

Report



Report No. DS2019-052	To: Council	Prepared By: Andria Leigh, Director, Development Services
Meeting Date: April 24, 2019	Subject: Oro-Medonte Automotive Innovation Park - Request for Amendment to Minister's Directive	Motion # C190424-21
Roll #: 4346-010- 003-32900		R.M.S. File #:

Recommendation(s):	Requires Action <input checked="" type="checkbox"/>	For Information Only <input type="checkbox"/>
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It is recommended:

1. That Report No. DS2019-052 regarding the Request to Amend the Minister's Directive be received and adopted;
2. That staff submit the required correspondence to the County of Simcoe requesting under Section 3.9.5 of the County of Simcoe Official Plan an amendment to the Minister's Directive dated September 24, 2012; and that
3. The applicant be advised of Council's decision under the Director, Development Services signature.

Background/Analysis:

On April 5, 2019 the Township received an incomplete Zoning By-law Amendment application from 2639025 Ontario Inc. for 225 and 401 Line 7 North (See Schedule 1 – Location Map). Further applications for a Draft Plan of Subdivision and Site Plan Approval will also be required to be submitted to the Township in the future for the proposed development of the property.

The subject lands are designated Industrial and Environmental Protection One in the Township's Official Plan and zoned Economic Development Exception 239 (ED*239), Agricultural/Rural (A/RU), and Environmental Protection (EP) Zones. Previously, the subject lands contained a draft approved industrial plan of subdivision; however the draft plan approval has since lapsed.

The applicant and their consultant attended a pre-consultation meeting with Township staff and outside agencies on February 26, 2019. Township staff are currently in the process of finalizing the follow up communications to confirm the various technical

reports that will be required to consider the Zoning By-law Amendment application a complete submission; in addition to the technical reports that will be required with the Draft Plan and Site Plan Approval Application submissions at a later date. Based on the current list of uses proposed, it does not appear that a Township Official Plan Amendment application will be required to be submitted at this time.

In order for the applicant to provide a complete application submission to the Township and initiate the processing and review of their proposal/application, a series of technical studies are required to be submitted including:

Archaeological Assessment, Mitigation/Compensation Plan, Functional Servicing Study, Geotechnical/Soil Stability Report, Natural Heritage Evaluation, Noise/Vibration Impact Analysis, Phosphorus Budget, Planning Justification Report, Storm Water Management Report, Traffic Impact Assessment/Traffic Study, and Water Balance Report.

As noted above, some of these studies will be required with the zoning by-law amendment application and others will be required with the draft plan of subdivision/site plan control applications. These technical reports will be circulated to internal Township Departments and outside agencies (County of Simcoe, Lake Simcoe Region Conservation Authority) for review and comment. The Innovative Planning Solutions April 5, 2019 letter (see Schedule 3) indicates that in order for the required Planning Justification Report to be prepared and submitted as required by the application, an amendment to the Minister's Directive to permit automotive related uses on the subject lands only is required.

In terms of the County of Simcoe Official Plan the following two policies are considered relevant to the proposal and application:

"3.9.1 Within the *Lake Simcoe Regional Airport Economic Employment District*, development will be in accordance with the directive issued by the Minister of Infrastructure on September 24, 2012."

"3.9.5 In the directive issued by the Minister of Infrastructure, the boundaries and appropriate uses permitted in the *strategic settlement employment areas* and *economic employment districts* are detailed and may be reviewed and amended from time to time or at the request of the local municipalities."

Specifically the end of 3.9.5 "at the request of the local municipality" is relevant to the applicant's application and this report for Council's direction.

A copy of the Minister's Directive identifying the boundaries and uses permitted is contained in Schedule 2 to this report.

The boundaries of the Lake Simcoe Regional Airport Economic Employment District (LSRAEEC) are not proposed to be amended. The uses permitted currently under the Minister's direction include: airport facilities and accessory uses, airport-related manufacturing, assembly, maintenance, processing, fabrication, storage and warehousing, airport-related training facilities, research establishment, wholesaling

establishments and offices uses. Major retail and residential uses are not permitted uses. While it is recognized that some of these permitted uses are specifically airport-related, a number of the uses are broader industrial/employment type uses and would permit some of the uses being proposed by the applicant.

