



Stayner Boundary Expansion: Public Meeting

Monday, September 14, 2026



BURNSIDE

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ENVIRONMENTAL.

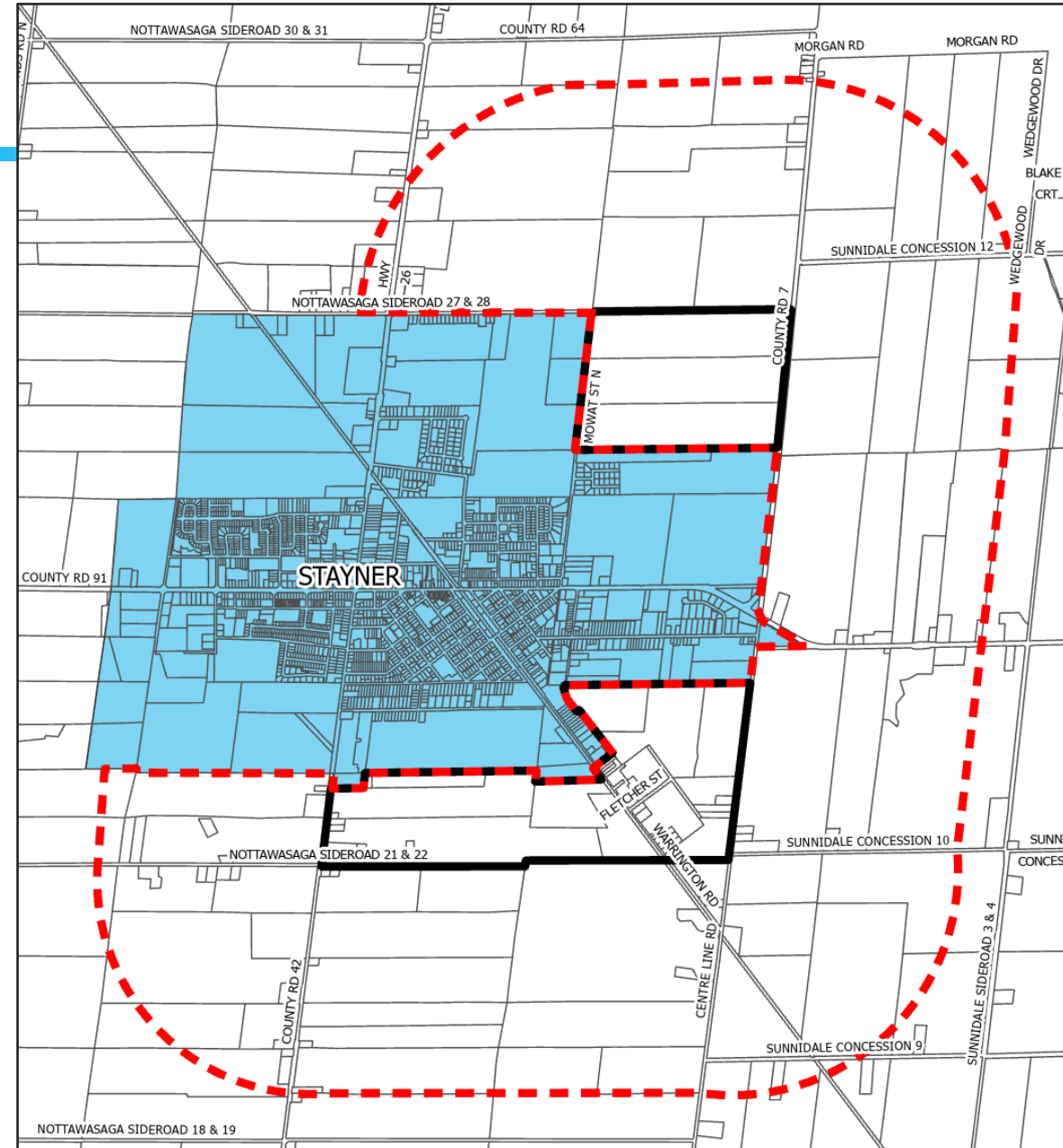
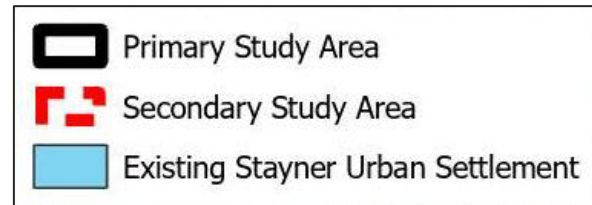


Overview

- Proposed Expansion Area
- Summary of Technical Studies
- Draft Official Plan Amendment
- Next Steps

Proposed Expansion Area

- Proposed expansion area based on preferred boundary, as directed by resolution of Council (May 25, 2026).
- Secondary study area: lands within 1.5 km of proposed expansion lands.





