

New Tecumseth Official Plan Review – Public Consultation Comment Matrix

June 7, 2019

Modified by the County of Simcoe to include comments received after the Official Plan Adoption package was provided to the County of Simcoe

Comment Number	Date Received	Respondent/ Consultant	Address	Key Issues/Concerns	Format	Response	Comment addressed or follow up action required
1	January 7, 2014	Justin Piersanti, Value Centres Inc.	689 Victoria St E, south-west corner of Hwy 89 and CR10 (Alliston)	Request for notice			Letter provided in OP package
2	February 18, 2016	Joan and Janet Thomson	Lot 8, Concession 4, Tottenham	Want to be allowed to have residential development outside settlement area.	Letter	Cannot address until completion of the County MCR.	Letter provided in OP package
3	March 17, 2016	Michael Domovitch		Wants to be included in the settlement area for residential development.	Email	Cannot address until completion of the County MCR.	Letter provided in OP package
4	2016	Fred and Janet Brayford		Want land in settlement area.	Letter	Cannot address until completion of the County MCR.	Sept 2013 letter provided in OP package
5	April 4, 2016	1596630 Ontario Limited/ Lezlie Phillips, Liberty Development	5789 14 th Line	Include lands in settlement area expansion.	Letter	Cannot address until completion of the County MCR.	Letter provided in OP package
6	May 31, 2016	Chris & Cliff Tucker	2840 – 10th Sideroad, Beeton	Want land in settlement area.	Email	Cannot address until completion of the County MCR.	Letter provided in OP package
7	October 5, 2016	Ricky, Roberta and Lorence Parliament	5089, 5091 & 5095 Boyne Street	Want land in settlement area.	Letter	Cannot address until completion of the County MCR.	Letter provided in OP package
8	November 14, 2016	Katarzyna Silwa (Dentons) for Flato Developments Inc.	6416 Tenth Line	Requesting notice	Email		Correspondence provided in OP package
9	March 14, 2017	Justin Piersanti, Value Centres Inc.	689 Victoria St E, south-west corner of Hwy 89 and CR10 (Alliston)	Would like this property recognized as a node for eastern Alliston, allow a full range of uses and densities, and remove development restrictions.			Letter provided in OP package

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10	April 11, 2017	Lou and Dino Biffis/ Templeton Planning Ltd.		Allow for development to occur within the scattered parcels that were excluded from the Belterra/Briar Hill developments, but which form part of that area (i.e. even out development lines).	Letter	Cannot address until completion of the County MCR.	Letter provided in OP package
11	May 24, 2017	Brian and Marvin Demone		Include lands in settlement boundary.	Email	Cannot address until completion of the County MCR.	Letter provided in OP package
12	May 25, 2017	Janice and Paul Lynch	5065, 5101, 5225, 5277 Sir Frederick Banting Road	Want land in settlement area.	Letter	Cannot address until completion of the County MCR.	Letter provided in OP package
13	May 31, 2017	Fletcher Meadows Inc. & Beeton Meadows Inc./ Kris Menzies, MHBC	271 Patterson Street North & 6491 8 th Line (Beeton)	Want lands included in settlement boundary, both entities have active applications on lands already included.	Letter	Cannot address until completion of the County MCR.	Letter provided in OP package
14	June 19, 2017	Justin Piersanti, Value Centres Inc.	55 Queen Street, Tottenham Mall	Need to protect the existing commercial areas in Tottenham and not permit large amounts of retail (including a grocery store) as part of new developments; add Tottenham Mall to BIA and Downtown Core, recognize Tottenham Mall as a node and allow a full range of uses and densities, including a Montessori School.		A full range of uses is permitted on the subject property. This OPR process did not consider substantive changes in designation, apart from updating the natural heritage system mapping and the harmonization of designations from secondary plans. Site specific redesignations are more appropriately considered through a site-specific OPA.	Letter provided in OP package
15	June 19, 2017	Justin Piersanti, Value Centres Inc.	689 Victoria St E, south-west corner of Hwy 89	Would like this property recognized as a node for eastern Alliston, allow a full range of uses and densities,		A full range of uses is permitted on the subject property and property is now included on the OP schedules	Letter provided in OP package

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			and CR10 (Alliston)	and remove development restrictions.		through the integration of secondary plans.	
16	July 19, 2017	Marvin Demone		Include lands in settlement boundary.	Email	Cannot address until completion of the County MCR.	Letter provided in OP package
17	July 27, 2017	B.G Properties Inc./ Matthew Cory, Malone Given Parsons Ltd.	Part of Lot 7, Concession 3 (RP 51R24374 – Parts 1 to 3) (Tottenham)	Consider lands as part of settlement area expansion, as well as lands proposed to be serviced by roads built by BG Properties, but with different ownership (logical extension, easily serviced).	Letter	Cannot address until completion of the County MCR.	Letter provided in OP package
18	July 30, 2017	Robert Schickedanz	6114 14th Line (Alliston)	Why are the eastern urban lands, approved for development, not in settlement area? Would their property included – will follow regular/straight boundary lines, services available, potential deficit of greenfield lands.	Email	Inclusion of lands east of the Alliston in the Urban Settlement Area is the subject of an ongoing appeal. Cannot address until completion of the County MCR.	Letter provided in OP package
19	Original September 2015, resent August 1, 2017	North West Alliston Land Owners Group (Copperglen Estates Inc. & Rayville Developments Inc.)/ Paul Lowes, SGL	Two areas north, west of Alliston Settlement Area	County Land Budget identifies a need for a settlement area expansion to accommodate projected growth – this area is a logical area to be expanded into due to natural extension of community and the ease of servicing.	Report	Cannot address until completion of the County MCR.	Correspondence provided in OP package

