

INTERGOVERNMENTAL ACTION PLAN (IGAP) FOR SIMCOE BARRIE AND ORILLIA

**Ministers and Mayors Presentation
14 August 2006**



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Purpose of the Session

- *Key findings of Existing Capacities Assessment (ECA)*
- *Recommended Option from Growth Potential Assessment (GPA)*
- *Recommended Option from Implementation Assessment (IA)*



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Purpose of the ECA

- *Assemble sound and defensible information base*
- *Confirm capacity available in existing/planned infrastructure to accommodate approved development and planning commitments*



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ECA Components

- *Environmental Scan of Existing Conditions*
 - *Existing/planned infrastructure*
 - *Approved development & planned land use*
 - *Natural environment & cultural heritage*
 - *Physical potential for intensification*
 - *3 year outlook of housing market*
 - *Rural development*
 - *Population and employment trends*
- *Documented in 7 Foundation Reports*
 - *Resources*
 - *Infrastructure*
 - *Communities*
 - *Intensification*
 - *Housing market pressures*
 - *Demographic housing and employment trends*
 - *Rural development potential*
- *Foundation for the Strengths Weaknesses Opportunities and Threats Analysis (SWOT)*



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Issues from ECA - SWOT

- *SWOT analysis identified key issues and opportunities for consideration in GPA and IA*
- *Growth Plan Year 2031 population (667,000) could be accommodated through existing planning commitments*

