



Minutes
Public Meeting Municipal Comprehensive
Review (MCR) Phase 1 Growth
Management Official Plan Amendment
Tuesday, June 28, 2022
Electronic
Chair: George Cornell



Members Present: Warden George Cornell; Deputy Warden Lynn Dollin; Councillor Don Allen; Councillor Nina Bifulchi; Councillor Sylvia Bray; Councillor Mike Burkett; Councillor Barry Burton; Councillor Basil Clarke; Councillor Jennifer Coughlin; Councillor Dan Davidson; Councillor Anita Dubeau; Councillor Jane Dunlop; Councillor Joe Gough; Alternate Councillor Ron Henderson; Councillor Ralph Hough; Councillor Harry Hughes; Councillor Keith Hull; Alternate Member Donna Jebb; Councillor Rob Keffer; Councillor Gerard LaChapelle; Councillor James Leduc; Councillor Doug Leroux; Councillor Sandie Macdonald; Alternate Councillor Mariane McLeod; Councillor Bob Meadows; Councillor Doug Measures; Councillor Richard Norcross; Councillor Floyd Pinto; Councillor Mike Ross; Councillor Stewart Strathearn; Councillor Ted Walker; Director, Public Affairs, Service Simcoe Allan Greenwood; and Treasurer Lealand Sibbick

Members Absent: Councillor Rick Milne; Councillor Michael Smith; and Councillor Steffen Walma

Staff Present: Mark Aitken, Chief Administrative Officer; John Daly, County Clerk; Greg Bishop, General Manager of Social and Community Services; Rob Elliott, General Manager of Engineering/Planning and Environment; Jane Sinclair, General Manager of Health and Emergency Services; Trevor Wilcox, General Manager of Corporate Performance; Nathan Westendorp, Chief Planner/Director of Planning; and Jonathan Magill, Deputy Clerk

Also Present: Stefen Krzrczunowicz, Associate Partner, Hemson Consulting, Nick McDonald, President, Meridian Planning

1. Call to Order

The Chair called the meeting to order at 10:00 a.m.

2. Approval of Agenda

Resolution 2022-562

Moved by: Deputy Warden Lynn Dollin

Seconded by: Councillor Anita Dubeau

That the Agenda for the June 28, 2022, Public Meeting Regarding the Simcoe County Municipal Comprehensive Review (MCR), be approved.

CARRIED

3. Purpose of the Public Meeting and Confirmation of Notice

The Warden stated that the statutory public meeting is being held pursuant to Subsection 17 (15) and 17 (16) of the Planning Act regarding a proposed first phase growth management amendment to the County of Simcoe Official Plan as a result of the County's Municipal Comprehensive Review (MCR) exercise under Section 26 of the Planning Act.

The County Clerk advised that the Notice of Statutory Public Meeting advertisement was published in the following newspapers/media outlets on Thursday, June 2, 2022: Barrie Advance, Innisfil Journal, Alliston Herald, Collingwood Connection, Stayner Wasaga Beach Sun, Midland Mirror, Orillia Today, and Bradford West Gwillimbury Topic.

The County Clerk noted that on this same date, Notice of the Statutory Public Meeting was posted on the County of Simcoe website at www.simcoe.ca and emailed directly to the Ministry of Municipal Affairs and Housing, the prescribed persons and public agencies as required by the Planning Act and Ontario Regulation 543/06, along with area municipalities and Indigenous communities.

The County Clerk acknowledged that as of noon on Friday, June 24th, 2022, 11 written submissions were received and published on today's agenda. In addition there were 14 registrants who signed up to provide verbal comments.

4. Presentation from Consultants

8 - 32

4.1. **Presentation by Stefan Krzecunowicz, Associate Partner, Hemson Consulting and Nick McDonald, President Meridian Planning Regarding the MCR Phase 1 Growth Management Official Plan Amendment**

[Statutory Public Meeting Growth Management County Official Plan Amendment - June 28, 2022](#)

Item 4.1 was dealt with later in the meeting.

Item 5 was dealt with.

5. Presentations from the Public

Resolution 2022-563

Moved by: Alternate Councillor Ron Henderson
Seconded by: Councillor Harry Hughes

That the following submissions be given due consideration by Council, staff and County consultants in regards to the Simcoe County Municipal Comprehensive Review (MCR) Phase 1 Growth Management Official Plan Amendment.

CARRIED

- 33 **5.1. Sandra Evans, Simcoe Muskoka District Health Unit (Received June 7, 2022)**
[Sandra Evans - Request to Speak - June 7, 2022](#)
- Verbal delegation 5.1 was withdrawn.
- 34 - 39 **5.2. Alex Savanyu, Associate, Bousfields Inc. on Behalf of the Stroud Village Developers Group Regarding Simcoe County's Proposed Growth Management Official Plan Amendment (Received June 9, 2022)**
[Alex Savanyu - Request to Speak - Received June 9, 2022](#)
[Comments on Behalf of the SVDG Regarding Simcoe County's Proposed Growth Management Official Plan Amendment - Received June 21, 2022](#)
- 40 **5.3. Christine Monteiro-Almeida (Received June 11, 2022)**
[Christine Monteiro-Almeida - Request to Speak - Received June 11, 2022](#)
- Verbal delegation 5.3 was withdrawn.
- 41 - 136 **5.4. Matthew Cory, Planner, Project Manager, Land Economist, Malone Given Parsons regarding New Tecumseth Community Builders Inc. Response to Simcoe County Lands Need Assessment (Received June 13, 2022)**
[New Tecumseth Community Builders Inc. Response to Simcoe County Land Needs Assessment](#)
- 137 **5.5. Donald L. West, Partner, Aird & Berlis LLP (Received June 13, 2022)**
[Donald L. West - Request to Speak - Received June 13, 2022](#)
- Verbal delegation 5.5 was withdrawn.

