that growth is coordinated and meets your community's needs*
- *helps all members of your community understand how their land may be used now and in the future*
- *helps decide where roads, water mains, sewers, garbage dumps, parks and other services will be built*
- *provides a framework for establishing municipal zoning bylaws to set local regulations and standards, like the size of lots and height of buildings*
- *provides a way to evaluate and settle conflicting land uses while meeting local, regional and provincial interests*
- *shows council's commitment to the future growth of your community"*

The existing Severn Official Plan has been in place since 2005 and describes the Official Plan as *"a general land use guide, which is intended to serve as the basis for making land use decisions and managing change in any Township in Ontario. According to the Planning Act, an Official Plan "shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the Township"*.

The following sections describe why a New Official Plan is being prepared, the process and work plan for how the plan will be drafted, the results of the visioning sessions regarding what kind of Severn residents expressed, how the community will be consulted and engaged, and the overall organization and purpose of this Discussion Paper.

1.1 Why a New Official Plan?

The Township's existing Official Plan as noted above was adopted in 2005, approved by the County of Simcoe on April 25, 2006 and fully approved by the Ontario Municipal Board on June 11, 2011. The Plan is now 16 years old. Not only has the planning world changed, but so has the rest of the world. Since the adoption of the current Official Plan, the *Planning Act* has changed 15 times, the Provincial Policy Statement has been updated three times, the new Growth Plan for the Greater Golden Horseshoe was approved in 2006 and amended most recently in 2020, and the County of Simcoe adopted a New Official Plan in 2008. Each of these changes in the planning landscape alone would require a review and update to the Township's

Official Plan; together, they provide the rationale and basis for preparing a New Official Plan for the Township of Severn.

The *Planning Act* requires that municipalities review and update Official Plans every five (5) years. It is expected that the municipality should regularly update the Official Plan to ensure that the plan implements any changes to provincial plans and policies. The New Official Plan is also an opportunity to ensure the Plan continues to address local priorities and changing community needs. Once completed, updates can then occur every ten years after the approval of the New Official Plan.

It is now time for a New Official Plan.

1.2 How Will the New Official Plan Be Prepared?

The work program for the New Official Plan is tailored specifically to the Township of Severn and is proposed to run in three phases. Overall, the three phased approach is centralized around frequent meetings and communication with Township Staff, and a comprehensive community engagement strategy. The work plan includes the preparation of drafts of the New Official Plan and several discussion papers intended to facilitate dialogue with the community and guide development of the document throughout the process.

Figure 1 provides a summary of the detailed three phase work plan.

Figure 1 – Work Plan



1.3 Public Consultation and Engagement

The New Official Plan, like most planning documents, must be prepared with the full participation and engagement of the residents, property owners, public agencies, and associations of the community. The purpose of this Section is to set out the proposed approach and methods that will be employed to ensure that all residents are informed, engaged and consulted during the preparation of the New Township of Severn Official Plan.

The *Planning Act* sets out the minimum legal requirements for the preparation, consideration, public notice and public consultation as part of passing a New Official Plan. Section 17 of the Act requires that, before passing a New Official Plan:

- The approval authority (County of Simcoe) is consulted on the preparation of the plan and given an opportunity to review all supporting information and material and any other prescribed information and material;
- The prescribed public bodies are consulted on the preparation of the Official Plan and given an opportunity to review all supporting information and material;
- Council shall ensure that sufficient information and material is made available to enable the public, including a copy of the proposed plan, in the prescribed manner;
- Hold at least one (1) public open house giving the public an opportunity to review and ask questions about the information and material made publically available;
- Hold at least one (1) public meeting (typically referred to as the statutory public meeting) for the purpose of giving the public an opportunity to provide input and comments and to make representations in respect of the proposed Plan;
- Provide a copy of the proposed Official Plan to the County at least 90 days before the Township gives notice of the Open House and the Public Meeting;
- When the requirements of the *Act* have been completed and Council is satisfied the Official Plan is suitable for adoption, Council may by by-law adopt the Plan and submit it to the County for approval; and,
- Notice of the open house and public meeting must be provided at least 20 days prior to the holding of the meetings.

The Communications and Engagement Strategy for the New Official Plan will exceed the minimum requirements of the *Act* and will see the Township use a full range of tools and techniques to ensure that the community is advised, informed, notified and has multiple avenues to participate, provide input and see their comments considered. MHBC and Township Planning Staff believe that the New Official Plan will benefit from informed public participation and such participation will help Council, Staff and MHBC prepare a Plan that better reflects the communities' interests and expectations.

COVID-19 changes how we do everything; but the pandemic does not change the Township's commitment to fully informing and engaging the community as a foundation of preparing the New Official Plan. On

January 12, 2021 the Province declared its second Emergency Order under the Emergency Management and Civil Protection Act including a full Stay-at-Home Order. While the Province has moved into Stage 3 of the 'Roadmap to Reopen', Council and Committees of Council have continued throughout the pandemic and in respect of protecting the health of the broader community, have continued to meet virtually and provide full public participation through the use of Zoom meetings and virtual participation.

As a 1-in-100 year event, the Township is intent in following the full requirements of the Province and the advice and guidance of the Medical Officer of Health. As the Province and the Medical Officer update and revise the orders and guidance as vaccinations roll out into 2021, and the Ontario community tackles Covid-19, the New Official Plan project will be guided by the best medical advice and practices available at the time along with meeting Council's obligations to fully engage the community in the preparation of the New Official Plan.

The province will remain in Step Three for at least 21 days and until 80% of the eligible population aged 12 and over has received one dose of a COVID-19 vaccine, and 75% have received their second, with no public health unit having less than 70% of their eligible population aged 12 and over fully vaccinated. Other key public health and health care indicators must also continue to remain stable. Upon meeting these thresholds, the vast majority of public health and workplace safety measures will be lifted.

As the Province continues to make progress and the Township receives further guidance from the Province and the Medical Officer of Health, moving from a fully virtual consultation process to in-person events and meetings will be considered.

The following are the various ways and means that the Township will employ to communicate with the community and public at large to encourage engagement and participation in the project.

- Website - A dedicated New Official Plan webpage has been created on the Township website (www.severn.ca/en/our-community/official-plan-review). The project website will contain all the information available about the project including work plan and schedule, status and updates, notices, newsletters, reports and discussion papers, information about how to stay involved and engaged, and methods for providing comments and inputs to the process. The project webpage is intended to be the "one stop shop" for residents, property owners, and associations to get their information about the New Official Plan project. A webpage subscription can also be registered to be notified when the webpage is updated.
- Dedicated Project Email - A dedicated Project Email group has been created and updated and will provide direct email notifications regarding project milestones, notice of the public release of documents, and notices of public consultation events will be sent directly to subscribers (officialplan@severn.ca).
- Newspaper - In keeping with the *Planning Act*, notices for the New Official Plan will be provided in the local papers as determined appropriate by the Clerk. Notices will be provided on how to stay informed and involved and the notices for the required public open house and statutory public meeting.
- Social Media - The Township will use its various social media accounts (e.g. Twitter and Facebook) to push out communications and notices about the New Official Plan project. In order to raise its profile and encourage and drive community interest and participation.

In addition to communicating full and complete information about the New Official Plan through the numerous methods listed above, the Township intends to directly engage and consult with the community in the following manner throughout the project.

- **Duty to Consult** - The Township is committed to meeting its obligations to consult directly with First Nations and other Indigenous organizations throughout the New Official Plan project. Severn has a unique and important relationship with Rama First Nation and will prioritize reaching out and directly consulting with Chief and Council through-out the process. In addition to providing notices, Staff and/or the Project Consultant will make themselves available for presentations and direct dialogue at the request of the First Nation Council. As partners in the community, the Township will meet its duty to consult obligations with the Beausoleil First Nation, Huron-Wendat Nation and Metis Nation of Ontario.
- **Kick Off Meeting, Visioning Workshop, two (2) Open Houses** – The project work plan proposed virtual or in-person meetings, depending on COVID-19 restrictions. The Kick Off Meeting with Council was held on March 18, 2021 and obtained good input from the community. Two virtual visioning workshops were held on May 12, 2021 and are described later in this Discussion Paper. Open House #1 will review the proposed policy directions for the Official Plan set out in Discussion Paper #1. Open House #2 will be scheduled following the release of the first draft of the New Official Plan and will provide an opportunity for the public to have one-on-one discussions with members of the Project team regarding how the new Plan may impact their property. As noted above, Covid-19 restrictions in place at the time will need to be considered when determining the approach and format for the various events.
- **Statutory Public Meeting** - The Statutory Public Meeting with Council will be held to review the final draft Official Plan and to give the public an opportunity to provide comments before Council. This meeting will consist of a presentation by MHBC followed by an opportunity for members of the public to provide comments. As necessary and as required by COVID-19 protocols in effect at the time, the format and method for the statutory public meeting may be modified.

The Township is committed to providing the best and safest methods for ongoing and continued engagement and participation during full process of the New Official Plan project.

1.4 What is the Vision for Severn?

Official Plans are complex documents meant to guide a community's development for perhaps a generation. They are also moving targets—assembling lots of information, balancing conflicting positions and goals, and changing as they move through the public consultation and engagement process. In developing the New Official plan we started with vision development and finding a community voice in order to determine what the community truly values, what kind of municipality its leaders and residents want to achieve, and how Severn should grow and change over the next 10 to 20 years. The goal is to weave the vision with the mechanics of organizing and expressing multiple ideas and policy requirements from the full range of Federal, Provincial, and County plans and policies into a New Official Plan for the Township of Severn.

Council held its Special Meeting regarding the initiation of the Official Plan review process on March 18, 2021 to provide members of the public an opportunity to provide comments and discuss possible revisions that may be required to the Township's current Official Plan policies. Council received thoughtful and detailed comments from those who participated in the meeting.

To determine the community voice and vision, three related but distinct events were organized and held. First, a community questionnaire was posted on-line to query the community about a broad range of themes and land use issues. The preliminary results of the community questionnaire were then presented in two workshops with residents on May 12, 2021 in order to validate and confirm the early input received through the on-line questionnaire and to identify other community values and priorities for the growth and future of the Township. Lastly, individual interviews were held with all members of Council focusing on the same questions, themes and issues to get a collective sense of the shared values and priorities for the future of the municipality.

The existing Official Plan, adopted in 2005, was structured around a vision for the Township to the year 2020. The vision for the existing was Official Plan was based on a community consultation process undertaken in 1998 to develop a vision for the Township in 2020 and a series of goals and objectives to achieve “Vision 2020”.

The Vision for the Township in 2020 is contained in the Part A of the existing Official Plan and is attached as Appendix 1. The Vision is supported and further described in 11 goals and 81 objectives.

The 11 goals of the existing Official Plan are described in in Table 1:

Table 1

ISSUE/THEME	GOAL
Natural Heritage	It is the goal of this Plan to protect and enhance significant natural heritage features and ecological functions in the Township.
Growth and Settlement	It is the goal of this Plan to direct most forms of development to settlement areas where full wastewater and water services are available or the community has developed as a settlement area and to support the efficient use of land in these areas.
Settlement Areas	It is the goal of this Plan to protect and enhance the character of existing settlement areas and to maintain them as diverse, livable, safe, thriving and attractive communities.
Rural Areas	It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of the Settlement Areas.
Agriculture	It is the goal of this Plan to preserve areas demonstrating high capability for agricultural production for that purpose.
Cultural Heritage	It is the goal of this Plan that the Township’s cultural heritage resources be identified, conserved and enhanced whenever practical and that all new development occur in a manner which respects the Township’s cultural heritage.
Economic Development	It is the goal of this Plan to provide opportunities for economic development in a manner that fosters competitiveness and a positive business environment.
Infrastructure	It is the goal of this Plan to ensure that all infrastructure, including sanitary sewers, water distribution and stormwater management facilities and roads meet the needs of present and future residents and businesses in an efficient, environmentally-sensitive, cost effective and timely manner.
Housing	It is the goal of this Plan to ensure that an adequate supply of land and housing choices are available for present and future residents.
Aggregate Resources	It is the goal of this Plan to ensure that mineral aggregate resources are protected for long term use while ensuring that extraction occurs in a

ISSUE/THEME	GOAL
	manner that has minimal impacts on the environment and character of the Township.
Community Improvement	To encourage those community improvements which encompass both public and private sector opportunities for the maintenance, improvement, rehabilitation and redevelopment of the physical environment and, thereby, accommodate identifiable social and economic priorities throughout the Township.

Based on a robust public process, the Vision for the Township covered a full range of planning and community building issues and reflected the important values, goals and objectives for the Official Plan and for the growth and change of the community. Using this as an organizing structure, the following sections report on the 2021 Vision events and propose a new Vision for the use in the preparing the New Severn Official Plan.

1.4.1 Council Interviews

Individual Council members were interviewed over a two (2) week period in spring 2021 by MHBC and Township Staff from a list of 21 questions that covered planning and community building issues. These ranged from growth management, agriculture, climate change, shoreline development, housing, economic development, and goals and objectives for the community. Council reflects its community; many were born in Severn and others moved to it 23 years ago, but all call it home. Council also has a range of municipal leadership experience; one recently appointed, most with multiple terms and over 10 years of Council work, and one member with over 43 years of municipal experience.

As a result, Council has a deep and intimate sense of where the community was, how it has changed, what issues it is facing, and where it should go in the future. The following table provides a summary of the responses of Councillors and represents the general consensus of Council on the vision, goals and objectives for their community.

Table 2

ISSUE/THEME	COMMENTS
Natural Heritage	Need to protect the features and functions for the natural environment – they are what defines the Township; New logo tells the story – preserve natural areas, waterways and trails, farms and woodlands; Township has a good system; but we could be doing more (i.e. Lake St. George, MacLean Lake); climate change action is all part of protecting the natural environment and reducing footprint.
Growth and Settlement	Growth should be directed to our settlements but there are limits for each; specifically Coldwater and Westshore, but concerned with the financial ability to provide services to residents; limited rural development should be considered in appropriate locations (i.e. Infill and marginal lands); Concerned with growth of Orillia into Severn; shoreline areas are continuing to evolve with larger places and need to consider more controls; continue to control lot creation in the shoreline areas.
Settlement Areas	Settlement area expansions and servicing expansion for Westshore and Coldwater may be required; Building more opportunities for complete communities with commercial and community services within the existing settlements; promote apartment style housing in serviced

ISSUE/THEME	COMMENTS
	communities to accommodate seniors who don't want to move out of area.
Rural Areas	Rural areas should remain rural; marginal lands should be considered for greenhouses and cannabis production and there should be consideration of rural severances; Consideration of allowing new rural residential lot creation.
Agriculture	Agriculture is a big part of Severn's future, need to protect the good farm lands; permitting a broader range of uses in agricultural areas, with good controls, is good planning; ag-tourism uses should be permitted; strong policy on cannabis production in agricultural areas required both for indoor and outdoor growing with large setbacks from houses and sensitive uses; small farms should be supported and encouraged with appropriate regulations.
Cultural Heritage	Cultural heritage and built form protections are required, specifically for streetscape and facade protections in Coldwater and Washago; Continued engagement with First Nations is important.
Economic Development	Need more employment lands, serviced and un-serviced, near transportation corridors; Build on natural assets for tourism and recreation; Protect resorts as commercial use for tourism economy; Build on work from home economy through better broadband internet access; Build on existing tourism infrastructure (i.e. Bayview Wildwood, Rawley Lodge) and make more efficient use of recreational assets such as waterways, County Forests and Crownland.
Infrastructure	Managing truck traffic of all kinds important goal including designating truck routes; look at range of roads and intersections in master plan; green energy projects should be permitted but tightly controlled; should look at the interconnectivity of shoreline communities along Highway 11.
Housing	Affordable housing and ensuring enough land to accommodate growth critical; managing STRA's as part of managing housing; additional residential units done properly through guidelines and regulations can help the housing supply but should be restricted in shoreline areas.
Aggregate Resources	Managing aggregate operations to minimize impacts; Aggregate operations create good jobs and support local families.
Community Improvement	Community based facilities are needed (i.e. Westshore); need a master plan to provide direction (plan first – steps after); active recreation opportunities; municipal parking lots need to be considered in multiple locations; public access to lake and rivers is important to secure.
Vision	Severn should not just be a bedroom community – Severn strives to be a community where people live, work and play; Rural small town feel, but with amenities for all lifestyles; Keeping the small town/rural community feel and tourism and agriculture is prime, manage infrastructure in the plan, be fiscally responsible; additional growth opportunities area available around Coldwater, with additional servicing and additional land for employment growth; balance; community of communities

1.4.2 On-line Questionnaire

An On-line questionnaire was also posted on the Township website and made available through the various social media channels asking a series of 13 questions to further gauge the community's vision for the future of the community. Responses were accepted until May 19th and just over 30 residents responded. A sampling of the responses are provided below with all responses provided as Attachment 1.

What are the top 5 things you value most about your community (in order of importance)?

"Safety, Good neighbours, Abundance of wildlife, Clean water, Little traffic"

"Rural character, agriculture opportunities, vacation property, access to lakes and rivers, limited urban growth"

Please identify what you believe to be the 5 top planning issues that will face the Township over the next 5 years (in order of importance).