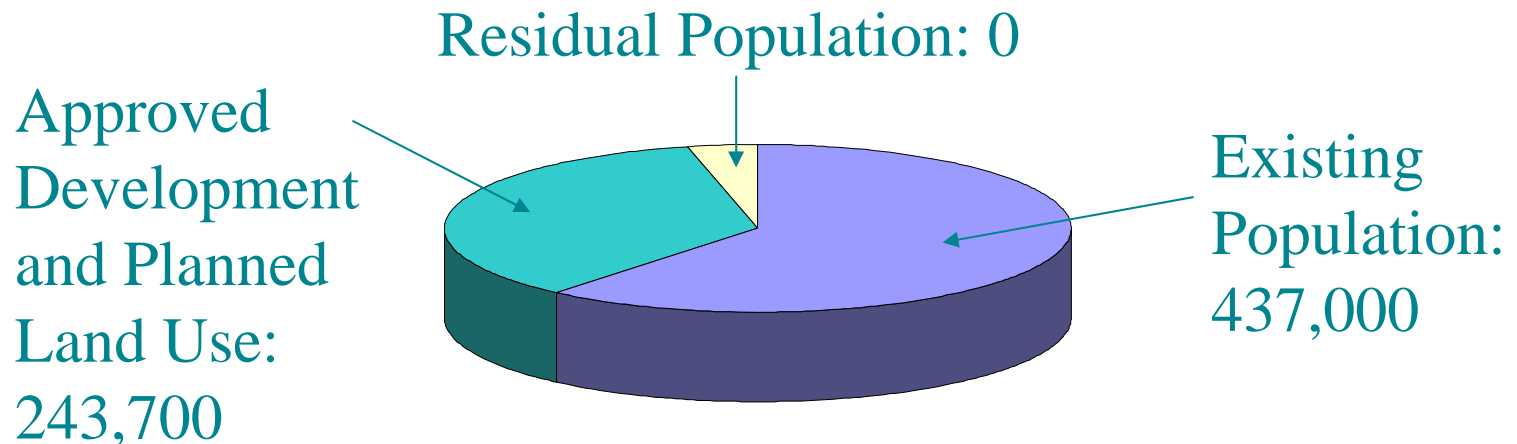


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Issues from ECA - SWOT

2031 Projected Population (667,000)

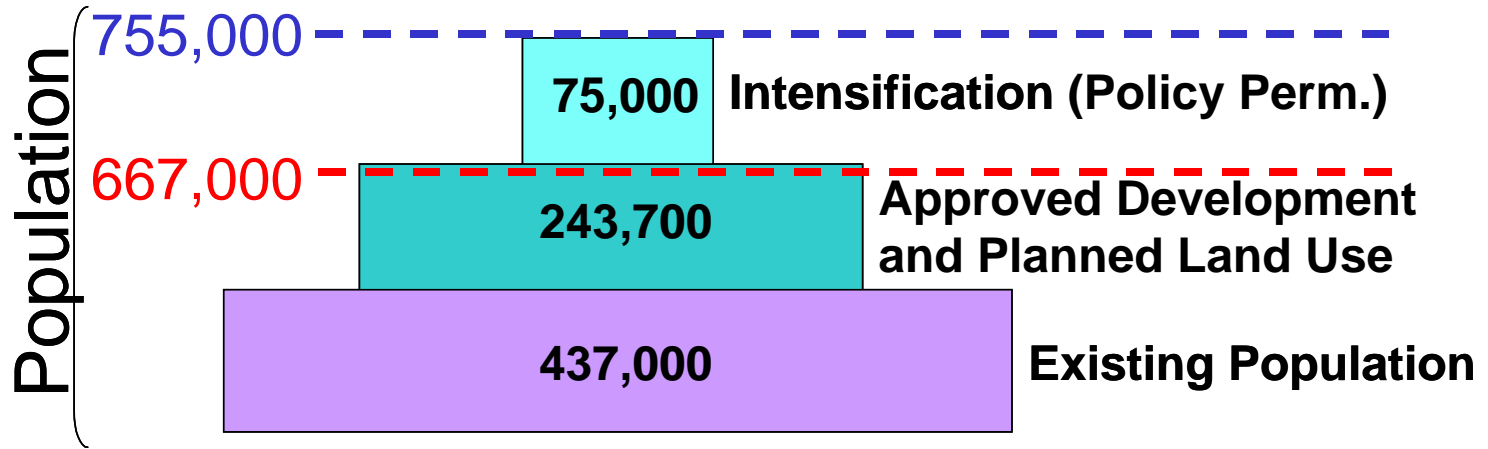


- *100% of the projected 2031 population (667,000) could be accommodated through existing planning commitments*

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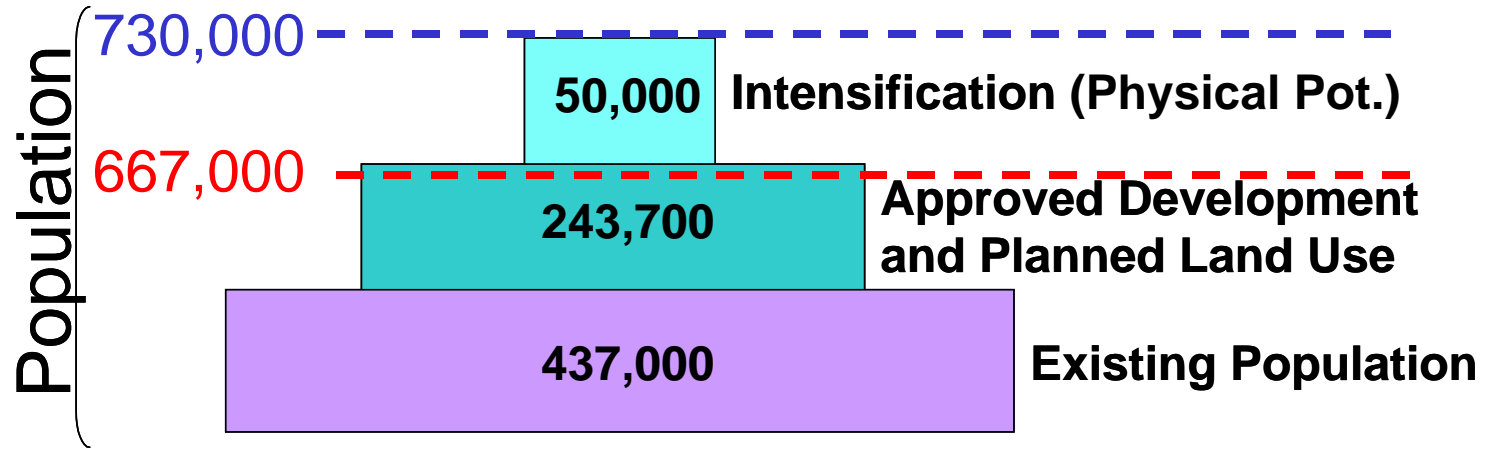
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Issues from ECA - SWOT



- *Intensification (based on official plan permissions) could push the population well above the 2031 projection (775,000 vs. 667,000)*

Issues from ECA - SWOT



- *Intensification (based on physical potential) would still push the population well above the 2031 projection (730,000 vs. 667,000)*