- 138 **5.6. Wanda LaBlanc (Received June 14, 2022)**
[Wanda LaBlanc - Request to Speak - Received June 14 2022](#)
- Verbal delegation 5.6 was withdrawn.
- 139 - 150 **5.7. Jerry Martinovic, Housing Services Manager, CONTACT Community Services (Received June 17, 2022)**
[Jerry Martinovic - Request to Speak - Received June 17, 2022](#)
[Redefining Municipal Government as Change Agents: Recommendations for Ways to Increase Affordable Housing Presentation \(Received June 23, 2022\)](#)
- 151 **5.8. Lorraine Mantle (Received June 20, 2022)**
[Lorraine Mantle - Request to Speak - Received June 20, 2022](#)
- 152 **5.9. Margaret Prophet, Executive Director, Simcoe County Greenbelt Coalition (Received June 21, 2022)**
[Margaret Prophet - Request to Speak - Received June 21, 2022](#)
- 153 **5.10. Evan Sugden, Senior Planner, Bousfields Inc. (Received June 20, 2022)**
[Evan Sugden - Request to Speak - Received June 20, 2022](#)
- 154 **5.11. Jeff Bolichowski, Senior Media & Policy Analyst, Armstrong Strategy Group, Masonry Works (Received June 22, 2022)**
[Jeff Bolichowski- Request to Speak - Received June 22, 2022](#)
- 155 **5.12. Jennifer van Gennip, Director of Communications, Redwood Park Communities (Received June 23, 2022)**
[Jennifer van Gennip - Pre-Recorded Delegation - Received June 23, 2022](#)
- 156 - 162 **5.13. Douglas Herron, Director of Planning and Economic Development, Town of Wasaga Beach (Received June 24, 2022)**
[Douglas Herron - Request to Speak - June 24, 2022](#)
[Wasaga Beach – Population Projections - Simcoe County Municipal Comprehensive Review Presentation](#)
- 163 - 166 **5.14. Ronald Kanter, Counsel, Macdonald Sager LLP (Received June 24, 2022)**
[Ronald Kanter - Request to Speak - June 24, 2022](#)
[Simcoe County Municipal Comprehensive Review & Huntington Woods Subdivision](#)

Verbal delegation 5.14 was withdrawn.

Resolution 2022-564

Moved by: Councillor Joe Gough
Seconded by: Councillor Don Allen

That Council recess at 10:56 a.m. and reconvene at 11:04 a.m.

CARRIED

Item 4 was dealt with.

4. Presentation from Consultants

- 167 - 191 **4.1. Presentation by Stefan Krzeczunowicz, Associate Partner, Hemson Consulting and Nick McDonald, President Meridian Planning Regarding the MCR Phase 1 Growth Management Official Plan Amendment**
[Statutory Public Meeting Growth Management County Official Plan Amendment - June 28, 2022](#)

6. Comments from the Public

Resolution 2022-565

Moved by: Councillor Gerard LaChapelle
Seconded by: Councillor Rob Keffer

That the following written submissions be given due consideration by Council, staff and County consultants in the development of the Municipal Comprehensive Review (MCR):

CARRIED

- 192 - 194 **6.1. Dave Ritchie, SCFA President, Simcoe County Federation of Agriculture (Received June 6, 2022)**
[Dave Ritchie - Submission - Received June 6, 2022](#)
- 195 - 196 **6.1. Peter Stubbins, Township of Tiny Councillor (Received June 16, 2022)**
[Submission for June 21, 2022 Statutory Meeting](#)
- 197 - 200 **6.2. E. Scott Maclagan, Chairman, Orillia Common Element Condominium (CEC) Committee (Received June 19, 2022)**

[Submission re Orillia Matters Article on County Growth Plan on June 18/22](#)
[County Simcoe Growth Plan](#)
[Comparison Municipal Services Jan 7 22](#)

- 201 - 205 **6.3. John B. Corbett, President, Corbett Land Strategies Inc. (Received June 21, 2022)**
[County Of Simcoe Municipal Comprehensive Review \(MCR\) Bond Head Properties](#)
- 206 - 212 **6.4. Ray Duhamel, Partner, The Jones Consulting Group Ltd. (Received June 22, 2022)**
[Public Meeting Comments - County Municipal Comprehensive Review Crisdawn Construction Inc. & D.G. Pratt Construction Limited Lands Alcona North – Town of Innisfil Our File: Pra-03334](#)
- 213 - 216 **6.5. Ulli Rath, Town of Collingwood Resident (Received June 22, 2022)**
[Submission To Statutory Public Meeting on Simcoe County MCR \(2022\)](#)
- 217 - 218 **6.6. John Olivella, Town of Bradford West Gwillimbury Resident (Received June 23, 2022)**
[Simcoe County MCR Exercise Under Section 26 of the Planning Act RSO 1990 C.P. 13 As Amended](#)
- 219 - 222 **6.7. Frank Orsi, Millford Development Limited (Received June 24, 2022)**
[County Council Meeting June 28, 2022 Municipal Comprehensive Review \(MCR\) Draft Official Plan Amendment – Growth Management \(Phase 1\)](#)
- 223 - 232 **6.8. Michael Bissett, Partner, Bousfields Inc. (Received June 24, 2022)**
[Cortel Group Letter to Simcoe County re MCR Phase 1](#)
- 233 - 234 **6.9. Andrea Betty, Director of Planning and Community Development, Town of Penetanguishene (Received June 24, 2022)**
[County of Simcoe Municipal Comprehensive Review - Land Needs Assessment](#)
- 235 - 236 **6.10. Brandi Clement, Partner, The Jones Consulting Group (Received June 24, 2022)**
[County of Simcoe Public Meeting – June 28th, 2022 Municipal Comprehensive Review Phase 1 – Growth Management](#)

7. Adjournment

Resolution 2022-566


Moved by: Councillor James Leduc
Seconded by: Councillor Doug Leroux

That the June 28, 2022, Public Meeting Regarding the Simcoe County
Municipal Comprehensive Review (MCR), be adjourned at 11:30 a.m.

