

Official Plan 2051 Update

Special Meeting of Council/Public Meeting Presentation
September 9, 2026

Official Plan 2051 Update Township of Springwater

Background

Key topics included in the Update

Conclusion and next steps

Questions and comments

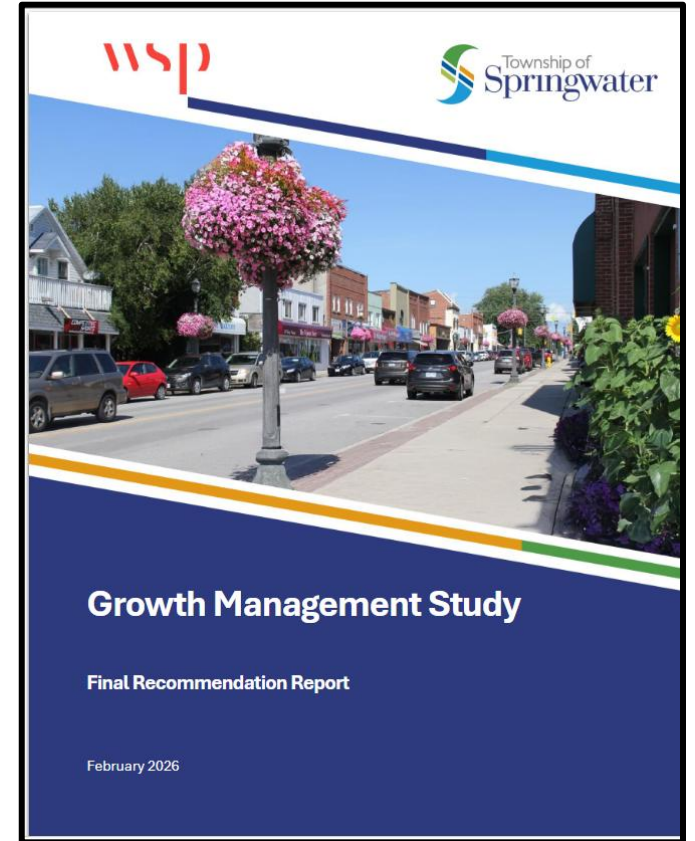
Official Plan 2051 Update



Background Milestones	Date
OP2031	2023
Provincial Planning Statement (PPS)	2024
Growth Management Study (GMS)	2025-2026
County Official Plan Amendment 7	April 2026
Work started on OP 2051	April 2026
Public Open House	June 10, 2026
Agricultural Impact Assessment (AIA)	June - September 2026
Draft OP 2051	August 2026
Special Meeting of Council/Public Meeting	September 9, 2026

Growth Management Study Recommendations And Key Topics for Update

- Bring the Official Plan into conformity with Provincial Planning Statement (PPS) 2024;
- Extend the Township's current planning horizon and growth forecast to 2051;
- Expand the Midhurst Settlement Area boundary for Employment Lands at the Forbes Road / Highway 400 interchange;
- Identify a 'Long Term Employment Reserve Area' overlay along Highway 400 south to Partridge Road; and,
- Incorporate updated municipal boundary mapping as per Bill 76.