Issues from ECA - SWOT

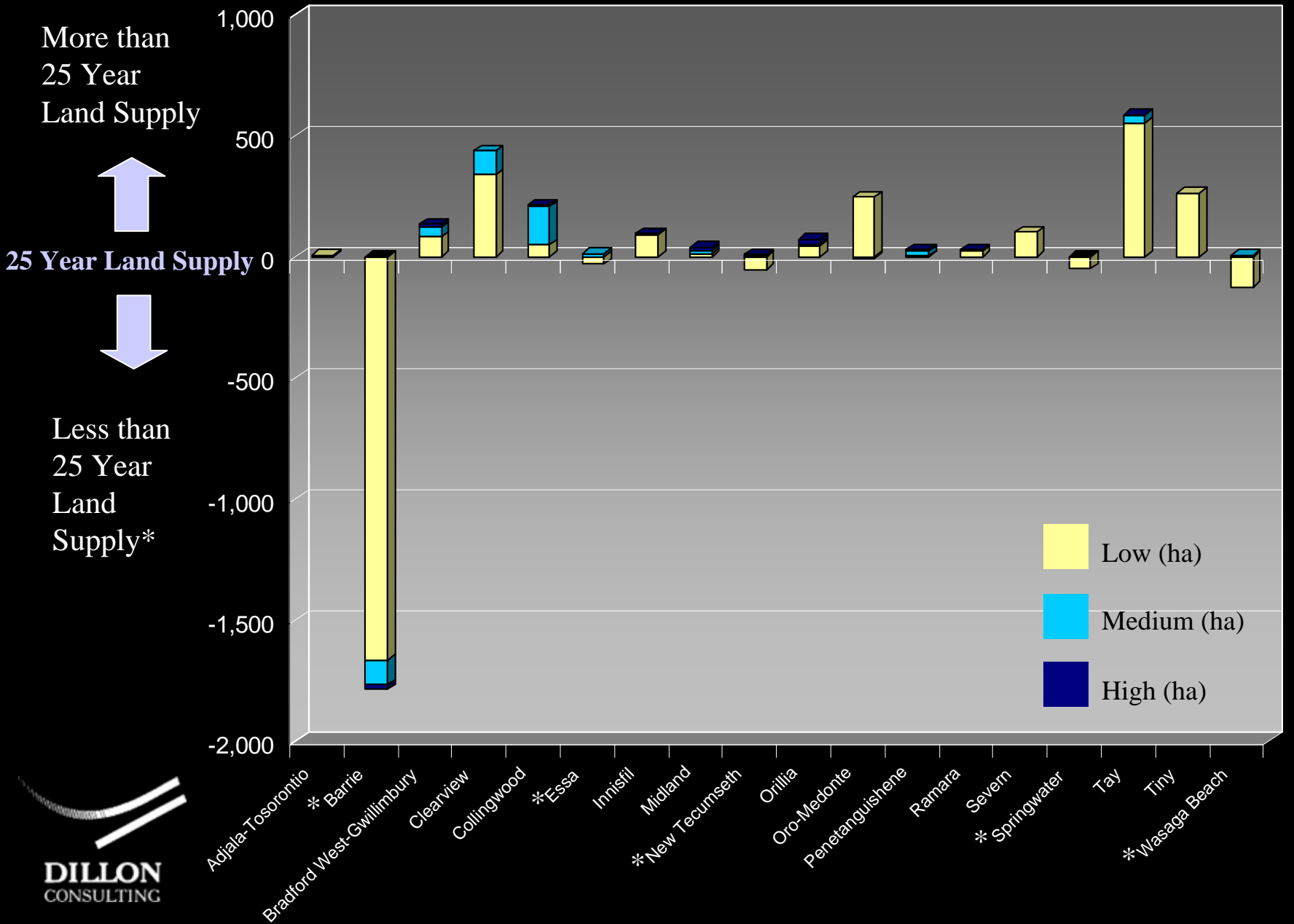
- *Existing residential land supply exceeds 25 year supply required to achieve Growth Plan 2031 population*
- *13 municipalities have more than a 25 year land supply based on a projected distribution of the Growth Plan 2031 population*
- *5 municipalities require more land supply to achieve the 2031 population*



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13 Municipalities have more than 25 Yr. Designated Land Supply



Issues from ECA - SWOT

- *Major water and/or wastewater servicing improvements or expansions are needed to service existing approved/planned growth in all municipalities*