The County Official Plan policies noted above, specifically indicates that the uses permitted are those identified by the Minister.

The Township Official Plan designates the majority of the subject lands as Industrial.

Section C8.2 of this Plan identifies the following permitted uses:

“Permitted uses on lands designated Industrial on the schedules to this Plan include manufacturing, assembly, processing, fabrication, storage and/or warehousing uses and research establishments, wholesaling establishments, portable asphalt plants and similar uses. Accessory retail uses are also permitted, provided they occupy only a limited amount of the gross floor area of the industrial use. Parking lots for commuters or for a commercial use at another location may also be permitted.”

Similar the Minister’s directive, the Township Official Plan provides for a broader range of industrial/employment uses for the subject lands and would include some of the uses being proposed by the applicant. This is further supported by the Community Vision section of the Township Official Plan that states “Encouraging additional economic development in the Township is also a key goal of this Official Plan. The establishment of a positive business environment that provides jobs and prosperity to Township residents is a key component of this Plan. On this basis, this Plan encourages the development of additional uses in the rural area to provide appropriate opportunities for rural residents and 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 proposed uses on the subject lands would provide for economic development and employment in the vicinity of the airport. The Township has been provided with correspondence from the Lake Simcoe Regional Airport confirming that the proposed use appears to be compatible with and complementary to the Airport. And further that the symbiotic relationship will result in economic opportunities for both facilities through increased usage and connectivity. Further consultation with the Lake Simcoe Regional Airport would be required during the Zoning By-law Amendment application processing.

Section A.2.7 of the Official Plan contains the Economic Development Goal and Strategic Objectives for the Township which states:

“A2.7 ECONOMIC DEVELOPMENT

A2.7.1 Goal

It is the goal of this Plan to create jobs and to provide

opportunities for economic development.

A2.7.2 Strategic Objectives

- a) To foster a competitive and positive business climate in the Township.
- b) To facilitate opportunities to provide a range of goods and services to the public by ensuring that the land use planning framework is supportive of development, as appropriate.
- c) To establish, maintain and enhance employment areas that provide a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Township and the wider area.
- d) To encourage the development and diversification of the tourism industry in the Township.
- e) To strengthen the role of the Lake Simcoe Regional Airport in the regional economy wherever possible to stimulate local economic activity.
- f) To encourage the concentration of economic activity along Highway 11 in one new area for employment, tourism and retail uses at or near the intersection of the 7th Line and Highway 11 to take advantage of the location of the airport.
- g) To encourage wherever possible through the land use planning process the retention and expansion of existing businesses in the Township.
- h) To carefully monitor local and regional trends with respect to the supply of land for employment to ensure that an adequate supply in appropriate locations is available at all times.
- i) To protect lands that have the potential of being used for agricultural purposes from incompatible development to ensure that farming operations can operate with the maximum degree of flexibility and efficiency.
- j) To encourage the development of home-based businesses provided the proposed use is compatible with adjacent uses and the rural character of the area.
- k) To encourage the protection of the Township's natural attributes, such as its rural character and its natural heritage system, to ensure that the

recreational and tourism uses that rely upon these attributes continue to thrive.

- l) To encourage the development of aggregate resource extraction operations in appropriate areas.
- m) To encourage the expansion and diversification of existing recreational uses so that these uses can take advantage of their market potential.”

The lands across from the Lake Simcoe Regional Airport have been designated for Industrial/Employment purposes since the Township Official Plan was originally prepared and approved in 1997. To date, while there have been applications received and reviewed for the subject lands, no development or employment for these lands has been realized. Should the lands continue to remain vacant and undeveloped they do not assist the Township in realizing the economic development goals and objectives of the Township’s Official Plan nor do they allow the Township to achieve the employment forecasts identified for the Township in the Provincial Growth Plan 2017 and the County’s Employment Land Budget 2017.

