



# INNOVATIVE PLANNING SOLUTIONS

PLANNERS ● PROJECT MANAGERS ● LAND DEVELOPMENT



## PLANNING JUSTIFICATION REPORT

BURLS CREEK EVENT GROUNDS INC.

TOWNSHIP OF ORO-MEDONTE

**BURLS CREEK EVENT GROUNDS INC**

**TOWNSHIP OF ORO-MEDONTE  
COUNTY OF SIMCOE  
PART OF LOTS 22 & 23, CONCESSION 9  
PART OF LOTS 21 & 22, CONCESSION 8  
FORMER ORO**

**APPLICATION FOR**

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**COUNTY OF SIMCOE OFFICIAL PLAN AMENDMENT  
TOWNSHIP OF ORO MEDONTE OFFICIAL PLAN AMENDMENT  
TOWNSHIP OF ORO MEDONTE ZONING BYLAW AMENDMENT**

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**DECEMBER 2015**

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## 1.0 INTRODUCTION

Innovative Planning Solutions has been retained by Burls Creek Event Grounds Inc. to complete a Planning Justification Report in relation to County and Township Official Plan Amendments (OPA) and Township Zoning Bylaw Amendment (ZBA) applications. The purpose of the applications is to revise and update the list of permitted uses over the Eighth Line Special Policy Area while also allowing limited recreational uses (Minor Soccer) and accessory uses (camping, parking, concession booths) over the balance of the lands. In order to achieve these permissions, amendments to the County, Township Official Plans and the Townships Zoning Bylaw are required. The entire land holdings encompass approximately 228.6 hectares (564.9 acres) with approximately 834.4 metres of frontage on Line 7 South, 1358.9 metres of frontage on Line 8 South, 233.9 metres of frontage on Line 9 South and 678.5 metres of frontage on Highway 11 North. Figure 1 illustrates the location of the property.

**Figure 1: Location of Subject Lands**  
Source: County of Simcoe Interactive Mapping



## **2.0 SITE DESCRIPTION and SURROUNDING LAND USES**

The site contains a mixture of existing uses including an Event Park with a private road system and camping areas, a former race track/speed way, a commercial area in the southwest corner of Line 8 and Highway 11, agricultural lands, forested areas and natural heritage features. The site is generally flat with some minor depressions namely associated with the Burls Creek tributary which generally runs in a north south direction between Line 7 and Line 8. The largest forested area is located in the southeast corner of the property which has been used historically for maple syrup production. A series of gravel laneways exist to provide access throughout the site. Multiple entrances exist along the various road frontages on Line 7, Line 8, and Line 9.

Surrounding land uses include the following:

- North: Highway 11 and predominantly forested lands with pockets of rural residential and economic development (Line 9 and Highway 11) properties. The Lake Simcoe Regional Airport and associated employment lands is located to the north, approximately 1.2km along Line 7 N.
- West: Township of Oro Medonte Municipal Office, Institutional Use (Church), pockets of rural residential and environmental protection lands. Fronting Highway 11, several properties zoned General Commercial with lands within the Oro Centre Secondary Plan.
- South: Predominantly agricultural north of Ridge Road and forested lands south of Ridge Road. The Oro Station Settlement Area and the shores of Lake Simcoe.
- East: Agricultural lands and lands zoned as Economic Development at the Line 9 N and Highway 11 intersection.

### **3.0 PLANNING FRAMEWORK**

#### **3.1 EXISTING LAND USE DESIGNATION**

##### **3.1.1 County of Simcoe**

The County of Simcoe Official Plan (2007), Schedule 5.1 Land Use Designations designates the subject lands entirely as Rural & Agricultural while the Burl's Creek tributary is identified as a Major River. The lands are in close proximity to the Special Development symbol located at the intersection of Highway 11 and Line 7 South.

The County of Simcoe has adopted a new Official Plan which has since been appealed by numerous parties to the OMB. Portions of the Plan have been approved and are included in the Draft Modified County of Simcoe Official Plan. Schedule 5.1 of this Plan remains under appeal and designates the subject lands entirely Agricultural.

The applicant has submitted an appeal to the OMB relative to Schedule 5.1 of the adopted Official Plan, specifically as it relates to the proposed Agricultural land use designation which fails to recognize portions of the subject lands as an existing Event Grounds. The proposed Agricultural land use over the entire lands is inconsistent with the local official plan designation and zoning as outlined in Section 3.1.2 and 3.2 of this Report.

##### **3.1.2 Township of Oro Medonte**

The historical Burls Creek Event Park is currently designated as Eighth Line Special Policy Area while the adjacent former speedway lands are erroneously shown as Agricultural on Schedule A in the Township Official Plan. Both parcels are considered to be within the Eighth Line Special Policy Area based on Section C15.3 of the Official Plan. The balance of the lands possess various land use designations including Agricultural, Commercial, Environmental Protection One and Environmental Protection Two overlay on Agricultural lands in the south east area. Lands within the Oro Centre Secondary Plan are designated as Oro Centre Limited Service Industrial

and Oro Centre Office/Industrial. Attached as Appendix 1 is a map illustrating the approximate boundaries of the existing land use designations on the subject lands.

### **3.2 EXISTING ZONING**

The historical Burls Creek Event Park enjoys two (2) separate Private Recreational Exception Zones (PR\*30 & PR\*31). The lands zoned PR\*30 are commonly known as Burls Creek Event Park. The lands zoned PR\*31 are commonly known as the Barrie Speedway.

These zones permit a number of uses/events varying in scale such as an agricultural fair, automotive flea market, boat show, country festival and highland games. The bylaw specifically prohibits a rock music or heavy metal show and does not permit the construction of permanent buildings or structures for a temporary special event. Definitions for certain events are provided; however, not all events contain definitions. For example, a country festival or craft and hobby show is not defined. There have also been a number of other temporary special music events (i.e. Jack Johnson, Tragically Hip Show, CMT Music Festival, WayHome Music and Arts Festival, Boots and Hearts) over the years that have been permitted on the existing Burls Creek Event Grounds and Barrie Speedway lands which have attracted large attendances.

Concession booths and overnight camping in conjunction with, and accessory to, a permitted temporary special event is permitted in both the PR\*30 and PR\*31 Zones. Parking for the temporary special event is also permitted. Temporary special events shall not run more than nine consecutive days and each temporary special event shall be followed by three consecutive days where no temporary special event shall take place. A maximum of 100 days in any calendar year are permitted for temporary special events.

Under the Private Recreational Exception (PR\*31) Zone, additional permitted uses include a motor vehicle race track, private parks, recreational uses along with all of

the uses and restrictions in the Private Recreational Exception (PR\*30) Zone. An excerpt from the Zoning Bylaw as it relates to the PR\*30 and PR\*31 zones is attached under Appendix 2.