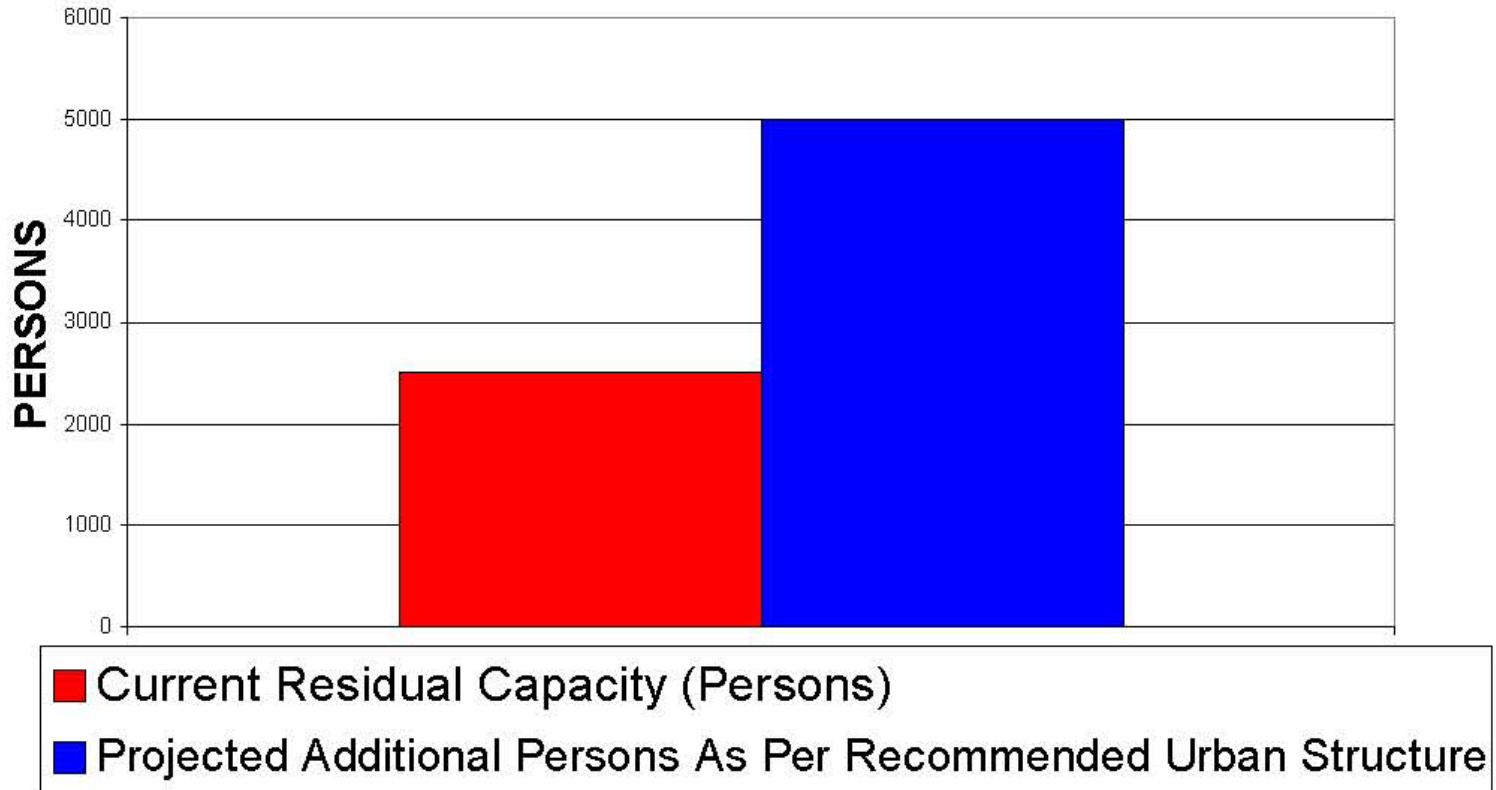


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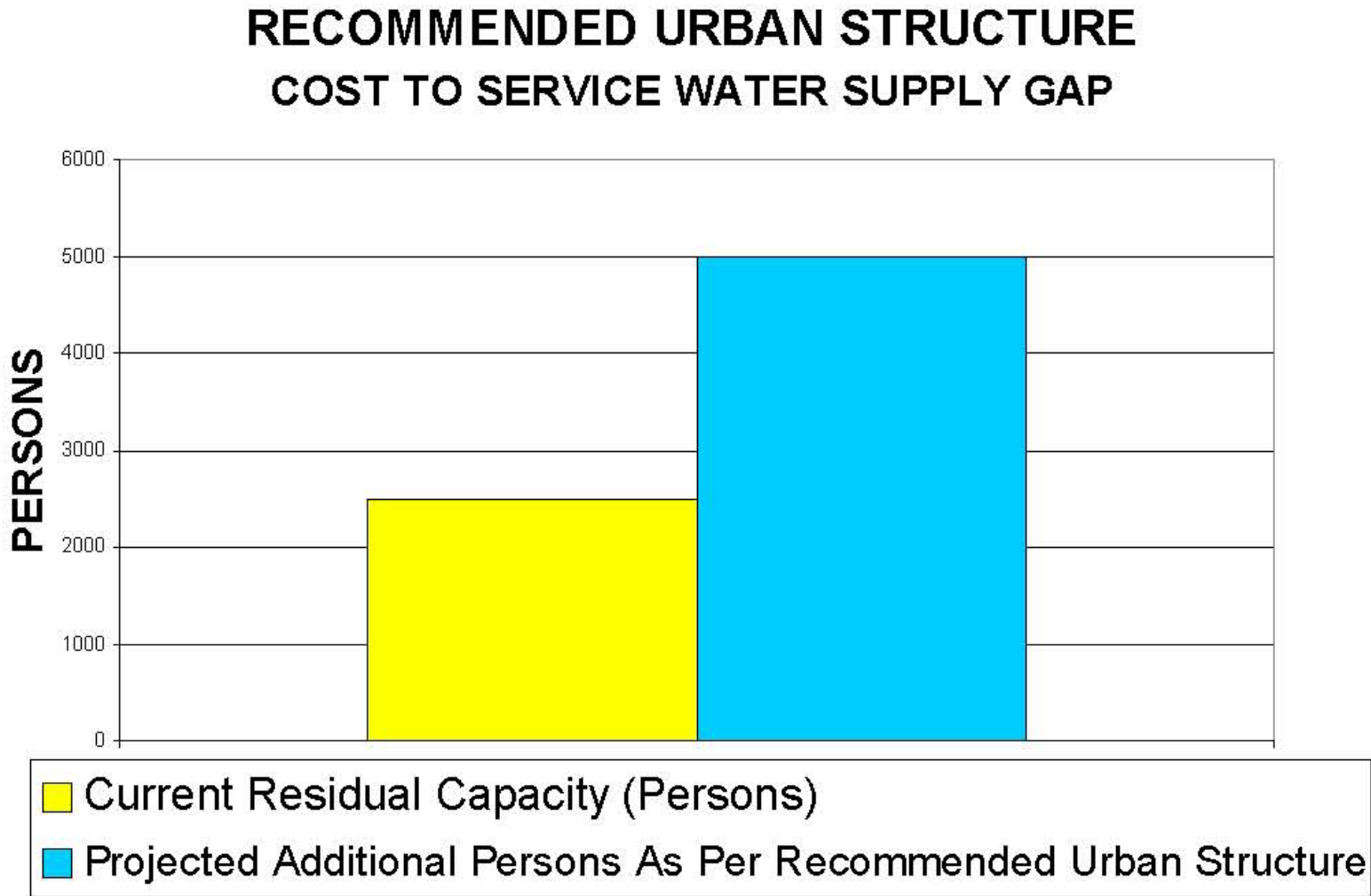