Places to Grow, the Growth Plan for the Greater Golden Horseshoe 2017, is the Provincial government’s initiative to plan for growth and development in a way that supports economic prosperity, protects the environment and helps communities achieve a high quality of life. There are specific policies in Sections 2.2.1 (Managing Growth), 2.2.5 (Employment), and more specifically related to Simcoe County – Sections 6.3 (Managing Growth) and 6.4 (Employment Lands) that are relevant to the proposed application. These policies encourage a range of land uses to be planned in a municipality to accommodate long term development; and further specifically identify the LSRAEED as an area of focus for employment growth. The proposed application provides for a variety of employment opportunities and job creation that would assist the Township in achieving the objectives and policies of the Growth Plan, subject to the specific request to amend the Minister’s directive and expand the uses permitted to include automotive related employment uses.

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. The intent of the PPS is to build strong and healthy communities while at the same time promoting efficient land use and development patterns. Section 1.3 (Employment) provides the policy framework for the Township to promote economic development and provide for a range of employment opportunities/uses to meet the long term needs of the Township, similar to the Growth Plan. The proposed application provides for a range of industrial/employment uses that would assist the Township in achieving the policies of the Growth Plan and Provincial Policy Statement and would support economic development within Simcoe County, as identified in the applicant’s Economic Impact Analysis.

The applicant’s submission also indicates the potential for partnership and benefits to Georgian College as the proposed use would include training and education facilities that are automotive or aviation related.

The applicant has completed and submitted to the Township an Economic Impact Analysis (EIA) prepared by urbanMetrics inc. and indicates that the proposed development can provide significant employment opportunities to the Township and the County from a variety of international employers in addition to the short-term employment during the building and infrastructure construction. The EIA identifies significant full time employment opportunities, one-time capital expenditures in the millions, increased visitor spending impacts to both the Township and the County, and increased tax revenues for the Township and the County. The proposed development will not only provide economic and tourism benefits to the Township but also to the County and supports the economic development goals/objectives of both the Township and the County.

Financial / Legal Implications / Risk Management:

There are no current implications as a result of adopting this report.

Policies/Legislation:

- Growth Plan
- County Official Plan
- Township's Official Plan

Corporate Strategic Goals:

In 2016, Council adopted the Township's Strategic Plan. The following Goals of the Plan are relevant to the proposed legislated changes:

Balanced Growth – We support business and job creation while protecting our natural environment.

Inclusive, Healthy Community – We are a community that is safe, accessible and inclusive.

Consultations:

County of Simcoe staff

Attachments:

- Schedule 1 – Location Map
- Schedule 2 – Minister's Directive dated September 24, 2012
- Schedule 3 – Innovative Planning Solutions Letter of April 5, 2019

Conclusion:

On the basis of the analysis provided above, the proposed uses for the subject lands as outlined in the Innovative Planning Solutions letter dated April 5, 2019 would be generally consistent with the intent of the Lake Simcoe Regional Airport Economic Employment District, would assist the Township in achieving the growth forecasts outlined in the Growth Plan 2017 and would generally conform to the Employment policies of the Growth Plan 2017, could generally conform to the intent and policies of the County of Simcoe and Township of Oro-Medonte Official Plans, and would support the economic development and strategic plan goals for the County and Township.

It is therefore recommended that the Township make a formal request to the County of Simcoe in accordance with Policy 3.9.5 of the County Official Plan to amend the uses permitted to include automotive related employment uses in addition to the uses permitted as identified in the September 24, 2012 Minister's Directive.

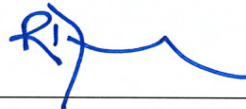
Respectfully submitted:



Andria Leigh, MCIP, RPP
Director, Development Services

SMT Approval / Comments:

C.A.O. Approval / Comments:



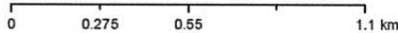
Schedule 1 –Location Map

Oro-Medonte - Web Map



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1:18,056



February 14, 2019



Schedule 2

The Location, Boundary of and Uses Permitted in the *Lake Simcoe Regional Airport Economic Employment District*

The *Growth Plan for the Greater Golden Horseshoe, 2006*, ("Growth Plan") was prepared and approved under the *Places to Grow Act, 2005*, which took effect on June 16, 2006. Amendment 1 (2012) to the Growth Plan, for the Simcoe Sub-area, was prepared and approved under the *Places to Grow Act, 2005* and came into effect on January 19, 2012.

