

# Oro Medonte Industrial Innovation Park (OMIIP)

Deputation to Oro Medonte Council

December 12<sup>th</sup>, 2018



# Deputation Outline

- Introduction of Team and Concept
- Subject Lands
- Challenge
- Request
- Additional Planning Considerations & Anticipated Processes
- Summary & Next Steps

# Introduction of Team and Concept

- Oakleigh Developments
- Innovative Planning Solutions
- UrbanMetrics
- Watters Environmental
- Cotyledon Environmental Consulting
- Additional Consultants as required

# Introduction of Team and Concept

- The OMIP concept is envisioned as an industrial park featuring a variety of additional industrial employment uses.
- The park will be home to engineering, supply, design, research and development businesses, providing unique opportunities and benefits to the local and provincial economy.
- Development will provide opportunities for employment and economic benefits to the Township, including new investment and growth of the Lake Simcoe Regional Airport as envisioned.

# Subject Lands

- Area: 212 Acres
- Frontage: 1.1km on Line 7 N.
- Adjacent Lake Simcoe Regional Airport, 500m north of Highway 11 interchange.
- Growth Plan (LSRAEED)
- County (Economic Employment District)
- Township OP (Industrial, Environmental Protection)
- Township ZBL (Ag/Rural, Economic Development, EP)

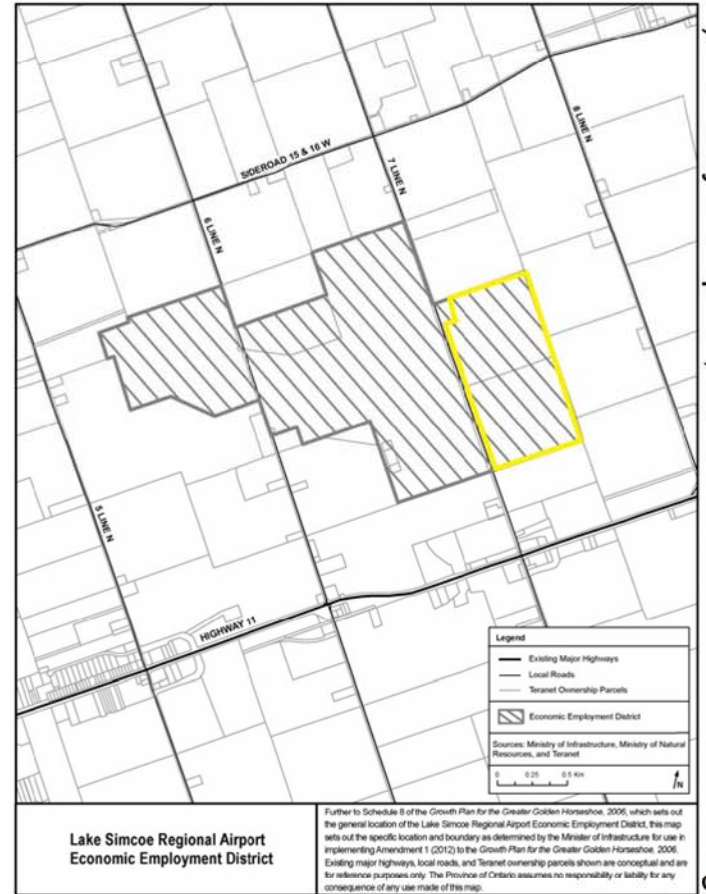




Map Delineating the Location and Boundary of the Lake Simcoe Regional Airport Economic Employment District:

# Challenge

- Growth Plan LSRAEED
- Permitted uses:
  - 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.
- Major retail and residential uses are not permitted uses.