CARRIED



Warden



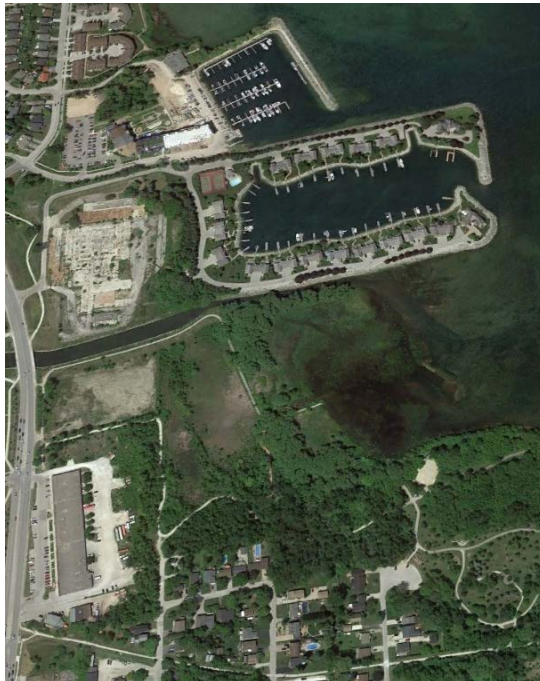
County Clerk



COUNTY OF SIMCOE

MUNICIPAL COMPREHENSIVE REVIEW

Statutory Public Meeting Growth Management County Official Plan Amendment

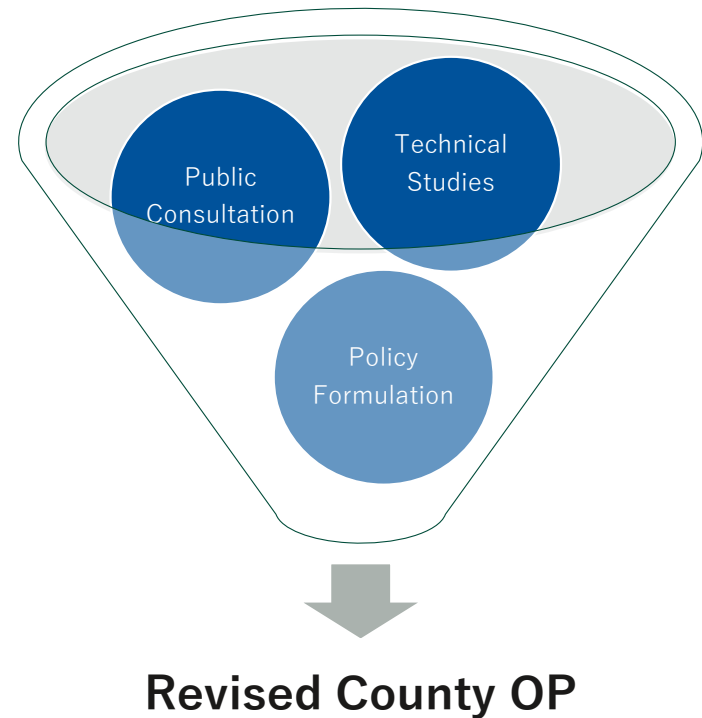


Four Topics of Discussion

1. What is the Growth Management OPA?
2. What growth may be expected in Simcoe?
3. How much urban land is required?
4. What policies are required to manage growth?

OPA is Phase 1 of County's Municipal Comprehensive Review (MCR)

- County Official Plan (OP) must conform to Provincial Growth Plan
- Many Growth Plan policies require implementation through an MCR
- County:
 - must consult with lower-tiers and engage Indigenous partners
 - encouraged to engage with public, stakeholders, and Province



