



Stayner Boundary Expansion: Update

Wednesday, August 26, 2026



BURNSIDE



Overview

- Update on studies directed by Council Resolution: status, preliminary findings.
- Next steps for Township OPA, County OPA.



Council Resolution

Adopted May 25, 2026:

- Servicing Feasibility Study
- Agricultural Impact Assessment
- First Nations & Indigenous Consultation Strategy

Servicing Feasibility Study

Service Population

- Approximately 5,325 people currently serviced in Stayner.
- Based on land area and assumed land uses, full build-out would see an additional 21,156 people within existing boundary and another 14,205 people in added areas – total of 35,361 additional people.
- Added to current service population: total of 40,686 people.



Servicing Feasibility Study

Water Supply & Storage

- Existing system (4 wells): firm supply capacity of 3,240 m³/d and 7,100 m³ of storage.
- KPR facility: additional 4 wells and 4,366 m³ storage – total system supply capacity of 18,881 m³/d and 11,466 m³ storage.
- Additional supply of 10,825 m³/d (location yet to be identified) and storage of 7,950 m³ needed for projected service population.



Servicing Feasibility Study

Water Distribution

- Anticipated that additional or up-sized watermains will be needed to service additional population within existing settlement boundary.
- Assuming additional storage provided at existing Airport Rd site and additional supply conveyed via KPR facility, existing and additional lands would remain as a single pressure zone.



Servicing Feasibility Study

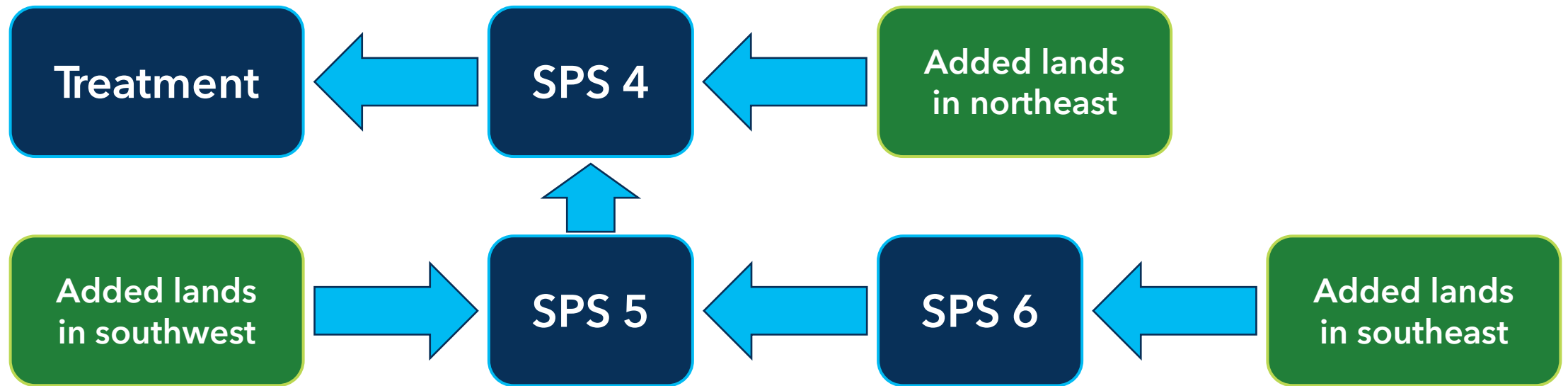
Wastewater Collection

- Existing system not designed to accommodate lands outside current settlement area boundary.
- Expect that SPS 2 will need upgrades to support all projected growth.
- Servicing additional lands is expected to require at least 3 more SPSs (SPS 4, 5, 6), as well as forcemain and sanitary sewers.



Servicing Feasibility Study

Wastewater Collection



Servicing Feasibility Study

Wastewater Treatment

- Stayner: one treatment plant rated for 2,500 m³/d ADF, servicing agreement with Wasaga Beach for additional 5,000 m³/d ADF.
- Current flows to Stayner WWTP are at 69% of capacity.
- Works required to convey first 2,500 m³/d ADF to Wasaga Beach are in place – planned upgrades to SPS 2 needed for remaining flow.



Servicing Feasibility Study

Wastewater Treatment

- Additional treatment capacity of 11,545 m³/d ADF required to address needs of projected service population.
- Location of additional treatment facility for balance of capacity yet to be confirmed – expected to require Schedule C MCEA prior to design.



Servicing Feasibility Study

- Projected service population: 5,325 current + 35,361 add'l = 40,686 ppl.
- Water supply: add'l 10,825 m³/d needed, source not yet known, MCEA will likely be required before proceeding to design.
- Water storage: add'l 7,950 m³ needed, could require Schedule B MCEA.
- Wastewater collection: SPS, forcemains, sewers expected to be pre-approved under MCEA or approved through development process.
- Wastewater treatment: add'l 11,545 m³/d needed, likely Sched. C MCEA.