*"1. Personal safety.
2. Safety of drinking water.
3. Effective stewardship of financial resources.
4. Good infrastructure.
5. Renewal of natural resources."*

*"1. Managing infrastructure to properly support growth
2. Expanded health care services and modernization
3. Effectively managing expenses to ensure no excessive tax burden is placed upon residents.
4. Effective leadership with vision to chart the path
5. Attracting a corporate base to offer employment opportunities and ensure tax base."*

*"1. Allowing organic Growth
2. Infrastructure (Water, sewer, Electricity, Gas, internet, Roads)
3. Getting enough professional people to support our growing population (Doctors, Dentists)
4. Reducing the red tape to organic growth.
5. Providing flexibility in the official plan to allow for the ever changing needs of our community"*

-
1. *Transitioning the economy for the 21st century.*
 2. *Attracting and retaining a diverse population, e.g. valuing persons from minority communities.*
 3. *Large scale commercial development.*
 4. *More consideration must be given to the tires of commercial development -Severn Township appears to be a community of corner stores and gas stations. This does not improve the overall wealth or diversity of the communities within the township”*
-

Please list what you believe to be the top 5 planning issues that will face the Township over the next 20 years.

“Pressures from population growth, waterfront development, affordable housing options, sustainable environment including water and land use, cooperative agreements with neighbouring municipalities (especially Orillia)”

1. *Transportation- expanded and or improved highways, utilize rail services for commuter purposes,*
 2. *Effectively manage the water and sewer services to ensure environmental protection and quality of product,*
 3. *Create a unique identity to attract tourism,*
 4. *Expanded healthcare services,*
 5. *Transportation partnership (shared) with Orillia transit.”*
-

Residents, Council and other participants in the Visioning events identified many of the same values, characteristics and elements contained in the Vision prepared in 2008 and updated and included in the current Official Plan. This makes sense. The landscape and communities of Severn that attracted or retained its residents is composed of the same geographic and ecological features the New Official Plan must address.

Council has also adopted a Strategic Plan for the municipality for 2020 to 2022. While providing primary guidance to the corporate administration and actions, the Strategic Plan does provide direction regarding the management of the lands in the Township and growth and development in the communities. These directions include the following:

Mission - The Township of Severn is a people-friendly municipality committed to providing public services that enhance our valued quality of life. We respond to community needs through fiscal responsibility, citizen engagement, effective management of our resources and infrastructure, the equitable delivery of services across all our communities, and effective stewardship of our unique physical environment.

Vision - The Township of Severn is a healthy and vibrant community of communities ensuring a high quality of life for all residents, promoting measured development, agriculture, tourism, and responsive service delivery. We will preserve and enhance heritage and the natural environment while delivering a connected and active community that retains its rural traditions.

1.4.3 Visioning Sessions

On May 12, 2021, the Township of Severn hosted two (2) Visioning Sessions. The presentation provided an overview of the Official Plan and land use planning process, as well as discussed the findings/key themes

from the questionnaire. The sessions provided the public with an opportunity to see the results of the questionnaire, and add any additional comments.

Table 3 provides a summary of key themes heard at the Visioning Sessions.

Table 3

ISSUE/THEME	COMMENTS
Natural Heritage	Appreciation of Township’s natural assets and desire to protect these features; Importance of access to the natural environment and green spaces; General consensus the current Official Plan policies can be enhanced to better protect features;
Growth and Settlement	Recognition of need to accommodate future growth; Growth should be directed towards the settlement areas, directed away from environmental features; Close proximity to highways, rail and shared transit services; Access to water and sewage supply; General agreement for orderly growth and the protection of natural features and shoreline areas from encroaching development;
Settlement Areas	Settlement areas are identified as an area for growth;
Rural Areas	Current Official Plan policies relating to lot creation are too restrictive; Need to balance rural lot creation in the Township; Allow for lot creation on lands that are not farmable;
Agriculture	Good farm land must be preserved; General agreement that current Official Plan policies could do more to sufficiently protect agricultural lands;
Cultural Heritage	No questions posed and no specific comments received;
Economic Development	Importance of local employment opportunities and economic development; desire to support local, small businesses; Various economic attributes that are not realizing their full potential include access to the lakes and rivers, recreational opportunities and tourism;
Infrastructure	Servicing and infrastructure identified as important factors in determining where development should occur; Often left to the developers to do;
Housing	Identified need for affordable housing in the community; Lack of housing options including higher density units (e.g. apartments), rental units and garden suites; General consensus of where second dwelling units should and should not be permitted; lots of concern with shoreline area and changes to shoreline character, vegetated shoreline, and STRs;
Aggregate Resources	Concerns with haul routes and truck traffic with rocks and gravel, don’t seem to be any regulations; Residents facing concerns with frequency and magnitude of blasting in local quarries, as well as dust and haulage traffic;
Community Improvement	No questions posed and no specific comments received;
Vision	No questions posed and no specific comments received.

Based on the community input and Council direction, a refined and updated Vision has been prepared based on the previous visioning work and reflecting the input received in 2021. The following details the draft proposed Vision of the Township of Severn,

PROPOSED VISION FOR THE TOWNSHIP OF SEVERN

The Township of Severn is a community of communities and rural areas that have a distinct identity that comes from the beauty and tranquility of the rural setting, vast woodlands, lakes, rivers and valleys. It is a place where residents enjoy safe community living, scenic beauty and an active community life. The community recognizes the unique attributes that set it apart from other places and is passionate about preserving the small rural communities, natural areas, and rural character. The preservation and management of these features while at the same time meeting the diverse needs of the community is at the forefront of the Township's Vision for its future growth and development.

The Township sees its goal as achieving a community that is a safe, friendly and a healthy place to live, work, and play. The Township and its citizens view its long-term future to be more self-reliant, supporting managed growth that preserves the unique features of the community, uses land wisely, responds to the challenges of climate change, elevates the quality of the built environment, provides a range of housing options within the Township's capabilities, and provides appropriate economic opportunities. The aim is to build more complete communities by providing choices for employment, housing, shopping and services within the Township and its settlement areas.

The Township and its residents view community services as being fundamental to maintaining and enhancing the quality of life for all age groups. Citizens provide vitality to the community by their committed volunteerism and Severn enjoys a thriving rural community and community cultural events providing a balance with the abundance of passive and active recreational and leisure pursuits. The Township and its citizens recognize the need for new and enhanced community services and physical infrastructure to support the existing and changing population, but which must be planned and financed in keeping with its Asset Management Plan and in recognition of the fiscal capacity of the Township.

The Township has a number of important environmental and topographical features that contribute to the 'sense of place' felt by many of the Township's residents. These features include the Severn River system, the Coldwater and North River systems, Lake Couchiching, the Uthoff trail, the vast forest tracts, and smaller woodland and wetland areas that support diverse wildlife communities. The protection of these attributes is a key principle in the vision for this Official Plan.

This Official Plan recognizes and enshrines the concept of natural heritage identification and preservation and the need to preserve, protect and enhance natural features and functions. These include components of the extensive natural heritage system, which is composed of but not limited to environmentally sensitive areas, wetlands, woodlands, and streams and valley systems. Other land uses to be preserved in large measure so that they will always form part of the Township's landscape include the agricultural and rural areas and major open spaces.

The agricultural areas of the Township are a fundamental component of what makes up the land use structure of the Township and the character of the community. These areas must be protected for future agricultural use so that they can continue to serve an important role in the local food production and the economy. While the fragmentation of agricultural areas and the introduction of incompatible uses will be strongly discouraged, a vision of this plan is a broader range of compatible agricultural-related uses and on-farm diversified uses that build stronger and more sustainable agricultural operations shall be permitted by the Official Plan.

The Township is also characterized by substantial reserves of mineral aggregate resources. These areas must be protected and made available for future use in accordance with Provincial Policy. Aggregate extraction is an important component of the Township economy. Careful management of existing and new aggregate operations is required to reduce and/or mitigate the impact on local communities, local roads and the local environment in accordance with Provincial and Township requirements.

The Township is made up of three main settlement areas (Coldwater, Washago, and Westshore), five rural settlement areas (Ardrea, Fesserton, Marchmont, Severn Falls and Port Severn) rural and agricultural areas, and large areas of natural features and functions. This Official Plan directs the majority of new residential and employment growth to the settlement areas. It is the intent of this Official Plan to ensure that the Township of Severn has enough land to 2031 to accommodate expected employment and residential growth. The majority of this population will reside in the three main settlement areas and the rural settlement areas.

Encouraging additional economic development in the Township is also a goal of this Official Plan. The establishment of a positive business environment that provides jobs and prosperity to Township residents is a key component of this Plan. On this basis, this Plan encourages the development of additional uses in the rural area to provide appropriate opportunities for rural residents. In addition, this Plan also encourages, through a flexible policy regime, opportunities for additional development in the settlement areas.

The New Official Plan assumes that the high quality of life now enjoyed by the Township's residents can be maintained and enhanced if the Township's distinct small rural community and rural character is maintained and enhanced. Change, however, is inevitable and it must be managed in an efficient and orderly manner to maximize the benefits of new development and minimize the impacts. It is therefore the intent of this Plan to provide Council with the tools to consider and mitigate the impacts of change on the qualities that make the Township a desirable place to live, work and play"

1.5 What Else May Impact the New Official Plan?

The County of Simcoe and City of Orillia, like the Township of Severn, are undertaking comprehensive planning studies to address and meet their obligations under the *Planning Act* and under A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2020. Both studies processes will have an impact on the preparation of the New Official Plan for the Township of Severn.

County of Simcoe Municipal Comprehensive Review

The 2020 Growth Plan requires that the County undertake a Municipal Comprehensive Review (MCR) to bring its Official Plan into conformity with the Growth Plan by July 1, 2022. An MCR is a comprehensive planning study that addresses a broad range of complex planning and policy matters including a growth management strategy to allocate the population and employment growth allocations for the Township to the year 2051. Ultimately, the MCR will result in an amendment or amendments to the County of Simcoe Official Plan to bring the policies and schedules into conformity with the Growth Plan. The MCR amendment(s) to the County Official Plan will require approval from the Province of Ontario.

The County's MCR, as defined in its Terms of Reference, includes the following background studies and scope of work:

1. Natural Heritage System Review and Refinement Update
2. Agricultural System Review and Refinement Update
3. Employment Strategy
4. Climate Change Strategy
5. Watershed Management Strategy
6. Growth Management Strategy
7. County Official Plan Amendments

A meeting was held with the County March 9, 2021 to discuss the Township Official Plan Review, the County MCR, and the possible synergies in both exercises occurring concurrently. The first task of the MCR would be to undertake work to refine and implement the Provincial Natural Heritage System and Provincial Agricultural System mapping through a detailed refinement process. This work would lead to a County Official Plan Amendment early in the project, with an expectation that it would be completed by the 3rd quarter of 2021. The refinement process will rely on the greater accuracy of the County and Township mapping to refine the Provincial mapping, where permitted. This timing would coincide well with the Township's Official Plan Review and would be incorporated into the New Official Plan once completed. This approach would eliminate the need for further updates to the New Official Plan regarding this planning matter in future.

The County, as part of its Land Needs Assessment, has proposed that it will determine the allocation of population and employment growth to be allocated to lower tier municipalities to the year 2051. The County will then require that each municipality who has been allocated lands for Community Area and Employment Area growth to determine how and where to accommodate the allocated growth in its defined settlement areas or through settlement area boundary expansions. The County, in full conformity with the Growth Plan, will define a set a criteria for local municipalities to use to plan for lands to meet its forecast and allocated community needs (i.e. housing) and lands for employment uses.

As noted above, the County MCR is required to be completed by July 1, 2022. In accordance with the *Places to Grow Act*, once the MCR updates to the County Official Plan are approved by the Province, further amendments to the Severn Official Plan may be required. The MCR schedule and the limitations in the Growth Plan as to what changes can occur in advance of the MCR, particularly as it relates to growth management issues, may impose some restrictions on the scope of the New Official Plan until the MCR is implemented. Specifically, no expansions to settlement areas except in conformity with County criteria, limited consideration of conversions of employment areas, and no major new development should be considered as part of the development of the New Official Plan.

Further details of the County's MCR will be forthcoming from the County and are available through the dedicated MCR website (www.simcoe.ca/Planning/Pages/MCR)

Orillia - Settlement Boundary Expansion Review

The City of Orillia, like Severn Township, is obligated to update its Official Plan to bring it into conformity with the Growth Plan, particularly how it must plan to accommodate forecasted growth to 2051. As part of its Municipal Comprehensive Review process the City undertook a Lands Needs Assessment (LNA) and the Final Report was presented to Orillia on March 22, 2021. The City of Orillia LNA concluded as follows:

- City land supply will be exhausted by early 2030s;
- City requires 381 hectares (257 hectares for Community Area and 124 hectares for Employment Area) of additional lands to accommodate growth to 2051;
- A range of options were identified; Plan for higher intensification, land conversions, annexation.

The City has also engaged WSP to undertake a Technical Land Evaluation for Settlement Boundary Expansion. Township Staff and Consultants attended a meeting on June 29th with respect to the kick off for the City's Study. The conclusions of the LNA and the Settlement Boundary Expansion study will result in the City considering options for the expansion of the City and its boundaries that could lead to annexation requests and proposals. The City has identified options could be sought in the Townships of Severn, Oro-Medonte and Ramara.

Staff and MHBC were also directed to continue to monitor the City of Orillia MCR and the Settlement Boundary Expansion study with respect to the potential impacts on the Township of Severn, including participating in discussions with the City of Orillia, the County of Simcoe, and the Townships of Oro-Medonte and Ramara, and report to Council as needed.

Any loss of lands and assessment base will not only impact the New Official Plan, it could have a profound financial impact on the Township of Severn. It is difficult at this early stage to determine the potential impact on the New Official Plan project. The Township Council considered the Orillia Boundary Expansion study at its April 7, 2021 meeting and formally requested the City to be informed at all stages of the City's MCR process. As Orillia's MCR progresses, further reporting to Council will occur and will inform the New Official Plan process.

1.6 Organization and Purpose of Discussion Paper

Discussion Paper #1 is organized as follows:

Section 1 – Provides the introduction and context to the Official Plan review and reports on the results of the Visioning sessions and the proposed Vision for the New Official Plan.

Section 2 – Describes the requirements of the *Planning Act* that will impact the drafting of the New Official Plan and in particular describes the new planning matters that were added since the current Official Plan.

Section 3 – The Provincial Policy Statement (PPS) is reviewed and describes the broad range of policy matters that must be addressed in the writing of the New Official Plan.

Section 4 – Provides a review and analysis of the Growth Plan for the Greater Golden Horseshoe and identifies the policies that will guide and frame a growth strategy for the Township of Severn.

Section 5 – The County Official Plan is summarized and the polices and land use matters that should be considered for inclusion in the new Plan are enumerated.

Section 6 – Identifies the changes to the Official Plan and how best to ensure they are incorporated in the New Official Plan.

Section 7 – Identifies the proposed policy directions for consideration in the preparation of the New Official Plan and are provided for community and stakeholder review and input.

Section 8 – Explains the next steps in the New Official Plan process, and further describes how residents can continue to be engaged and input into the preparation of the New Official Plan.

The purpose of Discussion Paper #1 is to provide a review of the matters that will guide the writing and crafting of the New Official Plan and to seek review and comments from the community on the proposed policy directions that are provided by the *Planning Act*, PPS, Growth Plan, County Official Plan, and the results of the thoughtful community input received so far. It also seeks specific input and comment from the community on the draft Vision Statement proposed for the New Official Plan.

2.0 THE *PLANNING ACT*

The *Planning Act* is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Act provides basis for considering provincial interests, establishing local planning administration, preparing official plans, community improvement, regulating and controlling land uses through various tools including zoning by-laws, the subdividing of land, and more.

The main policies of the *Planning Act* that are applicable to the New Official Plan are summarized below.

2.1 What is an Official Plan?

An Official Plan is the primary tool for implementing the goals and objectives of the Township. It is prepared with input from the community and helps to ensure that future planning and development will meet the specific needs of the community.

An Official Plan, as required by Section 16 of the *Act* must contain:

- Goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality;
- Policies and measures as are practicable to ensure the adequate provision of affordable housing;
- A description of the measures and procedures for public consultation and engagement in respect of a range of planning approvals including amendments to the official plan and zoning by-law, plans of subdivision and provisional consents;
- Policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate, including through increasing resiliency.

An Official Plan, as required by Section 16 of the *Act* may contain:

- A description of the measures and procedures proposed to attain the objectives of the plan;
- A description of measures and procedures for public consultation and engagement regarding other planning applications and approval.

2.2 Process and Requirements

The *Planning Act* requires Council to regularly update the official plan to ensure that the plan implements any changes to the Provincial Policy Statement (PPS) or Provincial plans. The New Official Plan is also an opportunity to ensure the New Official Plan continues to address local priorities and changing community needs. The current Township of Severn Official Plan was adopted in 2005, approved in 2006, and has been subject to several amendments over the years.

The fundamental requirements of preparing and adopting a New Official Plan include the following elements:

- At least one public meeting is held, typically called the statutory public meeting, notice of which must be given at least 20 days ahead of time;
- The approval authority is consulted and given the opportunity to review all supporting information and material;
- Adequate information, including a copy of the proposed plan, is made available to the public in advance of the statutory public meeting;
- Any person or public body may provide written comments and/or speak at the public meeting about the proposed plan;
- The municipality must engage with Indigenous communities and may consult with agencies, boards, authorities or commissions before making a decision.