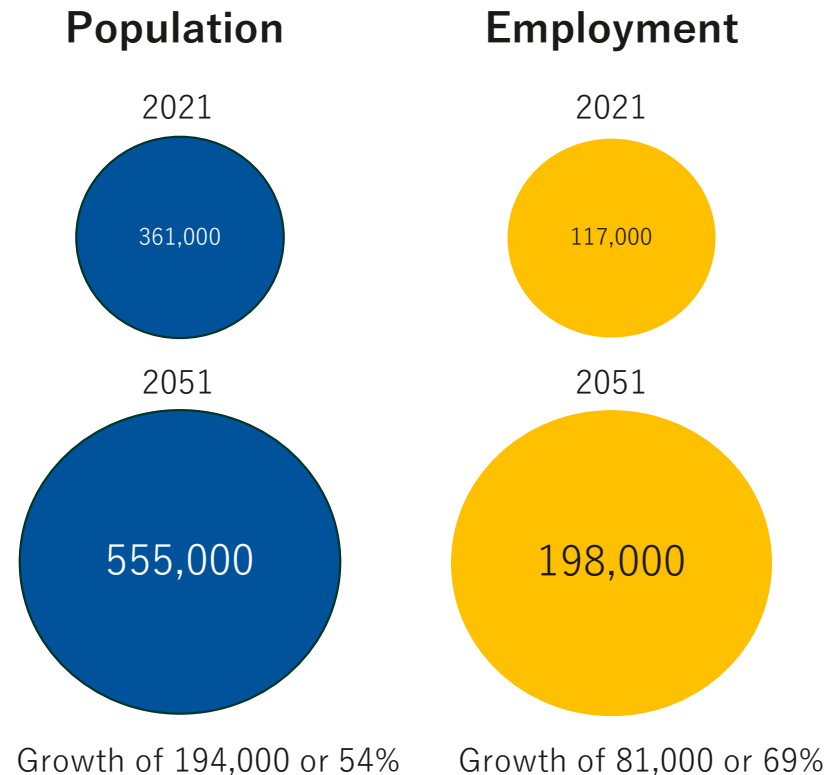
The OPA is a Team Effort

- 11 MCR update reports and presentations to Planning Advisory Committee and Council
- 10 meetings with Indigenous communities to date
- 7 meetings with Provincial agencies
- 7 meetings with agencies and special interest groups
- 40+ meeting with local municipalities

Public Open Houses		
Technical Study	# of Sessions	Attendees
Growth Management	3	247
NHS	2	108
Watershed Plan	2	100
Agriculture	2	99
Climate Change	2	92
Total	11	646

Growth Plan Sets Forecasts to 2051

- Forecasts are minimums
- County must allocate growth to lower-tiers
- Land needs determined using prescribed Methodology
 - Community Area
 - Employment Area



Growth Management Policies for Simcoe Sub-Area

- Direct significant portion of growth to
 - primary settlement areas
 - key employment areas

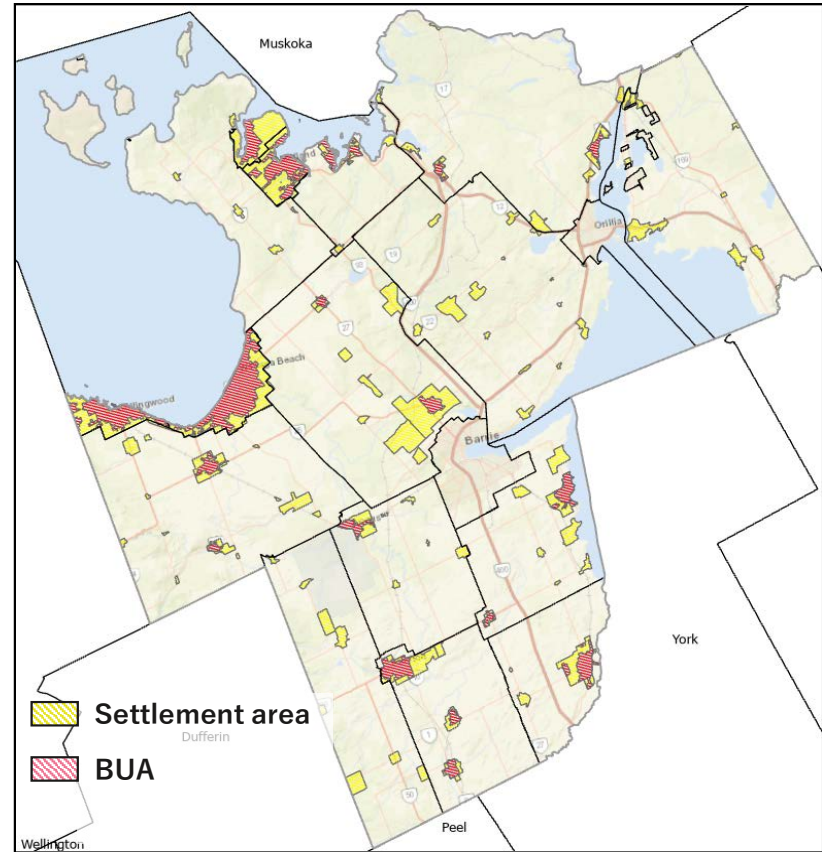
- Policies reinforced in current County OP

Growth Plan – Schedule 8



Settlement Areas Are To Be Main Focus of Housing Growth

- **Intensification Target**
based on minimum % of housing occurring annually within the delineated built up area (BUA)
 - OPA increases current County-wide target of 32% to 35%
- Minimum “greenfield” (DGA) **Density Target** of 40 residents and jobs combined per hectare by 2051
 - OPA increases current County-wide target of 39 p+j/ha to 51 p+j/ha