RECOMMENDED URBAN STRUCTURE COST TO SERVICE WASTEWATER TREATMENT GAP



COST: \$429,625,000

**Intergovernmental Action
Plan for Simcoe, Barrie &
Orillia**



COST: \$222,425,000

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Issues from ECA - SWOT

- *Finite capacity for growth in Lake Simcoe and Nottawasaga River watersheds*
- *Growth on two fronts:*
 - *North Simcoe leisure/lifestyle market*
 - *South Simcoe local employment & GTA market*
- *Current market demand is for single detached housing*



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Issues from ECA - SWOT

- *Limited local and inter-regional transit*
- *Barrie and Bradford are only urban centres with full servicing and higher order transit*



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Opportunities from ECA - SWOT

- *Assimilative Capacity Study model provides tool to assess impacts and mitigation for future growth*
- *Growth Plan conformity within 3 years requires municipalities to update their official plans*
- *Study Area has a strong base of complete communities for shaping future growth*



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Opportunities from ECA - SWOT

- *Physical potential for intensification throughout the Study Area*
- *Aging population and smaller household sizes will grow the market for medium/high density housing*
- *Study Area has a strong and diversified economic base with potential for growth*



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Opportunities from ECA - SWOT

- *Highway 400 is the major spine for moving people and goods to and from the Study Area*
- *Natural features/resources are a draw for tourism and relocating empty nesters*



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Purpose of the GPA

- *Develop and assess growth options for accommodating the 25 year (2031) target for the Study Area from the Growth Plan*
- *Recommend a preferred growth option*
- *Identify follow-up work to be done by the IGAP Partners*



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Vision for Growth in the Study Area

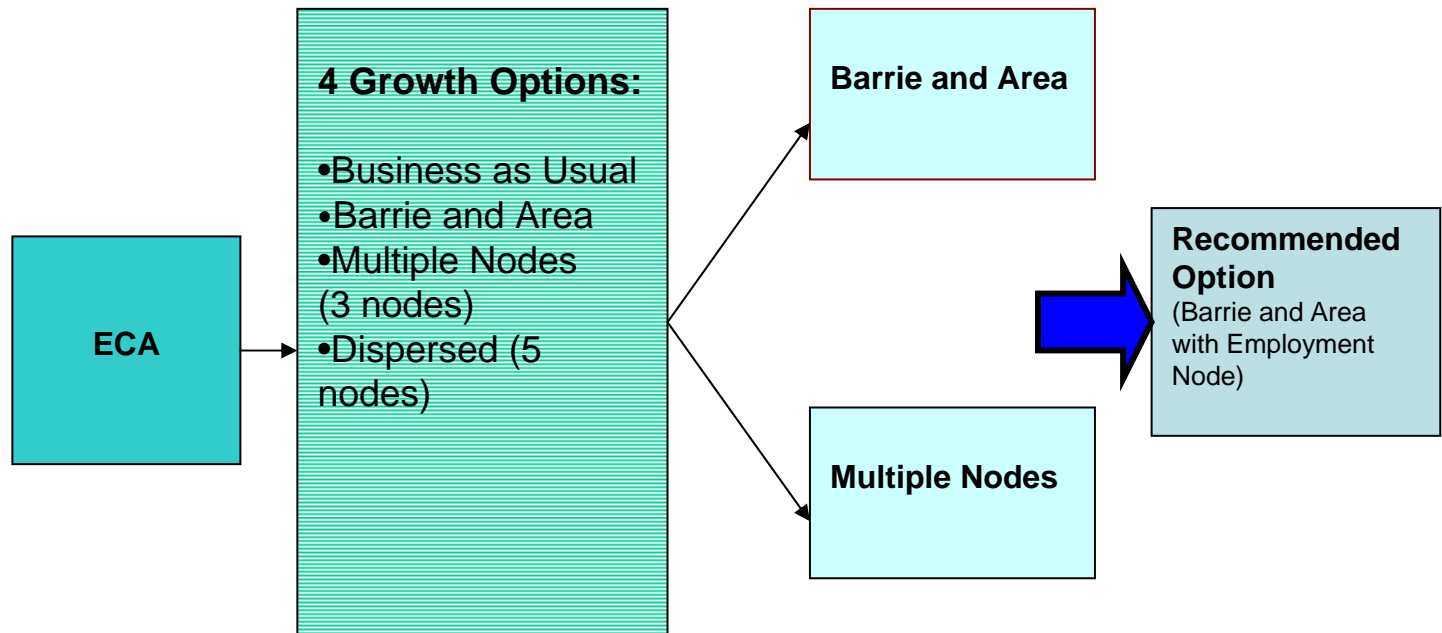
- *Healthy water and natural heritage systems*
- *Strong, sustainable, complete communities*
- *Diverse character of communities and choices for housing*
- *Strong live/work connections*
- *Reduced reliance on automobile*
- *Efficient infrastructure*