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20	August 4, 2017	Robert Schickedanz/ Nick McDonald, Meridian Planning	6114 14th Line (Alliston)	Expand Alliston settlement area boundary to include lands since they are directly adjacent to proposed Briar Hill/Belterra settlement area – rounding out, have access to services, near recent development, potential identified deficit of greenfield land.	Letter	Cannot address until completion of the County MCR.	Letter provided in OP package
21	August 9, 2017	Ajay Sharma	4564 Sideroad 10	Asking about how to develop property for residential uses and how OPR will impact land (Town responded – outside of the settlement area boundary).	Email	Cannot address until completion of the County MCR.	Letter provided in OP package
22	August 25, 2017	Brian Demone		Include lands in settlement boundary.	Email	Cannot address until completion of the County MCR.	Letter provided in OP package
23	September 22, 2017	Walton Alliston Development LP/ Craig Dickie, Walton Development and Management LP	South of Industrial Parkway	Request to redesignate subject employment lands to urban mixed use.	Letter	Cannot address until completion of the County MCR.	Letter provided in OP package
24	October 6, 2017	Ajay Sharma		Inquiry regarding applying to have land included within the settlement area boundary (Town responded saying that they should retain a consultant since Provincial policies state that this process must be led by the County).	Email	Cannot address until completion of the County MCR.	Letter provided in OP package
25	October 11, 2017	Jess Armstrong	4824 20th Side Road, Cookstown	Interested in diversifying uses on agricultural land, renovating barns for events.	Email	A policy has been added to the Plan to permit “On-Farm Diversified Uses” subject to a Zoning By-law	Letter provided in OP package

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						Amendment. Please note that any use would also have to conform to other regulations (i.e. Zoning By-law, Building Code, Fire Code etc.).	
26	October 11, 2017	Previn Court Homes/ Stephen Naylor, IPS	Adjacent to Beeton	Urging that the future road alignment through their lands between 9 th and 10 th Line be designated in the OP.	Email (with October 2017 letter)	This OPR did not identify future road alignments and this matter may be more appropriately addressed through the Town's upcoming Transportation Master Plan. An EA is also underway to study the 9 th Line #12034 CP Rail Bridge.	Letter provided in OP package
27	October 12, 2017	Barbara Huson		The Town should continue to advocate for the availability of high-speed internet (at a lower cost) for all rural areas of New Tecumseth.	Email	The importance of economic development and the appropriate provision of services was generally identified in the Official Plan. However, this level of detail is not included in the Official Plan.	Letter provided in OP package
28	October 15, 2017	Justin Piersanti, Value Centres Inc.	689 Victoria St E, south-west corner of Hwy 89 and CR10 (Alliston)	Considering no settlement area expansions are permitted, asserts that intensification and a full range and mix of uses should be permitted on the property, with the elimination of a wide range of setback and building standards.	letter	A full range of uses are permitted on the subject property. Detailed development standards will be addressed through the Zoning By-law and through the consideration of a site-specific development application.	Letter provided in OP package

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29	October 17, 2017	Philip Coates/ Dan Stone, Thorstone Consulting Services	Part of Lot 7, Concession 2 6467 3rd Line - Tottenham	Wants to convert existing building on an agricultural property to a mechanical garage (Home Industry / On-Farm Diversified Use), currently designated "Rural" and "ORM Protected Countryside".	Letter	Policies have been added to the Plan to permit on-farm diversified uses in the Agricultural and Rural designations. Policies have also been added to permit small-scale commercial and industrial uses in the Rural designation.	Letter provided in OP package
30	October 20, 2017	Brian Demone		Include lands in settlement boundary.	Email	Cannot address until completion of the County MCR.	Letter provided in OP package
31	October 23, 2017	Christine Cote, Smart Centres	Shopping centre at the southeast quadrant of Highway 89 and County Road 10	Consider permitting a broader range of uses on the property, given its strategic location, including permitting intensified mixed-use development which includes a residential component.	Letter	A broad mix of uses is permitted.	Letter provided in OP package
32	October 25, 2017	Bob MacKenzie (RJM Farms Inc.)	262 acres of employment land, south of the SmartCentres Property, south side of Pioneer Mackenzie Road	Letter of support from Christine Cote (SmartCentres) for the redesignation of at least a portion of the subject employment lands to permit mid-density residential.	Letter	Cannot address until completion of the County MCR.	Letter provided in OP package
33	October 26, 2017	1955550 Ontario Inc./ Dan Stone, Thorstone Consulting Services	Alliston Mills Commercial Part of the East Half of Lot 1, Concession 7	Would like a more flexible range of permitted uses and development standards to serve both regional and local commercial needs, permission for a broad range of uses without a specific list, permission for medium-high density residential uses without	Letter	A broad mix of uses is permitted on the subject property. Requirements for a ZBA and any development standards will ensure that a proposed development is carefully considered in relation to its specific context and to ensure that any potential negative impacts are mitigated.	