Once Council adopts the New Official Plan, it is submitted to the County of Simcoe to review and make a decision. The County may approve, approve as modified, or refuse to approve all or parts of the New Official Plan and give a notice of its decision. Anyone that made a verbal presentation at the statutory public meeting or made a written submission to Council before its decision to adopt the New Official Plan, may appeal the approval authority's decision to the Ontario Land Tribunal (OLT) within the 20-day appeal period. If there is no appeal, the New Official Plan comes into effect on the day after the appeal period expires.

2.3 Additional Residential Units

Since 2006 when the current Official Plan was approved, the *Planning Act* has been amended to establish a requirement that official plans contain policies that authorize additional residential units by permitting two residential units in a detached houses, semi-detached houses, and rowhouses. The *Act* also requires that Official Plans permit an additional residential unit in an accessory building to a detached house, semi-detached house or rowhouse. Combined, these provisions could permit up to three (3) units on every property that supports a detached house, semi-detached house or rowhouse.

The Province has permitted local municipalities, through a planning review process such as a New Official Plan, to determine the locations and requirements for additional residential units and, where justified, prohibit additional residential unit in certain locations or only when meeting certain policy requirements. This could include policies that exclude additional residential units in areas of the municipality felt to be inappropriate, or prohibiting additional residential units in accessory buildings unless strict locational requirements are met.

The current Official Plan does not contain policy addressing additional residential units as required by the *Planning Act*.

3.0 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement 2020 (“PPS”) provides policy direction on matters relating to municipal planning that are of provincial interest, and sets the policy foundation for regulating the development and use of land. The main themes of the PPS include building strong communities, the wise management and use of resources, and protecting health and safety. The PPS was last updated in 2020.

As it relates to the implementation of PPS policies within municipal Official Plans, the PPS identifies that,

“The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans. Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.”

The main policy themes of the PPS that must be addressed and considered through the New Official Plan have been summarized below.

3.1 Natural Heritage System and Natural Environment

As it relates to the natural environment, the PPS broadly seeks to protect natural features and areas for the long-term. Accordingly, provincial policy directs for the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored, or where possible improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. In accordance with the above directions, development is restricted in certain features, and their adjacent lands, unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Within the PPS, “natural heritage features and areas” mean significant wetlands, significant coastal wetlands, other coastal wetlands, fish habitat, significant woodlands and significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

“Natural heritage system” is defined as a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and supports natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of native species, and ecosystems. These systems can include natural heritage features and areas, federal and

provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used.

The current approach in the Township Official Plan broadly seeks to protect and enhance natural heritage features. The Environmental Protection Area and Greenland designations apply to lands throughout the Township that are considered to be important from a natural heritage perspective. The Greenland designation in the Township Official Plan is based on the Greenland designation mapped in the County of Simcoe Official Plan and the related natural heritage system. Features within the Greenland designation are further identified as Environmentally Sensitive Areas on Schedule F. The Environmental Protection designation applies to lands which were designated Environmental Protection in the Official Plans that comprised the former municipalities of the Township of Severn. These lands are comprised of intermittent or permanent streams together with a ten (10) metre setback from the top of bank.

While the current Township Official Plan recognizes the importance of natural heritage features, there is opportunity to strengthen policies and ensure consistency in accordance with the policies of the PPS, Growth Plan, and County Official Plan.

3.2 Natural Hazards

In the context of the PPS, 'hazardous lands' are generally defined as property or lands that could be unsafe for development due to naturally occurring processes. Along rivers, streams and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. Likewise, 'hazardous sites' are identified as property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays and organic soils) or unstable bedrock (karst topography).

The PPS acknowledges that Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Accordingly, development is to be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health, safety or property damage. Additionally, development shall not create new or aggravate existing hazards.

The current Township Official Plan contains general policies which broadly direct development outside of hazardous lands adjacent to the inland lakes, rivers and streams which are impacted by flooding hazards, and/or erosion hazards, and or dynamic health hazards. Development and site alteration is generally not permitted within the dynamic beach hazard or a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

3.3 Agricultural Lands & Agriculture

The PPS seeks to protect prime agricultural areas for the long-term use of agriculture, and encourages recognition of the varying sizes, types and intensities of agricultural uses and farm practices. A systems approach is recommended to ensure the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.

Agricultural lands are differentiated from rural lands in that they exhibit higher agricultural capability. In general, prime agricultural lands are identified as consisting of Class 1 to 3 lands, as defined by the Canada Land Inventory's ("CLI") Soil Capability for Agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. In accordance with the PPS, prime agricultural areas and specialty crop areas are to be designated in accordance with Provincial guidelines.

Land uses within prime agricultural areas are limited to agricultural uses, agriculture-related uses, and on-farm diversified uses. Limited non-residential uses and mineral aggregate extraction may be permitted in prime agricultural areas; lot creation is discouraged. Land may only be removed from prime agricultural areas for expansions of or the identification of settlement areas through a Municipal Comprehensive Review.

Consistent with the direction established in the PPS, the current Township Official Plan seeks to protect agricultural areas for future agricultural use so that they can continue to serve an important role in the local economy. In particular, it is the goal of this Plan to preserve areas demonstrating high capability for agricultural production for that purpose. Within the current Township Official Plan, the 'Agricultural Land' designation applies to lands predominantly utilized for agricultural purposes and which have an agricultural character. The Agricultural Land designation primarily consists of lands, which are Classes 1, 2 or 3 for potential agricultural capability according to the Canada Land Inventory and are considered to be the Prime Agricultural Area of the Township.

The principal use of lands in the Agricultural designation is to be agriculture, however accessory uses may include, single detached dwellings; accessory residential uses on farm properties; bed and breakfast establishments; home occupations and home industries; and uses that produce value-added agricultural products from the farm operation on the farm; forestry and other resource management uses; agriculture-related commercial uses on farm properties; secondary and agriculture-related uses on farm properties; passive recreational uses; and alternative energy systems and renewable energy systems.

While the current Township Official Plan has regard for the importance of protecting and preserving agriculturally viable lands, there are opportunities to enhance policy clarity and improve consistency with the PPS to strengthen the approach taken to agricultural lands through the New Official Plan.

3.4 Employment Areas and Employment Lands

The PPS supports opportunities for a diversified economic base and promotes economic development through the provision of a mix and range of land uses, including employment land uses.

Recognizing the importance of employment areas, the PPS broadly directs the protection of existing and planned industrial, manufacturing and other employment type uses to ensure their long-term viability. On this basis, employment areas are to be separated or provide mitigation from sensitive land uses with planning authorities directed to limit non-employment uses in proximity to existing or planned employment areas. Furthermore, in supporting employment uses, the PPS directs planning authorities to ensure the provision of adequate infrastructure to support current and projected employment needs.

Generally, the conversion of lands within employment areas to non-employment uses may only be permitted through a Municipal Comprehensive Review, where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion. In accordance with the PPS, planning authorities are to plan to meet projected needs for a time horizon of up to 25 years.

At the time of an Official Plan review, employment areas identified in local Official Plans are to be assessed to ensure designation is appropriate to the planned function.

3.5 Climate Change

The PPS identifies that healthy, livable and safe communities are, in part, sustained by preparing for the regional and local impacts of a changing climate. On this basis, the PPS directs municipalities to support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate. In particular, preparation for the impacts of a changing climate is to be achieved through land use and development patterns which achieves a compact form, promotes active transportation, can be supported by transit, maximizes energy efficiency and conservation, and maximizes vegetation.

Additionally, the PPS directs that planning authorities prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.

The current Township Official Plan does not reference climate change. The New Official Plan will provide for new policies which acknowledge climate change and the potential for increased risk associated with natural hazards as a result.

3.6 Duty to Consult

The PPS identifies that planning authorities shall engage with Indigenous communities and coordinate on land use planning matters. In particular, planning authorities are encouraged to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.

As it relates to cultural heritage and archaeology, the PPS directs planning authorities to engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources. The PPS is to be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the Constitution Act, 1982.

MHBC has commenced the process of engaging with the local and relevant Indigenous communities and First Nations as part of the New Official Plan. Contact and a preliminary meeting has occurred with the Chippewas of Rama First Nation. While correspondence has occurred the Williams Treaties First Nations organization, consultations are undertaken by the individual First Nations' of the Williams Treaties. As such, consultations will occur directly with the Rama First Nation in accordance with their internal consultation protocols. Correspondence and contact has occurred with the Huron-Wendat First Nation, the Metis Nation of Ontario, and with the several other Indigenous communities.

Consultation, dialogue, and relationship building will occur throughout the process of the New Official Plan. The current Official Plan, based on its vintage, does not address the obligations and requirements for engagement and consultation with First Nations and Indigenous communities. The New Official Plan will need to incorporate policies regarding the Duty to Consult.

4.0 GROWTH PLAN

The Growth Plan for the Greater Golden Horseshoe (2020) seeks to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life in the Greater Golden Horseshoe. The Growth Plan for the Greater Golden Horseshoe (“GGH”) was released under the Places to Grow Act, 2005 and was last updated in 2020. The Growth Plan is primarily a growth management plan directing where and how to grow in the GGH and directing most growth to existing settlement areas in accordance with defined planning and infrastructure policies.

The 2006 Growth Plan (as amended) allocated population and employment growth to the County and to its individual lower-tier municipalities. Allocations for Severn Township to the year 2031, also included in the 2008 Simcoe County Official Plan, are provided in Table 4.

Table 4

2031 Population	2031 Employment
17,000	4,400

Source: 2008 County of Simcoe Official Plan

4.1 Growth Forecasts

In coordinating growth and planning across the region, the Growth Plan establishes population and employment forecasts for all upper-tier and single-tier municipalities within the GGH. Schedule 3 of the Growth Plan establishes the distribution of population and employment for the GGH to 2051, including the following for forecasts for the County of Simcoe in Table 5.

Table 5

	Population (2051)	Employment (2051)
County of Simcoe	555,000	198,000

The 2020 Growth Plan aggregates all population and employment to the County of Simcoe and requires that, through a MCR process, the County undertake a Land Needs Assessment in accordance with the 2020 approved methodology and allocate population and employment growth to lower-tier municipalities to the year 2051 in accordance with the policies and growth strategy of the Growth Plan.

The County of Simcoe is subject to additional policies within the Growth Plan (Section 6), including direction that the County allocate the growth forecasts identified in Schedule 3 to lower-tier municipalities in a manner which supports the achievement of the minimum intensification and density targets identified in the Growth Plan. The Growth Plan identifies a minimum density target of not less than 40 residents and jobs combined per hectare for designated greenfield areas in the County. In accordance with this direction, a significant portion of population and employment growth is to be directed to lower-tier municipalities that contain primary settlement areas where this density can be achieved. The Township of Severn does not have any primary settlement areas.

The County is currently undertaking a Municipal Comprehensive Review (“MCR”), through which it is anticipated that a portion of the forecasted growth identified in the Growth Plan may be allocated to the Township. Through this review a minimum intensification target will also be established. This target is to maintain or improve the minimum intensification target contained in the applicable upper- or single-tier Official Plan.

4.2 Growth Direction and Settlement Area Hierarchy

In accordance with the policies of the Growth Plan, growth and development is to be directed to established settlement areas. In particular, the vast majority of development is to be directed to larger, primary settlement areas where established infrastructure and services can efficiently support growth and the achievement of complete communities.

On this basis, the policies of the Growth Plan identify that the majority of growth is to be directed to settlement areas with a delineated built boundary, existing or planned municipal water or wastewater, and that can support the achievement of complete communities. Within settlement areas, growth is to be focused in delineated built-up areas, strategic growth areas, locations with existing or planned transit, and areas with existing or planned public service facilities. Growth is to be limited in rural settlement areas that are not serviced by existing or planned municipal water and wastewater systems, and are in the Greenbelt Area. The establishment of new settlement areas is prohibited by the Growth Plan.

The approach in the current Township Official Plan directs for the majority of new residential and employment growth to the settlement areas in the Township. The Township contains three (3) main settlement areas (Coldwater, Washago, and Westshore) and five (5) rural settlement areas. Most forms of development are to be directed to settlement areas where full wastewater and water services are available, or the community has developed as a settlement area and to support the efficient use of land in these areas.

The New Official Plan will generally maintain this growth hierarchy with consideration given to the provisions outlined in the Growth Plan to ensure conformity.

4.3 Housing

As it relates to housing, the Growth Plan directs for the provision of a diverse range and mix of housing options and densities, including additional residential units. In addition, achievement of minimum intensification and density targets is identified as a component in supporting housing choice. Planning authorities are directed to maintain land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.

Housing development in greenfield areas is to support the achievement of complete communities and active transportation, as well as encourage the integration and sustained viability of transit services. The provision of a mix of unit types in developments is identified in the Growth Plan as a component of supporting complete communities.

As noted, the minimum density target for designated greenfield areas in the County of Simcoe is to be not less than 40 residents and jobs combined per hectare. However, the County may implement an alternative target where it is demonstrated that the target cannot be achieved, and that an alternative target will support the diversification of the total range and mix of housing options and the achievement of a more compact built form in designated greenfield areas to the horizon of this Plan in a manner that is appropriate given the characteristics of the municipality and adjacent communities. The County is currently undertaking this exercise.

It is a goal of the current Township Official Plan to ensure that an adequate supply of land and housing choices are available for present and future residents. In particular, it is a current objective of the Township Official Plan to ensure that there is a ten year supply of land designated and available for residential development and a three year supply of residential lots at all times, provided that there is sufficient water and wastewater capacity available to service development in the Settlement Areas. Further policies direct for a full range of housing opportunities, including seniors, affordable and rental housing.

The maximum density for low density residential uses (single detached, semi-detached and duplex dwellings) currently identified in the Township Official Plan is 20 units per residential hectare in the fully serviced Settlement Areas. The housing mix currently identified in the Township Official Plan is 80-90% low density housing and 10-20% medium density housing.

As part of the New Official Plan, the existing housing policies will be reviewed and updated to provide for a more fulsome policy framework which supports housing choice and options, as well as housing targets and housing affordability.

4.4 Supporting Growth – Infrastructure

In implementing the Growth Plan, infrastructure planning, land use planning, and infrastructure investment are to be coordinated. In the context of the Growth Plan, infrastructure is identified as consisting of water and wastewater systems, stormwater management, transportation, and public service facilities.

To support the objectives of the Growth Plan, infrastructure planning is to consider long-range scenario-based land use planning, environmental planning and financial planning, with infrastructure investment leveraged to direct growth and development in accordance with the policies of the Growth Plan. Accordingly, water and wastewater systems are to be planned in a manner that supports growth in accordance with the minimum intensification and density targets of the Growth Plan. Municipalities are also directed to develop stormwater master plans (or equivalent) for serviced settlement areas.

The transportation system within the GGH is to be planned to provide connectivity for goods and people in a manner that provides a balance of transportation choices to reduce reliance upon the automobile and promote transit and active transportation. In particular, transportation systems will offer multimodal access to jobs, housing, schools, cultural, recreational opportunities, and goods and services, while providing for the safety of road users. A complete street approach is to be adopted in accommodating the needs and safety of all road users. Key infrastructure corridors are to be protected in accordance with the policies of the Growth Plan.

New public service facilities are directed to locate in settlement areas, with a preference for sites easily accessible by active transportation and transit. Additionally, public service facilities and public services should be co-located in community hubs and integrated to promote cost-effectiveness.

The approach taken in the current Official Plan is largely consistent with the direction established in the Growth Plan and identifies the goal of ensuring that all infrastructure, including sanitary sewers, water distribution and stormwater management facilities and roads meet the needs of present and future residents and businesses in an efficient, environmentally-sensitive, cost effective and timely manner. The New Official Plan will build off this goal and the direction established in the Growth Plan to provide policies which support infrastructure and growth needs.

4.5 Employment Areas and Economic Growth

'Employment Areas' are defined in the Growth Plan as,

Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Ensuring the availability of sufficient lands to support employment growth factor is identified in the Growth Plan as a component in achieving economic development and competitiveness. Accordingly, municipalities are to designate and preserve employment areas, with a particular emphasis on protecting lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.

Consistent with the policies of the PPS, municipalities are to plan for employment areas within settlement areas by prohibiting residential uses and prohibiting/limiting sensitive lands uses in proximity to employment areas. Generally, the conversion of lands within employment areas to non-employment uses may only be permitted through a MCR subject to satisfying the applicable criteria.

The County of Simcoe is to designate employment areas within the County Official Plan and establish minimum density target for employment areas within settlement areas.

The Township currently has two land use designations supportive of employment uses, 'Settlement Employment Area' and 'Highway Employment'. The current Township Official Plan seeks to create long-term employment opportunities and directs the majority of new residential and employment growth to settlement areas in the Township.

4.6 Natural Heritage System

Section 4 Protecting What is Valuable of the Growth Plan describes a comprehensive and robust policy framework addressing the broad array of hydrologic and natural heritage features and areas that are essential for the long-term quality of life, economic prosperity, environmental health, and ecological integrity of the Greater Golden Horseshoe region.