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4 Options for Growth involving Urban Area Expansion



Barrie and Area Option

Advantages:

- *Adjacent to existing major centre (urban growth centre)*
- *Supports demand/supply analysis*
- *Employment/residential connections*
- *Least cost/efficient servicing*
- *Builds on complete community amenities*
- *Local and regional transit*
- *Good transportation access*
- *Preferred for IA*



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Barrie and Area Option

Disadvantages:

- *Exceeds Assimilative Capacity Study targets*



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Multiple Nodes Option

Advantages:

- *Adjacent to existing major centre and large communities*
- *Employment/residential connections*
- *Builds on complete community amenities*
- *Efficient servicing*
- *Transit in Barrie and Bradford*
- *Good transportation access*



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Multiple Nodes Option

Disadvantages:

- *Demand/supply disconnect*
- *Higher servicing costs*
- *Growth not fully transit supportive*
- *Exceeds Assimilative Capacity Study targets*
- *Less preferred for IA*

Intergovernmental Action Plan for Simcoe, Barrie & Orillia

Orillia



Intergovernmental Action Plan for Simcoe, Barrie and Orillia Recommended Urban Structure

LEGEND

- IGAP Study Boundary²
- Area Municipalities²
- Provincial Highways¹
- County Roads¹
- Built Up Urbanized Area (conceptual)⁵
- Employment/Industrial³
- Settlement Boundary^{3,4}
- Residential Expansion Area (conceptual)
- Employment Expansion Area (conceptual)
- Natural Heritage Constraints (conceptual)
- Regional Centre (Urban Growth Centre)
- Major Growth Node (fully serviced settlement area, with 2031 Population > 25,000)
- Growth Node (other settlement area with full services)
- Other Settlement Area³
- Settlement Non-Decision³

Projection: UTM zone 17N NAD83
 Data Sources: 1. Ontario Ministry of Natural Resources
 2. Ontario Ministry of Municipal Affairs and Housing
 3. Simcoe County
 4. Note that settlement area boundaries have not been altered to reflect 25 year land surplus.
 5. Ministry of Public Infrastructure Renewal

Last Modified July 19, 2006

Created by: PJK
 Checked by: RSS



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RESIDENTIAL POPULATION, 2006-2031			
Municipality	Existing Population (2006)	Additional Population (2006-2031)	Total Population (2031)
Adjala-Tosorontio	11,548	2,522	14,070
Barrie	131,918	111,885	243,803
Innisfil	32,292	12,923	45,256
Essa	18,831	5,994	24,826
Bradford West Gwillimbury	25,534	15,421	40,955
Christian Island	520	(61)	460
Clearview	14,420	6,916	21,336
Collingwood	18,474	9,947	28,422
Midland	16,785	4,788	21,574
Mnjikang First Nation (Ramara)	655	169	824
New Tecumseth	29,128	13,189	42,317
Orillia	29,923	6,359	36,282
Oro-Medonte	21,106	6,235	27,341
Penetanguishene	8,642	3,666	12,308
Ramara	9,792	2,225	12,017
Severn	12,574	2,096	14,643
Springwater	18,343	4,235	22,597
Tay	9,887	1,696	11,583
Tiny	10,572	2,964	13,536
Wasaga Beach	16,381	16,690	33,071
Total	437,300	229,900	667,200

**Intergovernmental Action
 Plan for Simcoe, Barrie &
 Orillia**

EMPLOYMENT, 2006-2031

Municipality	Existing Employment (2006)	Additional Employment (2006-2031)	Total Employment (2031)
Adjala-Tosorontio	1,383	142	1,524
Barrie	58,378	50,842	109,220
Innisfil	6,542	3,618	10,160
Essa	7,529	599	8,128
Bradford West Gwillimbury	7,448	2,712	10,160
Christian Island	122	(22)	100
Clearview	4,168	404	4,572
Collingwood	11,992	4,772	16,764
Midland	11,444	1,256	12,700
Mnjikang First Nation (Ramara)	3,238	263	3,500
New Tecumseth	19,085	8,855	27,940
Orillia	17,809	2,511	20,320
Oro-Medonte	4,642	438	5,080
Penetanguishene	4,915	585	5,500
Ramara	2,110	(78)	2,032
Severn	3,814	186	4,000
Springwater	4,855	645	5,500
Tay	1,573	(73)	1,500
Tiny	1,394	130	1,524
Wasaga Beach	2,564	1,246	3,810
Total	175,000	79,000	254,000



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Recommended Urban Structure: Barrie and Area

- *3 tiers of fully serviced settlement areas*
- *Barrie is the anchor urban growth centre*
- *Supported by 5 fully serviced growth nodes:*
 - *Orillia, Alliston, Collingwood, Bradford, Wasaga Beach*
- *Next tier of 15 fully serviced settlement areas*
- *Some growth in partially serviced settlement areas*
- *Urban area expansion concentrated in single node in Barrie area (1785 ha, 91,500 pop.)*