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				need for ZBA, continue to allow health service uses.			
34	October 31, 2017	Bob MacKenzie (RJM Farms Inc.)/ Lorelei Spencer, Jones Consulting Group	6398 14 th Concession	Would like at least a portion of the subject employment lands to be redesignated for residential purposes.	Letter	Cannot address until completion of the County MCR.	Letter provided in OP package
35	October 31, 2017	Ajay Sharma	4564 Sideroad 10	Would like the property to be included in the settlement area boundary so that multiple dwellings can be built.	Email	Cannot address until completion of the County MCR.	Letter provided in OP package
36	November 9, 2017	Justin Piersanti, Value Centres	South-west corner of Highway 89 and County Road 10, Alliston	Would like a full range of permitted uses and asserts that the subject site embodies the “Downtown” as outlined in the Discussion Paper, and the potential identified uses.	Letter	A full range of uses is permitted on the subject property and the property is now included on the OP schedules through the integration of the secondary plans.	Letter provided in OP package
37	November 9, 2017	Justin Piersanti, Value Centres	Tottenham Mall	Would like a full range of permitted uses and asserts that the subject site embodies the “Downtown” as outlined in the Discussion Paper, and the potential identified uses.	Letter	A full range of uses is permitted on the subject property. This OPR process did not consider substantive changes in designation, apart from updating the natural heritage system mapping and the harmonization of designations from secondary plans. Site specific redesignations are more appropriately considered through a site-specific OPA.	Letter provided in OP package
38	November 9, 2017	Justin Piersanti, Value Centres	Foodland/Home Hardware plaza in north Tottenham	Would like a full range of permitted uses and asserts that the subject site embodies the “Downtown” as outlined in the Discussion Paper, and the potential identified uses.	Letter	A full range of uses is permitted on the subject property.	Letter provided in OP package

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39	November 9, 2017	Angelo Santorelli, Trisan Construction/ Dan Stone, Thorstone Consulting	Several properties at the north-east corner of highway 9 and County Road 27	Recognize existing uses as provided for in current zoning permissions on portions of the Trisan lands and also allow for additional rural highway commercial and rural industrial uses on the balance of the Trisan lands not currently zoned for such uses.	Letter with attached report	An Official Plan Amendment would be a more appropriate method to address the future development of the broader holding. It is noted that policies to permit small-scale commercial and industrial uses have been added to the Rural designation.	Letter provided in OP package
40	November 23, 2017	Brian and Marvin Demone	Brymar Developments	Request to be included within settlement areas boundary.	Email	Cannot address until completion of the County MCR.	Correspondence provided in OP package
41	December 22, 2017	Charles Gardner, Medical Officer of Health at the Simcoe Muskoka District Health Unit		Review of discussion papers and provisions of a range of comments and suggestions with respect to the link between the OP and health.	Letter	All comments and suggestions were reviewed. The OP now includes policies that promote health, including the promotion of active transportation and a robust natural heritage system and considering the impacts of climate change. Some of the other comments are important considerations but are not appropriate in an Official Plan. They should be considered through other planning policy documents, such as secondary plans. The Town is also embarking on a Transportation Master Plan which will address considerations related to multi-modal and active transportation.	Letter provided in OP package
42	January 2018	2038148 Ontario Ltd./ Gary Templeton, Templeton Planning Ltd.	5 parcels to the south of Belterra/Treetops	Wants to allow development on the 5 remnant parcels to complete Belterra.	Letter	Cannot address until completion of the County MCR.	Jan 24 and Jan 25 correspondence provided in OP package

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43	January 24, 2018	Joseph Cimer, SmartCentres	30 Dunham Drive, Alliston		Letter	Lands are designated Major Commercial and updated Schedule E1 indicates new road alignments.	Letter provided in OP package
44	February 5, 2018	Doug Carr, Committee Member			Email		Letter provided in OP package
45	February 6, 2018	R J M Farms Inc./ Lorelie Spencer, Jones Consulting Group	6398 14th Concession	Request to County regarding redesignating some of the land from employment to residential.	Letter to County	Cannot address until completion of the County MCR.	Letter provided in OP package
46	February 12, 2018	Brian Demone		Confirming Brymar Development lands are not included in the Proposed Growth Plan Natural Heritage System.	Email	Town provided link to the Provincial Natural Heritage System mapping.	
47	February 8, 2018	Maria Jawaid, CLC Committee Member		Themed comments based on the Draft Direction and Recommendations.	Email	Broad themes of focusing intensification in appropriate locations, ensuring downtowns are walkable and demonstrate high 40quality-built form/architecture, prioritizing transportation links, promoting protection of the natural heritage system and flood mitigation are included.	Letter provided in OP package
48	February 12, 2018	Brian and Marvin Demone	Brymar Developments	Request to be included within settlement areas boundary.	Email	Cannot address until completion of the County MCR.	Correspondence provided in OP package
49	February 15, 2018	Christian R. Piersanti		Asserts that the Directions and Recommendations Report did not address client's concerns.	Email	Report was intended to address high level policy direction and more detailed policy is included in draft OP.	Letter provided in OP package
50	March 26, 2018	1596630 Ontario Ltd. (Liberty Development Corporation)/ Dan Stone,	5789 14th Sideroad	In preparation for the outcome of the County's MCR, would like	Letter	Cannot address until completion of the County MCR. Designating lands for Future Urban Area would be	Letter provided in OP package