Technical Studies

As directed by Council resolution, 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 (full build-out).



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.
- Existing and planned: firm supply capacity of 15,192 m³/d and 11,466 m³ storage.



Servicing Feasibility Study

Water Supply & Storage

- Firm supply capacity of 15,192 m³/d: ~52% of total projected need.
- Storage capacity of 11,466 m³ storage: ~61% of total projected need.
- Additional supply of 14,281 m³/d (location yet to be identified) and storage of 7,950 m³ (expansion of existing storage) needed for total projected service population.



Servicing Feasibility Study

Water Distribution

- Upgrades: additional and up-sized mains in existing settlement area, plus additional mains to service proposed expansion area.
- 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 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.



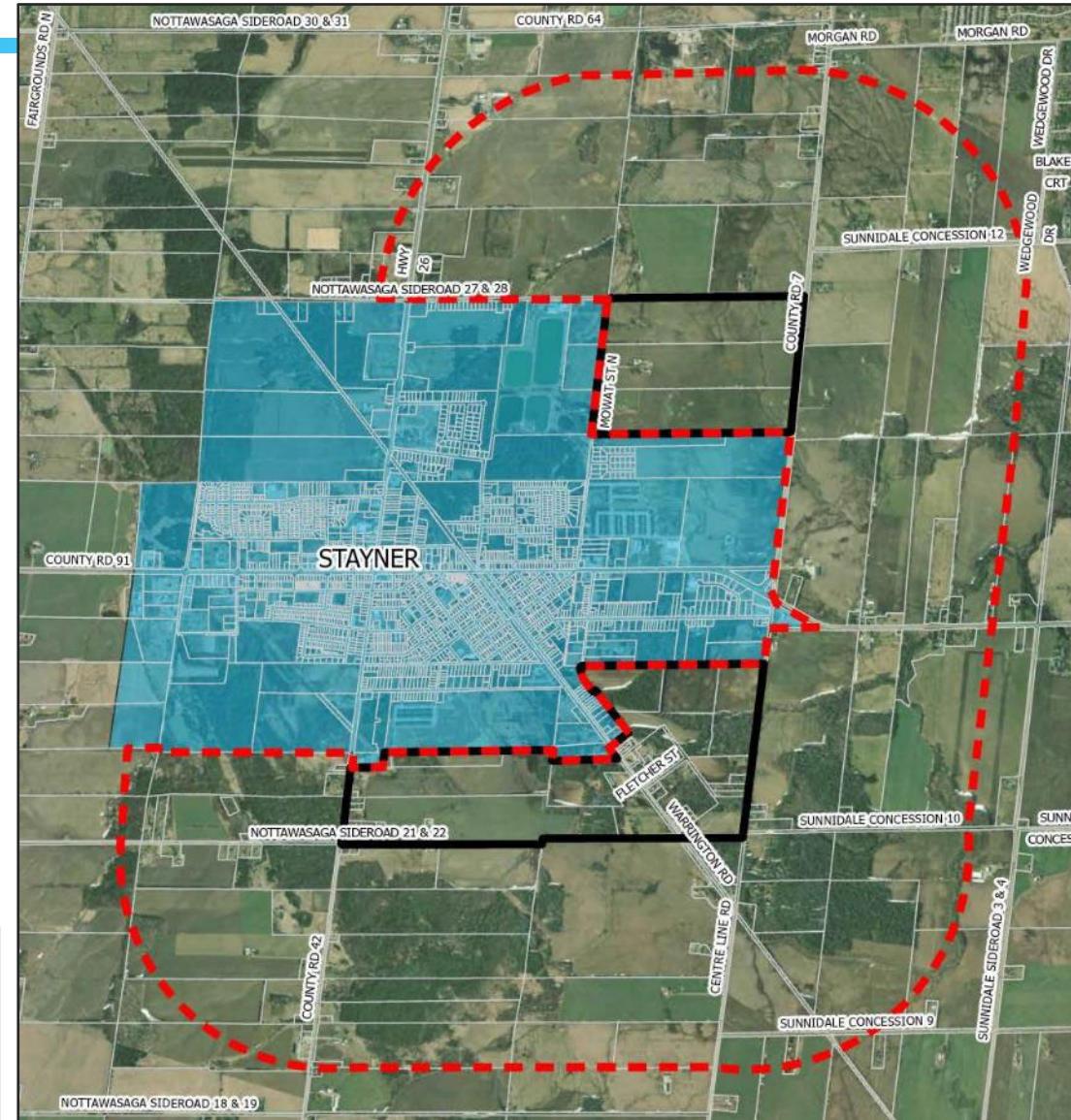
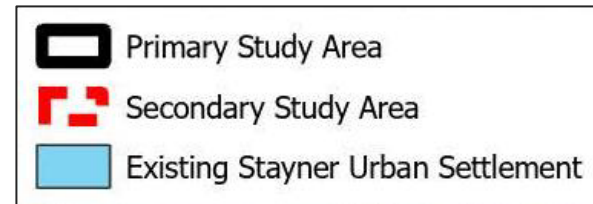
Servicing Feasibility Study

