



To: **Committee of the Whole**

Agenda Section: Corporate Services
Division: Engineering, Planning and Environment
Department: Planning

Item Number: CCW - 2019-229

Meeting Date: June 11, 2019

Subject: **Lake Simcoe Regional Airport Economic Employment District:
Request from the Township of Oro-Medonte for County of Simcoe
support of a Minister's amendment to the permitted uses for an
Automotive Innovation Park.**

Recommendation

That Item CCW 2019-229, dated June 11, 2019, regarding a Request from the Township of Oro-Medonte seeking the County of Simcoe's support of a Minister's amendment to the permitted uses for the lands located within the Lake Simcoe Regional Airport Employment District for an Automotive Innovation Park, be received; and

That the Warden send a Letter of Support to the Minister of Infrastructure regarding the Township of Oro-Medonte's request for amendment to permit an Automotive Innovation Park within the Lake Simcoe Regional Airport Employment District; and

That the Letter of Support be forwarded to the Township of Oro-Medonte, for information.

Executive Summary

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) identifies two *economic employment districts*, one of which is the *Lake Simcoe Regional Airport economic employment district* (LSRAEED), which were originally established through Amendment 1 to the Growth Plan that took effect January 19, 2012. In accordance with the policies of the Growth Plan, the boundaries and permitted uses of the LSRAEED have been established by the Minister of Infrastructure through a directive issued on September 24, 2012.

Policies within the Growth Plan enable amendments to the established permitted uses of the *economic employment districts* based on a review from the Minister. A Minister's review can be requested by the relevant municipalities associated with *economic employment districts*.

The Township of Oro-Medonte has received an application to consider a zoning by-law amendment for lands located within the LSRAEED. The purpose of the application is to permit an "Automotive Innovation Park".

In order to consider an amendment to the permitted uses of the LSRAEED, a request must be made to the Minister of Infrastructure by the local municipality. On April 24 the Council of Oro-Medonte directed Township staff to proceed with the amendment request, which includes a letter to the County of Simcoe requesting County consideration of the amendment in accordance with Policy 3.9.5 of the County of Simcoe Official Plan.

Background/Analysis/Options

The Township of Oro-Medonte has received an application for a zoning by-law amendment relating to properties situated at 225 and 401 Line 7 North. The subject lands are located within the LSRAEED, which is one of four employment land areas within Simcoe County that have been identified by the province and remain an important part of the *Simcoe Sub-area the Growth Plan*. The two *strategic settlement employment areas* are in the Town of Bradford West-Gwillimbury and Town of Innisfil. The two *economic employment districts* are located in the Township of Ramara and the Township of Oro-Medonte, and it is the latter which is associated with the Lake Simcoe Regional Airport and is the subject of the proposed amendment.

Policies within the Growth Plan permit amendments to the established permitted uses of the *economic employment districts* based on a review from the Minister. A Minister's review can be requested by the relevant municipalities associated with *economic employment districts*.

The Minister of Municipal Affairs and Housing has written a joint letter to the County of Simcoe and Township of Oro-Medonte to advise that in principle the Minister supports the concept of an Automotive Innovation Park subject to local support of this initiative. A copy of Minister Clark's letter is provided as Schedule 1 of this report CCW 2019-229.

The purpose of the application received by the Township of Oro-Medonte is to permit an "Automotive Innovation Park", but it should be noted that it does not request any changes to the boundary of the established LSRAEED. Based on the information provided to the Township, the uses associated with an Automotive Innovation Park through the proposed application would include all existing uses, plus the addition of the following:

- Automotive Training, Education and Demonstration (automotive education/classes including vehicle demonstration and testing, educational uses such as driver training, demonstrations and testing and including and automotive track);
- Accessory Automotive Self Storage Facility (premises used for the storage of automotive vehicles, indoor storage areas or lockers, which are generally accessible by means of individual loading doors and associated accessory facilities such as kitchen, washroom and offices);
- Automotive and Automotive Technology Research and Development (premises and land used for the research, development, designing, studying, testing, engineering of automotive products and automotive technologies, including automotive track);
- Accessory Conference Centre (shall mean a building used for the holding of conferenced, conventions, seminars, workshops or similar activities, as well as compatible accessory facilities);
- Accessory Automotive Museum;

- Accessory Retail;
- Accessory Food and Beverage; and
- Accessory Accommodation.