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		Thorstone Consulting Services		property to be redesignated from Agriculture to Future Urban Area.		prejudicing the outcomes of the County MCR and is therefore inappropriate.	
51	March 29, 2018	Gordon McInnes	203-202 Nelson Street West Alliston	Urges that the new Official Plan go beyond “status quo” approaches to the provision of affordable housing, considering the current needs (County Affordable Housing Strategy) and growing need in the future (seniors, precarious employment). Suggests DC refund program, land banking, taking advantage of County (and other levels of government) financing programs etc.	Letter (via meeting with Town Staff)	Additional policy regarding the provision of affordable and accessible housing and potential municipal tools has been included.	Letter provided in OP package
52	April 17, 2018	Stephanie MacLellan		A park on Schedule B2 (Beeton) is incorrectly marked (i.e. out of date) and should be corrected.	Email	The park has been eliminated from Schedule B2.	Letter provided in OP package
53	April 17, 2018	Christian R. Piersanti			Email		Letter provided in OP package
54	April 19, 2018	Christian R. Piersanti			Email		Letter provided in OP package
55	April 19, 2018	Leah Emms, CLC Committee member		Include best management practices with respect to excess soil (i.e. keeping high quality top soil separate) – provided Caledon report outlining potential OP policies.	Email with attached Caledon OPA Report	A policy has been added directing the use of best management practices with respect to excess soil, in accordance with the Town’s Site Alteration and Fill By-law (10.21).	Letter provided in OP package
56	April 23, 2018	1955550 Ontario Ltd/ Dan Stone, Thorstone Consulting Services	Alliston Mills Commercial Part of Lot 1, Concession 7	Reattaching previous submission - looking for more flexible land uses i.e. based on principles rather than a	Letter	A broad mix of uses is permitted within the Major Commercial designation. Requirements for a ZBA and any development standards will	Letter provided in OP package

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			Highway #89 / North side	list of uses, and not requiring a ZBA for residential.		ensure that a proposed development is carefully considered in relation to its specific context and to ensure that any potential negative impacts are mitigated.	
57	April 23, 2018	Phillip Coates/ Dan Stone, Thorstone Consulting Services	6467 3rd Line Tottenham	Request that the proposed policy for On-Farm Diversified Uses be revised to more closely reflect the PPS definition and the associated Policy Guideline document (Publication 851) issued by the Ministry of Agriculture, Food & Rural Affairs.	Letter	OMAFRA Publication 851 is a guideline. The proposed Official Plan policies with respect to on-farm diversified uses and home industries are considered to be consistent with the PPS and beneficial toward achieving the objectives of the Official Plan as it relates to the Agricultural designation.	
58	April 23, 2018	Angelo Santorelli/ Dan Stone, Thorstone Consulting Services	Northeast corner of Highway 9 and County Road 27	Reattaching the previous submission (coordinated with Bradford West Gwillimbury) regarding recognizing rural industrial/commercial uses.	Letter	An Official Plan Amendment would be a more appropriate method to address the future development of the broader holding. It is noted that policies to permit small-scale commercial and industrial uses have been added to the Rural designation.	
59	April 23, 2018	Justin Piersanti, Value Centres Inc.	55 Queen Street S, Tottenham (Tottenham Mall)	Would like the property's commercial prominence to be recognized through designation as Downtown Core Commercial, as well as looser permissions for a wide range of uses and intensification. Objects to requirement for ZBA for some uses and that not all uses might be permitted in zoning.	Letter	A full range of uses is permitted on the subject property. This OPR process did not consider substantive changes in designation, apart from updating the natural heritage system mapping and the harmonization of designations from secondary plans. Site specific redesignations are more appropriately considered through a	Letter provided in OP package

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						site-specific OPA. Further, requirements for a ZBA or refined list of permitted uses will ensure that future development on the property is appropriate for its unique context.	
60	April 23, 2018	Justin Piersanti, Value Centres Inc.	South-west corner of Highway 89 and County Road 10	Concerned that OPA 29 hasn't been incorporated yet, suggests that the property be designated as Corridor Commercial, Downtown Core Commercial or Major Commercial. Strenuously objects to the need for a market impact assessment. Objects to requirement for ZBA for some uses and that all uses might be permitted in zoning.	Letter	OPA 29 has now been incorporated, with the subject property designated Major Commercial. The Market Analysis requirement was revised to focus only on ensuring no adverse impacts on the Downtowns. Requirements for a ZBA and the potential for zoning to not permit all uses on all properties will ensure that a proposed development is carefully considered in relation to its specific context and recognizes that due to the high-level nature of an OP, different subsets of uses may be appropriate on different properties.	Letter provided in OP package
61	April 23, 2018	Justin Piersanti, Value Centres Inc.	260 Queen Street North, Tottenham (Foodland Plaza)	Objects to requirement for ZBA for some uses and that all uses might not be permitted in zoning. Generally, wants to be permitted a full range of uses without restriction.	Letter	Requirements for a ZBA and the potential for zoning to not permit all uses on all properties will ensure that a proposed development is carefully considered in relation to its specific context and recognizes that due to the high-level nature of an OP, different subsets of uses may be appropriate on different properties.	Letter provided in OP package