This report contains the location, boundary of and uses permitted in the *Lake Simcoe Regional Airport Economic Employment District* issued by the Minister of Infrastructure on September 24, 2012 pursuant to policy 6.4.3 of the Growth Plan.

The *Lake Simcoe Regional Airport Economic Employment District* is identified and defined in the Growth Plan. For a copy of the Growth Plan or additional information, please contact the Ontario Growth Secretariat, Ministry of Infrastructure toll-free at 1-888-668-4636, email at placestogrow@ontario.ca or visit our website at www.placestogrow.ca.

**Map Delineating the Location and Boundary of the
Lake Simcoe Regional Airport Economic Employment District:**



Uses Permitted in the *Lake Simcoe Regional Airport Economic Employment District*:

Uses are limited to airport facilities and accessory uses, airport-related manufacturing, assembly, maintenance, processing, fabrication, storage and warehousing, airport-related training facilities, research establishments, wholesaling establishments and office uses. As set out in the definition of the *Lake Simcoe Regional Airport Economic Employment District* in the *Growth Plan for the Greater Golden Horseshoe, 2006*, major retail and residential uses are not permitted uses. The Lake Simcoe Regional Airport is subject to federal government regulation and the airport use may not be subject to these restrictions.

Definitions from the *Growth Plan for the Greater Golden Horseshoe, 2006*:

Economic Employment Districts: to be planned and protected for locally significant employment uses. These are not *settlement areas**.

**Settlement areas* are defined in the *Growth Plan for the Greater Golden Horseshoe, 2006*.

Lake Simcoe Regional Airport Economic Employment District: location set out in Schedule 8. The Lake Simcoe Regional Airport Economic Employment District boundary is determined by the Minister of Infrastructure and planned for in accordance with policy 6.4. Major retail and residential uses are not permitted.

Schedule 3



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

April 5th, 2019

Township of Oro-Medonte
148 Line 7 S
Oro-Medonte, Ontario
L0L 2E0

Attention: Andria Leigh, MCIP, RPP
Director, Development Services

Re: Oro Medonte Automotive Innovation Park (OMAIP)
225 & 401 Line 7 South
Township of Oro-Medonte, County of Simcoe

Innovative Planning Solutions has been retained by 2639025 Ontario Inc to submit the following correspondence with respect to a proposed application for a Zoning Bylaw Amendment on the above noted lands. A formal Pre-Consultation meeting occurred on February 26th, 2019 at the Township of Oro-Medonte. A pre-consultation response letter and application submission requirements checklist is pending. It is anticipated that additional applications for site plan control and/or Draft Plan of Subdivision will be required, pending the approval of the proposed Zoning Bylaw Amendment.

Accompanying this submission is the description provided below and the following materials:

1. Two (2) copies of the executed Zoning Bylaw Amendment application;
2. Two (2) copies of the draft Zoning Bylaw;
3. One (1) cheque in the amount of \$2,700.00 per the application fee – Note the application fee will be provided by the applicant directly on April 8th, 2019;
4. Five (5) 11*17 copies of the conceptual site plan; and
5. One (1) USB drive with digital copy of the conceptual site plan.

The subject lands are located north of Highway 11 on Line 7 South, in the Township of Oro Medonte, located on the east side of Line 7 South and east of the Lake Simcoe Regional Airport (LSRA). The subject lands are identified as employment lands in the Growth Plan for the Greater Golden Horseshoe, specifically located within the Lake

Simcoe Regional Airport Economic Employment District (LSRAEED) as issued by the Minister of Infrastructure on September 24, 2012 pursuant to policy 6.4.3 of the Growth Plan. The permitted uses within the LSRAEED are as follows:

Uses are limited to airport facilities and accessory uses, airport-related manufacturing, assembly, maintenance, processing, fabrication, storage and warehousing, airport-related training facilities, research establishments, wholesaling establishments and office uses. As set out in the definition of the Lake Simcoe Regional Airport Economic Employment District in the Growth Plan for the Greater Golden Horseshoe, 2006, major retail and residential uses are not permitted uses.