In addition to detailed policies addressing water resource and natural heritage systems, key hydrologic features and areas, key natural heritage feature and lands adjacent to the features and functions, the Growth Plan has mapped a Provincial Natural Heritage System (PNHS). The PNHS excludes lands within settlement areas that were approved and in effect as of July 1, 2017.

Severn is obligated to incorporate the PNHS as an overlay in New Official Plans and to apply the appropriate policies from the Growth Plan to maintain, restore and enhance the system. The fundamental principles of the Growth Plan is that new development or site alteration must demonstrate no negative impacts on key natural heritage and hydrologic features and their functions, connectivity of features should be enhanced or maintained, removals of non-key features should be avoided, limits to disturbed areas are specified for a range of land uses, and policies provided for the complete range of agricultural and agri-related uses.

The Provincial mapping does not apply until it has been implement in the County Official Plan. However, the County MCR is currently reviewing the PNHS and will proposed refinements to the provincial mapping to be implement through a County Official Plan Amendment. Once implemented, further refinements to the PNHS may only occur as part of a future County MCR process. As such, the Township is currently working with the County on determining the refinements necessary to the PNHS that should be made to ensure the most accurate mapping and system for inclusion in the New Official Plan.

The existing Official Plan and its approach to the natural heritage system will require a full review and update to bring it into conformity with the detailed and robust policy framework of the Growth Plan.

5.0 COUNTY OF SIMCOE OFFICIAL PLAN

5.1 Conformity to County of Simcoe Official Plan

The *Planning Act* states that all upper-tier municipalities are the approval authority for lower-tier official plans and official plan amendments. The Township of Severn, as a lower-tier municipality, must submit its New Official Plan to the County for approval and the new Plan must conform to the County of Simcoe Official Plan.

The County of Simcoe Official Plan, adopted in 2008 and approved in 2016, is a “broad policy document which is implemented through local municipal official plans and amendments, zoning bylaws, and subdivision approvals, together with long-term transportation, sewer, water, and waste management plans, environmental studies, watershed management plans, financial programs, capital budgets, economic development initiatives, and human services plans.” The County Official Plan, is 139 pages and includes four (4) policy sections (Introduction, Structure and Features of County, Growth Management Strategy, Policy Statements for eleven land use subject areas) as well as eighteen (18) schedules that will guide and influence the preparation of the New Official Plan.

The main policy themes and matters of the County Official Plan requiring key consideration through the Township’s Official Plan Review are as follows:

1. Schedule 5.1 - Land Use Structure

Schedule 5.1 Land Use Designations of the County OP describes a land use and settlement structure for the Township of Severn. The following sets out the main elements of that land use and settlement structure that will need to be reflected in the New Official Plan:

Settlements: The County of Simcoe has numerous identified settlements which include traditional mixed use central places such as towns, villages and hamlets. Currently, with the exception of the Primary Settlement Areas identified in the Growth Plan, the County OP does not contain a strong or defined settlement hierarchy. The County OP directs growth to all settlement areas. The Township of Severn has eight (8) of the 92 settlement areas in the County being Coldwater, Washago, the Westshore, Port Severn, Ardrea, Marchmont, Fesserton and Severn Falls.

Greenlands: A large portion of the Township of Severn is located in the Greenlands designation of the County Official Plan. The Greenlands designation protects and restores the natural character, form, function, and connectivity of the natural heritage system of the County of Simcoe. It also works to promote biodiversity and ecological integrity, improve the quality, connectivity and amount of woodlands and wetlands cover across the County, as well as ensure that the location, scale and form of development

respects and supports the protection of the County's natural heritage system. Policies in the Township Official Plan must achieve the same objectives.

Agricultural: The Township of Severn has a strong agricultural land base. The Township Official Plan must ensure lands located within the Agricultural designation protect the resource of prime agricultural lands and prime agricultural areas, while recognizing the inter-relationship with natural heritage features and areas and ecological functions. Protection will be achieved by directing development that does not satisfy the Agricultural policies of this Plan to Settlements and the Strategic Settlement Employment Areas and Economic Employment Districts and directing limited uses that are more suitable to the Rural designation accordingly.

Rural: The Township also contains rural lands. The Township must include policies that recognize, preserve and protect the rural character and promote long-term diversity and viability of rural economic activities.

2. Schedule 5.2.1 High Potential Mineral Aggregate Resources

A central portion of the Township of Severn is identified as having bedrock aggregate resources in the County Official Plan. The County OP contains policies to protect these areas to allow for as much of the resource as is realistically possible to be made available for use to supply resource needs, as close to markets as possible, in a manner which minimizes social and environmental impacts.

3. Schedule 5.2.2 Streams and Evaluated Wetlands, Schedule 5.2.3 Areas of Natural and Scientific Interest

The Township of Severn is rich in natural heritage features. The County Official Plan identifies where development and site alteration is not permitted. The natural heritage policies included in the Township Official Plan must conform to those of the County OP.

Schedules 5.2.4 – 5.2.6 identify Source Protection Plan matters (i.e. Wellhead Protection Areas) which will need to be carried forward into the New Official Plan.

5.2 Settlement Area Boundary Expansions

The 2020 Growth Plan requires that the County undertake a Municipal Comprehensive Review (MCR) to bring its Official Plan into conformity with the Growth Plan by July 1, 2022. An MCR is a comprehensive planning study that addresses a broad range of complex planning and policy matters including a further growth management strategy to allocate the population and employment growth allocations for the County to the years 2051. A fundamental component of the County MCR is its Land Needs Assessment to determine how and where to accommodate the growth allocations to 2051 within the County's 91 settlement areas in conformity with the Growth Plans criteria.

The Land Needs Assessment must be undertaken by the County in accordance with the Growth Plan and the approved guidance document and determine a range of matters including, 1) establish a hierarchy of settlement areas and areas within settlement areas, 2) the quantum of lands needed (or excess lands) for Community Areas and Employment Areas to accommodate growth to 2051, 3) allocation of growth and land needs to lower-tier municipalities if required, and 4) where the need for a settlement area boundary expansion has been established the feasibility of the proposed expansion will be identified through a comprehensive analysis of the full Growth Plan policies and criteria and specifically:

- a) is there sufficient capacity in existing or planned infrastructure and public service facilities;
- b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;
- c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;
- d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;
- e) key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible;
- f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper-or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with a range of criteria;
- h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;
- j) the proposed expansion would meet all requirements of the all provincial Plans, where applicable.

The County MCR has proposed that Step 4 of the process, where required, would be delegated to each of the lower-tier municipalities that have growth allocated to them, but implemented through a County OPA. The integration of the County MCR and Severn Official Plan Review will be critical as part of delivering a complete New Official Plan.

6.0 OFFICIAL PLAN AMENDMENTS

6.1 Approved Amendments

The Township of Severn Official Plan has been amended ten times since its adoption. This is not unusual and should be expected as the Township manages the Plan to ensure that it reflects new legislation and policy requirements imposed by the Province or County, responds to development proposals that overall meet the test of good planning but require changes to the Plan, and address technical or other matters identified in the day to day use of the Plan. Reviewing the amendments to the plan since its adoption provides indications of how it is working and policy areas that may require more detailed review and revisions as part of the New Official Plan process.

The Amendments to the Official Plan are summarized below in Table 6:

Table 6

OPA Number	General Description	Comments
1	Re-designate lands from Employment to Residential in Marchmont Settlement Area	Surplus employment lands added to residential lands and enabling a residential subdivision within a defined settlement area.
2	Clarifying the original intent of the OP by permitting infill severances within the Greenland designation	Correction to bring greater clarity to the OP.
3	Adding a range of institutional and community facility uses to the Settlement Employment Area designation	Correction to bring greater clarity to the OP.
4	Site specific amendment to permit a commercial use within an existing dwelling by re-designating the lands to Highway Commercial	OPA responding to development proposal of Owner.
5	Site specific amendment (approved by OMB) to permit the conversion of a commercial tourist establishment to a residential development (Peninsula Point)	Conversions of commercial tourist establishments, the loss of jobs and impact on local economy, is an issue prime cottage country communities.
6	Site specific amendment to re-designate lands from residential to employment in the Westshore SA	Extension of existing commercial area for an existing commercial business.

OPA Number	General Description	Comments
7	Amend the OP to implement the Source Protection Plan	Update to OP to satisfy the legal requirements of the Clean Water Act.
8	Site specific amendment (approved by OMB) for shoreline residential development on Gloucester Pool	OPA responding to development proposal of Owner.
9	Site specific amendment to re-designate property to Shoreline Residential to facilitate the subdivision of the lands into waterfront building lots	OPA responding to development proposal of Owner.
10	Site specific amendment to allow a medium density use at a density greater than the maximum 37 units per residential hectare.	OPA responding to development proposal of Owner.

The amendments to the current Official Plan reflect the changing development interests of property owners and changing legal and legislative requirements imposed on the Township. Housekeeping amendments to the Plan to improve its administration and interpretation also typically occur in the early months following approval.

It will be important that the site specific designations and policies that permit and recognize developments are carried forward into the New Official Plan and its land use schedules. The policies added to the Plan, specifically those relating to the Source Protection Plan, will be reviewed and revised as necessary and also carried forward into the New Official Plan and its land use schedules.

6.2 Requests for Amendments as Part of the OPR

It is typical that during the development of a New Official Plan landowners will make requests of Council for changes to the land use designation(s) and/or policies that apply to their properties which would have the effect of increasing development permissions and rights and increasing the development potential of the property without having to undertake a full Official Plan Amendment application.

Making changes of this nature, particularly depending on type and basis for the request, raises three main concerns:

1. The Township should generally not consider property owner based re-designations/amendments through a New Official Plan process as such requests would tend to get lost in the broader details of the development of the new Plan, that targeted public consultation and engagement may not occur in regards to the requested changes, and that the full technical and supporting documentation normally required as part of an owner initiated application process may not be provided. All of this could hinder Council's ability to consider the request and make an informed decision on the nature and scale of the request being made.
2. Severn, like most municipalities, has structured its planning processes and requirements on a user-pay basis so that growth pays for growth and that existing residents and its tax base are not subsidizing development applications. Requests as part of a New Official Plan process would not be accompanied

with the normal and required fees, not be supported by a complete application, and would not be subject of an applicant funded independent peer review, if required.

3. The primary focus of an Official Plan review, and preparing a New Official Plan, is to ensure that the Township's planning documents are brought into conformity with the relevant Provincial and County plans and policies and appropriately describe a planning framework to guide the decision making for growth and change, to define what is valuable and important to the broader community, and ensure that policy guidelines are provided to determine how property owners may request, through the amendment application process, changes to the plan that would permit new development. The New Official Plan project is intended to prepare a new Plan that is in the best interest of the Township as a whole and not permit site specific re-designations or amendments outside of the normal and required application process established by the Town and by the *Planning Act*.

As such, all requests should be submitted as part of the public consultation and engagement process and responded to by MHBC as part of the public comments process. MHBC's analysis of such requests would be based generally on consistency and conformity with relevant plans and policies and a determination with the request is minor or major. Only minor requests that meet the criteria listed in the Table 7 below should be considered for inclusion in the New Official Plan:

Table 7

Minor vs. Major Criteria	
1	Level of anticipated impact on adjacent properties.
2	Impacts on public and community services and infrastructure
3	Degree of increase in development permissions and potential of the property
4	Would the request equally benefit all lands in the same designation or similar class of development?
5	The likelihood that the request would result in a broader public objective being achieved and an improvement in the public policy being developed for the New Official Plan
6	Would the request address an error or omission in the existing or past Official Plans?

Establishing such a process ensures that the New Official Plan process remains open and transparent, ensures that there is a record of all such requests, and will ensure that changes are only made where they achieve a broader public policy objective as approved by Council.

7.0 PROPOSED POLICY DIRECTIONS

Based on the review of the Provincial Legislation and Plans, and the key policy changes and initiatives that have occurred since the last Township of Severn Official Plan was prepared, there are a range of policy directions organized around five main policy subjects that should be considered and incorporated into the New Official Plan. These directions have considered many of the topics raised during the first public meeting, at the visioning sessions, in discussions with Council, and as a result of the amendments to the Township Official Plan since its adoption.

Overall, five (5) main policy themes require review and input through this Discussion Paper and will require to be considered and addressed through the New Official Plan:

- Direction: Growth Strategy
- Direction: Countryside
- Direction: Natural Heritage System
- Direction: Supporting Movement
- Direction: Community Resilience

The proposed policy directions are discussed in detail in the sections below.

7.1 Directions: Growth Strategy

The following Policy Directions are intended to encompass the Township's Growth Management Strategy, including housing and employment, as well as supporting infrastructure.

- Update the Goals and Objectives of the Township Official Plan
 - The goals and objectives for the New Official Plan should be updated and refined regarding protecting agricultural, resource and rural area by managing growth and development and directing the majority to the defined settlement areas.
 - Strengthen the objectives to support settlement areas as complete communities and directing commercial and industrial development to the settlement areas.
 - Consider refining the residential lot creation policies in the rural areas of the Township to ensure that they continue to support a strong settlement growth management strategy but permit limited lot creation opportunities within a prescribed policy framework.

- Further refine the settlement area hierarchy and growth management strategy in the New Official Plan
 - Better define and provide a detailed settlement area hierarchy and comprehensive policy framework for the planned function of each settlement area.
 - Update the policies for settlement areas to ensure consistency with the PPS, and conformity with the Growth Plan and County Official Plan.
 - Consider establishing a policy framework for the review and update of the growth strategy based on the County MCR either as part of the OPR or as a follow-up exercise.

- Update housing policies within New Official Plan
 - The New Official Plan should incorporate a separate policy framework regarding housing choice and options, housing targets and housing affordability.
 - Intensification policies regarding second and accessory units within single, semi and townhouse dwellings should be considered for incorporation in the new Plan.
 - Policy supports for a range of housing tenure and built form should also be incorporated into the New Official Plan.
 - The New Official Plan should consider policy incentives to encourage and promote affordable housing projects within the defined settlement areas.

- Review existing employment lands and areas to ensure properly identified and designated in the New Official Plan
 - All employment areas and employment lands should be confirmed and identified in the schedules to the New Official Plan.

- Policies protecting employment areas from conversion applications should be added to the New Official Plan
 - A policy framework should be added to the Plan prohibiting conversion of employment areas outside of a County MCR.
 - Non-employment uses, such as residential, major office, major retail and major institutional uses should be considered whether appropriate for employment areas.
 - Conversion policies for employment lands should be considered for inclusion in the New Official Plan

- Policies for rural employment and rural-resource based recreational employment uses should be enhanced
 - Enhance policies to guide the development and redevelopment of existing rural employment uses.
 - Enhance land use compatibility policies to limit and/or mitigate impacts on sensitive land uses and restrict such uses adjacent to existing employment areas and uses.

- Update and modernize the water and wastewater servicing policies in the New Official Plan
 - Refine the servicing policies including the servicing hierarchy in support of the Township’s growth strategy and settlement hierarchy.
 - Consider policy support for the required master plans for water and sewage infrastructure in support of the Township’s growth strategy and settlement hierarchy.
 - Provide policies to require planning for infrastructure in a manner that is financially sound and lifecycle based, promotes optimization and efficiencies, and is founded on a watershed framework currently being developed by the County.

- Review and update policy framework for stormwater management matters
 - Update policy framework to integrate stormwater management planning and infrastructure with the Township’s growth and settlement strategy.
 - Consider policy support for the required master plan for stormwater infrastructure in support of the Township’s growth strategy and settlement hierarchy.
 - Provide policy support for best practices in stormwater including green infrastructure and low impact development that considers the impacts of climate change and extreme weather events.
 - Ensure that policies are provided that focus on building sustainable and resilient infrastructure, including full life cycle costs, and options to pay for these costs over the long-term.

7.2 Directions: Countryside

The policy Directions for the Countryside area are intended to provide guidance related to agricultural lands and economy, rural lands and aggregate resources.

- Review of lands designated ‘Agricultural Lands’ in the Township Official Plan.
 - The County’s review and refinement of the Provincial Agricultural System, based significantly on the County Official Plan’s ‘Agricultural’ designation mapping, should be reviewed and implemented through the New Official Plan.

- Broadening the permitted uses in agricultural areas to support and serve the agricultural community.
 - Permitted uses should be reviewed and refined to ensure they are consistent with and reflective of the language used in the PPS, County Official Plan and the Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas. Since the current Township Official Plan was approved, definitions have been provided in the PPS to clarify the meaning of agricultural uses, agricultural-related uses, and on-farm diversified uses.
 - Policies will also be required to implement the permitted uses and identify what criteria must be met in order to establish an agricultural-related use or on-farm diversified use.