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Recommended Urban Structure: Barrie and Area

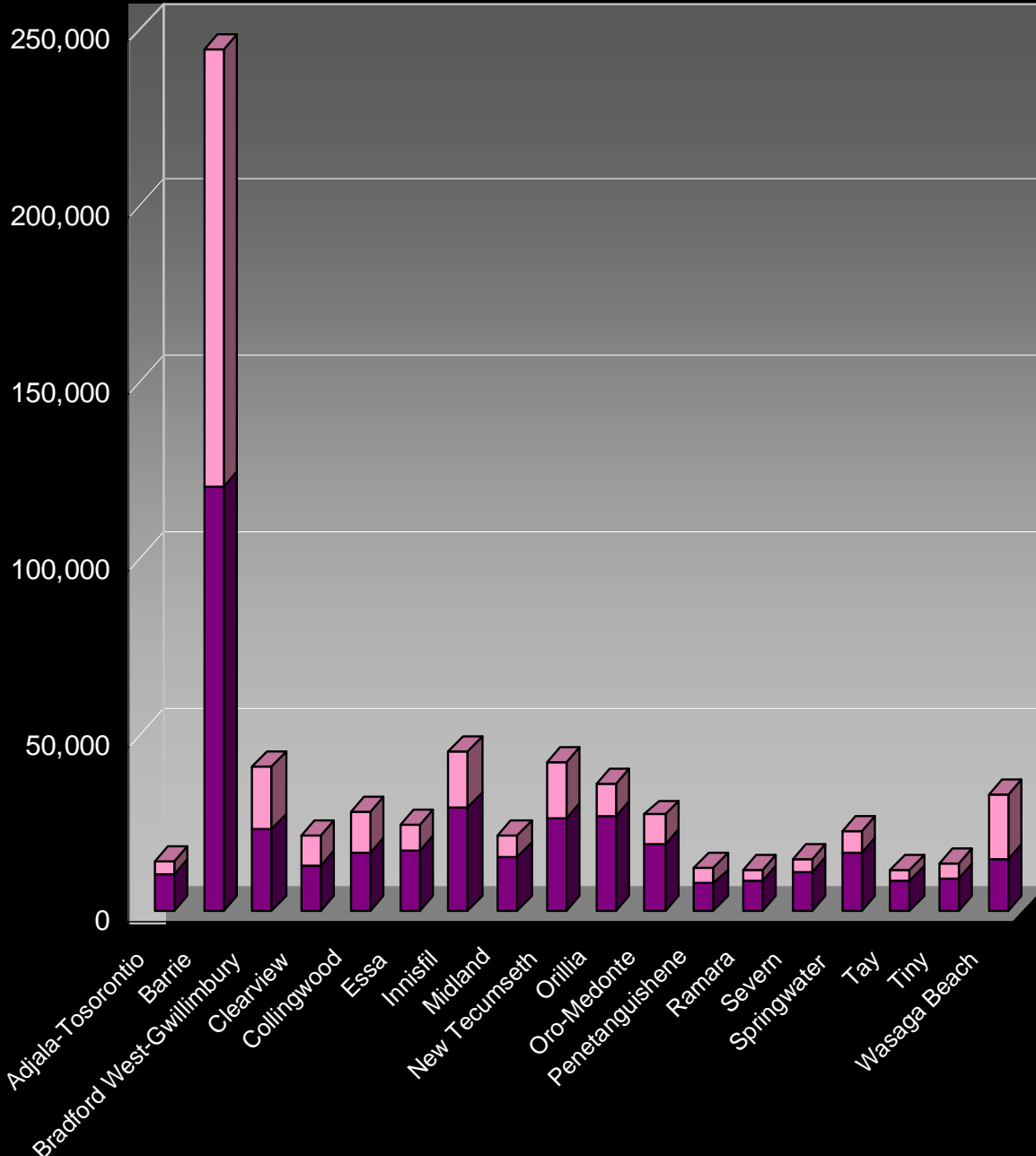
- *Existing employment areas supplemented by 2 new adjacent nodes*
- *350 ha of new employment lands in Hwy. 400 Corridor south of Barrie (12,600 jobs)*
- *72 ha of new employment lands in node at Hwy. 400/88 (2,200 jobs)*
- *66% of residential growth is in existing communities*
- *82% of employment growth is in existing communities*
- *51+ persons/jobs per hectare for Study Area*
- *150 persons/jobs in downtown Barrie*



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Every Municipality gets 25 Years of Resid. Growth



Existing & Projected Population

- 2006-2031 Population
- 2006-Base Population



Why the Barrie and Area Option?

*Best meets Provincial policy objectives
(Growth Plan, Provincial Policy Statement):*

- *Reinforces Barrie as a designated growth centre*
- *Fully matches housing demand and land supply requirements*
- *Least cost/most efficient servicing*
- *Supports large and small communities*
- *Supports diverse community character and housing choice*
- *Urban expansion area has access to local and inter-regional transit*
- *Urban expansion area has access to the full range of jobs, services and amenities in a complete, compact urban centre*



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Why the Barrie and Area Option?