- Water supply: capacity for ~52% of total projected need (add'l 14,281 m³/d needed); will likely require MCEA.
- Water storage: capacity for ~61% of total projected need (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 (solid black line): proposed expansion lands.
- Secondary Study Area (dashed red line): lands within 1.5 km of proposed expansion lands.





Agricultural Impact Assessment

- Primary and secondary study areas 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.



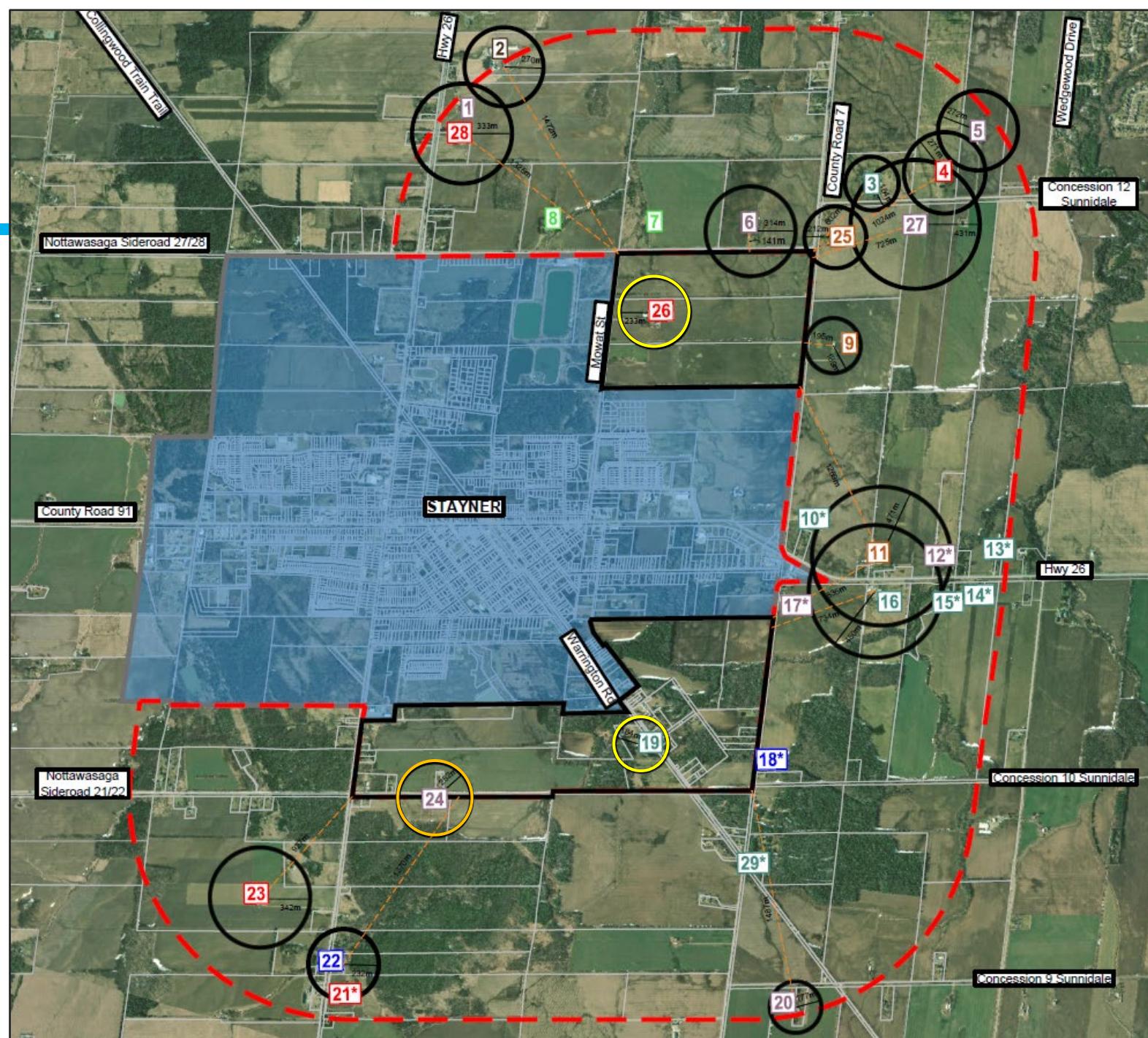