- Review and inclusion of permissions for non-agricultural uses in prime agricultural areas.
 - The PPS and County Official Plan, contain permissions for the extraction of minerals, petroleum resources and mineral aggregate resources, as well as limited non-residential development in prime agriculture areas, provided conformity with a set of criteria can be demonstrated.
- Implementation of agri-food strategies and other approaches to sustain and enhance the Township's Agricultural System.
 - Consider including policies to create opportunities for local food production and urban agriculture.
 - Policies to minimize land use conflict and mitigate impacts where unavoidable.
 - Consideration of the agricultural support network in land use planning decisions to support the long-term viability of the Township's agricultural resources.
 - Review land division policies within the Agricultural areas to ensure consistency with Provincial plans and policies.
 - Review and update policies regarding Minimum Distance Separation formulae.
 - Establish enabling policies that support agri-tourism.
- Continued focus of rural and agricultural land uses in the 'Rural' designation.
 - The permitted uses in the 'Rural' designation should be reviewed, consideration for environmentally compatible recreational and tourism uses should be contemplated in accordance with Provincial policy.
 - Consistent with Provincial and County guidance, the policies of the Township Official Plan should be reviewed and updated to provide clear circumstances under which appropriately scaled industrial and commercial uses could be contemplated in the 'Rural' designation.
- Residential development should continue to be limited on 'Rural' designated lands.
 - Focusing development in the Township's settlement areas will promote their vitality and protect the rural economy through the preservation of rural lands.
 - Limited opportunities for rural infill development should be reviewed.
- Review and update consent policies to limit rural residential lot creation.
 - As part of establishing a hierarchy for residential development, the consent policies should be reviewed to ensure that new multiple lot creation is directed to settlement areas and that consents permitted in the 'Rural' designation are limited and subject to a prescriptive set of criteria.
- Development of a supportive agri-tourism and eco-tourism framework
 - Provincial and County policies permit the establishment of agri-tourism and eco-tourism uses in the Rural area that are resource-related and are compatible with rural land uses.
 - Enabling policies should be developed to promote opportunities to diversify the local economy through the development of agri-tourism and eco-tourism opportunities in Rural areas.

- Continued recognition of the importance of aggregate resources in the Township.
 - Protection of aggregate and potential aggregate resource areas for existing and future extraction from incompatible land uses will be important in ensuring the continued availability of this economic resource for the Township, as well as contribute towards minimizing short and long term land use conflicts.
 - Development of more comprehensive land use compatibility policies to ensure that existing and future operations are suitably buffered from adjacent land uses.
 - Consideration of additional policies for facilities secondary to aggregate uses, as well as a detailed policy framework for site rehabilitation, should be undertaken as part of the New Official Plan.

- Review areas in the Township with aggregate potential.
 - The current Township Official Plan designates 'Licenced Pit or Quarry', with Schedule C identifying areas of Aggregate Resource Potential. These areas should be reviewed against the County Official Plan mapping to ensure that all lands with aggregate potential are captured through the New Official Plan.
 - Official Plan review should confirm the requirements for aggregate extraction to be realized on lands designated aggregate potential.
 - Aggregate Resource potential overlay designation should be reviewed and refined to ensure it does not extend into existing built-up areas or areas where sensitive uses predominate.
 - Refinement of the aggregate potential overlay should also be considered as part of the New Official Plan. Use of a distinct overlay designation would enable recognition of an underlying land use designation and consistency with the County Official Plan.

- Identify areas where aggregate extraction is not permitted in the Township in accordance with Provincial policies and the County Official Plan.
 - The Growth Plan and the County Official Plan both contain provisions that outline where new and/or expansions to mineral aggregate operations are not permitted. New policies will need to be implemented in the New Official Plan to ensure conformity with these plans.

- Require an Official Plan Amendment for all proposed new and/or expansions to existing aggregate operations.
 - In accordance with the County Official Plan, a local Official Plan Amendment shall be required for all proposed new and/or expansions to existing aggregate operations. Consider reinforcing the requirements for amendments to the Official Plan for all new and/or expansions to existing aggregate operations.

7.3 Directions: Natural Heritage

Policy Directions for the Natural Heritage System are intended to address matters related to the Township's natural heritage system, including the natural heritage and hydrogeological features, natural hazards and water resources.

- Update language in New Official Plan for policy consistency with PPS and Growth Plan.
 - Consistency in identifying and naming natural heritage features should be applied in the New Official Plan. The language and policies of the Growth Plan regarding protecting what is valuable in the water resource and natural heritage systems, and in key hydrologic features and areas and key natural heritage features should be reflected in the New Official Plan. A review of the Province's Natural Heritage Reference Manual, which provides guidance on the identification and significance of natural heritage features and areas should be undertaken.
- Implementation of the Provincial Natural Heritage System as refined by the County's Greenlands Natural Heritage System, and associated policies, should be considered.
- Review and update Environmental Impact Study requirements and policies.
 - A review and update of the Environmental Impact Study requirements should be undertaken to ensure consistency with provincial and County directions.
- Review and update hazard provisions to ensure consistency with provincial policy.
 - While the current Official Plan generally restricts development on hazardous lands, further clarity and consideration should be given to the provisions established in the PPS, which provide instances in which development can be contemplated and certain uses which are prohibited from development in hazardous lands and sites.
- Consideration of the impacts of climate change and the risks associated with natural hazards.
 - The current Official Plan makes no reference to climate change. Policies should be implemented in the New Official Plan which acknowledge climate change and the potential for increased risk associated with natural hazards as a result.
- Carry forward and refine the source water protection policies for implementation in New Official Plan.
 - Source water protection policies seek to ensure the provision of clean drinking water in the Township and the newly added policies should be carried forward in the new Plan.
 - Wellhead Protection Areas, Surface Water Intake Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas should continue to be mapped in the New Official Plan as appropriate overlay designations to guide development review, consideration and decisions.

7.4 Directions: Supporting Movement

Supporting movement provides recommended policy direction on matters related to the Township's road system, transit and active transportation.

- Review current road classification system and right-of-way requirements in the Township.
 - The current road classification system for the Township should be reviewed to determine if current minimum widths and access requirements are still appropriate, and that conformity with the road system policies in the County Official Plan are achieved. Appropriate policies could be considered to permit an update to the Official Plan, without amendment, when a Transportation Master Plan has been completed in accordance with the Class EA process.
- Identify planned upgrades to road networks.
 - Consideration should be given to identifying planned upgrades to roads within the Township through the New Official Plan in accordance with the County Transportation Master Plan, preliminary directions from the Township TMP, and based on advice from Township Engineering staff.
- Development of context sensitive road design requirements and criteria for complete streets.
 - As per the direction established in County Transportation Master Plan, consideration should be given adding policies regarding the manner in which roads interface with both urban and rural environments in the Township through context sensitive road designs.
 - Increased setbacks, pedestrian and cycling lanes, boulevard treatments and plantings are all examples of context sensitive road design that should have a supportive policy framework in the new Plan.
 - Where new road construction or reconstruction is planned, the application of context sensitive road design should be considered.
- Protection of key transportation corridors in the Township to facilitate the continued movement of goods for the long-term.
 - Policies should be refined through the New Official Plan which ensure compatible development along key transportation corridors in the Township. Development which would impede the long-term use of key transportation corridors should not be permitted.
 - Policies could be considered that would require the separation of development nodes within corridors will provide for clustered development that reduces impacts on the transportation infrastructure.
- Ensure that transportation infrastructure in the Township can support future growth and development.
 - Policies should be developed which ensure that proposed development can be appropriately serviced from a transportation perspective. It should also be identified that, if required, improvements are to be undertaken prior to new development proceeding.

- Identify planned/potential LINX transit routes and stations in the Township through the New Official Plan.
- Provide policy support and identify opportunities for multimodal integration and linkages in the Township.
 - Opportunities for multimodal integration and linkages include identifying locations for public transit connections with carpooling lots.
- Inclusion of active transportation policies and planning.
 - The County's Transportation Master Plan identifies an Active Transportation Network Concept, which includes existing and proposed routes. In accordance with the County Official Plan, the active transportation routes identified in the Master Plan are to be implemented in cooperation with the County, adjoining municipalities and trail associations.
- Implement Site Plan Design requirements which promote multi-modal transportation and complete streets.
 - Identified in the County Official Plan as directive for local municipalities.
 - Greater consideration of pedestrians and cyclists in road design

7.5 Directions: Community Resilience

Proposed Policy Directions for Community Resilience seek to bolster the resilience of the Township of Severn as a whole and contains direction on matters related to climate change, energy, healthy communities and waste management.

- Update the Vision for the municipality in the New Official Plan
 - The vision for the Township of Severn should be updated to incorporate goals of greenhouse gas reductions and climate adaption and resiliency to create a healthy and sustainable municipality.

- Update the Objectives of the Township Official Plan
 - The objectives for the New Official Plan should incorporate specific direction on the steps required to fight climate change, planning for a more resilient Severn, and ensuring that the Township is planning for the green infrastructure to support its future growth and development.

- Weave climate change policies throughout the New Official Plan
 - Climate change and the impacts of global warming will impact all aspects of community building from basic infrastructure design, transportation and transit, outdoor recreation facilities and design, building design, low impact development strategies, etc. Climate change policies as such should be incorporated throughout the New Official Plan to ensure policy guidance is provided for all development issues and matters.
 - Policy supporting the implementation of the Province’s climate change plans and strategies should be considered.

- Energy issues must be incorporated into the New Official Plan
 - The New Official Plan must incorporate a policy framework regarding energy efficiency, energy conservation, energy demand reduction and management.
 - The Township should consider policy support for green building and green infrastructure approaches to help reduce energy use and demand.

- Renewable energy systems should be considered in the New Official Plan
 - The New Official Plan should provide both policy and locational directions on where renewable energy systems such as wind turbines and solar panel could be located in the Township, what applications and approvals would be required, and under what policy criteria.

- Corporate and Community Energy Plans
 - Policy support should be considered for the development of an Energy Conservation and Demand Management Plan which is required pursuant to the Green Energy Act
 - Policy support for the development of a broader Community Energy Plan, that would address energy use and conservation in the entire municipality, should be considered for inclusion in the New Official Plan.

- Healthy Community Design
 - The New Official Plan should include healthy community design concepts and should consider the inclusion of polices recommended by the Simcoe Muskoka District Health Unit.
 - Healthy community design policies, specifically addressing growth management and settlement area design, should be incorporated in to the relevant sections of the New Official Plan.
 - Policies addressing motor vehicle and pedestrian safety, including the concept of Complete Streets should be incorporated in the New Official Plan to provide guidance for the growth and change of the Township’s settlement areas.

- Age-Friendly Community Design
 - A policy framework should be considered requiring new developments to consider age-friendly design approaches including active aging, aging in place, and healthy aging.
 - Supportive policies regarding transit and transportation planning that supports age-friendly community design and aging in place should be considered for the New Official Plan.

- Complete Streets
 - A Complete Streets policy approach should be included in the New Official Plan to promote safety for all users of street and not just automobile and would support building a healthy and age-friendly community.

- Ensure conformity with Schedules 5.6.1 and 5.6.2 of County Official Plan.
 - Schedules 5.6.1 identifies County Waste Disposal Sites and these should be confirmed on the new schedules and with the County.
 - Schedule 5.6.2 identifies private and other municipal and government waste disposal sites which should be confirmed on the new schedules and with County.

- Review and update Waste Disposal policies
 - Update the Waste Disposal policies to ensure conformity with the 2008 County Official Plan and consistency with PPS.
 - Update the policies to reflect the culture of conservation required by the Growth Plan and create an integrated policy dealing with those matters of Township jurisdiction dealing with waste reduction, composting, and recycling initiatives, and the identification of new opportunities for energy from waste, source reduction, reuse, and diversion.
 - Provide a policy framework for the development of an excess soil reuse policy and by-law including best practices for the management of excess soil generated during development and site alteration applications.

8.0 NEXT STEPS

8.1 We Need Your Comments!

Discussion Paper #1 will be released for public review and comment online, through Project Email, and through all available Township social media platforms. An Open House will be held on August 11, 2021 to review the major themes and issues identified in Phase 1 and to discuss the proposed directions for the New Official Plan.

Let us know what you think about the proposed policy directions contained in Section 7! We welcome your suggestions and comments on the New Official Plan and your ideas will help inform the preparation of the New Official Plan for the Township of Severn.

Comments should be submitted in writing either electronically to the Township's New Official Plan email account at officialplan@severn.ca or in hard copy to the Planning Department at the Township of Severn office.

Comments on Discussion Paper #1 will be accepted until September 1, 2021.

As we move forward, there will be many more opportunities for you to participate in the preparation of the New Official Plan.

8.2 Next Steps

We are currently in Phase 1 of the New Official Plan process. The Special Council meeting was held in March 2021 and the Visioning Workshop was held in May 2021. This Discussion Paper represents the work to date on the background review of relevant Provincial legislation and plans.



The Township will be posting all updates including reports and drafts prepared for the New Official Plan on the Project Webpage. You are encouraged to review this Discussion Paper and provide your comments and to review all documents as they are produced and provide written comments at any time in the process. Any questions and/or comments regarding the New Official Plan project can be sent to: officialplan@severn.ca

Details regarding the Project Work Plan, Project Reports, and upcoming events can be found on the New Official Plan webpage at: [Official Plan Review - Township of Severn](#)

8.3 How to Stay Involved & Contact Information

There are numerous ways to stay involved in the New Official Plan process including through the Township’s website, Facebook and Twitter pages. All of these pages will be regularly updated with information and material related to the New Official Plan process, including upcoming meeting dates and reports.

Meeting dates and details will be advertised in accordance with the requirements of the *Planning Act*, posted on the Township website on the Project webpage, via Email and the Township’s social media platforms. If you would like to be notified through the course of project, please subscribe at: [Official Plan Review - Township of Severn](#)



facebook.com/severntownship



twitter.com/severntownship



severn.ca/officialplan



officialplan@severn.ca

Comments and questions regarding the New Official Plan can also be directed over email to officialplan@severn.ca.



Township of

SEVERN

Official Plan Review

Attachment #1

Visioning Questionnaire Summary

Q1 What are the top 5 things you value most about your community (in order of importance)?

Answered: 34 Skipped: 0

#	RESPONSES	DATE
1	diversity of natural beauty from rural to agricultural to waterfront to settlement areas, sense of community, accessibility to services in Orillia and beyond, friendly neighbours	5/19/2021 8:17 PM
2	sense of community, small town feel, recreational opportunities, rural character, wildlife, close to Orillia	5/19/2021 4:42 PM
3	1. Nature 2.Privacy 3.Closeness with The Community 4. Safety 5.Comfort Zone	5/18/2021 7:42 PM
4	Neighborhood, location, climate and farming friendly	5/18/2021 11:22 AM
5	Privacy, cleanliness, peace, safety, property value	5/13/2021 7:43 AM
6	Lakes & Rivers, location to GTA, country life style, hospitals close by, natural gas	5/12/2021 4:22 PM
7	- Rural setting; spacious residential lots, trees etc. - Access to outdoor recreation - Proximity to grocery shopping and other amenities - Allowing young families to utilize the road for recreational activities - Personal connection to your neighbours	5/11/2021 5:53 PM
8	Clean lake water to swim in controlled lake levels safe boating Fishing controlled so lakes are not depleted Safe connected walking, biking trails and paths sidewalks Privacy open space not living in subdivision city like living Quiet country setting clean air, vast farmlands pollution free Protection of our trees and forests for our wildlife birds and animals	5/11/2021 4:36 PM
9	Taxes are reasonable There are amenities nearby	5/11/2021 4:32 PM
10	1. Personal safety. 2. Safety of drinking water. 3. Effective stewardship of financial resources. 4. Good infrastructure. 5. Renewal of natural resources.	5/11/2021 12:27 PM
11	the top things i would strive for my community are positive development and progression, vital and clean downtown core, community green space maintained and respected, rules and regulations bought in for neighbourhood boat launches promoting and advocating use for locals,	5/10/2021 10:28 AM
12	knowing my neighbors sense of community communication respect for all neighbors peace and quiet	5/4/2021 9:53 PM
13	Wildlife, low noise pollution, natural forest habitats, convenience, community.	5/4/2021 2:52 PM
14	safety property value sense of community/pride in neighbourhods Township initiatives-remaining current Support for residents	5/4/2021 9:30 AM
15	Smaller population Knowing all the residents Access to Lake Couchiching Private community park Good water supply	5/4/2021 8:28 AM
16	Quiet area Small community Township water system Maintained park property	5/4/2021 8:18 AM
17	Families, neighbours who are living here full time, community support, more kid focused activities when possible and conitued wildlife protection and planning	5/3/2021 9:30 PM
18	#1 Location, #2 Security, #3 Tranquility, #4 Small town feel,#5 Space	5/3/2021 8:05 PM
19	1) safety 2) convenience to highways, healthcare and shopping in Orillia 3) low housing density- 4) friendliness of people 5) recreational opportunities	5/3/2021 7:33 PM
20	Sense of community, safe feeling, friendliness	5/3/2021 7:03 PM
21	Lifestyle Proximity to Large urban Centers Rural living Proximity to Summer and Winter Activities Opportunity to grow and expand	5/3/2021 2:43 PM

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22	infrastructure, environment, building and construction, policing	5/1/2021 9:33 AM
23	Rural character, agriculture opportunities, vacation property, access to lakes and rivers, limited urban growth	4/30/2021 6:10 AM
24	Visual appeal Low taxes Easy access to main roads Great mayor Excellent road dept	4/28/2021 1:43 PM
25	proximity to everything	4/27/2021 4:08 PM
26	Neighbourhood Safety Access (roads, trails) Community resources (recreation, library, etc) Development Environmentally Friendly	4/27/2021 1:52 PM
27	1. Warm welcoming atmosphere. 2. Nice homes 3. A Main Street with a canopy of trees running down each side providing shade to walking and sitting travellers and shoppers as well as parade watchers. These trees could be decorated with lights in the winter. 4.Sewer and water expansion to help eliminate the algae blooms that are becoming excessive in the rivers and lake around Washago. Also people who want to build in Washago could hook on to sewer and water rather than use a septic. That would provide a smaller footprint for new homes allowing more of the existing tree and foliage to remain to enhance the mature green community with any new development. 5.New recreation building with artificial covered ice rink pad so the skating season could last longer with less work intensive effort to keep the ice going through changing temperatures as well as continuous snow falls. Add a skate board park, tennis courts, basketball pads all located down at the North side of Centennial Park by the lake. That would also allow some the large transport trucks, that supply Washago to access stores on the West side through the rear of their property where the present rink is. The community centre building at the park would be well used for weddings and events if the view of the lake is built into a South facing wall.	4/27/2021 12:37 PM
28	Ability to Sever property, road maintenance, lower taxes, township water/lake access, Gravel pits	4/27/2021 11:30 AM
29	Privacy, Country Setting, Being by the Lake, close to the amenities of Orillia, and good neighbours.	4/27/2021 10:13 AM
30	Trees/canopy cover Protected lake Wetlands Local wildlife Proximity to amenities	4/27/2021 9:59 AM
31	Safety; Lakes+water systems; Parks; local/Canadian-supported shops; rural+wetland areas+wildlife	4/27/2021 8:42 AM
32	Safety Environment Access to shopping Quietness Good neighbours	4/26/2021 7:03 PM
33	.	4/26/2021 4:34 PM
34	Safety Good neighbours Abundance of wildlife Clean water Little traffic	4/26/2021 12:01 PM

Q2 Please identify what you believe to be the 5 top planning issues that will face the Township over the next 5 years (in order of importance).