- *Urban expansion area avoids natural heritage features and minimizes watershed impacts*
- *Lower environmental and watershed impacts by focusing growth in build-up areas and reducing urban area expansion*
- *Residual watershed and lake impacts can be further managed (community design, Best Management Practices and environmental projects to offset loads to Lake Simcoe)*
- *Most preferred for service delivery (IA)*
- *No other off-setting advantages of the Multiple Node Option compared to the Barrie and Area Option*



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Next Steps for IGAP Partners

- *Area-wide growth management study to refine population and employment demand and land supply and growth directions to address Growth Plan and Provincial Policy Statement*
- *Area-wide intensification study to refine intensification analysis and confirm targets to address Growth Plan and Provincial Policy Statement*
- *Official Plan policy updating to address Growth Plan conformity and Provincial Policy Statement consistency*
- *Continued work to meet watershed and lake health targets as per Assimilative Capacity Study*



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Purpose of IA

- *Recommend service delivery options to support the recommended growth option*
- *Set out governance implications*
- *Identify follow-up work to be done by the IGAP Partners*



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Key IA Challenges

- *Coordinating area-wide management of growth and development*
- *Coordinating area-wide long-range land use and infrastructure planning*
- *Incorporating and maintaining the Assimilative Capacity Study model in planning decisions*
- *Monitoring targets:*
 - *Population and employment*
 - *Intensification and minimum densities*
 - *Live/work connections*
 - *Watershed impacts*
- *Ensuring there is authority to deal with growth management issues*
- *Finding the resources to address growth management issues*



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Scope of Assessment

- *Focus on planning and development services and public works (mainly water and wastewater)*
- *Consider service delivery issues relating to recreation and culture, emergency services, social services, as appropriate*



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Service Delivery Options

- *Efficiencies within current service arrangements*
- *Inter-municipal agreements*
- *Service district*
- *Area-wide service consolidation*



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Preferred Service Delivery Option: Planning & Development Services

- *Consolidated Planning & Development Services including Long-Range Infrastructure Planning through Area-Wide Two-Tier Delivery*



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Service Consolidation: Two-Tier Delivery

- *Upper tier planning responsible for: area-wide strategic growth management and long-range planning; approval of local official plans & amendments; and long-range infrastructure planning*
- *Local planning departments would remain responsible for local planning and some GIS and economic development*



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Service Consolidation: Two-Tier Delivery

- *Advantages:*
 - *Coordinated area-wide long-range land use and infrastructure planning*
 - *Effective, efficient and accountable*
 - *Retain local autonomy/responsiveness on local planning and development matters*



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Service Consolidation: Two-Tier Delivery

- *Disadvantages:*
 - *Some loss of local autonomy, especially for Barrie and Orillia*
 - *Potential for duplication and overlap*



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Preferred Service Delivery Option: Public Works

- *Consolidated Public Works: Water and Wastewater Services and Assimilative Capacity Study Model through Two-Tier Delivery*



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Public Works – Water and Wastewater

- *Service Consolidation: Two-Tier Delivery*
- *Upper tier responsible for treatment facilities and regional distribution system*
- *Local municipalities responsible for local distribution & collection systems*



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Public Works – Water and Wastewater

- *Service Consolidation: Two-Tier Delivery*
- *Advantages:*
 - *Linkage with area-wide long-range land use & infrastructure planning*
 - *Effective, efficient and accountable*
 - *Retain local responsiveness to users*



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Public Works – Water and Wastewater

- *Service Consolidation: Two-Tier Delivery*
- *Disadvantages:*
 - *Reorganization of existing service delivery*
 - *Some loss of local autonomy, especially for Barrie and Orillia*



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Other Services

- *Retain consolidated services*
 - *Land ambulance & paramedic services*
 - *Social services*
 - *Court services & POA revenue*
 - *Waste management (county-wide)*

- *Study area-wide consolidation*
 - *Police*
 - *Waste management*



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Other Services

- *Retain local responsibility*
 - *Recreation & Culture*
 - *Firefighting*
- *Seek greater efficiencies*
 - *Public-private partnerships*
 - *Best practices*
 - *Inter-municipal cooperation*



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Implications for Governance

- *Others bodies have recommended area-wide government structure including separated cities where possible:*
 - County Government in Ontario, 1989
 - Who Does What Panel, 1996
 - Watertight Report, 2005
- *Need to study an area-wide two-tier government for Simcoe, Barrie and Orillia*



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Implications for Governance

- *Issues to be Addressed*
 - *Implementation of planning and development, public works and other services within the re-structured county*
 - *Outer boundaries of re-structured county*
 - *Internal boundaries of municipalities in a restructured county*
 - *Who does what*
 - *How to account for different amounts of debt/reserves in different municipalities*
 - *Representation, direct or indirect election, etc.*

Implications for Governance

- *Area-wide two-tier service delivery will take time to implement*
- *What do you do in the interim?*
 - *Seek efficiencies within current service arrangements for public works*
 - *Prepare area-wide growth management strategy*
 - *Initiate work on local official plan conformity*
 - *Provincial assistance and, if necessary, intervention*



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