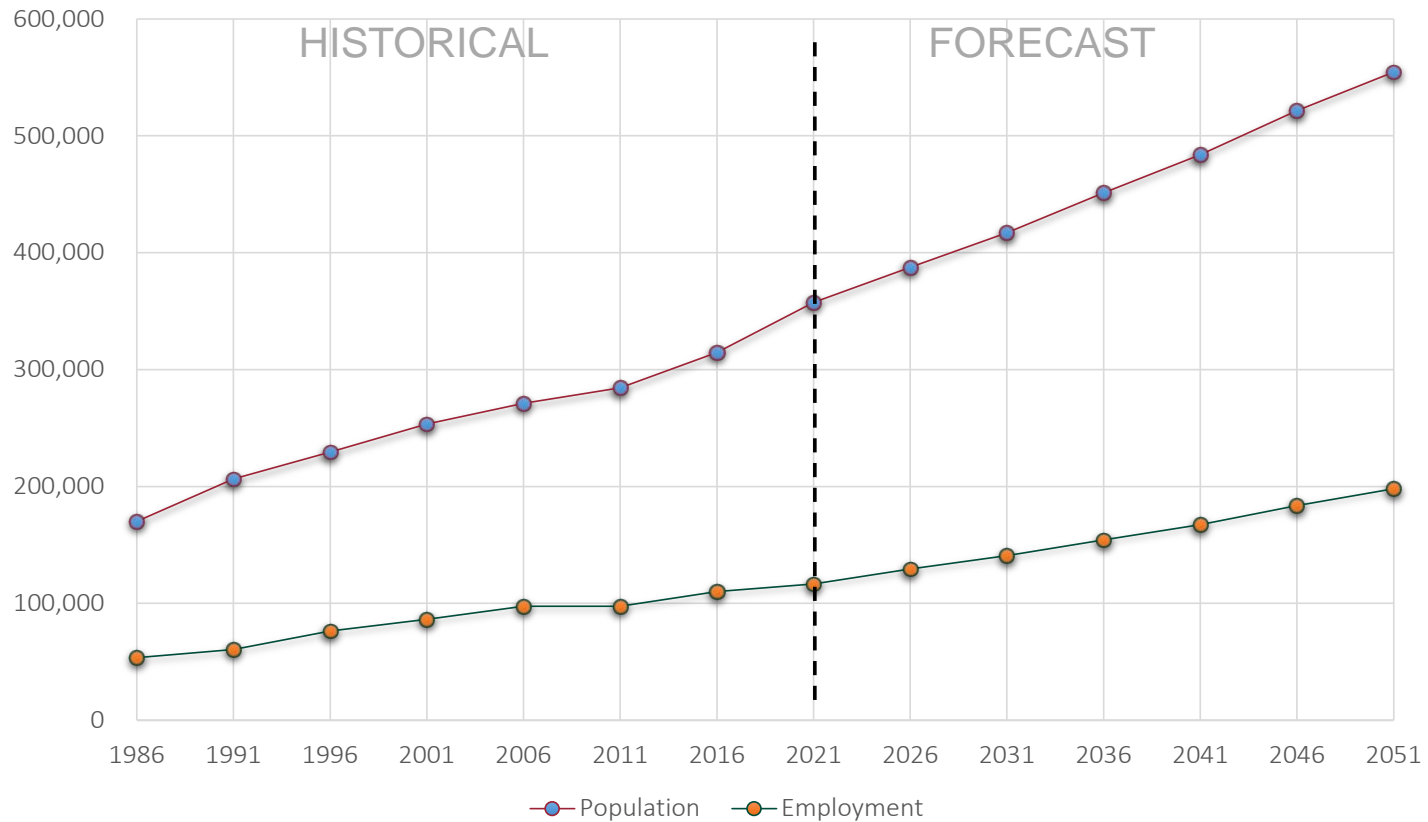


County Split Into Two Regional Market Areas For LNA Purposes

- Fast growing south (Essa, New Tecumseth, Innisfil, Bradford W-G, Adjala-Tosorontio) with strong commuting connections to Greater Toronto Area
- More moderate growing north and west