Answered: 34 Skipped: 0

#	RESPONSES	DATE
1	meeting the expectations of a growing population for community services, improved infrastructure (particularly high speed Internet), potential annexation by Orillia of valuable lands	5/19/2021 8:17 PM
2	more lots for business owners and farm families for next generation to take over and for senior parents to stay on farm use of agricultural land for subdivisions, should use rough land not good land, protect good land for those that want to continue farming, make lots smaller for more housing maintain the rural character short term rentals we need aggregate operations neighbourhood commercial opportunities	5/19/2021 4:42 PM
3	1. Expanding Rural Zoning 2. High speed Internet availability 3.Road Maintenance 4. Expansion of Parks & Recreation 5. Safety measures	5/18/2021 7:42 PM
4	Lack of available lots Roads are becoming obsolete because they are so narrow with little shoulders and farm equipment is getting bigger. Lack of recreational facilities. What happened to building a recreational facility near Cumberland Beach? Removal of owners rights to develop their own property- to cut down their own trees! Farmland is being overtaxed in comparison to urban areas and yet we have fewer services. I worry about the new natural heritage designation that is being mapped out.	5/18/2021 11:22 AM
5	Sanitation, water , hydro, gas, communications	5/13/2021 7:43 AM
6	Residential growth, community facilities, Schools, Transportation, Retail shopping	5/12/2021 4:22 PM
7	- Maintaining infrastructure - Balancing residential development versus industrial development - reduced staffing abilities and/or staffing constraints - Council members connecting with their constituents - Accessibility to recreational amenities	5/11/2021 5:53 PM
8	Over building too many homes without infrastructure prepared Increased homes makes more population which requires more policing for safety is required. Crime will increase Not enough local good quality paying jobs so we become a commuting bedroom community Losing our valuable quality farmlands Roads damaged by construction equipment Quarry Gravel trucks damaging roads taking over the Hwys damage to vehicles unsafe loads Short term rentals rules needed to control transient visitors Party noise, garbage control, lack of consideration to permanent neighbours Need to control grow op farms without control on these we have noxious smells and crime issues Control of solar and wind farms should be laws for them to be responsible for the recycling of the equipment if aging product becomes damaged or obsolete Enforcing upgraded septic systems of older homes/cottages on the water to better controlled runoff into the lake	5/11/2021 4:36 PM
9	No affordable land No affordable housing No chance for individuals to sever property Quarries are taking over our community and roadways. Roads need major repair	5/11/2021 4:32 PM
10	1. Transitioning the economy for the 21st century. 2. Attracting and retaining a diverse population, e.g. valuing persons from minority communities. 3. Large scale commercial development. 4. More consideration must be given to the tires of commercial development - Severn Township appears to be a community of corner stores and gas stations. This does not improve the overall wealth or diversity of the communities within the township	5/11/2021 12:27 PM
11	1)prompt completion of the revised long-awaited official plan 2)the development of lots for further development in areas already experiencing huge shortages 3)Washago sewage lagoons capacity	5/10/2021 10:28 AM
12	short term rentals new businesses crime	5/4/2021 9:53 PM
13	Environmental protection, harmful technology, local food farming for the community, sustainability.	5/4/2021 2:52 PM

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14	short term rentals (investment properties) environmental impact (pollution) over development and lack of infrastructure to support it Township behind in the times-unable to stay ahead	5/4/2021 9:30 AM
15	Conservation Population growth Affordable housing Water supply Health Care system	5/4/2021 8:28 AM
16	Short term rentals Enforcing bylaws with offenders Road maintenance Population growth	5/4/2021 8:18 AM
17	Housing expansion is getting out of control around the lake area's, that cannot support the systems, West Shore/ Cumberland Beach overcrowding, Brand New School unable to house all the students.....	5/3/2021 9:30 PM
18	Overcrowding, less resources, more crime, more noise	5/3/2021 8:05 PM
19	1) managing infrastructure to properly support growth 2) expanded health care services and modernization 3) effectively managing expenses to ensure no excessive tax burden is placed upon residents. 4) effective leadership with vision to chart the path 5) attracting a corporate base to offer employment opportunities and ensure tax base.	5/3/2021 7:33 PM
20	Ghost hotels (short term rentals), crumbling infrastructures,	5/3/2021 7:03 PM
21	1. Allowing organic Growth 2. infrastructure (Water, sewer , Electricity, Gas, internet, Roads) 3. Getting enough professional people to support our growing population (Doctors, Dentists) 4. reducing the red tape to organic growth. 5. providing flexibility in the official plan to allow for the ever changing needs of our community	5/3/2021 2:43 PM
22	budget - finding the money to operate, control of increased traffic, road and bridge maintenance	5/1/2021 9:33 AM
23	Pressure to increase housing density, problems associated with aggregate extraction (noise, truck traffic, etc), viability of businesses, lack of internet availability	4/30/2021 6:10 AM
24	Density of housing Amalgamation by Orillia Expansion of hwy 11	4/28/2021 1:43 PM
25	Increased pressure on housing stock inadequate infrastructure for increased population growth Garden suites will become much more mainstream Road network is aged and deteriorating	4/27/2021 4:08 PM
26	Development Access Growth - Residential and Commercial Schools Population growth	4/27/2021 1:52 PM
27	1. Sewer and water expansion more like a full treatment plant for Sewer and water which could be Simcoe County Wide Supported to manage the growing need for housing, commercial growth and to protect our lakes and rivers as well as redo some of the sewer and water lines that have been impacted by rocks breaking through them and causing leaks in the existing Washago System. By working with the County the big picture to protect the lakes without limiting more growth can take place. 2. Commercial property availability with sewer and water capacity to allow expansion in this area. 3. Child care opportunities in the community which could be one of the roles carried out in the new community centre. 4. Traffic lights at the intersection of Muskoka Street and highway 169 to allow safer road travel and walking access to the park. Try to incorporate the road to the park in the traffic light system 5. Relocation of the water intake for the water supply of Washago. It is presently located where a large number of migrating and wintering birds use the lake. It is well known that the birds wastes contribute to water contamination. Moving the inlet further away from this area would allow the weeds more time to turn the waste into useful fertilizer before it is scooped up in the water system. This would reduce the need for higher levels of chlorine to purify the drinking water.	4/27/2021 12:37 PM
28	property Severance, Road improvement, Lower taxes, township water/lake access. growth of gravel pits/ reclaiming	4/27/2021 11:30 AM
29	Good road maintenance, maintaining the appeal of the country setting, a community centre in the Ardtrea area, connecting the trails without having to go onto Highway #11m , and safe sidewalks along our ever increasingly busy Menoko Beach Road. (Right now very unsafe for walkers and bikers).	4/27/2021 10:13 AM
30	Pushy developers that want to build near the lake on wetlands MZO's that allow them to do so Protecting wetlands and flood plains Keeping the lake clean Protecting endangered species Amenities for the influx of people in these massive developments	4/27/2021 9:59 AM
31	Destruction of wetlands/agriculture; Influx of people overwhelming the township; developers wanting to destroy rural lands; pressure for transportation into Barrie and Toronto; pressure for more unnecessary economic structures	4/27/2021 8:42 AM
32	Township is not easily accessible to e transfers After hours inspectors not available Very little	4/26/2021 7:03 PM

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is done for taxpayers for their taxes With the many new builds in the township the admin needs to get their operations updated Letters and phone calls not promptly returned

33	.	4/26/2021 4:34 PM
34	Water and sewage infrastructure Aggressive Aggregate growth Aggressive developer push Protection of clean water Traffic management	4/26/2021 12:01 PM

Q3 Please list what you believe to be the top 5 planning issues that will face the Township over the next 20 years.

Answered: 32 Skipped: 2

#	RESPONSES	DATE
1	pressures from population growth, waterfront development, affordable housing options, sustainable environment including water and land use, cooperative agreements with neighbouring municipalities (especially Orillia)	5/19/2021 8:17 PM
2	more lots for business owners and farm families for next generation to take over and for senior parents to stay on farm use of agricultural land for subdivisions, should use rough land not good land, protect good land for those that want to continue farming, make lots smaller for more housing Short term rentals Cannabis operations	5/19/2021 4:42 PM
3	Improvements on all of answer 2	5/18/2021 7:42 PM
4	Same as above! Please stop taking away owner's rights to use their own land unless you are prepared to compensate us.	5/18/2021 11:22 AM
5	Sanitation, water, gas, hydro, population growth	5/13/2021 7:43 AM
6	Land development and severances, municiple water & Sewer, energy (gas & Electricity), Internet	5/12/2021 4:22 PM
7	- Balancing residential development - Ability to protect key environmental features & natural resources - Upgrades to infrastructure - Staffing constraints - Providing emergency services	5/11/2021 5:53 PM
8	Over population will create more pollution We will be blended into a larger city Orillia or even Barrie and lose our small town connection Urban sprawl will take over	5/11/2021 4:36 PM
9	See above	5/11/2021 4:32 PM
10	1. Transitioning the economy for the 21st century. 2. Public transportation. 3. Gentrification, and the loss of social and demographic diversity.	5/11/2021 12:27 PM
11	same as above but then we can add on 1)maintain vital downtown village cores in Coldwater and Washago 2)roads and maintenance 3) the need for developed bike routes and paved shoulders through communities for safety4)illegal dumping of household waste in backroads and garbage, littering in communities and along country roads	5/10/2021 10:28 AM
12	short term rentals new businesses crime services	5/4/2021 9:53 PM
13	Property taxes, Harmful Technology, Farming and food shortages, wildlife and habitat protection, cost of utilities.	5/4/2021 2:52 PM
14	same as number 2	5/4/2021 9:30 AM
15	Conservation Population Water supply Garbage Health Care	5/4/2021 8:28 AM
16	Same as above	5/4/2021 8:18 AM
17	Cottages/homes trailer Parkes along the waterfront Marsh land and sinking septic systems Overcrowding of protected wildlife, wilderness and wetlands	5/3/2021 9:30 PM
18	1) transportation- expanded and or improved highways, utilize rail services for commuter purposes. 2) effectively manage the water and sewer services to ensure environmental protection and quality of product 3) create a unique identity to attract tourism 4) expanded healthcare services 5) transportation partnership (shared) with orillia transit.	5/3/2021 7:33 PM
19	1. Allowing organic Growth 2. infrastructure (Water Sewar, Electricity, Gas, internet, Roads) 3. Getting enough professional people to support our growing population (Doctors, Dentists) 4. reducing the red tape to organic growth. 5. providing flexibility in the official plan to allow for the ever changing needs of our community	5/3/2021 2:43 PM

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20	same as number 2	5/1/2021 9:33 AM
21	Residential development, development of recreational opportunities,	4/30/2021 6:10 AM
22	Restricted open pit mining Grow ops Solar and wind power farms Short term rentals Highway 11 expansion	4/28/2021 1:43 PM
23	See above	4/27/2021 4:08 PM
24	Development Access Growth - Residential and Commercial Schools Population growth	4/27/2021 1:52 PM
25	1 Participate in a continued Simcoe County wide Sewer and water development Plan expanding infrastructure and having Washago tap into this sooner than later. 2. Continue to increase recreation opportunities for the people of Washago with further expansion of the newly created community centre at Washago Centennial park. 3. Address Sewer and Water development as a Simcoe County wide development so boundaries between municipalities such as Rama Township and Severn Township do not become a boundary to stop sewer and water services when the population is side by side or just down the road. 4. Use road services as County wide so, as with sewer and water in #3, the roads are cleared and maintained straight through. 5. Develop a tree planting program so that trees are replaced when they are cut. If a lot is being cleared for a house 2 trees for each tree cut would be required to be planted in another location on the lot. Also have a percentage of lot clearing that is allowed. Anything beyond the percentage would require additional tree planting in leu of those lost say 4 trees planted for each tree beyond the allowable percentage of trees allowed to be removed.	4/27/2021 12:37 PM
26	Township growth, cost will escalate how do we minimize or share those cost	4/27/2021 11:30 AM
27	Trying to maintain a country setting with the ever increasing demand for housing. The need for a convenience store close to the new housing developments and a community centre with recreation.	4/27/2021 10:13 AM
28	Dealing with the fallout of building on flood plains Tainted lake water and wells	4/27/2021 9:59 AM
29	As above - I suspect a greater influx of people as Toronto becomes less and less affordable putting strain on the system.	4/27/2021 8:42 AM
30	Roads Transportation links More services for seniors Larger schools no portables Save green spaces and protect the environment More accessible parks	4/26/2021 7:03 PM
31	Roads built in line with population growth , sewer systems, water treatment	4/26/2021 4:34 PM
32	Water and sewage Climate change Water Pollution Traffic Policing	4/26/2021 12:01 PM

Q4 Where should residential and non-residential growth be focused?

Answered: 31 Skipped: 3

#	RESPONSES	DATE
1	currently identified settlement areas, in particular Coldwater, Marchmont and Washago, where potential for public transportation can be developed	5/19/2021 8:17 PM
2	Rough land close to Orillia, coldwater, washago, westshore	5/19/2021 4:42 PM
3	On Agricultural zoned land that isn't being used for that purpose or is too small to be Zoned for agriculture and could be utilized for residential.	5/18/2021 7:42 PM
4	On land that is not suitable for farming! Let us divide lots off, it would provide a larger tax base for the township and provide owners with some income instead of selling our entire farms.	5/18/2021 11:22 AM
5	Small communities	5/13/2021 7:43 AM
6	Residential services should be focused on areas that are easily serviced Non-residential should be focused around developed urban centres and where adequate infrastructure is maintained	5/11/2021 5:53 PM
7	High Density Residential housing should not be on shoreline for pollution control It should be near transit infrastructure near already existing transit for affordable housing and shopping Development should be on West side of Hwy 11 near Orillia city transit	5/11/2021 4:36 PM
8	??	5/11/2021 4:32 PM
9	There village of Coldwater is an untapped resource for residential and business development. It is located at three intersection of 2 major highways and is equidistant between 2 larger communities - Midland and Orillia.	5/11/2021 12:27 PM
10	Residential growth should be a mix of within settlement areas and rural to meet the different wants and needs of both where land size meets the needs for private septic and water where municipal cannot be provided.	5/10/2021 10:28 AM
11	Residential areas can be infilled where there are current growing populations. Non-residential can and should be more community based and smaller.	5/4/2021 2:52 PM
12	establishing safe neighbourhoods investing in infrastructure to support repair roads	5/4/2021 9:30 AM
13	Residential growth should slow down and focus in already established cities	5/4/2021 8:28 AM
14	Not near lakes and rivers	5/4/2021 8:18 AM
15	We need to save our protected wildlife, wilderness and wetlands. Making sure to not overcrowd, build too big, and build affordable housing for first time home buyers as well	5/3/2021 9:30 PM
16	spread out to smaller communities and places that are more self supported	5/3/2021 8:05 PM
17	Residential and non residential growth should be targeted in the southern section of our region in close proximity to hwys, rail and shared transit services.	5/3/2021 7:33 PM
18	It is difficult to focus areas for growth. Obviously it will depend on available infrastructure. High density growth should be focused in urban areas such as Coldwater, We do not have the proper infrastructure to encourage growth in those areas, development fees are very high when required to supply all the infrastructure. Rural development along township roads that do not require the same level of infrastructure needs to be encouraged.	5/3/2021 2:43 PM
19	multi-residential building should be restricted to non-arable land	5/1/2021 9:33 AM
20	On land not used for productive agriculture	4/30/2021 6:10 AM
21	Residential rural lands not shoreline Non residential very limited to rural only	4/28/2021 1:43 PM
22	Garden suites in Rural areas would allow larger properties adequate opportunities to increase	4/27/2021 4:08 PM

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	housing stock without undue pressure on municipal infrastructure	
23	Centrally for access to resources, transportation	4/27/2021 1:52 PM
24	Residential growth should be focused near existing residential areas where shopping and other services and opportunities are available. Expanding population in these areas will also help to support the existing businesses and reduce costs for services as well as encourage new businesses and services to come to the area. Infrastructure improvement is needed for this also	4/27/2021 12:37 PM
25	utilize the areas already designated as RU the ability to server property in the approved size.	4/27/2021 11:30 AM
26	Where there is access to water and sewage supply and a school equipped to handle larger class sizes.	4/27/2021 10:13 AM
27	In areas that are not wetlands, flood plains, or habitats of endangered species	4/27/2021 9:59 AM
28	In current vacant lots. There are a lot of buildings that stand empty and could be repurposed. I do not support the destruction of rural land for residential and non-residential growth.	4/27/2021 8:42 AM
29	Not in environmentally sensitive areas	4/26/2021 7:03 PM
30	.	4/26/2021 4:34 PM
31	Away from wetlands and wildlife habitats	4/26/2021 12:01 PM

Q5 Should second dwelling units be permitted in settlement areas, rural areas and shoreline areas?