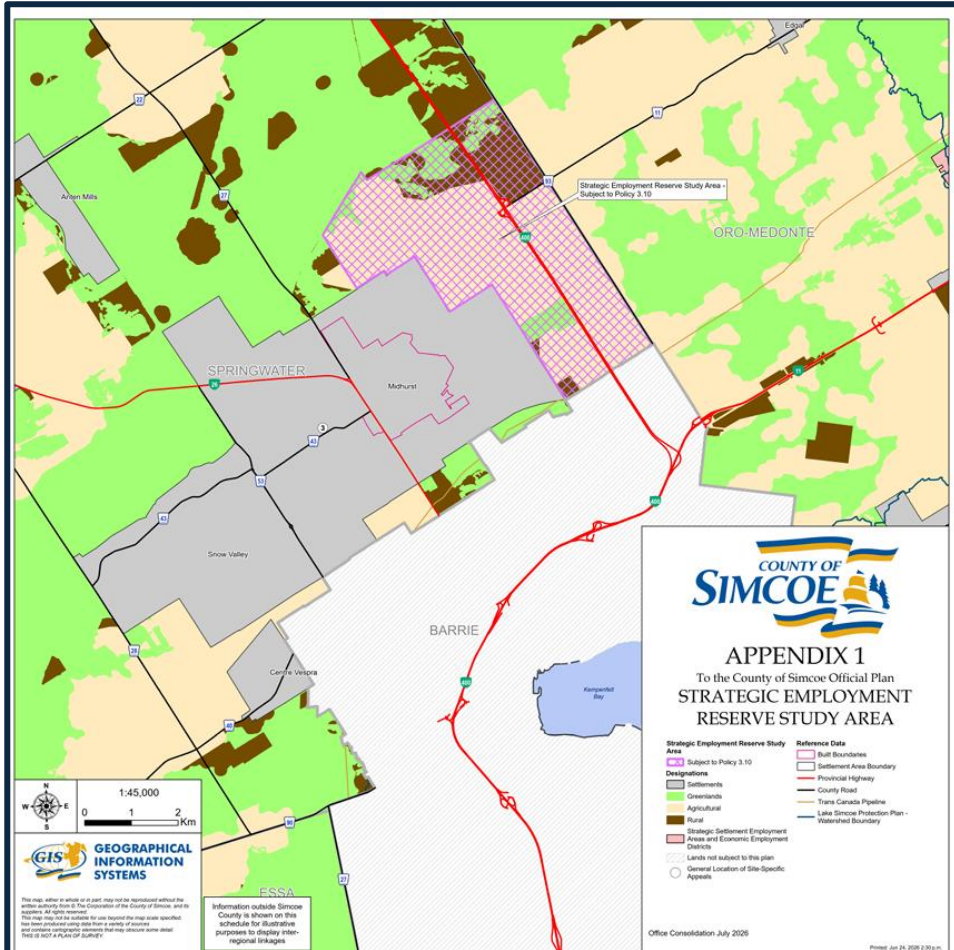
Provincial/County Conformity

- **PPS 2024 and Removal of Growth Plan (2024)**
 - Employment Lands definition change
 - Removal of MCR requirements
 - Removal of Growth Plan
- **Simcoe County Official Plan Amendment 7 (2026)**
 - Updated Settlement Hierarchy
 - Planning Horizon Update to 2051
 - Strategic Employment Reserve Study Area (SERSA)

Strategic Employment Reserve Study Area (SERSA)