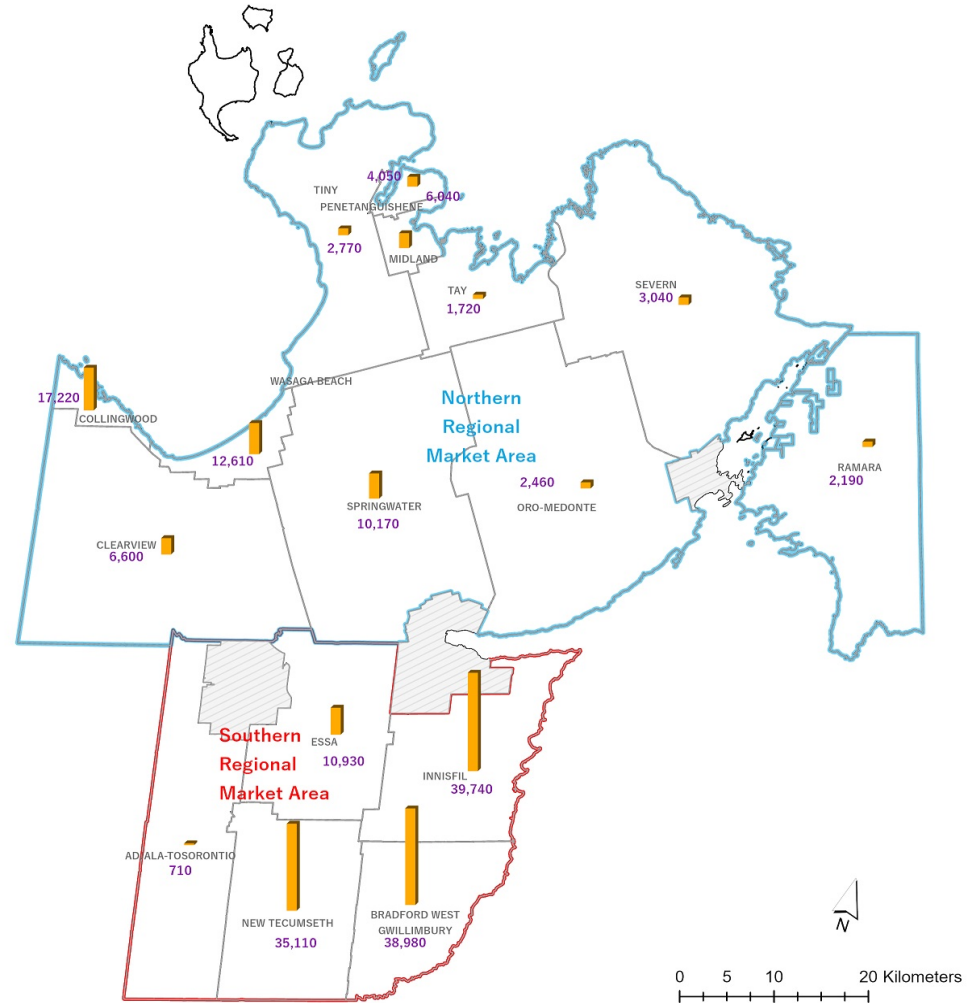


Simcoe County Will Continue to Grow Rapidly



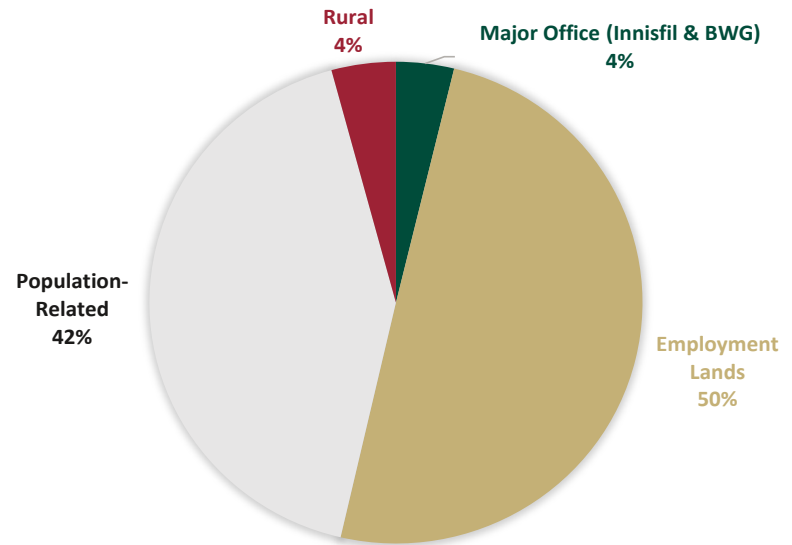
Population Growth Generated by Migration From GTAH

- 79% of growth in 6 municipalities with primary settlement areas
- 63% of growth in Southern Regional Market Area
- Growth in Northern Regional Market Area to be in larger, well-established urban centres and areas with advanced plans for development



Employment Forecast to Grow Faster Than Population

- Ratio of jobs to people to increase from 32% to 36% to 2051
- Locational requirements for new jobs
 - 40,500 will follow population growth
 - 34,300 will require designated employment areas



Employment Land Needed Across County While Only South Needs Land for Housing

At **35% intensification rate** across County and **greenfield densities of 45 to 55 persons and jobs per hectare**, land needs are:



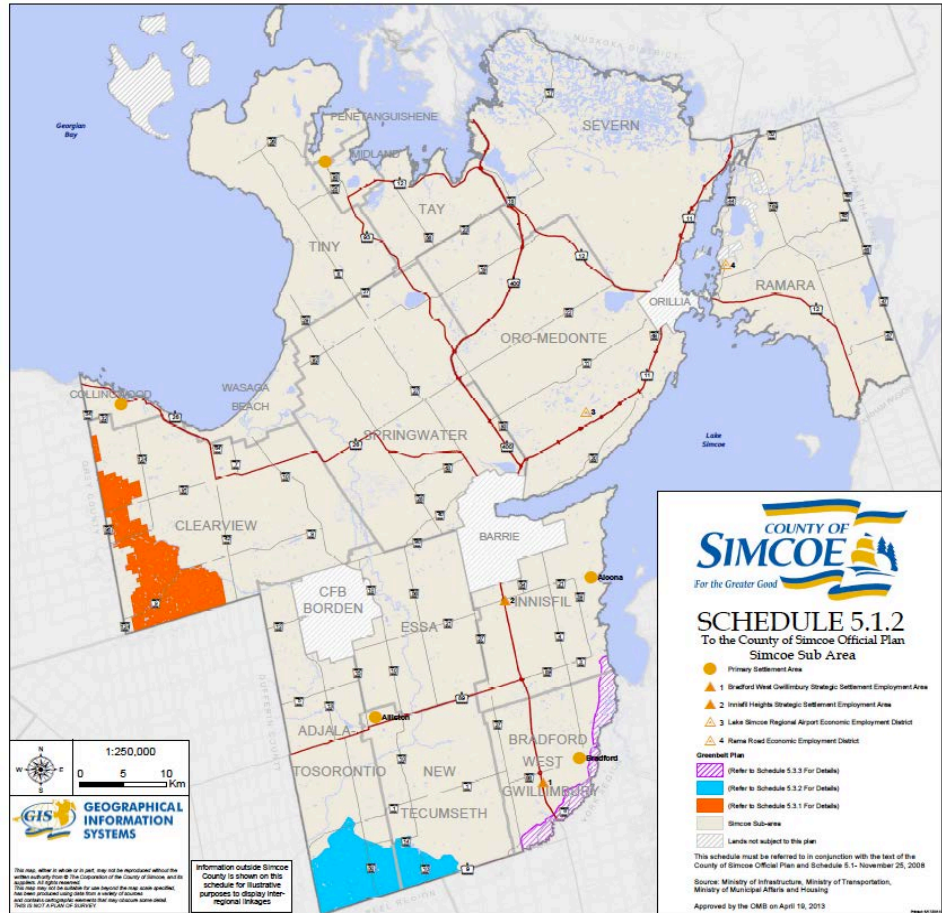
	Community Area Surplus/(Deficit)		Employment Area Surplus/(Deficit)	
	Units	Land (ha)	Jobs	Land (ha)
Regional Market Area - North	22,200	1,385	(2,800)	(203)
Regional Market Area – South	(16,800)	(1,136)	(1,190)	(75)
Simcoe County	5,400	249	(3,990)	(278)