Agricultural Impact Assessment

- Primary study area (expansion lands) and secondary study area (lands within 1.5 km) comprised of prime agricultural lands, generally Class 2 and Class 3 soils, with some organic soils (non-agricultural) in SW corner.
- Study areas contain field crop lands, potential livestock and hobby farm operations, agri-food and farm-related businesses, rural residential uses, commercial uses, and existing urban settlement lands.



Agricultural Impact Assessment

- Five agricultural operations identified within proposed expansion area
- MDS setback arcs from two operations in secondary study area potentially affecting proposed expansion lands.

First Nations & Indigenous Consultation Strategy

- Nations and Communities have been notified about proposed OPA.
- Next steps, further engagement will be determined based on responses.
- Further notification and engagement through later phases of secondary planning process and through consideration of individual development applications in expansion area.





Next Steps

Township OPA:

- Public Meeting required under *Planning Act*, s. 17 (15) (d) to be held on Monday, September 14.

Township
OPA

Next Steps

Township OPA:

- Public Meeting required under *Planning Act*, s. 17 (15) (d) to be held on Monday, September 14.
- Adoption of OPA, followed by forwarding of OPA to approval authority (Simcoe County).

Township
OPA



Next Steps

County OPA:

- Township OP (as amended) must conform with settlement areas shown in County OP.
- Required County OPA is underway as parallel process.
- County must also hold a Public Meeting as part of its OPA process.

**Township
OPA**



**County
OPA**

Next Steps

County OPA:

- *Planning Act*, s. 17 (17.1), requires County to submit its OPA to MMAH at least 90 days before giving notice of its Public Meeting.
- County OPA submitted on July 17 – cannot give notice until Thursday, October 15.
- Public Meeting: at least 20 days after notice given.

**Township
OPA**

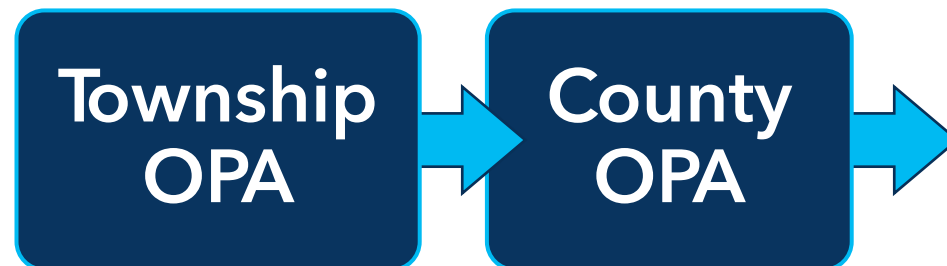


**County
OPA**

Next Steps

County OPA:

- Statutory Public Meeting – *Planning Act* requires this be held no earlier than Wednesday, November 4.
- After Public Meeting: adoption of County OPA, followed by forwarding of County OPA to approval authority (MMAH).



Next Steps

Approval of County OPA

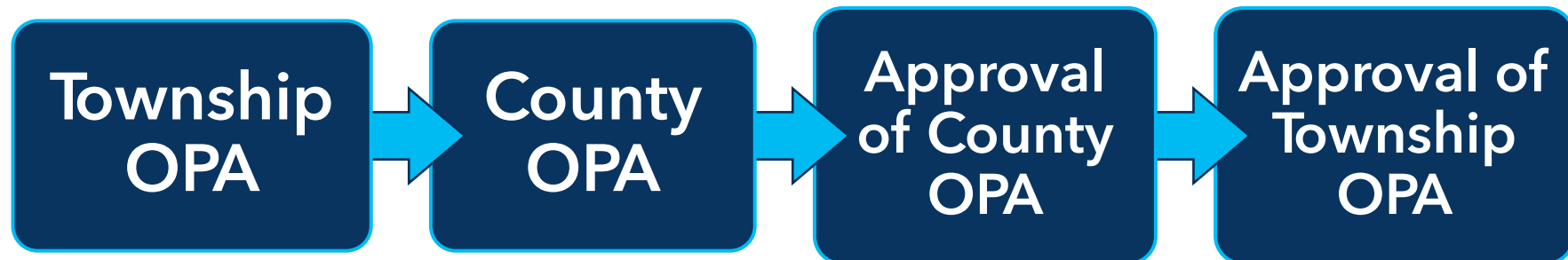
- MMAH approval of County OPA (with or without modifications) and written notice of decision.
- 20-day appeal period after written notice has been given.
- If no appeals, County OPA comes into effect on the day after the last day for filing appeals.



Next Steps

Approval of Township OPA

- Once County OPA has come into effect, Township OPA will conform with County OP and may be approved by County.
- 20-day appeal period after County's written notice.
- If no appeals, Township OPA comes into effect on the day after the last day for filing appeals.





Questions?