County of Simcoe Official Plan 3.10 Strategic Employment Reserve Study Area

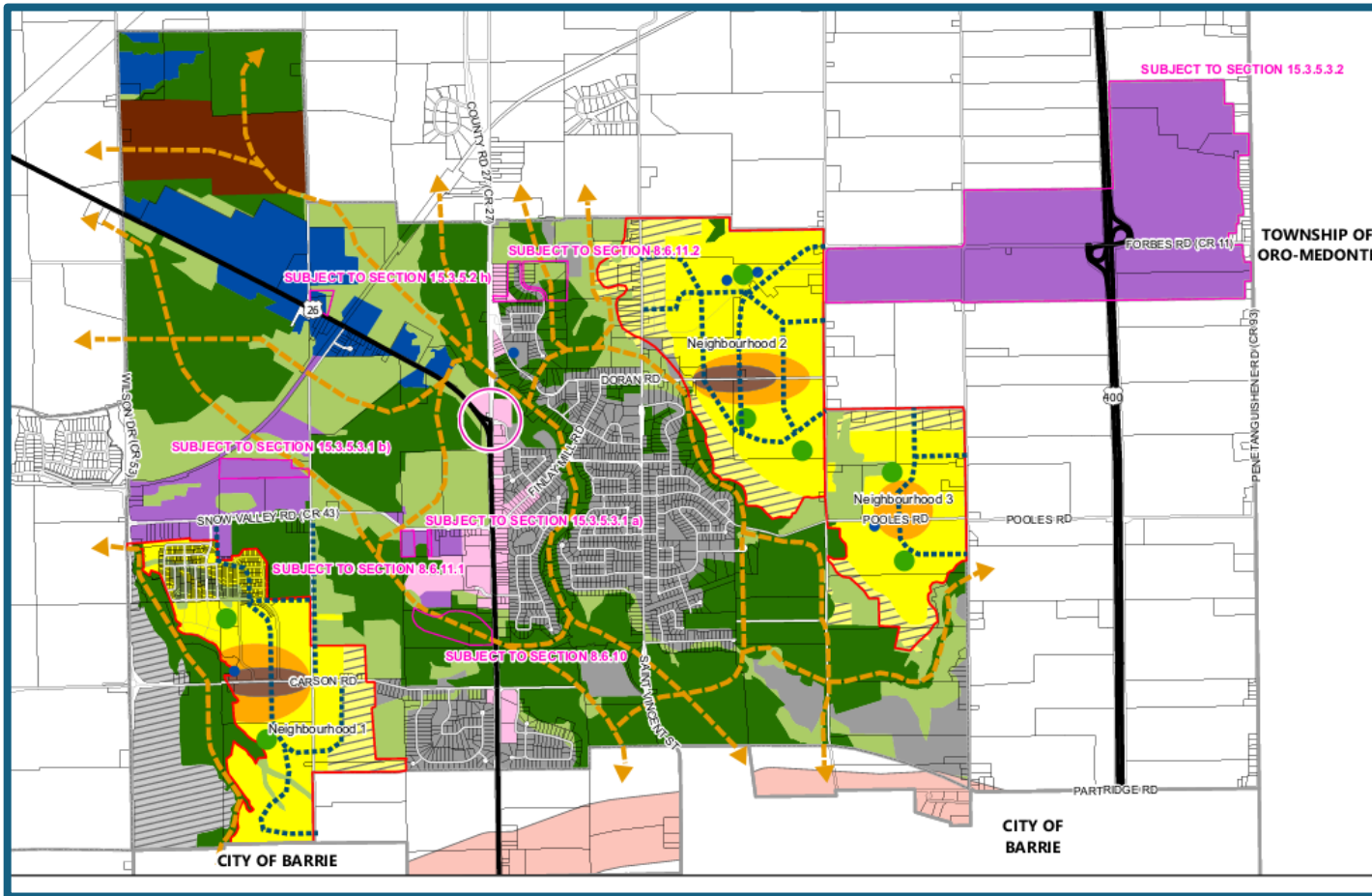
This Plan identifies Strategic Employment Reserve Study Areas (SERSA) as a key location for long-term future regional employment in Simcoe County. Located near key highway and railway infrastructure in the Township of Springwater as shown in Appendix 1 of this Plan, the location of the SERSA will be further refined following technical study and public consultation and implemented through future County Official Plan Amendment(s).



Agricultural Impact Assessment (AIA)

- AIA is required under Provincial Planning Statement.
- Study commenced in June 2026.
- Draft is anticipated Fall 2026.
- Final AIA report will be uploaded to the Township website and included in final recommendations for OP2051.

Midhurst Settlement Area Boundary Expansion for Employment Lands



Schedule A-8 Amended to expand the settlement area for employment lands (shown in purple)

Introduction of Section 15.3.5.3.2 of the Midhurst Secondary Plan for the Highway 400 and Forbes Road Employment Area.