Approximately 33.9 ha (83.76 acres) are zoned Agricultural/Rural Exception (A/RU\*32). This zoning exception does not permit the construction of new, or additions to existing buildings. Approximately 140.7 ha (347.67 acres) are zoned Agricultural/Rural and are subject to the standard provisions for this zone. The lands also contain General Commercial (1.9 hectares), Rural Residential Two (1.0 hectares) and Environmental Protection (14.9 hectares) zones. Attached as Appendix 3 is a map illustrating the approximate zoning boundaries on the subject lands.

Over portions of the subject lands, specifically those lands zoned Agricultural/Rural, the Township has historically permitted activities accessory to special events occurring on lands zoned PR\*30.

### **3.3 TEMPORARY USE BYLAW APPLICATION**

An application for a Temporary Use Bylaw (TUB) was submitted to the Township of Oro Medonte and deemed complete on April 13<sup>th</sup>, 2015. Two (2) public meetings were held on May 11<sup>th</sup>, 2015. Several open house and public engagement events in addition to the statutory public meeting have also taken place.

The proposed TUB application seeks permission to permit a number of new special events on the subject lands and reduce the number of event days from 100 to 58 calendar days. In order to accommodate larger special events, an expanded accessory use (camping and parking) area is proposed over the majority of the lands which will not be utilized for more than twenty seven (27) calendar days. It is proposed that no camping in association with a special event will be permitted for a duration of more than five (5) consecutive nights, while temporary special events will

be permitted for a duration of no more than five (5) consecutive days. The TUB is proposed for a duration of three (3) years.

At the time of submitting this report, a decision on the TUB has not been made by the Township. Currently, this application has been appealed to the Ontario Municipal Board (OMB) for lack of decision.

#### **4.0 DEVELOPMENT PROPOSAL**

The purpose of the applications is to revise and update the list of permitted uses over the existing Eighth Line Special Policy Area while also allowing limited recreational uses (Minor Soccer) and accessory uses (camping, parking, concession booths) over the balance of the lands. In order to achieve these permissions, amendments to the County and Township Official Plans and the Township's Zoning Bylaw are required and outlined specifically below.

#### **4.1 COUNTY of SIMCOE OFFICIAL PLAN AMENDMENT**

The purpose of the proposed County OPA is to implement special exceptions to the subject lands to allow for additional uses within the Agricultural designation. Site specific textual and mapping amendments are proposed which will amend Section 3.6 by adding a sub-section (Section 3.6.13) and amend Schedule 5.1 to identify the lands as being subject to Special Exceptions.

Sub-section (Section 3.6.13) is proposed to read as follows:

Notwithstanding the policies contained in Section 3.6 and in addition to the permitted uses in Section 3.6.6, permitted uses shall also include accessory camping, parking, concession booths and minor soccer. Specific restrictions including duration and location of such uses are further detailed in the site specific local official plan amendment and zoning by-law amendment.

Attached as Appendix 4 is a copy of the draft County Official Plan Amendment and associated Schedule.

#### **4.2 TOWNSHIP of ORO MEDONTE OFFICIAL PLAN AMENDMENT**

The purpose of the amendment is multi-faceted. Firstly, the OPA will rectify mapping errors by designating a portion of the lands (former Speedway lands) as Eighth Line Special Policy Area. Additionally, the OPA intends to amend the list of permitted uses within the Eighth Line Special Policy Area designation. The OPA also aims to permit a number of accessory type uses (such as camping, parking and concession stands) on the balance of the lands, excluding portions of the lands to be re-designated as Environmental Protection One. The proposed accessory uses will only be permitted in association with a permitted use on lands designated as Eighth Line Special Policy Area.

Site specific textual and mapping amendments are proposed which will amend Sections B2, C1, C15 & C17 and Schedules A and E of the Official Plan.

Section B2 outlines the policies for Environmental Protection One lands within the Township. Textual amendments to this Section will be on a site specific basis to ensure that a 30m buffer/setback on both sides of Burls Creek is provided. The OPA will also alter Schedule A of the Township of Oro Medonte Official Plan in order to designate and identify these lands as being Environmental Protection One.

Section C1 outlines the policies for Agricultural lands within the Township. Textual amendments to this Section will be on a site specific basis to permit all existing permitted uses in addition to camping, parking and concession booths accessory to a permitted use on lands designated as Eighth Line Special Policy Area. A portion of the lands will also permit minor soccer.

Development policies are also proposed on lands designated as Agricultural to ensure accessory uses do not run for more than twenty seven (27) nights in any calendar year. Furthermore, no additional permanent buildings or structures are

permitted. Mapping amendments aim to add a symbol to the subject lands to identify the lands as being subject to exceptions.

Section C15 outlines the policies for the Eighth Line Special Policy Area within the Township. Textual amendments will remove Section C15.2 and C15.3 and renumber the subsections. Section 15.2.1 on Permitted Uses will be renumbered and permitted uses will be revised. Mapping amendments will also take place to Schedule A. The general details of the amendment are as follows:

### **C15.1 Objectives**

- a) To recognize the location and use of the subject lands as a Private Recreational Park.
- b) To recognize the Burls Creek Event Park as an important event and cultural gathering place within the County of Simcoe and Golden Greater Horseshoe.

### **C15.2 Permitted Uses**

Permitted uses shall include the following:

- a) Agricultural fair, market, festival or show
- b) Antique, craft or hobby show
- c) Automotive flea market or show
- d) Boat or vehicle show
- e) Contemporary music and camping festival
- f) Contemporary music concert
- g) Cultural festival or event
- h) Farmers market
- i) Flea market
- j) Parking in association with off site special events
- k) Recreational soccer club
- l) Accessory uses, buildings and structures, including concession booths, parking and overnight camping in conjunction with, and accessory to, a permitted use.

### **C15.3 Development Policies**

- a) Permitted Uses shall not run for more than five (5) consecutive days and any permitted use which runs for more than two (2) consecutive days shall be

followed by two (2) consecutive days where no permitted use shall take place.

- b) Permitted Uses shall not run for more than **one hundred (100) days** in any calendar year.
- c) All lands are subject to Site Plan Control with a Site Plan Agreement being required if permanent buildings or structures are proposed.

Section C17 outlines the policies for the Oro Centre Secondary Plan. Textual amendments to this Section will be on a site specific basis to permit, in addition to those which are currently permitted, camping, parking and concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area. Camping and parking in association with a permitted use shall not run for more than twenty seven (27) nights in any calendar year, similar to the proposed exceptions on Agricultural lands. Mapping amendments aim to add a symbol to the subject lands to identify the lands as being subject to exceptions.

Attached as Appendix 5 is a copy of the draft Official Plan Amendment and associated Schedules.