Draft Growth Management County OPA

- Amendment contains
 - Population and employment allocations to local municipalities to 2051
 - Intensification and density targets for each municipality with a delineated built up area (BUA)
 - Community Area and Employment Area expansion lands by local municipality
- Allows County and local municipalities to work together to assess feasibility and most appropriate location for settlement area expansion in MCR Phase 2

Proposed Phase 1 Official Plan Amendment

Growth Management Policies



Purpose of Proposed Growth Management OPA

- To update policies on growth management in accordance with Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement
- Updated policies will implement the Growth Forecast and Land Needs Assessment carried out on behalf of the County by Hemson and will position County for growth to 2051



Highlights of Proposed Growth Management OPA

1. 2051 population and employment forecasts established by the Growth Plan are incorporated in OPA (population increase of 194,340 and employment increase of 81,380) – *these minimum forecasts are established by the Province and must be incorporated in the OP*
2. Growth Plan direction on how growth is to be allocated is incorporated in the OPA as follows:
 - A. Significant portion of growth – *directed to lower tier municipalities that contain primary settlement areas*
 - B. Vast majority of remaining growth – *directed to settlement areas that have delineated built boundary and full municipal services*
 - C. Growth to be limited – *in settlement areas that are rural settlements and are not serviced by full municipal services*

Highlights (cont'd)

3. To implement Growth Plan direction on where growth is to be focused – OP is proposed to include the 93 settlement areas in one of three categories in Section 3.2.3:
 - A. Primary settlement areas (6);
 - B. Settlement areas that have existing or planned municipal water and wastewater systems (further divided into those 13 settlement areas that have delineated built up areas and 17 settlement areas which do not); and
 - C. Rural settlements that have that have a municipal water or wastewater system (partial services) or have no municipal water or wastewater systems (57)

Highlights (cont'd)

4. To implement work completed by Hemson, it is proposed to allocate population and employment forecasts to the 16 local municipalities in a manner that most fully supports the development of complete communities – *in doing so, all municipalities in the County will grow to varying degrees*
5. To more fully support the efficient use of land in built up areas, it is proposed to increase the County-wide minimum intensification target from the current 32% to 35% - *intensification targets for local municipalities that have delineated built up areas are also proposed to be established – these are minimum targets*
6. To support the more efficient use of land in designated greenfield areas – it is proposed to increase County-wide minimum DGA density target from the current 39 residents and jobs per hectare to 51 residents and jobs per hectare – *DGA targets for local municipalities are also proposed to be established – these are also minimum targets*

Highlights (cont'd)

7. To implement the forecasts and targets – it is proposed to require local municipalities to update Official Plans to maximize opportunities for intensification such as by:
 - *Identifying strategic growth areas;*
 - *Encouraging intensification throughout the built up area;*
 - *Pre-zoning lands in appropriate locations to remove barriers to investment and construction;*
 - *Permitting multiple dwelling types in areas zoned only for single detached dwellings;*
 - *Permitting additional residential units in appropriate locations; and*
 - *Using other available tools such as through the establishment of a Community Planning Permit System to streamline development approvals.*

Highlights (cont'd)

8. To implement forecasts and targets – it is also proposed to provide direction on the form of development required in designated greenfield areas:
- *New development has to be logical extension of existing development;*
 - *New development has to be compact and have a mix of uses;*
 - *Land, infrastructure and public service facilities are be used efficiently;*
 - *Housing choice and a range of housing options are made available;*
 - *Infrastructure is or will be provided in a cost effective and logical manner; and*
 - *A range of transportation and mobility options are provided in new development areas.*
9. It is also proposed that local municipalities be required to include policies in their Official Plans that establish minimum densities and which require a mix and range of lot sizes and dwelling types

Highlights (cont'd)

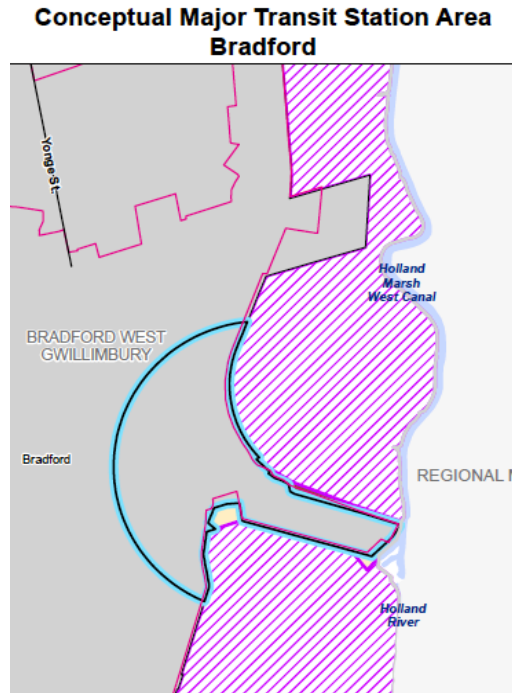
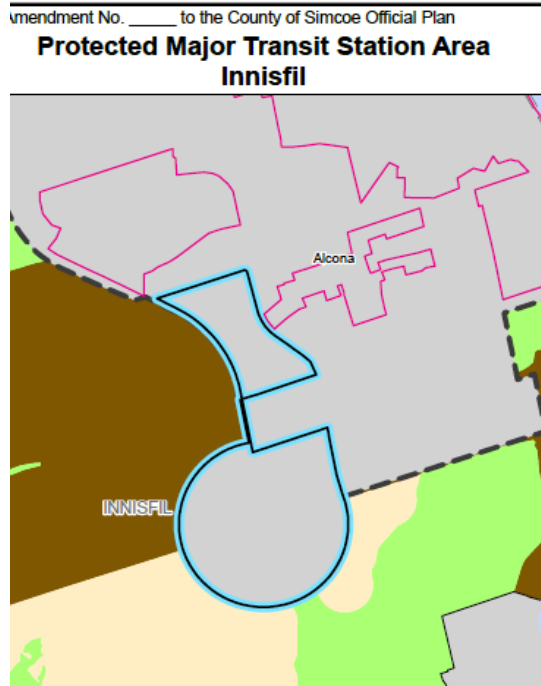
10. To implement forecasts and targets – it is lastly proposed to provide direction on the need for phasing plans for designated greenfield areas – with these plans:
- *Requiring the logical progression of growth based on identifiable boundaries to avoid scattered or leap-frog development;*
 - *Setting out how the infrastructure needed to support growth in conformity with the planned urban structure of the community will be scheduled and financed;*
 - *Identifying how and when roads and servicing infrastructure will be extended in a cost-effective and financially sustainable manner;*
 - *Staging growth within a convenient walking distance from transit corridors (where they exist or are planned) to generate sufficient transit ridership;*
 - *Identifying logical boundaries that build on or include areas that can provide key community infrastructure and affordable housing early in the planning approval process; and*
 - *Requiring the completion of distinct components of new community areas so that the length of construction in any given area is kept to a minimum where possible*