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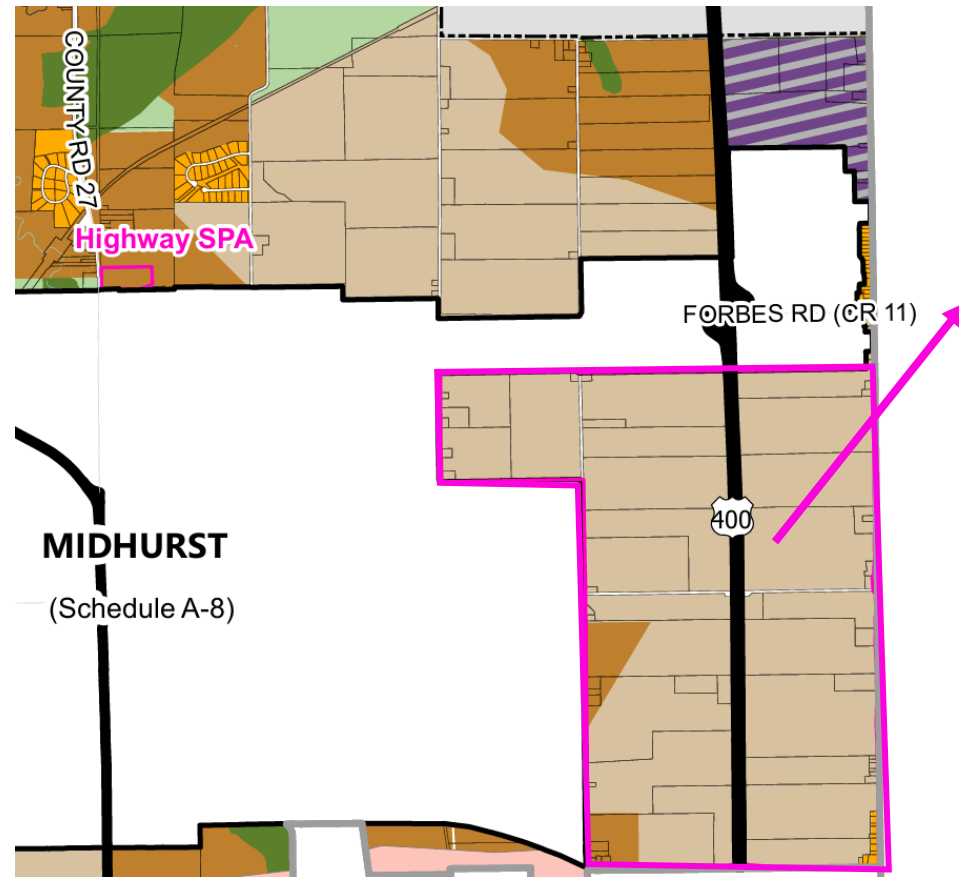
Highway 400 and Forbes Road Employment Area

Policies for the lands drafted and included in Draft OP2051

Policy Overview:

- Drafted policies build upon the foundation already existing within the MSP.
- Anticipated to be fully serviced via extension of the existing municipal servicing method.
- All financial agreements required as per MSP.
- Employment Lands permitted uses consistent with existing MSP Employment Lands and Provincial Planning Statement.
- All permitted existing land uses can continue.
- Future Zoning By-law Amendment Application required on a site-by-site basis to identify the permitted uses within the implementing Zoning By-law.
- All studies as per MSP will be required as part of any future applications.
- Potential impacts to existing agricultural operations and adjacent sensitive land uses (residential) will be required to be addressed in future applications.

Special Policy Area - Future Employment Overlay



**Future Employment
Overlay Subject to
Section 13.12.8**

**TOWNSHIP OF
ORO-MEDONTE**

Official Plan 2051 Update

Current Status:



Special Meeting/Public Meeting (Sept. 2026)



Draft Official Plan 2051 available for review on the Township's website



Next Steps:



Submit Comments to the Planning Depart.



Official Plan finalized & presented to Council for Adoption (Early 2027)



Official Plan to be submitted to County/Province for Final Approval

Official Plan 2051 Update



Questions
& Comments?



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