### **4.3 ZONING BYLAW AMENDMENT**

Similar to the proposed Official Plan Amendment applications, the purpose of the Zoning Bylaw Amendment (ZBA) is to permit a number of uses in addition to accessory type uses such as camping, parking and concession booths to a permitted use. The ZBA also aims to rezone portions of the lands as Environmental Protection. The proposed ZBA will ensure the zoning permissions are consistent with the above noted Official Plan Amendments (County and Township).

The proposed ZBA aims to rezone the lands to various zoning categories including a revised Private Recreation Exception (PR\*x) Zone, Agricultural/Rural Exceptions (A/RU\*xy) & (A/RU\*xz) Zones while also rezoning portions of the lands as Environmental Protection (EP).

The Private Recreation Exception (PR\*x) Zone is proposed to be applied to lands designated as Eighth Line Special Policy Area and the following provisions and definitions would apply:

### **1.1 Permitted Uses**

- a) an agricultural fair, market, festival or show
- b) an antique, craft or hobby show
- c) an automotive flea market or show
- d) a boat or vehicle show
- e) a contemporary music and camping festival
- f) a contemporary music concert
- g) a cultural festival or event
- h) a farmers market
- i) a flea market
- j) parking in association with off site special events
- k) a recreational soccer club
- l) accessory uses, buildings and structures, including concession booths, parking and overnight camping in conjunction with, and accessory to, a permitted use.

### **1.2 Permitted Accessory Uses**

Concession booths, overnight camping and parking in conjunction with, and accessory to, a permitted use is permitted.

### **1.3 Duration and Number of Permitted Uses**

Permitted uses shall not run for more than five (5) consecutive days and any sole permitted use which runs for more than (two) 2 consecutive days shall be followed by two (2) consecutive days where no permitted use shall take place on the lands zoned PR\*x. Permitted uses shall not run for more than one hundred (100) days in a calendar year.

### **1.4 Definitions**

The following definitions apply to the permitted uses listed in Section 1.1 of this By-law. The definitions in Section 7.30.4 of Zoning Bylaw 97-95 will be deleted and replaced.

**Agricultural fair, market, festival or show** – Means an event sponsored by a canine, equestrian or similar organization for the purpose of: i) exhibiting animals and/or birds, a rodeo or ploughing match ii) and which may include an

assembly of vendors offering items for sale to the public, which is associated with such an event.

**Antique, craft or hobby show** – Means an assembly of vendors offering antiques, crafts and other objects other than motor vehicles, for sale to the public.

**Automotive Flea Market or show** – Means a retail sales area held in an open area in which groups of individual vendors offer goods for sale to the public. Goods offered for sale shall be comprised primarily of motor vehicles, motor vehicle parts, motor vehicle accessories, recreational vehicles and equipment and collectibles. No long term leases between the vendors and operators are permitted and the vendors use their own motor vehicles or set up temporary structures for their wares. Old car sales and auctions are also permitted.

**Boat or vehicle show** – Means an assembly of vendors offering boats, motor boats, motor vehicles and/or recreational vehicles for display and sale.

**Contemporary Music and Camping Festival** – means a music festival which features contemporary popular music genres that are not primarily or predominantly rock music or heavy metal music. Groups of or individual vendors are permitted to offer goods for sale including but not limited to the sale of food and beverage during such festivals. Camping and contemporary music concerts are permitted for the duration of the event.

**Contemporary Music Concert** – means a music concert which features contemporary popular music genres that are not primarily or predominantly rock music or heavy metal music. Groups of or individual vendors are permitted to offer goods for sale including but not limited to the sale of food, beverage and other goods during the event.

**Cultural Festival or Event** – means a cultural and or ethnic festival operated by cultural, ethnic and/or other similar groups. Groups of or individual vendors are permitted to offer goods for sale including but not limited to the sale of food, beverage and other goods. Dance and musical performances are permitted.

**Farmers Market** – shall mean an event (market) operated by a group of or individual farmers and/or vendors for the purpose of:  
the exhibiting and sale of agricultural goods and products, including primarily vegetables, fruits, meats, flowers and other similar food, beverage and products.

**Flea Market** – Means a retail sales area held in an area in which groups of individual vendors are permitted to temporarily exhibit, store and sell

merchandise, goods, wares, produce, crafts and arts for the utilization and consumption of the general public. The sale of livestock is not permitted.

**Parking in association with offsite Special Events** – means parking associated with off site special events shall be permitted. No vendors or entertainment is permitted.

**Recreational Soccer Club** – shall mean recreational soccer clubs operated by municipal and/or non profit organizations. Recreational soccer games are permitted.

**Accessory uses, buildings and structures, including concession booths, parking and overnight camping in conjunction with, and accessory to, a permitted use** – shall mean accessory type uses including but not limited to temporary buildings and structures such as concession booths and stands offering goods for sale, parking and overnight camping in conjunction with and accessory to a permitted use.

The Agricultural Exception (A/RU\*xy) Zone is proposed to be applied to portions of lands and the following provisions would apply:

- i) Permitted uses:
  - a. Minor Recreational Soccer and accessory parking
  - b. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*x.
- ii) Duration of Permitted Uses:
  - a. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*x shall not be permitted for more than twenty seven (27) nights in any calendar year on lands zoned A/RU\*xy and A/RU\*xz cumulatively.
- iii) The Development of new buildings or the construction of additions to buildings that existed on the effective date of this By-law is not permitted.

The Agricultural Exception (A/RU\*xz) Zone is proposed to be applied to portions of lands and the following provisions would apply:

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (A/RU\*xz):

- i) Permitted uses:
  - a. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*x.
- ii) Duration of Permitted Uses:
  - b. Parking, Camping and Concession Booths accessory to a permitted use on lands zoned as PR\*x shall not be permitted for more than twenty seven (27) nights in any calendar year on lands zoned A/RU\*xy and A/RU\*xz cumulatively.
- iii) The Development of new buildings or the construction of additions to buildings that existed on the effective date of this By-law is not permitted.

Attached as Appendix 6 is a copy of the draft Zoning Bylaw Amendment and associated Schedules.

#### **4.4 CONCEPTUAL SITE PLAN**

A site plan has been created to demonstrate how the lands will conceptually be utilized during large scale events (Appendix 7).

#### **4.5 TECHNICAL STUDIES**

Through pre-consultation with the County and Township, a number of additional technical studies have been requested in order to comprehensively demonstrate the proposed development is feasible and to submit a complete application. The following studies have been completed and are being submitted in support of these applications:

- Environmental Impact Study – WSP Canada Inc
- Agricultural Impact Assessment – DBH Soil Services Inc
- Functional Servicing Report – CC Tatham and Associates
- Market Analysis – UrbanMetrics
- Economic Impact Analysis – UrbanMetrics

- Noise Impact Study – Swallow Acoustics
- Archaeological Assessment – Golder & Associates
- Traffic Impact Study – CC Tatham & Associates
- Traffic Plan – Creighton Manning

## 5.0 PLANNING POLICY AND ANALYSIS

This section will outline the applicable planning and development policies impacting the proposed applications. Each subsection will outline the applicable policies and contain planning justification and rationale on conformity and development principles.