Agricultural Impact Assessment

- Proposed expansion will impact two existing operations (one hobby farm and one mixed farm): anticipated that interim use will continue.
- Agricultural infrastructure: approx. 70 ha of systematic tile drainage in PSA will be impacted.
- Two agriculture-related operations in PSA: no significant impacts anticipated.

MDS

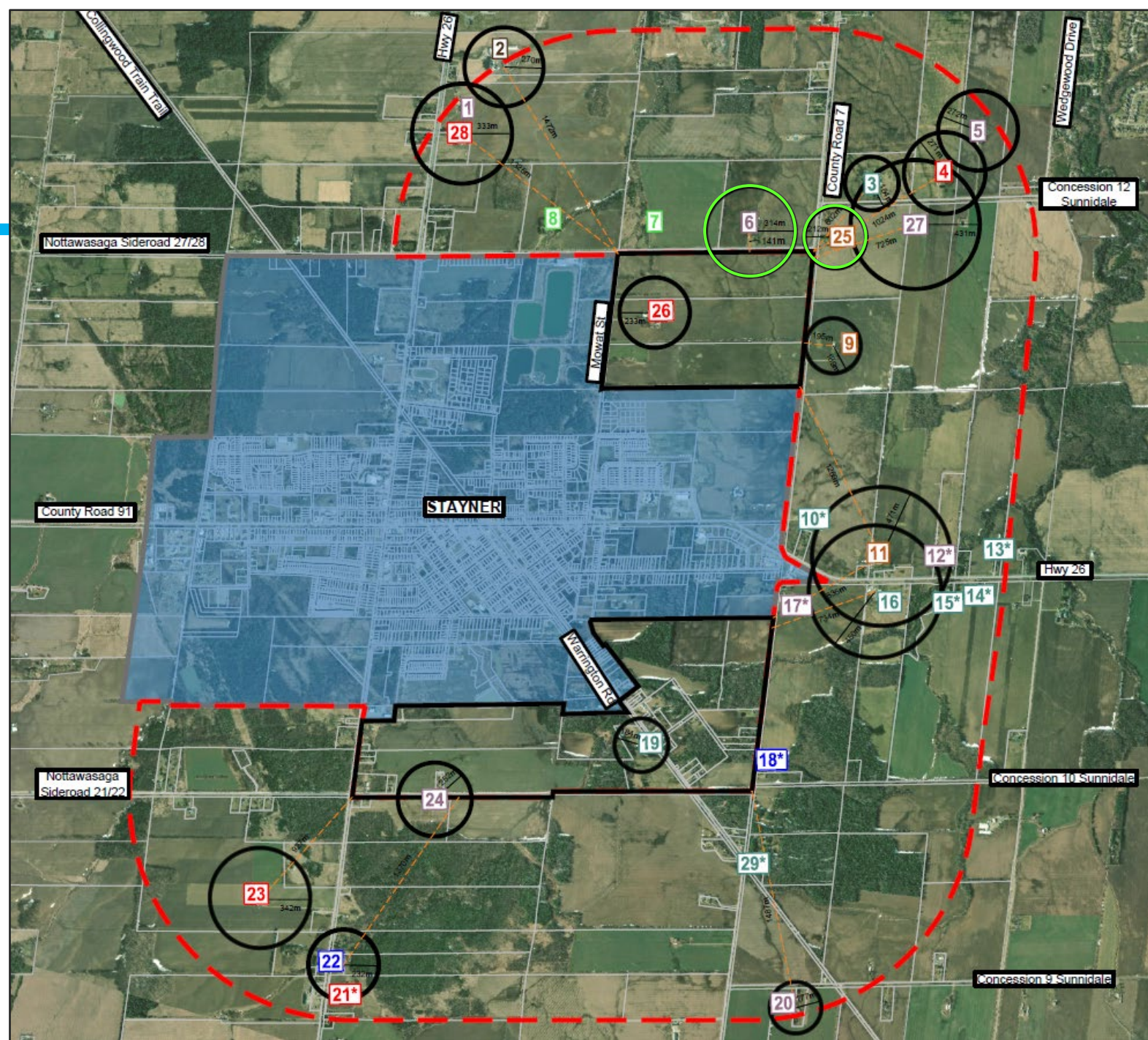
- Potential impacts on two operations in PSA:
 - #19 (hobby farm)
 - #26 (mixed farm)
- Also within PSA:
 - #24 (unoccupied live-stock facility)