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62	April 23, 2018	Tate Kelly, Infrastructure Ontario/ Jaime Posen, Fotenn Planning and Design		A number of requested terminology, definition and policy changes, as well as several new policies, for conformity to the PPS.	Letter	Where feasible, additional policy language and terminology changes have been made as requested.	
63	April 23/24, 2018	Terry Frank	32 Westmount Drive, Alliston	Concerns specific to Briar Hill, including with respect to need for 2 road accesses, the conversion of golf course lands to residential without replacing green space, provision of private water system with insufficient pressure, lack of sidewalks – would like Town to force the developer to address these issues.	Email	This OPR does not specifically address the Briar Hill and Briar Hill West secondary plans due to ongoing issues with identifying the Alliston Settlement Area Boundary, and Provincial direction with respect to New Tecumseth's Agricultural/Rural lands. Many of the identified concerns are very location specific and may be better discussed with Town staff.	
64	April 23, 2018	Joseph Cimer, SmartCentres	30 Dunham Drive, Alliston		Letter	Lands are designated Major Commercial and updated Schedule E1 indicates new road alignments.	Letter provided in OP package
65	April 25, 2018	Janine Harris-Wheatley	15 Wilson Street, Tottenham	Provides a list of revisions to strengthen and provide more detail to the cultural heritage policies.	Letter	All proposed revisions have been reviewed. Where feasible, additional language has been added to the cultural heritage policies, including with respect to the role of the Heritage Advisory Committee and the protection of pioneer heritage cemeteries. However, some revisions were not feasible to make as they would put too great an onus on the Town.	

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66	April 26, 2018	Leah Emms	CLC member	Long list of proposed revisions and comments, largely from the perspective of agricultural operations.	Hand-written notes	All comments have been reviewed and appropriate revisions have been made, such as consideration of slow-moving farm related equipment, diversified agricultural opportunities for young farmers, agricultural best management practices for environmental protection and stronger consideration of MDS in the design of the Rural/Agricultural Area. However, due to the need to balance a range of objectives and goals, not all proposed revisions are appropriate.	
67	April 26, 2018	Justin Piersanti, Value Centres Inc.	South-west corner of Highway 89 and County Road 10	Would like servicing access to return to Pioneer East (rather than the change in 2008).	Letter	This level of detail was not addressed in the OPR, however, the OPA 29 appendices which address the proposed servicing networks have been appended to the draft OP.	Letter provided in OP package
68	April 26, 2018	Comment sheet from Open House	Beeton should not grow at the same rate as Alliston. Projected density rates are unreasonable and should be kept at 50 people per hectare. The current over development in Beeton has caused flooding and undue hardship to existing residents. All development should stop and not be allowed to continue until a current Master Drainage Plan is in place. Ageing infrastructure needs to be addressed.			The current density target for greenfield density is 50 persons and jobs per hectare – whether a higher density target should be included in the future will be determined through the County MCR. The EP2 Overlay designation requires that flooding hazards be mitigated and the Exception Area 4 policy includes the	

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						Council Resolution regarding drainage management.	
69	April 26, 2018	Comment sheet from Open House		There should be no further development without an official Stormwater Management Plan and infrastructure in place. Current maps are incorrect [with respect to flood hazard].		The Exception Area 4 policy includes the Council Resolution regarding drainage management. The EP2 Overlay designation mapping was based on data provided from the Conservation Authorities.	
70	May 2, 2018	John and Carolynn Westlake	two parcels of land in New Tecumseth on Side Road 15 between the 6th and 7th lines	Would like the EP1 and EP2 Overlay designation removed from the properties and that the Rural designation be restored. Do not understand how trees that were planted by the property owners are not considered 'significant'.	Email	Please see separate NHS response (attached).	
71	May 3, 2018	Stephen Naylor, IPS	Concerned with: east of King and west of Church on the south side of Tupper Street	Seeking clarification regarding the impact of the EP2 overlay on future residential development, what the uncommitted reserve capacity for servicing currently is (since this is needed for new development) and confirming that there are no density restrictions for infill sites.	Email	Staff provided a response indicating that the underlying designation for lands with the EP2 Overlay would apply subject to an approved EIS and any other policies of the Plan, that information regarding the uncommitted reserve capacity would have to be determined by the Engineering Department and that density figures are not included and	

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						that the OP policy framework instead controls the height of buildings.	
72	May 4, 2018	John and Carolynn Westlake/ Paul Gastaldi, solicitor	2518 & 2464 Sideroad 15	Object to the change in designation from Rural to EP1 and EP2 and states that one of the properties is to be developed for residential uses in the near future. All trees on the property were planted by themselves/parents so don't understand how they are significant.	Letter	Please see separate NHS response (attached).	
73	May 4, 2018	Karen Johanssen		Happy to see more of a focus on pedestrian-oriented downtown streetscapes. Suggests a dedicated multi-use path. Supports a mix of uses, unique and high-quality architecture, preservation of heritage farm buildings on land that is being developed, end to rear-lotting on streets, more protection for dark skies and reducing sign clutter in rural areas. Generally supportive of the direction of the new OP.	Letter	All comments have been reviewed. In some cases, the comments address issues which are important considerations, but at a level that is too detailed for this Official Plan and which are better to be addressed within other documents, such as a Secondary Plan or applicable by-laws.	
74	May 7, 2018	Ron Harris	123 Ridge Way, Alliston	Wants a stronger emphasis to be placed on ensuring that new development contributes to Town parkland and/or trail connections, with cash-in-lieu being a last resort. Would like the 3 Settlement Areas to be connected by trails.	Letter	The cash-in-lieu policy was revised to state that parkland dedication is preferred. A multi-modal connection between the three Urban Settlement Areas is identified as an objective of the Mobility and Active Transportation section.	