The events occurring at Burls Creek require an extensive ground oriented land area in order to accommodate patrons attending events on a temporary basis. This land use does not result in any permanent changes to the landscape as no permanent buildings or structures are required, particularly on lands that are outside of the Eighth Line Special Policy Area. The following use would not be appropriate within any settlement area, particularly those located within Simcoe County based on applicable policy. It is also important to understand when commencing a review of applicable planning policy that with no significant alterations to the landscape, the existing designations and objectives applying to the lands outside of the Eighth Line Special Policy Area will be maintained. Uses occurring in this area are temporary in nature. It is my professional planning opinion that this understanding establishes the foundation through which all relevant planning policies are assessed.



### 5.1 PROVINCIAL POLICY STATEMENT (2014)

The Provincial Policy Statement (PPS) has been reviewed relative to the proposed applications with particular emphasis placed on the following sections.

Section 1.1.4	Rural Areas in Municipalities
Section 1.3	Employment
Section 1.6.7	Transportation Systems
Section 1.6.8	Transportation and Infrastructure Corridors

Section 1.6.9	Airports, Rail and Marine Facilities
Section 1.7	Long-Term Economic Prosperity
Section 2.1	Natural Heritage
Section 2.3	Agriculture

#### **Section 1.1.4 Rural Areas in Municipalities**

Section 1.1.4 of the PPS on Rural Areas in Municipalities state that Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural lands, prime agricultural areas and natural heritage features and areas. The PPS provides that Rural areas and urban areas are interdependent in terms of markets, resources and amenities. The PPS deems it important to leverage rural assets and amenities while protecting the environment as a foundation for a sustainable economy.

Section 1.1.4.1 states that Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature;

The intent of the application is to build upon the existing Event Grounds which have become part of the character of the area over the last 20+ years with a number of small to large scale events occurring on a regular basis. The applications aim to leverage this existing amenity and asset by allowing for additional, non conflicting uses to occur periodically on adjacent lands. The revisions and updates to permitted

uses on the existing zoned Event Grounds is consistent with the PPS. The applications and the site work that has occurred on the existing Event Grounds is a clear indication of regeneration with the potential to provide for a significant and diverse economic base to the Township, County and Province, including various employment opportunities. As realized through the 2015 event season, the subject lands provide a tremendous opportunity to create a sustainable and diversified tourist destination by taking advantage of the historical use of the lands as an Event Grounds while maintaining or enhancing on the cultural and natural assets of the area including the existing vast open landscapes.

### **Section 1.3            Employment**

A portion of the subject lands is located within the Oro Centre Secondary Plan, which is considered Employment Lands. The PPS provides that Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

The lands located within this employment area have been vacant since the establishment of the Oro-Centre Secondary Plan. A portion of these lands that have been designated for employment uses also form part of the historical Burls Creek Event Grounds. The uses proposed within these areas will take place up to 27 days in a calendar year and will consist of temporary parking and camping. The events occurring on the event grounds do generate a significant amount of economic development to the area and provide a mix and range of employment opportunities, both on a permanent and temporary basis. These lands form an integral part of accommodating patrons attending events. As outlined in the Economic Impact Study,

a plethora of employment opportunities exist on an annual basis. The lands located within the Oro-Centre Secondary Plan will maintain their existing permitted uses. There is also a substantial amount of available land within this Secondary Plan Area for other employment opportunities to be created. It is anticipated over the long term that the Burls Creek Event Grounds will form a catalyst for other employment opportunities in the secondary plan area. The proposal does not prohibit the lands from being developed as envisioned as no structures or buildings are proposed to be constructed. In accordance with the Township Official Plan, within the Limited Service Industrial designation, uses permitted include recreation while supporting additional uses requiring large tracts of land.

Section 1.3.2 of the PPS on Employment Areas provides the following policy direction:

Section 1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

Section 1.3.2.2 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only 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.

Section 1.3.2.3 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

The proposed applications as they relate to the existing Employment lands are consistent with the above noted policies of the PPS. The use of temporary camping and parking for a maximum of 27 days annually will not introduce any permanent buildings or structures in this area. It is also important to note that the additional

lands utilized for camping and parking allow the Event Grounds to employ more people on a seasonal and permanent basis. This contributes to the overall employment opportunities in the Township. Due to the nature of the proposed applications which seeks to permit additional uses while maintaining existing permissions, the applications are not considered to be a conversion of employment lands. The proximity to Highway 11 and the transportation opportunities provided by such are also protected and maintained through this application. A full Economic Impact Study has been completed by Urban Metrics and submitted under separate cover which further discusses the economic and employment benefits associated with the proposed applications.

**Section 1.6.7 & 1.6.8 Transportation Systems & Transportation and Infrastructure Corridors**

Section 1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

Section 1.6.7.2 Efficient use shall be made of existing and planning infrastructure, including through the use of transportation demand management strategies, where applicable.

Section 1.6.7.5 Transportation and land use considerations shall be integrated at all stages of the planning process.

Section 1.6.8.3 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

The proposed applications make efficient use of the existing transportation system and takes advantage of the sites location relative to the Highway 11 corridor in addition to Lines 7, 8 and 9 and their respective interchanges with Highway 11. As demonstrated through the 2015 event season, large scale events occurred on site which did not result in significant traffic concerns which were largely attributed to the use of existing transportation systems and transportation planning. The proposed applications seek to make continued use of the existing transportation infrastructure, consistent with the PPS. A full Traffic Impact Study and Traffic Plan have been

submitted in support of the proposed application. The traffic reports build upon the reports prepared in support of the Temporary Use Bylaw Application and provides further updates based upon the 2015 event season.

Burls Creek Event Grounds requires, as part of its site selection, direct access to major transportation highways. This was a key land use consideration when the event grounds were purchased for their intended use.

### **Section 1.6.9 Airports, Rail and Marine Facilities**

Given the location of the Lake Simcoe Regional Airport approximately 700 m north of the Highway 11 and Line 7 interchange, the subject lands benefit greatly from the ability to utilize this facility. The location of the airport provides a significant opportunity for increased usage by entertainers and/or patrons to attend events using an alternative mode of transportation. This proposal contributes to the airports long term operation and economic role to the area, consistent with the PPS.

### **Section 1.7 Long-Term Economic Prosperity**

As outlined in Section 1.7.1, support for Long-Term Economic Prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- b) optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;
- d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- f) providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;

- g) providing opportunities for sustainable tourism development; and
- h) providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts;

In addition to the analysis provided in this Report, a complete Economic Impact Analysis has been prepared and submitted under separate cover in support of the proposed application.