Answered: 33 Skipped: 1

#	RESPONSES	DATE
1	yes in settlement areas, with restrictions in rural and shoreline areas if adequate land is available to allow for appropriate water and septic services	5/19/2021 8:17 PM
2	yes, for family run businesses and farms. Extra lots for aging parents and next generation that want to take over the business	5/19/2021 4:42 PM
3	Yes.	5/18/2021 7:42 PM
4	Yes	5/18/2021 11:22 AM
5	Not sure about the question; but if it means having multiple families per unit, then no	5/13/2021 7:43 AM
6	Absolutely	5/12/2021 4:22 PM
7	Yes, as long as all Ontario Building Code requirements are met.	5/11/2021 5:53 PM
8	Second dwellings should NOT be allowed in country rural shoreline area! Should be near transit systems so cars are not needed Close to shopping, jobs and services in town Second dwellings should not allow temporary short term rentals eg Airbnb, VRBO	5/11/2021 4:36 PM
9	Yes, most definitely!	5/11/2021 4:32 PM
10	Yes, with strict control to ensure they are attractive, maintained, and safe. With the growing need for young people to get into the housing market and the shortage of building lots and also perhaps granny flats considering the shortage of available housing and the health benefits of staying near family.	5/10/2021 10:28 AM
11	no	5/4/2021 9:53 PM
12	YES if there is no harm to the local wildlife and water systems.	5/4/2021 2:52 PM
13	if they are not investment properties and run as commercial operations like party houses	5/4/2021 9:30 AM
14	I believe you can have second dwelling units if the primary owners live on site and laws are provided are upheld	5/4/2021 8:28 AM
15	Only in rural areas where they don't impact the lives of the neighbors	5/4/2021 8:18 AM
16	Not in shoreline areas, or well established family communities, this lends too much changing of the guards and unpredictable tenets.	5/3/2021 9:30 PM
17	Shoreline no, Farms/ Bizs where owners/support workers are required, Rural areas only if property size and environment will sustain with no impact and no objections by neighbors.	5/3/2021 8:05 PM
18	Second dwellings should be permitted for family only purposes in rural settings. Higher density housing (multi family) high rise should be targeted in town centers. The shoreline should be protected at all costs.	5/3/2021 7:33 PM
19	No, rural and farm should be separate from shoreline	5/3/2021 7:03 PM
20	Yes without a doubt. Cost of Housing is soaring and families and extended families are unable to build housing due to restrictive by laws limiting the number of dwellings on properties or severances allowed.	5/3/2021 2:43 PM
21	yes	5/1/2021 9:33 AM
22	Yes, with restrictions based on size of property, available services whether provided by owner or township	4/30/2021 6:10 AM
23	Not on shoreline Rural ok	4/28/2021 1:43 PM

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24	Settlement and Rural for sure. Shoreline is arguably more difficult to adequately size things like septic systems but certainly would be possible in the right circumstances	4/27/2021 4:08 PM
25	Yes, with prescriptive requirements	4/27/2021 1:52 PM
26	Yes second dwelling units should be allowed as long as sewer and water requirements are met. That is another good reason to allow a Simcoe County Sewer and water system that would serve all areas where population is located such as lake front , river front and back lot locations. This would provide growth while protecting the waterways. Better than waiting until the waters are fouled to the point that no one wants to be near them as what happened to Lake Ontario in the late 60's and 70's.	4/27/2021 12:37 PM
27	second dwellings should be based on the size of the property.	4/27/2021 11:30 AM
28	Not in shoreline areas.	4/27/2021 10:13 AM
29	Yes, with limitations on size	4/27/2021 9:59 AM
30	No	4/27/2021 8:42 AM
31	Only if the owner is a resident in that property	4/26/2021 7:03 PM
32	Yes, provided there is sufficient space for rain absorption and for sewage / septic beds.	4/26/2021 4:34 PM
33	With restrictions	4/26/2021 12:01 PM

Q6 Are there housing styles that are missing or lacking in supply?

Answered: 31 Skipped: 3

#	RESPONSES	DATE
1	affordable housing, apartments	5/19/2021 8:17 PM
2	smaller homes, smaller lots	5/19/2021 4:42 PM
3	Unknown.	5/18/2021 7:42 PM
4	No	5/13/2021 7:43 AM
5	senior housing is in very short supply ie. small bungalows etc	5/12/2021 4:22 PM
6	Farm style housing and single bungalow housing will be in short supply.	5/11/2021 5:53 PM
7	Affordable housing near the city transit systems	5/11/2021 4:36 PM
8	Smaller homes for first time buyers.	5/11/2021 4:32 PM
9	Yes, mixed communities (economic and social) are lacking.	5/11/2021 12:27 PM
10	First-time house buying, retirement	5/10/2021 10:28 AM
11	no	5/4/2021 9:53 PM
12	Condos and townhouses	5/4/2021 2:52 PM
13	affordable rentals for lower income families	5/4/2021 9:30 AM
14	More ground entry and ground floor living buildings for senior population.	5/4/2021 8:28 AM
15	Single family first time home buyers	5/3/2021 9:30 PM
16	Modular home estates and townhouses would definitely help those get into affordable housing which will be req as area grows and more workers are required.	5/3/2021 8:05 PM
17	High density multi family apts are in short supply. Hotels.	5/3/2021 7:33 PM
18	This should not be part of any official plan. Growth should be organic. allowing the property owners to build housing that meets their specific needs. Infrastructure needs to be able to support higher density development in communities. Public transportation needs to be taken into account as population grows	5/3/2021 2:43 PM
19	no	5/1/2021 9:33 AM
20	"Granny" or garden flats	4/30/2021 6:10 AM
21	No	4/28/2021 1:43 PM
22	Increased density is the obvious answer to housing supply issues. Secondary or Garden suites would alleviate that	4/27/2021 4:08 PM
23	Multi family affordable housing	4/27/2021 1:52 PM
24	The availability of Semidetached homes or attractive Brownstone style row homes would allow land use more economically and allow more space to be left for trees and other foliage. The problem with allowing this is some builders will build square boxes with vinyl siding and multiple doors that lack architectural appeal. Legislation would have to be added to require architectural inclusions in the design that would effectively divide each unit in an architecturally appealing manner and the addition of facades that would add to that purpose and the overall decorative appearance of the building. There are many good examples of this in Brooklin's new development on #12 highway or some attractive new row house developments in Toronto.	4/27/2021 12:37 PM
25	no	4/27/2021 11:30 AM

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26	Certainly affordable housing is an issue. However, this type of housing should be located inside city limits where transportation and other support systems are available.	4/27/2021 10:13 AM
27	There are too many massive structures going up on tiny lots. Consider a tree protection bylaw to keep the beauty of our area intact.	4/27/2021 9:59 AM
28	If you expect the population to grow dramatically, you could look into small apartment buildings (ie max 4-5 stories) for space.	4/27/2021 8:42 AM
29	Affordable	4/26/2021 7:03 PM
30	.	4/26/2021 4:34 PM
31	There are plenty vacant lots in Orillia	4/26/2021 12:01 PM

Q7 What are the key economic attributes of the community that are not realized to their full potential?

Answered: 26 Skipped: 8

#	RESPONSES	DATE
1	potential for light industrial and commercial uses (providing additional employment opportunities and expanded tax base), proximity to 3 major highways is a major advantage that is not recognized	5/19/2021 8:17 PM
2	walking trails, biking trails, more support for small businesses	5/19/2021 4:42 PM
3	Rezoning land to residential and collecting more taxes that could be put back into the community.	5/18/2021 7:42 PM
4	Not sure	5/13/2021 7:43 AM
5	We need industrial and commercial development to creat jobs.	5/12/2021 4:22 PM
6	Promotion of small business and marketing could help sustain local employment. Could also market further tourism & recreational activities.	5/11/2021 5:53 PM
7	Good paying local jobs are needed so people don't have to travel away to find work Fully connect the Canada trails path completely Connect path over Amigo beach road over canal behind Webers up into Cumberland beach area adding more mileage to trail	5/11/2021 4:36 PM
8	?	5/11/2021 4:32 PM
9	1. Proximity to major highways. 2. Proximity to major communities, e.g. Midland, Barrie, Muskoka. 3. Vacant farm and commercial lands. 4. Wealth of seasonal activities.	5/11/2021 12:27 PM
10	access to the river systems through Washago for citizens who do not live on the river and for the potential of encouraging boat visitors to the area to also enjoy our rivers and spend money in the community	5/10/2021 10:28 AM
11	Diversity for each property. More access to water (shorelines, rivers, lakes) for residents that live nearby. Variable uses for commercial properties need to implemented.	5/4/2021 2:52 PM
12	parks and recreation programs for youth enforcing current by-laws to shut down problematic party houses that lower the economic value and reputation of neighbourhoods	5/4/2021 9:30 AM
13	Farmers	5/4/2021 8:28 AM
14	The natural beauty of the area including the many lakes, rivers and parks need to become more of a focal point in attracting tourism dollars.	5/3/2021 7:33 PM
15	Ability for Rural and agricultural property owners to sever and develop lots on their properties. Infrastructure needs to be forward thinking creating jobs to build the infrastructure and jobs to maintain the infra structure. it can not reactionary to development. If infrastructure is in place than development will take place. Development will then drive additional infrastructure needs such as schools, health care, shopping etc. Communities have no organic growth allowing for entrepreneurial people to develop retain and service facilities within communities. Gas stations, Convenience Stores, Schools, doctors etc. WE are encouraging bedroom communities	5/3/2021 2:43 PM
16	no comment	5/1/2021 9:33 AM
17	Rural areas for 'green industry'	4/28/2021 1:43 PM
18	Bureacratic costs to develop anything is an issue province wide.	4/27/2021 4:08 PM
19	Recreation services (partnerships with Orillia) Promote development, and updating of derelict strucures	4/27/2021 1:52 PM
20	Growth in Washago has been held back due to limitations in infrastructure. When businesses	4/27/2021 12:37 PM

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inquire about coming in to town to serve the people in the area often it is turned away due to sewer and water limitations in Washago. Planning to keep the trees and foliage amongst the new builds in and around Washago as it grows and as existing businesses expand would retain an attribute that is very appealing in Washago and adds to the Lake and rivers that course through and around the area. This environmentally wise growth and expansion has not been allowed or has been limited due to sewer and water limitations. This needs to be changed so that homes can be built and shopping as well as other services can be expanded or created to serve the people of Washago. That would allow businesses to have a large enough population to help them thrive beyond a subsistence level much like it has been in the past with businesses largely dependant on summer patrons to make it through the winter months. The reason for not expanding Sewer and water has been the rock of the Canadian Shield making it too costly. There are communities such as Bracebridge, Huntsville and Gravenhurst that have built and are expanding on the Shield. It is time to stop doing the easy digging building and put homes solidly on rock where they thrive leaving the easy digging for crop growth. Some of Washago's nicest attributes are divided along the Rama Severn East border with Little Falls and the Old Mill Falls and other water ways that create attractive venues to draw visitors. Sewer and water expanded to this area would allow businesses to provide services in some of these areas. At one point, former, owners of the Old Mill in Washago would have liked to create a restaurant overlooking the river and falls but were turned down due to sewer and water limitations. It is clear to see that with wise growth planning and proper infrastructure development those things that are appealing in Washago can be retained without a tog of war between developers and town planners.

21	rural development, Simcoe county overrides the ability to sever property	4/27/2021 11:30 AM
22	The benefits of wetlands in preventing flood damage to homes, the psychological benefits of nature and trees.	4/27/2021 9:59 AM
23	More support should be given to small businesses instead of massive conglomerate corporations. Severn has a lot of potential as a community, however, it is being overshadowed by development.	4/27/2021 8:42 AM
24	Small business	4/26/2021 7:03 PM
25	.	4/26/2021 4:34 PM
26	Shoreline of lakes for the recreation (not housing development)	4/26/2021 12:01 PM

Q8 Does the current Official Plan do enough to protect environmental features such as woodlands, watercourses and wetlands?

Answered: 32 Skipped: 2

#	RESPONSES	DATE
1	concepts seem to be appropriate however is the wording specific enough to be enforceable	5/19/2021 8:17 PM
2	yes	5/19/2021 4:42 PM
3	The current official Plan protects plenty of environmental features with room to still allow for expansion in some areas for more residential.	5/18/2021 7:42 PM
4	Good Lord!! Way too much interference with private ownership with no compensation to owners. This is not a new concept Europe and US both compensate land owners if they restrict usage of their own property.	5/18/2021 11:22 AM
5	Not sure	5/13/2021 7:43 AM
6	yes and in some cases are too restrictive	5/12/2021 4:22 PM
7	No. It's important to understand the value of these features and why these areas need to be maintained, protected and prevent alterations. This means amending and enforcing bylaws BEFORE it's too late. Now is the time to establish a new Conservation Authority that serves our region.	5/11/2021 5:53 PM
8	Never enough done to protect our water and wildlife Wetlands are being filled in and not protected to build homes on Without the wetlands filtering out the runoff into the lakes more polluted water is entering Quality of lake water is getting compromised Silty lake bottom is taking over which once was sandy and lake bottom weeds are becoming a ever increasing problem Large forests are being stripped to build homes we are losing our birds and wildlife Quarries are shipping out tons of gravel away There should be more done to control on our lake water levels annually The extremely old rule curve needs to be adjusted to current times Our lake levels are down too low to enjoy safe boating levels It ruins tourism ...dollars to our community! The Canada geese and cormorant bird population should be controlled more The over population of these birds are killing off our lakes by over fishing They are polluting our water, shorelines are being killed off (an entire island has been stripped) Large amount of green vegetation destroyed The stench from their excrement is unbearable in the heat of summer days There should be a culling of these birds	5/11/2021 4:36 PM
9	Yes to the detriment of reasonable development.	5/11/2021 4:32 PM
10	Yes.	5/11/2021 12:27 PM
11	yes i believe so.	5/10/2021 10:28 AM
12	yes	5/4/2021 9:53 PM
13	No	5/4/2021 2:52 PM
14	no	5/4/2021 9:30 AM
15	No	5/4/2021 8:28 AM
16	No and this is a major problem and concern	5/3/2021 9:30 PM
17	Yes	5/3/2021 8:05 PM
18	Not familiar with this area of the plan.	5/3/2021 7:33 PM
19	Should not be a concern of an official plan, Environment is a concern of the Province. all we have in the township is woodlands, watercourses and wetlands.	5/3/2021 2:43 PM
20	don't know	5/1/2021 9:33 AM

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21	Yes	4/30/2021 6:10 AM
22	No	4/28/2021 1:43 PM
23	I believe so	4/27/2021 4:08 PM
24	Yes, sometime overkill	4/27/2021 1:52 PM
25	We are fortunate in Washago to be near many Crown land woodlands. The suggestion to require replacement of trees cut with new planting of trees would help retain the canopy. Septic systems should be monitored more regularly. With people moving to the area the increase in septic systems that may not be working well could add to the algae blooms. Sewer and water infrastructure expansion would help here as well. Sewer expansion would also help with tree retention as it would reduce the home footprint. Wetlands are controlled by existing environmental legislation.	4/27/2021 12:37 PM
26	to much protection, no enough areas for dwellings	4/27/2021 11:30 AM
27	I'm not sure. But for sure this should be a top priority. I know that a significant wetland has been encroached upon in the Amigo Drive area. However, the beaver still takes up lodging (amazing) but the turtles are not happy.	4/27/2021 10:13 AM
28	The most recent plan rezoned a significant wetland in my area for development. Drive down Turnbull and look at the devastation, know about the little fox that crawled out of there with one of his legs torn off, and you tell me.	4/27/2021 9:59 AM
29	No. This must be addressed and changed to stop destruction.	4/27/2021 8:42 AM
30	No	4/26/2021 7:03 PM
31	The provincial government already has sufficient laws protecting the environment with regard to small residential lots, no further restrictions need to be implemented at a municipal level on residential lots.	4/26/2021 4:34 PM
32	Absolutely not, we are failing to protect our most valuable natural resource	4/26/2021 12:01 PM

Q9 Does the current Official Plan sufficiently protect agricultural lands?