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Modified by the County of Simcoe to include comments received after the Official Plan Adoption package was provided to the County of Simcoe

Comment Number	Date Received	Respondent/ Consultant	Address	Key Issues/Concerns	Format	Response	Comment addressed or follow up action required
75	May 14, 2018	Joseph Cimer, SmartCentres	30 Dunham Drive, Alliston	Would like residential or mixed-use permissions on the subject property, including a Major Commercial designation. Should update schedule E1 to indicate Dunham Drive and Mackenzie Pioneer Road. Notes that there are no longer any natural heritage features on the lands as they have been cleared for development.	Letter	Lands are designated Major Commercial and updated Schedule E1 indicates new road alignments. Please see separate NHS response (attached).	Letter provided in OP package
76	May 14, 2018	Justin Piersanti, Smart Centres	689 Victoria St E, Alliston		Letter		Letter provided in OP package
77	May 18, 2018	Dan Amadio, MHBC	3122 Tottenham Road	Question regarding whether policy 9.14 (d) is intended to address situations where there are long-standing non-agricultural uses on agricultural properties.	Email	Section 9.14 (d) (now renumbered as 10.14 (d)) is a general policy addressing the issue of legal non-conforming uses. Existing uses which do not conform to the policies of the existing or proposed OP or the existing ZB should be reviewed to determine if they are lawful uses.	
78	May 23, 2018	Paul Mancini/ Dan Stone, Thorstone Consulting Services	6209 14th Sideroad – Part of Lot 9, Concession 13	Would like to ensure proposed development receives first consideration for settlement boundary expansion by being designated Future Urban Area and to prioritize affordable housing projects and housing for seniors in boundary expansions.	Letter	Cannot address until completion of the County MCR. Designating lands for Future Urban Area would be prejudicing the outcomes of the County MCR and is therefore inappropriate.	

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79	May 20, 2018	Stephen Naylor, IPS Consulting		Questions regarding requirement for sidewalks, servicing allocation and default designation for a walkway.	Email	Town responded with clarification on the policies in question.	
80	May 24, 2018	Janine Harris-Wheatley		Would like to know if there is any policy which protects trees on land designated Agriculture – New Tecumseth has inadequate tree cover.	Email	There is currently no specific requirement to preserve trees on agricultural land, however have introduced a 30% tree canopy target and a policy encouraging the Town to establish a Tree Cutting By-law.	
81	June 4, 2018	Robert Schickedanz, in Trust/ Nick McDonald, Meridian Planning	6114-14th Line (Alliston)	Understands the Settlement Boundary cannot be expanded at this time but wishes to reiterate that the subject lands are appropriate for the future expansion. States that there appears to be an unsupported portion of EP2 overlay on the subject property (not included in NVCA mapping) which they would like corrected.	Letter	Please see separate NHS response (attached).	
82	June 4, 2018	Holly Spacek, Simcoe County District School Board		Would like schools permitted in Agriculture/Rural designation and provide further suggestions with respect to active transportation/sidewalks, off-site/shared parking, locate parks adjacent to schools to share facilities, exemption of schools from parkland dedication, policies regarding the designation of a school site, permitting infrastructure	Letter	It should be noted that, more generally, there is a policy directing public service facilities to be co-located, which would include schools and parks. Permitting schools outside of settlement areas will require a County OPA and Town OPA – School Board decisions must be in conformity with the Town's Official Plan. The Town's upcoming TMP will consider active transportation consideration in	

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				anywhere to support a rural school etc.		more detail and these comments will be forwarded to the project team. Details regarding parkland dedication will be addressed through the Town's parkland dedication by-law.	
83	June 5, 2018	Leah Emms		Lists a number of definitions which are not consistent with the current PPS definitions, does not support "encourage maintenance of farm buildings" and several other comments regarding the OP objectives.	Email	Several definitions have been updated to ensure consistency with PPS 2014.	
84	June 8, 2018	Justin Piersanti, Value Centres		Suggested correction for intro to Major Commercial designation "located at the eastern gateway to Alliston at the southeast AND SOUTHWEST corner of Highway 89 and County Road 10".	Email	Correction has been made.	Letter provided in OP package
85	June 8, 2018	John and Carolynn Westlake		Objection to change in designation, especially with respect to potential restrictions on any changes to their existing buildings etc. which would be legal non-conforming and concerned with further impact of minimum protection zones around natural heritage features.	Email	Please see separate NHS response (attached).	
86	June 12, 2018	Fletcher Meadows Inc., Beeton Meadows Inc., and Flato Beeton East	Lands in Beeton (see attached map)	Remove Exception 4 (Council resolution regarding flooding); Exception 6 (potential railway tourism use) no longer relevant since	Letter	Exception 6 has been eliminated and Exception 7 has been revised (both mapping and text). The EIS has not yet been approved, however an OPA	