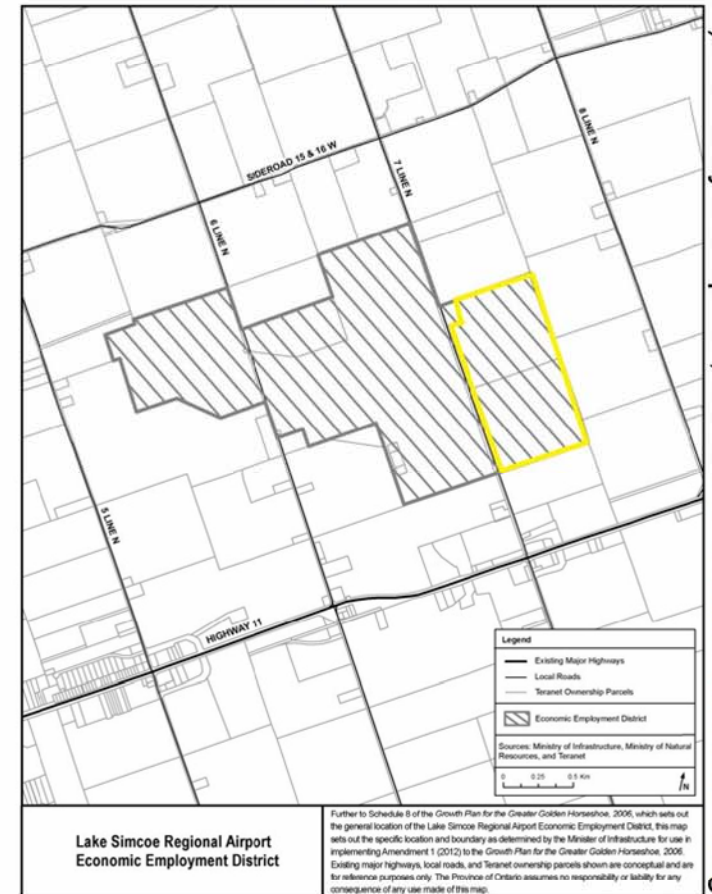


8.a) Geoffrey Campbell, 2639025 Ontario Inc. and Greg Barker, Innovative...

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

# Challenge

- Growth Plan LSRAEED
- Intent
  - Offer high potential to support the creation of high-quality jobs in the manufacturing and industrial sectors.
- Implementation
  - The Minister of Infrastructure has the authority to establish the boundaries and permitted uses of the economic employment districts.
  - Municipalities may request the Minister to consider a review of the boundary or the permitted uses by providing a detailed and complete written rationale outlining why the review is necessary.

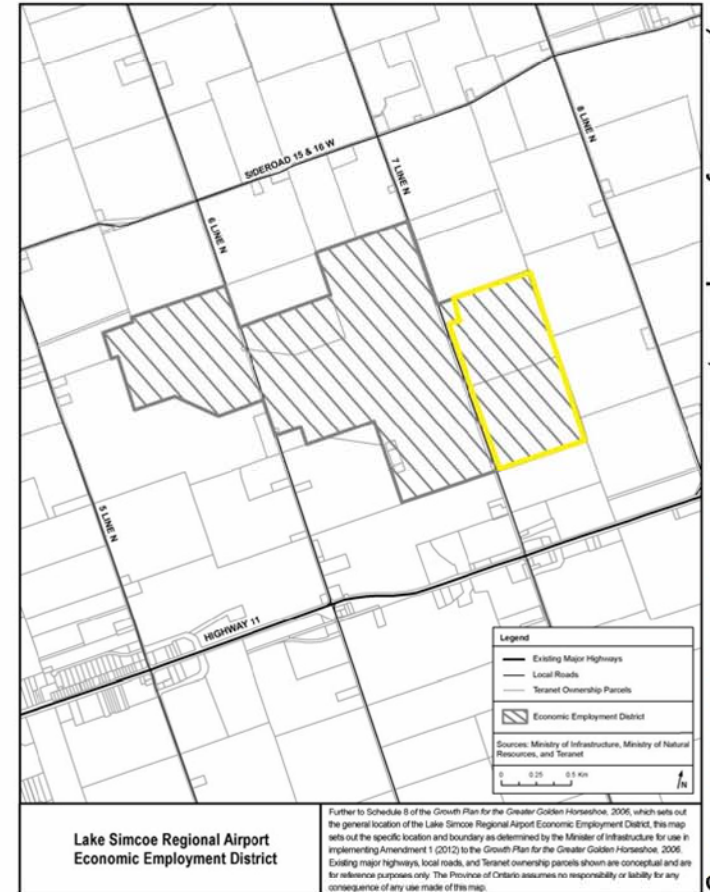


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# Request

- Growth Plan LSRAEED
- Next Steps
  - Council to provide confirmation of support to Minister of Municipal Affairs and Housing for this initiative per letter received from Minister.
  - Council direct Township Staff to work with proponent to prepare request for review, in accordance with letter received from Minister of Municipal Affairs and Housing.
- Anticipated Process
  - Proponent and Township Staff work towards preparing request to Province for their consideration of Growth Plan changes.

