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*Administration Centre  
10 Wellington St. E.  
Alliston, ON L9R 1A1*

*Web Address: [www.newtecumseth.ca](http://www.newtecumseth.ca)  
Phone: 705-435-3900 or 905-729-0057  
Fax: 705-435-2873*

June 25, 2021

Via email [David.Parks@Simcoe.ca](mailto:David.Parks@Simcoe.ca)

David Parks  
Director of Planning, Economic Development  
Simcoe County  
1110 Highway 26  
Midhurst, ON L9X 1N6  
Midhurst, Ontario L9X 1N6

**RE: Request to finalize decision for the Town of New Tecumseth Official Plan to permit the Urban Residential land use designation within the community of Beeton**

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The Town of New Tecumseth's Official Plan in 2019 was approved by the County of Simcoe, save and except for lands within the Settlement Area of Beeton, known as Exception Area 4, pertaining to the low-density residential land use designation. In the interim, the policies of the Town's 2010 Official Plan and Official Plan Amendment 31 (Beeton Secondary Plan) remain applicable. Town of New Tecumseth Council requested the County at the time to withhold a final decision on these lands subject to the resolution:

- i. No additional growth plans be approved outside the current settlement boundaries of Beeton until a drainage master plan is completed and approved by Council;
- ii. Draft plans of subdivision currently inside the Settlement Area cannot receive final approval until flooding and drainage issues are resolved; and,
- iii. No residential *development* will negatively impact drainage or cause flooding to the existing residences.

The Drainage Master Plan (DMP) phase 1 was presented to Council in 2020. The DMP focused on riverine flooding, which occurs when water levels of rivers, streams and creeks overflow their banks and spill into adjacent areas. The objective of this study was to complete an initial flood risk assessment of existing infrastructure and identify areas at risk of flooding. Phase 2 of the DMP will commence later in 2021 to be completed by 2023 where mitigation measures will be identified for Town infrastructure to help reduce potential flooding.

Given the satisfactory outcome of the DMP and discussion at Town of New Tecumseth Council in closed session on May 31 and June 14, 2021, Council has directed staff to request the County of Simcoe to finalize a decision on the Beeton community lands to permit the Urban Residential land use designation in the Town's Official Plan. Please find attached the Council motion on this matter.

Related to the non-decision of the Town's Official Plan is an outstanding site-specific appeal File #PL190352 on a planning application in Beeton, known as Sorbara/Beeton Meadows Holding. At the May 31, 2021 Council closed meeting, a motion was passed requesting that the Town Solicitor negotiate a settlement to permit the 2019 Urban Residential land use designation on these lands.

Please contact Jennifer Best directly for any questions or if any additional information is required for the County of Simcoe to finalize the decision on the Town of New Tecumseth's Official Plan. I can be reached at [Jbest@newtecumseth.ca](mailto:Jbest@newtecumseth.ca) or on my mobile at 705-321-3529.

Regards,



Jennifer Best, MCIP, RPP  
Director of Planning & Building

Copied via email:

- Dan Amadio, Manager of Planning, County of Simcoe
- Kristin Pechkovsky, Senior Policy Advisor, County of Simcoe
- Pam Fettes, Director of Administration Services/Clerk, Town of New Tecumseth
- James Feehley, Town of New Tecumseth Solicitor

Attachment:

- June 14, 2021 Town of New Tecumseth Council motion

**From:** [Barbara Kane](#)  
**To:** [Jennifer Best](#)  
**Subject:** FW: Sobara Motion - Confidential  
**Date:** June 16, 2021 12:32:01 PM

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Barbara Kane, Deputy Clerk  
Town of New Tecumseth  
10 Wellington St. E.  
Alliston, ON L9R 1A1  
Tel: 705-435-3900 Ext: 1306  
Web: [www.newtecumseth.ca](http://www.newtecumseth.ca)



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**From:** Barbara Kane  
**Sent:** Wednesday, June 16, 2021 10:15 AM  
**To:** Joan Middlebrook <[jmiddlebrook@fglawyers.ca](mailto:jmiddlebrook@fglawyers.ca)>  
**Subject:** Sobara Motion - Confidential

That Report #PD-2021-29 (Closed) be received;

And further that the Additional Information Memorandum to C.S.2 from the Director, Planning and Building dated June 14, 2021 be received;

And further that staff be directed to request the County of Simcoe to finalize a decision on Exception Area 4, consisting of the Settlement Area of Beeton in the Town of New Tecumseth Official Plan to permit the Urban Residential land use designation in the 2019 Town of New Tecumseth Official Plan on the balance of the Beeton community lands.

Barbara Kane, Deputy Clerk  
Town of New Tecumseth  
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Alliston, ON L9R 1A1  
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Web: [www.newtecumseth.ca](http://www.newtecumseth.ca)



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