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		Developments Inc. (Flato land holdings)/ Dan Amadio, MHBC		lands now owned by client, correct reference and mapping of Exception 7 and remove clients lands, remove some EP1 designation/other environmental mapping to reflect 2016 EIS findings, permit stormwater management facilities anywhere including outside of settlement areas.		will not be necessary to reflect the approved EIS findings. The Town does not permit stormwater management facilities serving urban areas outside of settlement areas as this would cause the conversion agricultural land. Please see separate NHS response (attached).	
87	June 12, 2018	Leah Emms		List of proposed revisions largely related to promoting agriculture.	Email	<p>All proposed revisions have been reviewed and where appropriate, revisions have been made.</p> <p>The farm help accommodation policy is an existing policy which was considered appropriate through the OP review and update. The establishment of a reference date for dwellings to be severed as a surplus farm dwelling was to prevent strategic house construction on vacant farmlands to enable lot creation. The policy guiding on-farm diversified uses is reflective of OMAFRA Publication 851. Upon further consideration the floor area cap of 370 m² was removed and such uses will now require a zoning amendment to allow for Council consideration of a proposal on its own merits. Reference to the</p>	

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						Growth Plan's Agricultural System will not be incorporated at this time until the County completes a MCR to address the Growth Plan requirement to prepare land use mapping of the Ag. System. A new policy (Section 10.21) has been added addressing excess soil.	
88	June 13, 2018	Joseph Cimer, SmartCentres	Dunham Drive and Mackenzie Pioneer Road, Alliston	Proposes that Exception Area 9 is no longer relevant.	Letter	Exception Area 9 has been eliminated.	Letter provided in OP package
89	June 13, 2018	Gary Gregoris, Mattamy Homes and Ontario Potato Distributing Inc.		Variety of comments regarding strengthening wording of importance of Alliston, references to County MCR and its potential findings and policies guiding form of new development/objectives of future settlement area expansions.	Letter	All suggested revisions have been reviewed and, where appropriate, changes to the draft OP have been made.	
90	June 13, 2018	Justin Piersanti, Smart Centres	689 Victoria St E, Alliston	Correct description of Major Commercial designation to include southwest corner of Hwy. 89 and CR 10, keep restrictions on type of retail for lands formerly designated Urban Service Commercial in OPA#29, would like to permit smaller retail floor areas in Major Commercial.	Letter	Description of the location of the Major Commercial designation has been corrected. It was decided to not bring forward the restrictions on retail type and to maintain the minimum floor areas for retail uses in the Major Commercial.	Letter provided in OP package
91	June 13, 2018	All-Borough Properties Limited/ Ryan Guetter, Weston Consulting	5842 8 th Line, Beeton	Expect that the EP designation boundaries are intended to be applied with flexibility and on a site-	Letter	The delineation of the EP designations may be refined through an approved EIS.	

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				by-site basis based on detailed studies. Monitoring the OPR process.			
92	June 13, 2018	Beeton 3 Limited Partnership/ Ryan Guetter, Weston Consulting	Valley View Subdivision	Would like clarification of potential impact of 8.0(d)(ii) on the future development of the subject lands. Considering the draft-approved plan of subdivision, would like clarification EP boundaries will be applied in a flexible manner, subject to site-specific studies.	Letter	We will review the draft plan conditions and clearances related thereto. The delineation of the EP designations may be refined through an approved EIS.	
93	June 13, 2018	Chris Hibberd, NVCA		Comments related to the provincial NHS, a 30m buffer, further studies prior to building a single detached dwelling, hazardous sites/access, promoting multiparty, preconsultation meetings, showing Alliston Two-Zone on schedule B1.	Email	All suggested revisions have been reviewed and, where appropriate, changes to the draft OP have been made.	
94	June 13, 2018	Flato Developments Inc./ Katarzyna Sliwa, Dentons Canada LLP		Some concern with respect to extended coverage of the EP2 overlay, but supports that the boundaries may be refined through studies and without need for an OPA.	Letter	Please see separate NHS response (attached). The delineation of the EP designations may be refined through an approved EIS.	Correspondence included in OP package
95	June 13, 2018	John and Carolynn Westlake		Objection to change in designation to EP1 and EP2 Overlay, considering trees on property were planted by the property owners.	Spoke at Statutory Public Meeting	Please see separate NHS response (attached).	
96	June 13, 2018	Landowners in Beeton/ Weston Consulting		Supportive EIS studies have been submitted to Town for future	Spoke at Statutory	The boundaries of the EP designations may be refined through an approved	