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

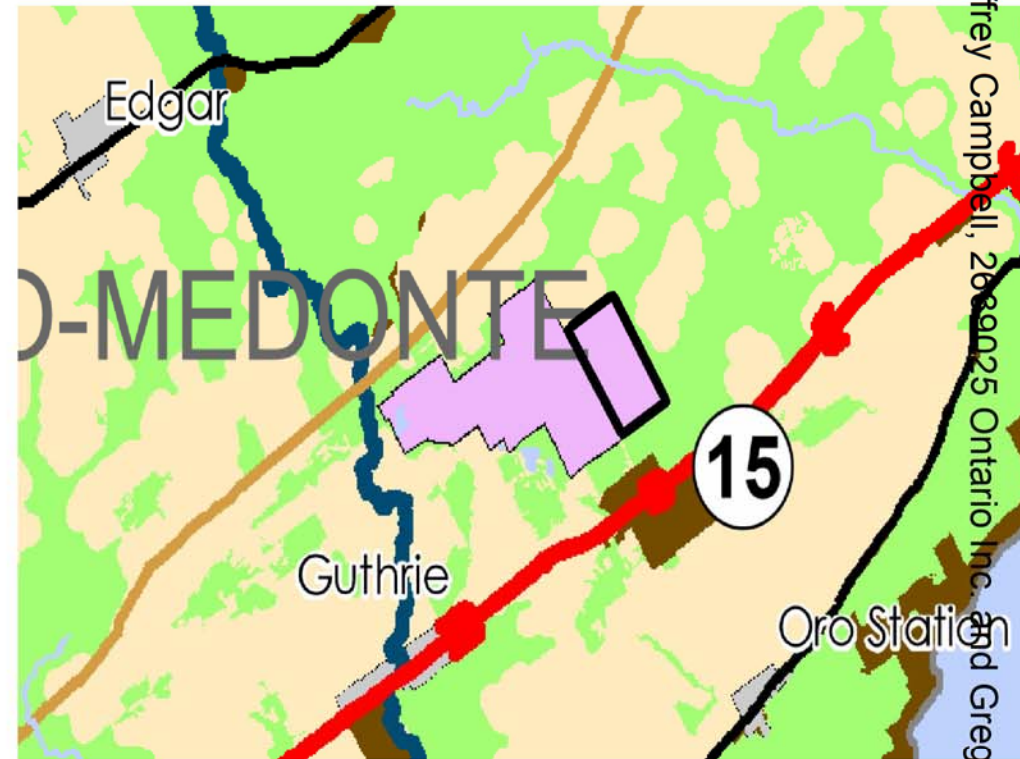


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# Additional Planning Considerations & Anticipated Processes – County of Simcoe

- Lands designated Strategic Settlement Employment Areas and Economic Employment Districts
  - Located within the Lake Simcoe Regional Airport Economic Employment District.
- Policies within the County Official Plan require development to be in accordance with the Growth Plan.
- Anticipated Process: Pending revisions to the Growth Plan, County Official Plan Amendment NOT required.



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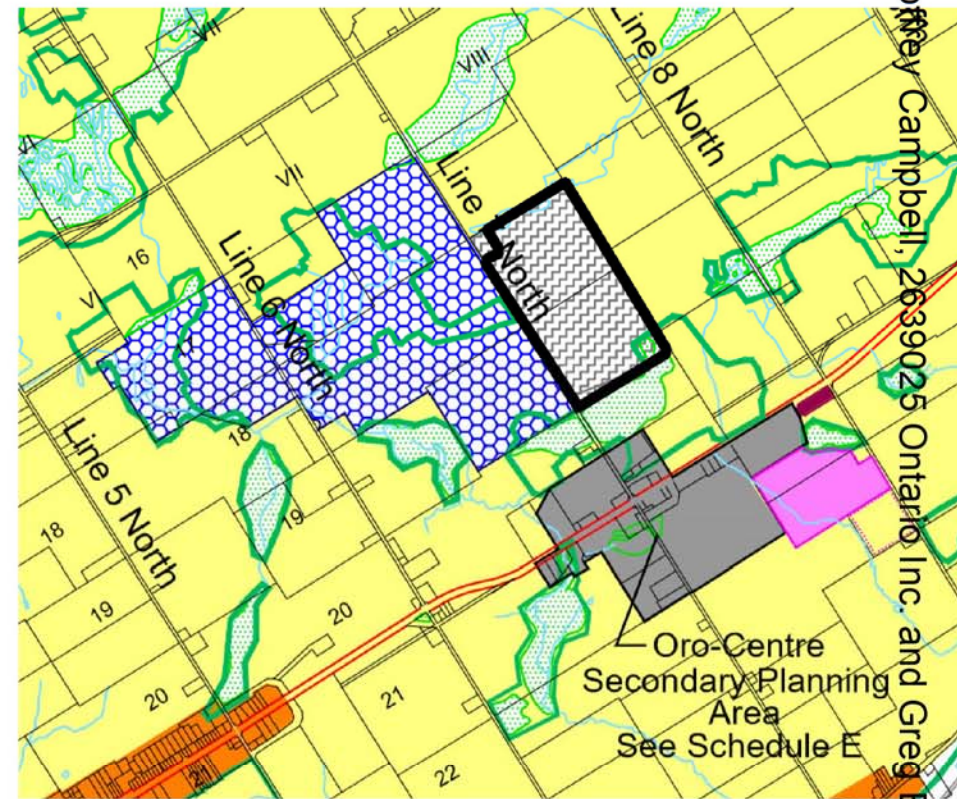


OAKLEIGH



# Additional Planning Considerations & Anticipated Processes – Township of Oro-Medonte

- Lands designated as Industrial & Environmental Protection One and Two (SE Corner) in Township.
- Anticipated Process: Township of Oro-Medonte Official Plan Amendment MAY be required, pending further discussion with Township Staff.