The County Official Plan designates the lands as being within a Strategic Settlement Employment Area and Economic Employment Districts. Sections 3.9.1 and 3.9.5 of the County of Simcoe Official Plan outline the following:

3.9 Strategic Settlement Employment Areas and Economic Employment Districts

This Plan recognizes two strategic settlement employment areas and two economic employment districts within the County. This Plan identifies the lands that are designated as such and refers to the direction from the Minister of Infrastructure for the comprehensive planning of such areas by the local municipalities in order to maximize their economic benefits and long-term vitality.

3.9.1 Within the Lake Simcoe Regional Airport Economic Employment District, development will be in accordance with the directive issued by the Minister of Infrastructure on September 24, 2012.

3.9.5 In the directive issued by the Minister of Infrastructure, the boundaries and appropriate uses permitted in the strategic settlement employment areas and the economic employment districts are detailed and may be reviewed and amended from time to time or at the request of the local municipalities.

The Township of Oro-Medonte Official Plan designates the lands as Industrial and Environmental Protection One while the Township of Oro-Medonte Zoning By-law zones

the lands as Agricultural/Rural (A/RU) and Economic Development Exception 239 (ED*239) and Environmental Protection (EP).

At this time, the applicant is interested in pursuing development on the subject lands in the form of automotive related uses. More specifically, the applicant is submitting a Zoning Bylaw Amendment (ZBA) application to rezone the lands to the Economic Development Exception (ED*___) Zone to facilitate the use of the lands for automotive related uses including the development of a motor sport track for private and commercial use, automotive training, education, demonstration, testing, research, development etc and various accessory type uses. The proposed uses on the subject lands are considered employment uses, as intended through the Growth Plan and County of Simcoe Official Plan. The ZBA aims to rezone the lands to the Economic Development zone with special provisions, particularly to permit addition uses not otherwise permitted in the Townships zoning bylaw but which are considered compatible with the Economic Development zone, are automotive related and considered employment uses. Additional special provisions may be required as the process and concept plan evolves and is further refined, including potential special provisions relative to Table B3 (Standards for Industrial Zones) among others. Below is a list of the proposed additional Economic Development (ED) uses being sought at this time, noting that this list may be refined as the process evolves:

- a. Uses permitted under the ED*239 zoning;
- b. Automotive Training, Education and Demonstration (automotive education/classes including vehicle demonstration and testing, educational uses such as driver training, demonstrations and testing and including an automotive track);
- c. Accessory Automotive Self Storage Facility (premises used for the storage of automotive vehicles, in storage areas or lockers, which are generally accessible by means of individual loading doors and associated accessory facilities such as kitchen, washroom and offices);
- d. 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);
- e. Accessory Conference Centre (shall mean a building used for the holding of conferences, conventions, seminars, workshops or similar activities, as well as compatible accessory facilities).
- f. Accessory Automotive Museum
- g. Accessory Retail;
- h. Accessory Food and Beverage; and
- i. Accessory Accommodation;

At this time, we respectfully request the municipality to consider making a request to the Minister of Municipal Affairs and Housing and/or Minister of Infrastructure as appropriate to amend the types of uses permitted on the subject lands as issued in the directive dated September 24th, 2012. This request is being sought in an effort to broaden the employment opportunities on the subject lands in the form of automotive related uses.

Pending receipt of the pre-consultation letter from the Township of Oro-Medonte, which will confirm the submission requirements for a complete application, the applicant is intending to submit a complete application as expeditiously as possible, however prior to submission of a Planning Justification Report, the above noted amendment to permit automotive related uses within the LSRAEED, and specifically on the subject lands only, is first required.

From a Planning and Land use perspective, it is our opinion that the proposed employment uses by 2639025 Ontario Inc. are similar in nature to the currently permitted uses, however would be oriented towards the automotive industry. It is also our opinion that only uses which would support and complement the Lake Simcoe Regional Airport (LSRA) would be appropriate. To that end it is understood that the LSRA would benefit from increased economic development and employment on the subject lands. Benefits to the airport could include increased private charter traffic to the airport, interest from potential users for storage/warehousing in the form of hangars for private airplanes, increased use of airport by users of the automotive track and parts/equipment delivery to service the potential automotive uses. Increased tourism may also be realized as the envisioned uses coupled with the location adjacent to the airport could attract people from around the province. 2639025 Ontario Inc. has engaged in many discussions with LSRA regarding the envisioned uses and has received a letter of support from LSRA.