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				development. Some lands have prior approval in the south of Beeton and support the Urban Residential designation which permits a wider range of housing types. Confirms that EP delineations can be refined through an EIS.	Public Meeting	EIS. Should a landowner with existing approvals wish to build different housing types than included in those approvals (i.e. as outlined in current zoning), they would have to go through the public Zoning By-law Amendment process.	
97	June 13, 2018	Trisan Construction & Liberty Developments/Huntington Woods/ Dan Stone, Thorstone Consulting Services		Would like the on-farm diversified use policy framework to refer to provincial guidelines rather than articulating a maximum GFA. Would like Liberty/Huntington lands to be designated Future Urban Area to be prioritized for future settlement area expansions.	Spoke at Statutory Public Meeting	On-farm diversified use policy framework has been revised to eliminate the GFA restriction, but to require a Zoning By-law Amendment. Designating lands for Future Urban Area would be prejudicing the outcomes of the County MCR and is therefore inappropriate.	
98	June 15, 2018	Copperglen Estates Inc., and Rayville Developments Inc. – known as North West Alliston Land Owners Group/ Paul Lowes, SGL	Lands north of the Alliston Urban Settlement Area boundary	Would like the EP2 mapping to be revised to match the approved Regional Floodplain limits and revise wording regarding revisions to EP boundaries. Would like the population allocations to be revised to better reflect recent growth patterns and Growth Plan policy (i.e. more growth directed to Alliston).	Letter	Please see separate NHS response (attached). The delineation of the EP designations may be refined through an approved EIS. For this OPR, it was decided to maintain the percentage population allocations of each settlement area. A different approach may be considered following the County MCR.	
99	June 25, 2018	Dan Stone, Thorstone Consulting Services	various	1. For On-Farm Diversified Uses, Section 6.2.1.m) should be modified to remove the term “accessory” as the policy as drafted is more restrictive than the PPS;	Email	The term ‘accessory has been removed from policy 6.2.1.m). Identifying specific priority projects for potential future urban settlement area expansions as this would	

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				<p>2. For future settlement area expansions, Section 10.8 of the OP should reference affordable seniors housing projects as priority projects for future settlement area expansions;</p> <p>3. Continue to request the Special Policy Area as proposed for the Trisan lands to ensure and promote comprehensive planning and transportation design for the rural industrial and commercial area in consultation with the adjacent municipalities.</p>		prejudice the outcome of the County MCR and is therefore inappropriate. An Official Plan Amendment would be a more appropriate method to address the future development of the broader holding. It is noted that policies to permit small-scale commercial and industrial uses have been added to the Rural designation.	
100	June 25, 2018	GB (Alliston) Inc./ Keith MacKinnon, KLM Planning Partners Inc.	144 King Street North (west side of King Street North, abutting the Alliston settlement boundary)	Would like the subject lands to be included within the settlement boundary.	Letter	Cannot address until completion of the County MCR.	
101	June 26, 2018	Ryan Geuter, Weston Consulting		Seeking clarification on several items, including the flexibility of the Environmental Protection boundaries subject to an EIS, the role of the EP 2 Overlay designation and the role of the appendices.	Email	Staff responded to provide clarification as requested.	

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Comment Number	Date Received	Respondent/ Consultant	Address	Key Issues/ Concerns	Format	Response	Comment addressed or follow up action required
102	July 9, 2018	Copperglen Estates Inc., and Rayville Developments Inc. – known as North West Alliston Land Owners Group/ Paul Lowes, SGL	Lands north of the Alliston Urban Settlement Area boundary	Would like the County of Simcoe to defer any decision on the Town's OP with respect to population allocation to the settlement areas until an adequate review of past trends and available land supply be completed through the County's Municipal Review Process.	Letter		
103	July 25, 2018	Mattamy Homes and Ontario Potato Distributing Inc/ Brandi L. Clement, The Jones Consulting Group LTD.		Request for notice	Email		
104	August 10, 2018	Ballymore Development (Tottenham) Development/ John M. Alati, Davies Howe LLP	Mill Street East and 4 th Line, New Tecumseth	Request that Ballymore lands under appeal remain as a gap in new OP and subject to current OP policies until LPAT decision is issued.	Letter		
105	August 10, 2018	Justin Piersanti, Value Centres Inc.	11-445 Edgeley Boulevard, Concord	Request for notice	Email		
106	August 23, 2018	Ryan Guetter, Weston Consulting	201 Milway Avenue, Unit 19, Vaughan	Request for notice	Letter		
107	March 14, 2019	Jason De Luca, Weston Consulting		Request for notice	Email		
108	March 15, 2019	Beeton Station Condominiums Corporation		Request for notice	Email		

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109	March 19, 2019	East Beeton Developments Limited	145 Joicey Boulevard, Toronto	Request for Notice	Email		

Lines added by the County of Simcoe to incorporate the Oral Comments recorded at the June 13, 2018 Public Meeting

Comment Number	Date Received	Respondent/ Consultant	Address	Key Issues/ Concerns	Format	Response	Comment addressed or follow up action required
110	June 13, 2019	Tony Veltri	Tony.veltri@sympatico.ca		Oral Comment		
111	June 13, 2019	John Westlake	2518 and 2464 Sideroad 15 Westcanam@gmail.com		Oral Comment		
112	June 13, 2019	Ryan Guetter, Weston Consulting	201 Millway Ave. Suite 19, Vaughan, L4K 5K8 rguetter@westonconsulting.com		Oral Comment		
113	June 13, 2019	Dan Stone, Thorstone Consulting	P.O. Box 116 Sutton, ON L0E 1R0		Oral Comment		

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Comment Number	Date Received	Respondent/ Consultant	Address	Key Issues/ Concerns	Format	Response	Comment addressed or follow up action required
114	July 10, 2017	Maxime Picard, Huron-Wendat Nation	255, Place Chef Michel-Laveau Wendate, Quebec G0A 4V0	Huron-Wendat Nation is interested in participating in the review. Requesting GIS data on the Town boundaries.	Email		
115	July 6, 2017	Tom Cowie, Hiawatha First Nation	123 Paudash Street, Hiawatha, ON K9J 0E6	Hiawatha First Nation is interested in participating in the review.	Email		