Livestock Operations	
1	Beef Operation
1	Dairy Operation
1	Poultry Operation
1	Equestrian Operation
1	Hobby Farm
1	Cash Crop Operation
1	Unoccupied Livestock Operation



MDS

- Potential impacts on operations in SSA:
 - #6 (unoccupied facility)
 - #25 (dairy)





Agricultural Impact Assessment

- Edge planning (buffering, screening, etc.) where future development is located next to agricultural lands.
- Zoning provisions to permit existing agricultural operations to continue in PSA, but restrict establishment of new livestock or manure storage facilities.
- Transportation planning for safe movement of equipment, potential relocation of entrances.

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.





Draft Official Plan Amendment

- Amendments to schedules to reflect modified settlement area boundary.
- Amendment to Schedule A to modify 1-km "buffer" area around Stayner.
- Area-specific policies requiring a comprehensive planning framework for expansion lands (servicing, phasing, natural heritage, land use compatibility, etc.).
- Amendments to "Rural Crossroads" (Section 2.2.4): County Road 7 and Concession Road 12.

Next Steps

Township OPA:

- Public Meeting required under *Planning Act*, s. 17 (15) (d).
- Consider written and oral submissions, including comments from circulation.
- 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

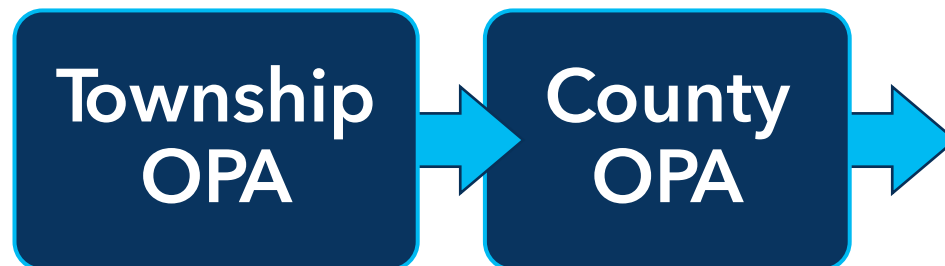


County
OPA

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

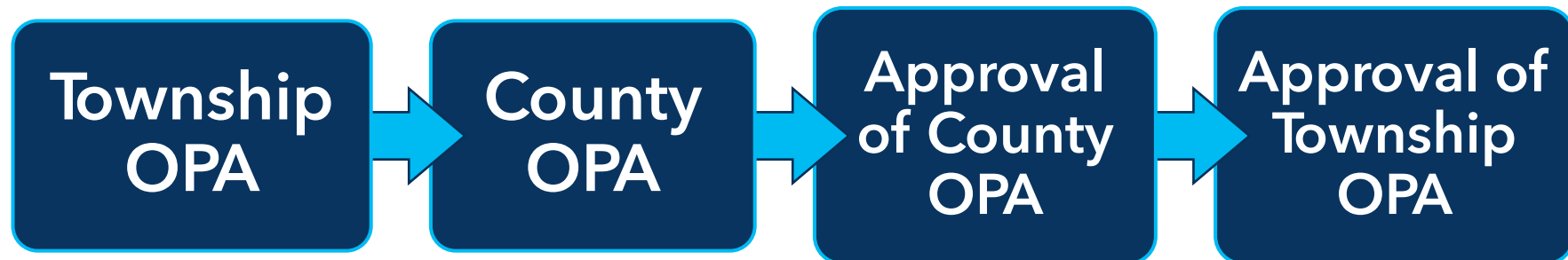
- County OPA posted on ERO: 30-day comment period.
- MMAH decision and written notice: 20-day appeal period after written notice has been given.
- If no appeals, County OPA comes into effect on the day after the last day for filing appeals.



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?