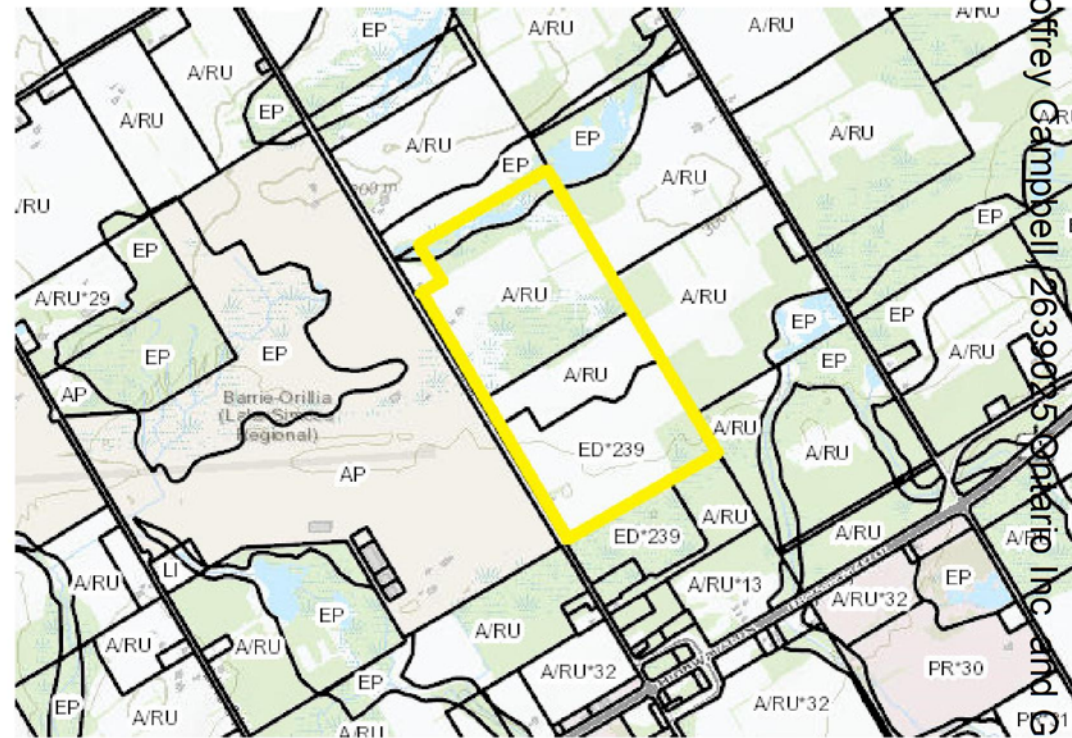


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# Additional Planning Considerations & Anticipated Processes – Township of Oro-Medonte

- Lands Zoned as EP, A/RU, and ED\*239.
- ED\*239 zone permits, among other uses:
  - a) school, post secondary
  - b) water supply uses, buildings and structures
  - c) sewage treatment uses, buildings and structures
  - d) repair shop
  - e) parking lot
- Anticipated Process: A Township of Oro-Medonte Zoning Bylaw Amendment WILL be required to accommodate envisioned uses.



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# Summary & Next Steps

- Challenge – Growth Plan LSRAEED
  - Permitted uses
  - Intent
  - Implementation
- Additional Planning Considerations & Anticipated Processes:
  - County of Simcoe Official Plan
  - Township of Oro-Medonte Official Plan
  - Township of Oro-Medonte Zoning By-law
  - Site Plan Control



# Summary & Next Steps

- Next Steps

- Council confirm their support to the Minister of Municipal Affairs and Housing for this initiative, in accordance with letter from Ministry.
- Council direct Township Staff to work with proponent to prepare request for review, in accordance with letter received from Minister of Municipal Affairs and Housing.
- Pending changes to the Growth Plan to permit the necessary additional uses, proponent will coordinate with Township and County to determine requirements for the submission of future Planning Act applications.
- Future Planning Act applications will require Council approval prior to any development occurring.