The proposed applications seek to achieve long term economic prosperity for not only the subject lands but for nearby amenities which exist in the Township of Oro Medonte including the Lake Simcoe Regional Airport and amenities in nearby communities such as the Cities of Barrie and Orillia. The proposed applications are intended to take advantage of the existing Event Grounds by broadening the spectrum of permitted uses and permitting accessory type uses on the surrounding lands. The applications have the effect of promoting economic development and creating the potential for community investment.

## **Section 2.1            Natural Heritage**

The Natural Heritage features located within the subject lands have been assessed under the context of the PPS (in addition to other policy documents) in the EIS, prepared by WSP Canada Inc. This report concludes that with the implementation of the proposed mitigation measures, the proposed applications are consistent with the PPS as it relates to the Natural Heritage features. This report has been submitted under separate cover in support of the proposed applications.

## **Section 2.3            Agriculture**

Section 2.3.1 provides that Prime Agricultural Areas shall be protected for long-term use. The proposed applications do not hinder the ability of the lands to be used, long-term for agricultural purposes; rather the applications as they relate to the Prime

Agricultural lands seek to permit additional uses for a limited period of time in a calendar year. While these uses (camping, parking, minor soccer and concession booths) are not considered to be agricultural uses, Section 2.3.6 of the PPS allows Planning authorities to permit Non-Agricultural Uses in Prime Agricultural Areas for:

b) limited non-residential uses, provided that all of the following are demonstrated:

1. the land does not comprise a specialty crop area;
2. the proposed use complies with the minimum distance separation formulae;
3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and
4. alternative locations have been evaluated, and
  - i. there are no reasonable alternative locations which avoid prime agricultural areas; and
  - ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

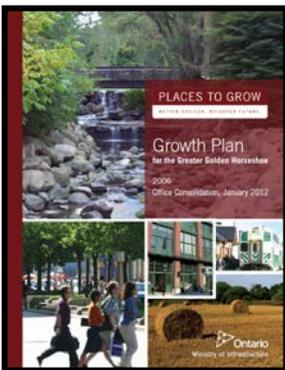
The subject lands do not comprise special crop areas and with no additional buildings or structures proposed also complies with the regulatory MDS requirements (as demonstrated in the Agricultural Impact Assessment). The applications do not propose to remove lands from its current designation; rather the applications seek to implement special exceptions to permit additional uses. This ensures the lands remain available for agriculture. The Burls Creek Event Grounds provides for cultural and music events with patrons attending from across the entire world. The 2015 event schedule had patrons attend from 8 different countries across the world.

Alternative locations for the proposed uses have been evaluated, as demonstrated in the Market Study prepared by Urban Metrics (submitted under separate cover). The uses proposed on the agricultural lands are intended to provide attendees the ability to park, camp and remain in close proximity to the event they are attending. The benefits to this include but are not limited to reduced commuting/transportation, public safety and logistics while also allowing for a more successful secure event with

Burls Creek Event Grounds as a landmark destination. The Market Study reviewed alternative locations throughout the County of Simcoe and determines that no other lower-tier municipality in Simcoe County possesses the necessary locational or site-specific characteristics required to reasonably support a large scale music and arts festival. It is noted that this analysis considered locations which avoid prime agricultural areas and lower priority agricultural lands within prime agricultural areas.

Section 2.3.6.2 also provides that impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible. This policy has been reviewed and addressed in the Agricultural Impact Assessment.

Based on the above and in concert with the supplementary technical reports, specifically the Agricultural Impact Assessment, Environmental Impact Study, and Market/Economic Study, the proposed applications are consistent with the PPS.



## 5.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

Similar to the PPS, the Growth Plan provides for policy direction on matters of Provincial Interest. The Growth Plan has been reviewed relative to the proposed applications with particular emphasis placed on the following sections:

- Section 2.2.2      Managing Growth
- Section 2.2.6      Employment Lands
- Section 4          Protecting What is Valuable

Policy 2.2.2.1 (i) of the Growth Plan states a goal of managing growth is to direct development to settlement areas, except where necessary for development related to resource-based recreational activities that cannot be located in settlement areas. The Burls Creek Event Grounds is a viable and seasonal Event Grounds which

historically has required large tracts of land to accommodate events. This use is not appropriate within a settlement area due to its land requirements and associated recreational uses, and thus does not offend the Growth Plan in this location. The Burls Creek Event Grounds have been in operation since the 1980's and the proposed applications are intended to ensure its continued long term success within the Township of Oro Medonte and the Greater Golden Horseshoe.

Section 2.2.6 of the Growth Plan provides policies relative to Employment Lands and dictates that an adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the growth forecasts. Municipalities will promote economic development and competitiveness by:

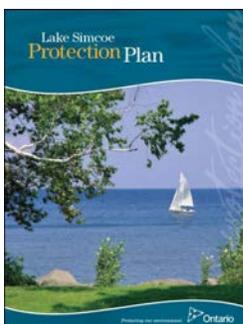
- a. planning for, protecting and preserving employment areas for current and future uses;
- b. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c. planning for, protecting and preserving employment areas for current and future uses

Burls Creek Event Grounds has provided employment opportunities within the Township for a number of years. The proposed applications will ensure employment opportunities are enhanced and maintained. Given the atmosphere of the current festival/event industry, large tracts of lands to accommodate various events are required. The applications aim to maintain a wide range of economic activities and ancillary uses without compromising the use of employment lands nor agricultural lands subject to this application. Specific to the lands currently within the Ore Centre Secondary Plan, the proposed applications to permit additional uses on these lands is ideal as it will aid in the success of an existing economic activity, does not compromise the lands for future employment uses and does not jeopardize the

municipality from developing this Secondary Planning area to achieve its employment targets.

Section 4 of the Growth Plan provides policies relative to protecting what is valuable. The Plan acknowledges the broad array of unique natural heritage features and areas, irreplaceable cultural heritage sites, and valuable renewable and non-renewable resources that are essential for the long-term economic prosperity, quality of life, and environmental health of the region. These valuable assets must be wisely protected and managed as part of planning for future growth. A balanced approach to the wise use and management of all resources, including natural heritage, agriculture, and mineral aggregates, will be implemented.

The subject lands contain areas of natural heritage, including significant woodlands and wetlands, as well as prime agricultural areas. The intent of the proposed applications is to minimize and where possible, eliminate the potential loss of such features. The applications are intended to protect and manage these assets in a balanced manner by proposing temporary uses, restricting permanent buildings and structures where appropriate and maintaining or increasing environmental restrictions in order to conform to the policies of the Growth Plan. Burls Creek Event Grounds Inc., has retained a number of qualified experts with the objective of evaluating various components of the application, including specifically, the preparation of an Environmental Impact Study to review the natural heritage features and an Agricultural Impact Assessment to analyze the impact of the applications on the Agricultural community. The proposed applications have been assessed and conform to the policies of the Growth Plan.