Additional uses on the subject lands could also include training and education facilities such as Georgian College with the potential to develop and implement curriculum relating to both the Automotive, specific to motor sport, and Aviation industries. 2639025 Ontario Inc. has also engaged in discussions with Georgian College and has received a letter of support from Georgian College. Additional information relating to the potential

economic/employment benefits of the envisioned uses has been prepared by urbanMetrics on behalf of 2639025 Ontario Inc. previously provided to you under separate cover. In general, the proposed development has the potential to provide significant employment opportunities to the Township of Oro-Medonte from various international employers. This will assist the Township and County in achieving their employment targets as outlined in the Growth Plan (Schedule 7) on lands already envisioned for employment uses.

Furthermore, it is our opinion that the logistics involved in the use of the subject lands for many of the airport related uses as permitted by the Growth Plan may be difficult to implement due to the physical separation of the lands from the airport (ie Line 7 South). The envisioned automotive related uses do not face such challenges, in our opinion while still maintaining the intent of the LSRAEED by generating increased use of the airport and economic/employment activity in the area. It is also anticipated, should the envisioned automotive related uses be implemented that additional, complimentary uses would be attracted to the area and could spur additional economic development within the Oro Centre Secondary Plan Area located at the intersection of Line 7 and Highway 11.

Based on the above, it is our opinion that the envisioned uses, as currently outlined by 2639025 Ontario Inc. are similar in nature to the permitted uses on the subject lands as per the Growth Plan and maintains the intent of the LSRAEED as an area of employment and economic development as outlined in the County of Simcoe Official Plan. Together with 2639025 Ontario Inc, Innovative Planning Solutions made a deputation to Township Council on December 12th, 2018 to introduce the OMAIP project with a request of support from Council for this initiative to the Ministry of Municipal Affairs and Housing. Letters of support in principle were received dated January 2nd 2019 and January 3rd 2019 from the Township. These letters are provided under Appendix 1. At this time, we would respectfully request the Township make a request to the Province to consider making the necessary changes to the applicable planning documents to facilitate the envisioned uses, in accordance with Policy 3.9.5 of the County of Simcoe Official Plan. 2639025 Ontario Inc. is cognizant of the Planning Act processes that would ultimately be required to secure development approvals, including a comprehensive submission package (ie technical reports to support the development) should the Province be willing to consider changes to the permitted uses within the LSRAEED.

Trusting this is satisfactory; we look forward to future correspondence with you on this matter. Should you have any questions or comments, please do not hesitate to contact the undersigned at your earliest convenience.

Respectfully submitted,

INNOVATIVE PLANNING SOLUTIONS

A handwritten signature in black ink, appearing to read "Greg Barker", with a stylized flourish at the end.

Greg Barker, B.A.A.
Associate

Appendix 1



January 2, 2019

Geoffrey Campbell
2639025 Ontario Inc.
4370 St. John's Side road
Stouffville, ON L4A 2T7

Dear Mr. Campbell:

Further to the deputation presented to Township of Oro-Medonte Council by yourself and Greg Barker from Innovative Planning Solutions(IPS) on December 12, 2018, please find below the resolution passed;

Be it resolved

1. That the correspondence dated November 18, 2018 and presentation by Geoffrey Campbell, 2639025 Ontario Inc. and Greg Barker, Innovative Planning Solutions (IPS) re: Request for Letter of Support be received.
2. That Council supports, in principle, the proposed business concept as presented.
3. That a letter of support be prepared under the Mayor's signature.
4. That staff be directed to work with the County of Simcoe and Ministry of Municipal Affairs and Housing staff regarding the proposed business concept.
5. That the applicant be advised of Council's decision under the Director, Corporate Services' signature.

On behalf of the Township of Oro-Medonte, we look forward to working with you, the County of Simcoe and Ministry of Municipal Affairs and Housing on the next steps of this concept.