Answered: 31 Skipped: 3

#	RESPONSES	DATE
1	as in 8 above	5/19/2021 8:17 PM
2	Stop building on prime agricultural land, put lots on rough land	5/19/2021 4:42 PM
3	Yes but there are some properties that are currently zoned for AG that could and should be utilized for residential as there is no need for the current zoning they are classified under.	5/18/2021 7:42 PM
4	Yes, although I believe farm owners should be able to get 5 or 10 acre lots off, if the land is not suitable for farming.	5/18/2021 11:22 AM
5	Not sure	5/13/2021 7:43 AM
6	yes	5/12/2021 4:22 PM
7	Yes, assuming provincial regulations are maintained.	5/11/2021 5:53 PM
8	We are losing the best land to farm on to grow our food Once this land is used up we are have no were else to grow	5/11/2021 4:36 PM
9	It over protects it even when the land is not really agricultural.	5/11/2021 4:32 PM
10	Yes.	5/11/2021 12:27 PM
11	yes	5/10/2021 10:28 AM
12	yes	5/4/2021 9:53 PM
13	Too much focus on large farms and not enough focus on community farming potential...	5/4/2021 2:52 PM
14	no	5/4/2021 9:30 AM
15	No	5/4/2021 8:28 AM
16	I do not feel tat it does	5/3/2021 9:30 PM
17	N/a	5/3/2021 7:33 PM
18	Should not be part of the official plan. Organic growth of a community will dictate this requirement. The current trend is toward large corporate farms that grow crops that have been genetically engineered to grow in our climate. Family farms are being forced to cease because land owners are not able to several lots to allow family / workers etc to build dwellings on the properties. as the families get older the siblings have no choice but to move away. forcing the families to sell to large corporate farms. There are too many restrictions on livestock that makes it impossible for people to start into the industry, Shear size and cost of equipment for growth of crops will only allow large corporate farms to succeed and they can only do that with large tracts of land to operate.	5/3/2021 2:43 PM
19	No. I see solar panels on seemingly workable land.	5/1/2021 9:33 AM
20	Protected but not encouraged sufficiently	4/30/2021 6:10 AM
21	No	4/28/2021 1:43 PM
22	I believe so. That being said not allowing a retirement residence or severance from a farm property for a second dwelling is a bad idea that needs to change as per the provinces guidelines to allow secondary dwellings to start now.	4/27/2021 4:08 PM
23	Yes	4/27/2021 1:52 PM
24	Agricultural lands require protection to keep them available for future crop needs. Those farms should be identified as economically viable and productive ones. There should be a government provided compensation for farmers who are not able to pass a farm on and want to	4/27/2021 12:37 PM

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sell their farm but can only get a small amount for the property compared to other real estate values if that is the situation and legislation prevents them from selling a marginal farm. The present day farmer should be allowed to sever lots from some of the borders of their farms to create financial benefits they may need. This should go beyond severing for a family member.

25	yes	4/27/2021 11:30 AM
26	I think that if the farmer wants to sell there will be a developer ready to buy. The tax base is the main driver in this case.	4/27/2021 10:13 AM
27	Doubtful	4/27/2021 9:59 AM
28	No. This must be addressed and changed to stop destruction.	4/27/2021 8:42 AM
29	No	4/26/2021 7:03 PM
30	.	4/26/2021 4:34 PM
31	Developers are finding loopholes and destroying valuable agricultural land	4/26/2021 12:01 PM

Q10 Does the current Official Plan permit too much or not enough rural lot creation?

Answered: 31 Skipped: 3

#	RESPONSES	DATE
1	as in 8 above	5/19/2021 8:17 PM
2	If the land is farmable, increase lot creation for next generation businesses	5/19/2021 4:42 PM
3	It does not always permit enough rural creation and every situation should be treated as a situation in its own depending on the property/land.	5/18/2021 7:42 PM
4	It does not provide enough lot creation! I was told we could not get any lots off, has that changed?	5/18/2021 11:22 AM
5	Not sure	5/13/2021 7:43 AM
6	Not enough development allowed	5/12/2021 4:22 PM
7	Yes there is too much rural lot creation. Servicing these lots are challenging due to the unique geographical features we're so fortunate to enjoy	5/11/2021 5:53 PM
8	It does not allow for enough rural lot creation.	5/11/2021 4:32 PM
9	Sufficient.	5/11/2021 12:27 PM
10	not enough	5/10/2021 10:28 AM
11	yes	5/4/2021 9:53 PM
12	Not sure	5/4/2021 2:52 PM
13	no	5/4/2021 9:30 AM
14	No	5/4/2021 8:28 AM
15	Too much	5/3/2021 9:30 PM
16	Its more of a matter of where, are infrastructure/ reasonable services available, what impact to local environment.	5/3/2021 8:05 PM
17	N/a	5/3/2021 7:33 PM
18	not enough	5/3/2021 2:43 PM
19	Not enough. Prices of lots are now sky high	5/1/2021 9:33 AM
20	Effective	4/30/2021 6:10 AM
21	Just ok as is	4/28/2021 1:43 PM
22	Not nearly enough. The demand is intense as supply has been constricted for far too long	4/27/2021 4:08 PM
23	N/A	4/27/2021 1:52 PM
24	Rural lot creation is a good thing as long as it is near a community with services.	4/27/2021 12:37 PM
25	Not enough	4/27/2021 11:30 AM
26	I'm not sure of this.	4/27/2021 10:13 AM
27	Too much. Giving massive areas to developers results in clear cutting. Individual lots or a mandatory tree protection plan would allow for new development without mass destruction.	4/27/2021 9:59 AM
28	No. This must be addressed and changed to stop destruction.	4/27/2021 8:42 AM
29	Needs to be balances	4/26/2021 7:03 PM

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30	Current Plan is too restrictive.	4/26/2021 4:34 PM
31	Too much power to aggravate conglomerates	4/26/2021 12:01 PM

Q11 Does the current Official Plan sufficiently protect the character of the Township's shoreline areas?

Answered: 31 Skipped: 3

#	RESPONSES	DATE
1	this is an area that will be under considerable pressure for development and further protection is needed. for the most part development should be near the waterfront but not directly on the waterfront, public access is essential to the shoreline	5/19/2021 8:17 PM
2	--	5/19/2021 4:42 PM
3	Unknown	5/18/2021 7:42 PM
4	Yes	5/18/2021 11:22 AM
5	Not sure	5/13/2021 7:43 AM
6	yes	5/12/2021 4:22 PM
7	Does that exist? Majority of the regulations are either federal or provincial jurisdiction however if the Township chooses to enact new bylaws in accordance to multi jurisdictional guidelines, there needs to be sufficient resources allocated to new or existing measures.	5/11/2021 5:53 PM
8	I am worried with increased population comes more people not living on shoreline wanting to get out on the lakes We need to control the boat launches for leaving parked trailers and vehicles safely while out on the lakes No parking signs should be installed in unsafe areas for traffic control There should also be some control policing of noise levels that some boats make on the lake Some boats create very loud decibel of sound that should be controlled Responsible boating	5/11/2021 4:36 PM
9	?	5/11/2021 4:32 PM
10	Yes to protect, but no to promote.	5/11/2021 12:27 PM
11	dont know	5/10/2021 10:28 AM
12	no	5/4/2021 9:53 PM
13	Not sure	5/4/2021 2:52 PM
14	no	5/4/2021 9:30 AM
15	Some what	5/4/2021 8:28 AM
16	No it doesn't protect the shoreline areas	5/3/2021 9:30 PM
17	This is an area that is lacking and needs to become more of a focal point.	5/3/2021 7:33 PM
18	Can not comment	5/3/2021 2:43 PM
19	don't know	5/1/2021 9:33 AM
20	Should provide and protect public access areas	4/30/2021 6:10 AM
21	Multiple housing developments with shoreline access should be restricted/banned	4/28/2021 1:43 PM
22	I believe so	4/27/2021 4:08 PM
23	Yes	4/27/2021 1:52 PM
24	A given percentage of Shorelines should be required to be maintained in their natural state that helps water quality and diversity in fish and wildlife populations.	4/27/2021 12:37 PM
25	yes	4/27/2021 11:30 AM
26	Not sure.	4/27/2021 10:13 AM

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27	No, a gated resort-style community with a security office at the front and jetski rentals at the back does not protect the character of anything except greed.	4/27/2021 9:59 AM
28	No. This must be addressed and changed to stop destruction.	4/27/2021 8:42 AM
29	Not if there are residential structures close to the shoreline	4/26/2021 7:03 PM
30	.	4/26/2021 4:34 PM
31	No, the wetlands are being clearcut	4/26/2021 12:01 PM

Q12 Are there development policies that the Township should consider to guide redevelopment in shoreline areas?

Answered: 32 Skipped: 2

#	RESPONSES	DATE
1	as in 11 above	5/19/2021 8:17 PM
2	--	5/19/2021 4:42 PM
3	Unknown	5/18/2021 7:42 PM
4	Preserve the ecological conditions by not allowing large scale growth	5/13/2021 7:43 AM
5	setbacks are to restrictive	5/12/2021 4:22 PM
6	Refer to federal policies and enforce them ?	5/11/2021 5:53 PM
7	Never allow hi rise structures along the shoreline Keeping the building to no more than two-story with height restrictions doesn't block the view of the lake	5/11/2021 4:36 PM
8	?	5/11/2021 4:32 PM
9	Shoreline development should consider mixed use public spaces with a strategic lens rather than a piecemeal approach.	5/11/2021 12:27 PM
10	dont allow new development on shoreline areas. There is already not enough access to the shoreline and lake for citizen use	5/10/2021 10:28 AM
11	no	5/4/2021 9:53 PM
12	Not sure	5/4/2021 2:52 PM
13	do not allow commercial operations (investment homes that are running like hotels) to operate along shorelines	5/4/2021 9:30 AM
14	Yes	5/4/2021 8:28 AM
15	Proper sanitation and shoreline maintenance	5/4/2021 8:18 AM
16	Air BNB's which should not be allowed in family communities due to unpredictable behaviour of tenants, noisemakers and damages they cause to the local area	5/3/2021 9:30 PM
17	No 2 storey plus buildings on waterfront, homes restricted total sq footage according to property size, more green space and access points for area residents	5/3/2021 8:05 PM
18	Minimum rental periods must be enacted...30/45 day minimums to cut down on the transient nature of the air bnb crowd.	5/3/2021 7:33 PM
19	can not comment	5/3/2021 2:43 PM
20	don't know	5/1/2021 9:33 AM
21	Building size in relation to lot size, strict water protection from lawn runoff, limiting shoreline restructuring such as fill	4/30/2021 6:10 AM
22	Limited to residential housing [not multiple housing]	4/28/2021 1:43 PM
23	I am unaware of anything that is missing	4/27/2021 4:08 PM
24	Access, park areas, design guidelines	4/27/2021 1:52 PM
25	Regulate how shorelines can be developed and specify the limitations by percentage of change that is allowed beyond the natural condition of the shoreline.	4/27/2021 12:37 PM
26	Try to keep natural shoreline visible, minimize concrete shoreline walls	4/27/2021 11:30 AM

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27	Size of lot. Crowding too many homes into small development areas does not sit well with the character of the land use.	4/27/2021 10:13 AM
28	Protect wetlands. Protect wildlife. Do not build on flood plains	4/27/2021 9:59 AM
29	I do not support redevelopment in shoreline areas, unless it is to strengthen the shoreline and prevent erosion.	4/27/2021 8:42 AM
30	Don't repeat Friday harbour model	4/26/2021 7:03 PM
31	Reduce the cost of the flat rate development fee and tie it to services and building size. Start with a \$2000 development fee and then use a scale similar to the building permit process to get the remainder of the revenue. The more services the lot requires the higher the cost.	4/26/2021 4:34 PM
32	I would assume not, all the trees are disappearing	4/26/2021 12:01 PM

Q13 Are there any other comments you would like to make that should be considered in the Official Plan Review?

Answered: 26 Skipped: 8

#	RESPONSES	DATE
1	Maintain farm land with exceptions to next generation lots or for aging parents Affordable housing could be smaller homes on smaller lots No short term rentals or minimal	5/19/2021 4:42 PM
2	My family owns 92 acres of land in Severn. The entire land consists of zoning between Agriculture, Greenland, and EP. I am currently attempting to obtain 1 acre of land severed for residential purpose from my families acreage and with the zoning that exists, it's not possible as it is zoned for AG. My brother was permitted to sever a lot from this acreage about 30 years ago and I am trying to get a 1 acre lot beside where he was permitted to build. The remaining acreage on this AG zone would only provide between 6-8 round bails of hay and nothing more. My parents who still own this acreage do not own any cattle that would need this hay.	5/18/2021 7:42 PM
3	It would be good to try to make it easy to understand and reduce redtape in development	5/12/2021 4:22 PM
4	Development of exotic pet bylaws similar to City of Orillia and match provincial regulations to allow local enforcement opportunity.	5/11/2021 5:53 PM
5	Severn should be very careful not to allow the city of Orillia to expropriate our best valuable land. If they take over our best quality land we lose the best income tax dollars for our use! High speed Internet in rural areas needs to be improved Towers are full in our area These big developers of large subdivisions should be responsible to pay for the infrastructure to their communities Quality lighted roads, sidewalks and parks should be a requirement not the townships responsibilities	5/11/2021 4:36 PM
6	The distribution of this survey should be done much earlier than the day before the strategic planning session. The short deadline does not elicit trust or buy-in from the respondents, and whether these comments will be considered the day before the strategic planning session. The nature of the questions are too broad.	5/11/2021 12:27 PM
7	comments and considerations are already on file with the township	5/10/2021 10:28 AM
8	keep short term rentals to a minimum	5/4/2021 9:53 PM
9	By laws for commercially zoned properties need to be reviewed for properties that have are mainly used as residential and/or B&B.	5/4/2021 2:52 PM
10	If you are not going to recognize that your current by-laws can shut down commercial operations (party houses) in residential neighbourhoods and enforce the by-laws and shut them down, then amend them to strengthen them. With the amount of investment that is happening in Severn Township and surrounding areas, it is imperative to get with the times and do something before they become a nuisance and out of control, ruining both the environment and reputation of our neighbourhoods/community.	5/4/2021 9:30 AM
11	I believe that residential growth on our lakes needs to be discussed in depth with conservation in mind	5/4/2021 8:28 AM
12	People who purchase property in the intention to turn it into an income of a rental, or Air BNB and other such things, do not understand the situation they are putting the neighbourhood into. By bringing in strangers, who are not familiar with the house, rules of the community and then behave badly, drinking, smoking, shooting guns, and making a mess of the property and then trespassing on neighbouring properties. It should be a clear example that you would not want that happening next-door to yourself or your family.	5/3/2021 9:30 PM
13	Would like to see a two tiered property tax base, one for homesteaders (25% tax base reduction) and one for the many part time residents that rent out their properties and do not pay additional property tax on their rental income. These temporary residents can be/ are an additional burden on our municipal services like garbage, roads , etc. Would like to see a minimum 30/45 day rental policy in place to deter the Air bnb one night or two night rentals	5/3/2021 7:33 PM

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within a community. This is becoming an increasing issue within our communities that if not managed will erode our safety and sense of community.

14	Ghost hotels (STR) should not be allowed in residential neighbourhoods. They devalue the house and those around them and make people feel unsafe in their own homes.	5/3/2021 7:03 PM
15	1. The plan should focus on infrastructure and implementation of such. development will follow infrastructure. Therefore if you want more housing in Marchmount put infrastructure in Marchmount. 2. Official plans should be flexible enough to allow organic growth, if agriculture is important provide a means for property owners to realize the economic benefits of developing residential lots off their property. 3. Do not try to make a plan that pleases everyone. look to the future and then deal with it organically. 4. The plan should be forecasting continuous growth increasing populations and increasing tax revenues.	5/3/2021 2:43 PM
16	not at this time	5/1/2021 9:33 AM
17	Pandemic experiences have made us all even more aware of the differences between rural and urban living. If we can protect our rural character while adding better connectivity and local recreation, we can maintain a healthy population.	4/30/2021 6:10 AM
18	Good Luck	4/27/2021 4:08 PM
19	There are many regulations and laws guiding society. It is important to be careful to avoid over regulating as new thoughts are brought in to help our community.	4/27/2021 12:37 PM
20	Restrictions of county placed on township restricts the growth of the township. forcing individuals out and allowing larger developers to access this potential.	4/27/2021 11:30 AM
21	How can we access the trail from Amigo Beach drive across the canal?	4/27/2021 10:13 AM
22	Please, all of you, drive out to Turnbull to see the results of your actions before rezoning more wetlands.	4/27/2021 9:59 AM
23	You need to take into account the impact economic development and increased population size will have on road safety, usable sidewalks and parking availability. Additionally, this will be a knock on effect - are more schools being built? More hospitals? Can the sewage and water system support this? More needs to be done to preserve the wetlands and prevent rezoning of protected lands (ie Cumberland quarry proposal). Too often plans are in support of the developers and financial gain, instead of in the best interests for the community.	4/27/2021 8:42 AM
24	Restrict for profit rentals of places in residential neighbourhoods	4/26/2021 7:03 PM
25	.	4/26/2021 4:34 PM
26	Due to the proximity of quarries to my families place of residence, The water is becoming polluted, the air is clogged with dust and the noise from blasting is becoming intolerable	4/26/2021 12:01 PM