In order to consider an amendment to the permitted uses of the LSRAEED, a request must be made to the Minister of Infrastructure by a municipality of the *Simcoe Sub-area* of the Growth Plan. On April 24, 2019, the Council of Oro-Medonte endorsed Township staff to proceed with the amendment request to the Minister, which includes a letter to the County of Simcoe for consideration of the amendment in accordance with Policy 3.9.5 of the County of Simcoe Official Plan. A copy of the letter request from the Township of Oro-Medonte to the County of Simcoe which includes the Township's Council resolution endorsing the amendment, and a copy of the Township staff report is provided as Schedule 2 of this report CCW 2019-229.

Simcoe County Planning staff have reviewed the consideration for an amendment to the Minister's directive of permitted uses for the LSRAEED and offer the following summary as it relates to relevant planning policy.

Provincial Policy Statement (PPS)

Policy 1.3.1 describes that planning authorities shall promote economic development and competitiveness by (in part) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs. Provide 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.

Policy 1.3.2.3 identifies that planning authorities shall protect employment areas in proximity to *major goods movement facilities and corridors* (which includes airports), for employment uses that require those locations.

Policy 1.6.9 requires that planning for land uses in vicinity of an airport shall be undertaken so that their long-term operation and economic role is protected.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

Policy 6.4.3 outlines that the Minister, in consultation with affected municipalities and stakeholders, has determined the location and boundaries, and established as appropriate the uses permitted in the *economic employment districts*.

Policy 6.4.4 explains that the Minister may review and amend decisions made pursuant to 6.4.3 (boundaries and permitted uses) and that municipalities in the *Simcoe Sub-area* may request the Minister to consider a review.

Simcoe County Official Plan

The County Official Plan recognizes the LSRAEED and refers to the direction from the Minister of Infrastructure for the comprehensive planning of this area in order to maximize its economic benefits and long-term viability.

Policy 3.9.1 identifies that within the LSRAEED, development will be in accordance with the directive issued by the Minister of Infrastructure on September 24, 2012.

Policy 3.9.5 clarifies that the Minister's directive may be reviewed and amended from time to time or at the request of the *local municipalities*.

Other Matters for Consideration

County staff have reviewed the planning policy basis for this request and understand that the Township of Oro-Medonte is in support of the Minister considering the additional uses being proposed through the zoning by-law amendment. Future applications for implementation would include a plan of subdivision and site plan approval.

County planning staff acknowledge and agree that the uses that would be associated with the proposed Automotive Innovation Park would help to facilitate the maximization of this *economic employment district*, and would be a benefit to its long-term viability. Upon review of the application material, County planning staff recognise that the proposal is intended to only pursue uses that would support and complement the Lake Simcoe Regional Airport. The applicant has identified that they have actively engaged representatives of the airport and have received a letter of support from them.

In addition, the applicant advises that training and education facilities could be utilized by Georgian College, with the potential to develop curriculum relating to both the Automotive and Aviation industries. The applicant has identified that they have actively engaged representatives of Georgian College and have received a letter of support from them.

Conclusion

Having considered the nature of the application and the relevant planning policy context, it is recommended that the Committee of the Whole provide support for the request of an amendment to the LSRAEED to permit automotive related employment uses to facilitate the establishment of an Automotive Innovation Park, in addition to the uses permitted as identified in the September 24, 2012 Minister's Directive.

Financial and Resource Implications

There are no financial or resource implications associated with this Item.

Relationship to Corporate Strategic Plan

Growth Related Service Delivery:

- Create and strengthen partnerships with key stakeholders to support communities through the delivery of sustainable services.

Reference Documents

There are no reference documents associated with this Item.

Attachments

Schedule 1 – Letter from Minister Steve Clark, Ministry of Municipal Affairs and Housing;

Schedule 2 – Letter of Request for Amendment to the Minister’s Directive from the Township of Oro-Medonte, and Township Staff Report;

Prepared By Dan Amadio, MCIP RPP, Manager of Planning

Approvals

	Date
David Parks, Director of Planning, Economic Development and Tourism	May 28, 2019
Debbie Korolnek, General Manager of Engineering, Planning and Environment	May 28, 2019
Trevor Wilcox, General Manager, Corporate Performance	June 2, 2019
Mark Aitken, Chief Administrative Officer	June 3, 2019