### **5.3 LAKE SIMCOE PROTECTION PLAN**

Based on LSRCA mapping, portions of the subject lands are regulated under Ontario Regulation 179/06. WSP Canada Inc, through preparation of an EIS has reviewed all the relevant

policies of the Lake Simcoe Protection Plan (LSPP) as they relate to the proposed applications. Additionally, the EIS reviews the LSPP under the context of the previous site works within regulated areas to demonstrate the potential impacts and recommends compensation and or mitigation where appropriate. The EIS has been submitted under separate cover.

Chapter 6 of the LSPP relates to Shorelines and Natural Heritage and a review of the relevant Policies of this Chapter is also provided herein:

Section 6.20 of the Lake Simcoe Protection Plan (LSPP) indicates that Policies 6.20 – 6.29 (relative to Natural Heritage Features) apply to those areas outside of existing settlement areas, such as the subject lands.

As indicated in the EIS, the subject lands possess key natural heritage and key hydrologic features in various locations. Section 6.23-DP provides that development or site alteration is not permitted within a key natural heritage feature, a key hydrologic feature and within a related vegetation protection zone referred to in policy 6.24, except in relation to the following:

c. Existing uses as specified in policy 6.45;

Section 6.45-DP provides that where a policy in this Chapter permits development or site alteration in relation to existing uses, the following policies apply:

a. All existing uses lawfully used for such purposes on the day before the Lake Simcoe Protection Plan comes into force are permitted;

d. The expansion to existing agricultural buildings and structures, residential dwellings and accessory uses to both, may be considered within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features or the Lake Simcoe shoreline, if it is demonstrated that:

- i. there is no alternative to the expansion or alteration and the expansion or alteration is directed away from the feature and vegetation protection zone to the maximum extent possible, and
- ii. the impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.

The applications do not propose any development and as such, no impacts development within any key natural heritage feature, key natural hydrologic feature or a related vegetation protection zone is anticipated. The EIS prepared in relation to the proposed applications has reviewed the development which has occurred to date, including works which have occurred within key natural heritage and key natural hydrologic features.

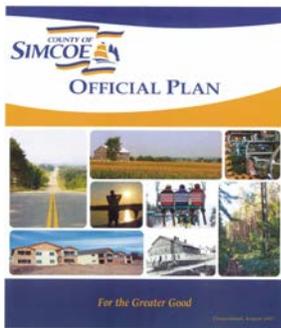
Previous site works have occurred in areas where existing uses are permitted, specifically, site works have occurred adjacent to the existing open water ponds and adjacent to Burls Creek which have been identified as key hydrologic features, however the works occurred to the large extent on lands zoned for Private Recreation (PR\*30 and PR\*31) to accommodate a larger parking area. It is noted that this area was constructed using permeable materials (gravel) as opposed to asphalt and the EIS has recommended mitigation and compensation for such works. These works were carried out in accordance with Section 6.45-DP (a).

Additional site works have also occurred in the form of a private laneway extending from Line 9 going west. The works in this area included tree removal and installation of a permeable gravel laneway to improve site access. These works were carried out on lands zoned as Agricultural/ Rural (A/RU).

In addition to Section 6.45 (a) which allows for all existing uses lawfully used for such purposes, Section 6.45 (d) specifically permits development of accessory agricultural uses within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features under certain criteria as provided above.

Following Policy 6.45-DP (d), the site works have been carried out in such a way as to mimic expansion of the zoned agricultural uses of the newly acquired lands. Laneways have been improved and developed using permeable surfaces and following the shortest routes possible. The laneway connects remote portions of the property, allowing access to parcels all in the same ownership.

In order to access Line 9 through the property, it was determined that there was no alternative except to create a laneway as constructed in 2015. The location of the laneway is on the fringe of the Woodland and minimizes its length within the natural features. Based on the above, and in concert with the EIS, the proposed applications, development and previous site works conform to the policies of the LSPP.



#### **5.4 COUNTY OF SIMCOE OFFICIAL PLAN**

The County of Simcoe Official Plan (Modified Draft, 2012) is currently under appeal; however, sections of Plan have been approved by the OMB. Where portions have not yet been approved, the County of Simcoe Official Plan (Consolidated 2007) provides policy direction.

The relevant and in effect policies of both the 2007 Official Plan and the OMB approved Sections of the Modified County of Simcoe Official Plan (December 2012) are provided and reviewed below. As of the writing of this report, the most recent update to the December 2012 plan contains OMB approvals up to August 31<sup>st</sup>, 2015.

It is also noted that the applicant has submitted an appeal to the OMB on the County of Simcoe Official Plan as the proposed Plan designates the existing zoned Burls Creek lands as Agricultural. The OMB appeal is intended to recognize these lands as an existing Event Grounds and seeks to implement Special Development policies, consistent with the proposed local planning designations and zoning.

The subject lands are currently designated as Rural and Agricultural within the County of Simcoe Official Plan (2007) as per Schedule 5.1. The Agricultural policies of Section 3.6 of the 2012 Plan apply. The objectives of the Agricultural designation include:

Section 3.6.1 To protect the resource of prime agricultural lands and prime agricultural areas, while recognizing the inter-relationship with natural heritage features and ecological functions, 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.

Section 3.6.2 To enable the agricultural industry to function effectively in prime agricultural areas by minimizing conflicting and competing uses while accommodating uses and facilities which support the agricultural economy in accordance with the Planning Act and the Farm Practices Protection Act and its successors.

Section 3.6.3 To ensure the availability and sustainability of prime agricultural areas for long-term use for agriculture and support a diversified agricultural economy.

Section 3.6.4 To promote a sustainable local food system that enhances opportunities for food, agriculture and agriculture-related businesses and/or producers to deliver products locally.

Section 3.6.5 Prime agricultural areas are identified by the Agricultural designation on Schedule 5.1 and shall be protected for long-term use for agriculture. All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

Section 3.6.6 Permitted uses within the Agricultural designation are agricultural uses, agriculture related uses (PPS 2014), processing of agricultural products, on-farm diversified uses, natural heritage conservation and forestry, mineral aggregate operations subject to Section 4.4, and agricultural produce sales outlets generally marketing production from the local area.

Section 3.6.10 Development in prime agricultural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and the natural heritage system and cultural features.