Sincerely,

Harry Hughes
Mayor



January 3, 2019

Geoffrey Campbell
2639025 Ontario Inc.
4370 St. John's Side road
Stouffville, ON L4A 2T7

Dear Mr. Campbell:

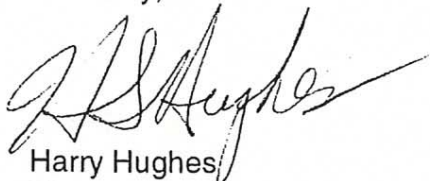
Please accept this letter of support in principle for your proposed business concept presented to Township of Oro-Medonte Council during the December 12, 2018 Council meeting by yourself and Greg Barker from Innovative Planning Solutions(IPS). You requested that the employment lands adjacent to the Lake Simcoe Regional Airport be designated for the development of an Innovation Park.

Council has provided direction to Township staff to work with you, your business partners, staff from the County of Simcoe and the Ministry of Municipal Affairs and Housing, regarding your business proposal pertaining to establishing a leading Innovation Park within the Township of Oro-Medonte.

As outlined in your business proposal, the Innovation Park will support Economic Development in the Township and Simcoe County by bringing employment and economic stimulus to the region.

On behalf of the Township of Oro-Medonte, we look forward to working with you on the next steps of this initiative.

Sincerely,



Harry Hughes
Mayor

**AUTOMOTIVE
BUSINESS SCHOOL**
of Canada
- EST. 1985 -

June 19, 2018

Subject:

To whom it may concern: On behalf of the Automotive Business School of Canada at Georgian College, I would like to offer my support for Oakleigh's plan to build a membership-based racetrack in Oro.

The Automotive Business School of Canada (ABSC) is a unique program in Canada that is actively supported by the automotive industry, for the automotive industry. With a graduate employment rate over 90%, Georgian graduates from the ABSC programs not only meet current requirements for the industry, they are driving the future of the industry in this region and beyond.

Oakleigh's plans for the membership-based racetrack in Oro would present a perfect opportunity to increase our course offerings at Georgian, as well as improving the student experience in our programs. For example, the new racetrack would be leveraged to give students exposure to a new aspect of the automotive industry that is currently untapped in this region. We would use this opportunity to develop and introduce a new course focused on the operation of a motor sports facility.

Georgian is also known as Ontario's number one co-op college. Maintaining employer relationships and increasing co-op opportunities is critical to our continued success. The new racetrack venture by Oakleigh would provide a valuable and unique co-op opportunity for our students and expose them to real experience and future opportunities.

I would encourage you to consider the application by Oakleigh and the positive implications it could have for our region, the Automotive Business School of Canada and Georgian College.

If you would like to discuss this further, please do not hesitate to contact me.

Sincerely,



Jason Dale

Executive Director

Automotive Business School of Canada

Jason.Dale@GeorgianCollege.ca, 705-728-1968, ext. 1269



CONFIDENTIAL

August 24, 2017

Mr. Geoffrey Campbell

RE: Motorsports Club

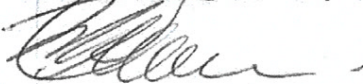
Dear Mr. Campbell:

Thank you for taking the time to share your development aspirations in regards to the lands located east of the Lake Simcoe Regional Airport fronting the 7th Line of Oro-Medonte.

Based on initial discussions and the information provided to date, I found your proposal to develop a Motorsports Club very interesting and innovative. In fact, this type of land use would appear to be complementary to the airport as a potential business driver for end users accessing the proposed Motorsports Club. Conversely and given the type of clientele that your facility may attract; the Motorsport's Club locale to the airport would be a natural attractant for your business plan creating a very symbiotic relationship resulting in economic opportunities for both facilities through increased usage and connectivity. While the airport cannot speak to your business plan or the Motorsports industry in general, the contemplated land use does appear to be compatible given its proximity to the airport and certainly, a major Provincial highway.

Thank you once again for taking the time to introduce the airport to your concept. We wish you success with your development endeavors.

Sincerely,
Lake Simcoe Regional Airport



Michael J. Drumm, Airport General Manager

cc Lake Simcoe Regional Airport Inc. Board