The objectives of the Agricultural designation build upon the direction of the PPS and Growth Plan. The intent of the proposed applications is to protect the resource of prime agricultural lands by proposing temporary uses (parking, camping, minor soccer and concession booths) on the agriculturally designated lands while also restricting non-agricultural buildings or structures, thereby protecting the availability and sustainability of the agricultural lands for long term use. The nature of the Event Grounds require large tracts of land but only for short periods of time which will not compromise the ability of lands. The application allows the agricultural community to continue to function effectively in the area as the uses are not considered to be conflicting or competing; furthermore, the use of the lands provides an opportunity to enhance the local agricultural economy by providing a venue to sell local produce during events and at farmers markets. The Agricultural Impact Assessment also addresses the County of Simcoe Agricultural Policies.

Through this application, an Environmental Impact Study was prepared to address issues related to Natural Heritage. The proposed uses and associated development do not introduce any permanent structures; the lands will remain undeveloped and largely unused except for event days which will maintain and contribute to the areas cultural heritage. No new structures are proposed on Agricultural lands; derelict buildings have been demolished or refurbished to enhance the rural and agricultural landscape. Natural heritage features are being maintained or improved, as per the

EIS. Based on the above, the proposed applications maintain the general intent of the County of Simcoe Official Plan.



## 5.5 TOWNSHIP of ORO-MEDONTE OFFICIAL PLAN

The Township Official Plan is a consolidated version which includes all amendments that have been approved by the County of Simcoe or the Ontario Municipal Board as of January 24, 2007. The subject lands possess a number of land use designations according to Schedules A and E of the

Plan. These land use designations include:

- Environmental Protection One – Schedule A
- Environmental Protection Two – Schedule A
- Agricultural – Schedule A
- Commercial – Schedule A
- Eighth Line Special Policy Area – Schedule A
- Oro Centre – Office/Industrial – Schedule E
- Oro Centre – Limited Service Industrial – Schedule E
- Oro Centre – Highway 11 Special Policy Area – Schedule E
- Environmental Protection – Schedule E

It is also noted that a portion of the property is currently incorrectly designated as Agricultural on Schedule A whereas it should be designated as Eighth Line Special Policy Area. These lands are known as the Barrie Speedway and are currently zoned as PR\*31. For the purposes of this report these lands will be reviewed as though they are designated as Eighth Line Special Policy Area.

Section A1 of the Plan provides a synopsis on the Community Vision for Oro Medonte. This Section has been carefully considered in preparation of the proposed

applications. The applications ensure the additional uses proposed will maintain the character of the area by preserving natural heritage features, open countryside, agricultural lands and wooded areas. The development of the property will not significantly alter the landscape on those lands not designated as Eighth Line Special Policy Area. The goal of the proposed applications is to permit additional uses without compromising the identity of the community. The identity of the community has included an Event Grounds and Speedway in this area for decades.

The agricultural areas of the Township are also considered to be an important component of what makes up the character of the community. These areas must be preserved for future agricultural use so that they can continue to serve an important role in the local economy. The fragmentation of agricultural areas and the introduction of incompatible uses in these areas will be strongly discouraged by the Official Plan. The proposed applications seek to maintain the character of the community and from an Agricultural perspective, not permanently alter the ability of the subject lands to be utilized for agricultural purposes. Agricultural uses will continue to be permitted by this application.

Encouraging additional economic development in the Township is also a key goal of the Official Plan. The establishment of a positive business environment that provides jobs and prosperity to Township residents is a key component of the Plan. The proposed applications aim to provide for economic prosperity. Further the Plan provides that additional economic activity will be encouraged on lands in the vicinity of the Lake Simcoe Regional Airport and the Highway 11/7th Line Interchange for industrial and commercial purposes. The approval of these applications will facilitate Burls Creek to become one of the largest employers in the Township. It also has the potential to create more demand for the Lake Simcoe Regional Airport.

Section A.2 provides the Goals and Strategic Objectives on Natural Heritage (A2.1) and Agriculture (A2.4). Section A2.1 as it relates to the Goals and Strategic Objectives of Natural Heritage have been evaluated within the EIS prepared by WSP

Canada Inc. The report demonstrates that with the mitigation and remediation recommendations, the on site Natural Heritage features will not only be protected but enhanced in some cases. This report can be reviewed in its entirety and has been submitted under separate cover.

Section A2.4 as it relates to the Goals and Strategic Objectives of Agriculture have also been evaluated within the Agricultural Impact Assessment, prepared by DBH Soil Services Inc. The main goal is to ensure areas that demonstrate the capability for agricultural production are preserved for that purpose; the proposed applications ensure the lands can continue to be used for agricultural production as the proposed uses will not negatively impact the agricultural capability of the lands. The Agricultural Impact Assessment can be reviewed in its entirety and has been submitted under separate cover.

The Official Plan has long recognized the Burls Creek Event Grounds as a private recreational park. Section A2.7 Economic Development states that it is a goal of this Plan to create jobs and to provide opportunities for economic development. Section A2.7.2(m) encourages the expansion and diversification of existing recreational uses so that these uses can take advantage of their market potential. This application will create a number of permanent and special event related employment opportunities. Employment and economic statistics relating to this application are outlined in the Economic Impact Analysis, prepared by UrbanMetrics Inc., provided under separate cover. The proposed applications aim to provide a variety of new special events to service the province, region and local municipality.

Expanding upon Section A2.1, Section B2 of the Plan provides policies relating to the Environmental Protection One designation. The proposed Township Official Plan Amendment application does not remove land from this designation, nor does the application offend any policies within this designation. The application proposes to re-designate portions of the lands as Environmental Protection One where appropriate while introducing special exceptions to ensure a minimum 30m buffer/setback is

provided adjacent to Burls Creek. Lands in the South East area of the property will also be re-designated as Environmental Protection One as the results of the EIS indicate they warrant this designation.

Section C1 of the Official Plan provides policy direction for lands designated as Agricultural. The objectives of this Section are:

- To maintain and preserve the agricultural resource base of the Township;
- To protect land suitable for agricultural production from development and land uses unrelated to agriculture;
- To promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Township;
- To preserve and promote the agricultural character of the Township and the maintenance of the open countryside.

Section C1.2 states that the principle use of land in the Agricultural designation shall be agriculture. Section C1.2 also permits existing tourist commercial uses such as private parks, trailer or recreational vehicle parks, mobile home parks, rental cabin establishments and private campgrounds and accessory recreational and commercial facilities and existing recreational uses. The Plan does not contemplate the development of new tourist commercial and recreational uses in the Agricultural designation.

The Agricultural Impact Assessment, prepared by DBH Soil Services Inc. has reviewed the Agricultural policies of the Official Plan and has concluded that the proposed applications will maintain the Subject Lands as agricultural lands, thereby maintaining and preserving the agricultural resource base. Further, the land is protected for agriculture, by maintaining the land as agriculture and preserving the potential for agriculture. The agricultural industry is promoted through the continued

farmers markets and the potential for Burls Creek to conduct agricultural activities on those lands.

Section C15 of the Plan provides policies relative to lands designated as 8<sup>th</sup> Line Special Policy Area. The existing Burls Creek is located within this designation, including the former speedway. The proposed applications aim to refine the limits of this designation while ensuring the lands around the Burls Creek tributary are protected. The application also intends to revise the list of permitted uses to a more current standard. The objectives of this designation are not proposed to be modified as it will remain a private recreation park and the proposed permitted uses are appropriate. It is also noted that the use of the lands as a motor vehicle racing establishment will be removed.

Section C17 of the Plan provides policies which relate to lands within the Oro Centre Secondary Plan, specifically the Oro Centre Office/Industrial and Oro Centre Limited Service Industrial designations as they apply to portions of the subject lands.

The purpose of the Oro Centre Secondary Plan is to establish a detailed development concept for infrastructure and land use in the Oro Centre Secondary Plan Area.

The goals of the Secondary Plan are to:

- a) To facilitate the development and redevelopment of Oro Centre in a comprehensive and progressive manner.
- b) To promote the evolution and growth of Oro Centre as a focal point of employment generating development and redevelopment according to the policies of the Oro-Medonte Official Plan.
- c) To ensure that the land uses developed within Oro Centre will complement and contribute to the vitality of the entire Township.

The proposed applications as they relate to the lands within the Oro Centre Secondary Plan are consistent with the above noted goals. The Goals of the Plan are

to promote the evolution and growth of Oro Centre as a focal point of employment generating development and redevelopment. The proposed use supports a significant amount of employment opportunities as outlined in the Economic Impact Study prepared by Urban Metrics. The proposed additional uses do not prejudice the lands from being further developed as no additional buildings or structures will be permitted. The proposed applications do not remove lands from the existing industrial designations but aim to introduce additional uses which support the goals of the Secondary Plan. The Plan provides that Oro Centre is intended to become a mixed-use area, focused on employment generating land uses which the proposed applications will achieve.

The policies of Section C17.2.3 relate to lands within the Oro Centre Office/Industrial designation. It is the intent of the Secondary Plan to establish a substantial inventory of land that can be used for a wide variety of office and industrial land uses that will generate employment opportunities within the Township. Development that is adjacent to Highway 11 or the 7th Line shall be visually attractive and will contribute to the high quality image of Oro Centre. Permitted uses in this designation include, manufacturing, assembly, processing and fabrication uses, warehousing uses, research establishments, business offices, institutional uses such as places of worship and outdoor storage uses. The proposed applications do not offend this policy direction.

Section C17.2.4 of the plan provides policies relative to the Oro Centre Limited Service Industrial designation. The intent of the Secondary Plan relative to this designation is to designate areas that may not be serviced with municipal or communal water/sewage services but that nonetheless can be used for industrial uses that will contribute to the economic health of the Township.

Permitted uses in this designation are limited to outdoor storage uses, trucking terminals and similar uses. It is intended that the lands in this designation be primarily used for land extensive uses. The development of buildings in this

designation will be discouraged and the implementing zoning by-law shall contain restrictions controlling the amount of building that can be developed on a lot. Outdoor recreational uses such as baseball fields and soccer fields are also permitted.

The proposed applications are consistent with the policies of the Limited Service Industrial designation as they aim to permit additional uses which are primarily land extensive and furthermore, buildings and structures will remain prohibited. The proposed uses are similar to what is currently permitted such as outdoor recreation uses (camping) and specifically soccer. These uses are consistent with the designation as they require large tracts of land but minimal infrastructure.

For the reasons noted and discussed above, the proposed applications conform to the general intent of the Township of Oro Medonte Official Plan.

## **6.0 CONCLUSION**

The proposed County Official Plan Amendment, Township of Oro Medonte Official Plan and Zoning Bylaw Amendment seek permission to permit a number of new uses on the subject lands. The concentration of development is proposed on lands currently known as the Burls Creek Event Grounds and the adjacent former Barrie Speedway. These lands have long been recognized and play host to a number of events over the years. While the proposed development is concentrated to the existing Event Grounds, the surrounding lands are required to accommodate accessory and small scale recreation uses in the form of camping, parking, concession booths and recreational soccer. In addition to the proposed uses on the event grounds, the surrounding lands aim to support an existing business while providing significant benefits to the Township. The applications also aim to maintain the existing number of event days at 100 per calendar year while limiting accessory uses on surrounding lands to no more than 27 days in a calendar year.

The additional uses sought through the applications have been proposed in a manner aimed at maintaining the character of the area while respecting the property

attributes and policy objectives. Through the preparation of the Agricultural Impact Assessment, the proposed uses on the agricultural lands, over a maximum of 27 days in a calendar year will not have a negative impact on the capability of the lands nor on surrounding agricultural operations. The use of the lands for accessory camping, parking and concession booths will facilitate a more efficient use of the designated event grounds including a wider array of events with larger audiences and thus potential for greater economic stimulus.

An array of technical reports, studies and analysis have been completed in support of the proposed applications, all of which speak to the suitability of the lands to accommodate the development associated with the proposed applications. These include in depth analysis of a number of areas including Environmental, Agricultural, Archaeological, Economic, Civil Engineering, Traffic Engineering, Acoustical Engineering, and Planning. The proposed applications and associated development have been designed to provide for the highest and best use of the lands while respecting the existing features including natural heritage, agricultural, employment and surrounding land uses.

Through analysis of the applicable planning policy, including the Provincial Policy Statement, Growth Plan, Lake Simcoe Protection Plan, County of Simcoe Official Plan, and the Township of Oro Medonte Official Plan and Zoning Bylaw, the proposed applications conform to the policies contained within.

The proposed uses have far reaching interest from a national, provincial and local level which has and will continue to stimulate the local and broader economies while increasing tourist attraction and providing many employment opportunities. It has been demonstrated through the preparation of an EIS that with the mitigation measures implemented, the existing natural heritage features will either be maintained or enhanced. The application also aims to re-designate and rezone portions of the lands to an Environmental Protection category to ensure its long term protection. It has also been demonstrated through the preparation of an Agricultural

Impact Assessment that the proposed additional uses on agricultural lands specifically will not have a permanent or negative impact on the capability of the land for traditional agricultural uses. The applications have been proposed in a manner that ensures agricultural land will not be destroyed or eliminated from being farmed. With respect to the employment lands within the Oro Centre Secondary Plan, the proposed uses are consistent with these designations and will help to foster economic stimulus in the area, including the provision of employment opportunities.

The subject lands have long been recognized as an event grounds and the proposed applications aim to ensure its continued success while maintaining conformity with the applicable planning policy. It is my respectful submission that the following applications represent good planning.

Respectfully submitted,

**INNOVATIVE PLANNING SOLUTIONS**

Darren P. Vella, MCIP, RPP  
President/Director of Planning

Greg Barker, B.A.A.  
Senior Planner