Highlights (cont'd)

11. Part of the exercise involves identifying where additional urban land for community uses and employment uses is needed – *based on there being two regional market areas in the County*
12. Additional **community lands** required in Bradford West Gwillimbury, Essa, Innisfil and New Tecumseth and additional **employment land** required in New Tecumseth, Collingwood, Severn and Wasaga Beach
13. Land needs identified **are maximums** – less land can be planned for by the local municipalities – if higher densities are proposed
14. To provide direction on the planning for additional urban land, it is proposed to include policies in the OP that set out the process to be followed to identify new urban lands – *will need to amend County OP in the future to implement*
15. It is also proposed to indicate in County OP that development on designated land in settlement areas is permitted – *to recognize past decisions*

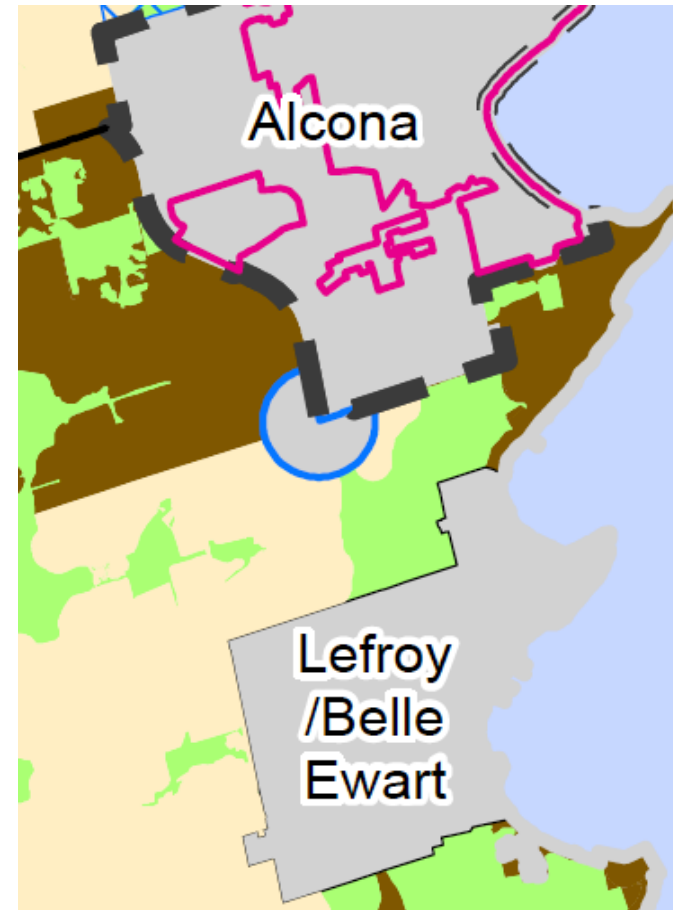
Highlights (cont'd)

16. New section on Major Transit Station Areas (MTSAs) is proposed – *Innisfil and Bradford West Gwillimbury*
17. Innisfil MTSA proposed to be identified as a Protected MTSA – *allows for use of inclusionary zoning*



Highlights (cont'd)

18. Alcona settlement area also proposed to be expanded to accommodate 37 hectares of land within Ministers Zoning Order – *to recognize that principle of development has been established by Province*
19. Number of other minor changes to the OP also proposed – *to ensure conformity with Growth Plan*



Next Steps



- After Statutory Public Open House and Public Meeting, all comments will be reviewed and a Q&A posted on County website
- It is also proposed that a recommendation report for Council's consideration be made in August 2022 – *note, changes may be made to the draft OPA based on public comments received*
- It is proposed that a separate OPA dealing with both the Natural Heritage System and Agricultural System be finalized in later 2022/early 2023 – *to allow for a fulsome review of the mapping and the impacts of the natural heritage system on the agricultural system*
- Other changes to the OP will be required to fully implement Provincial policy and these will also be incorporated in a future OPA
- Lastly, future OPAs that expand settlement area boundaries may be considered as early as 2023

From: [Evans, Sandra](#)
To: [Clerks](#)
Subject: [EXTERNAL] Simcoe County Official Plan Public Meeting
Date: Tuesday, June 07, 2022 10:34:24 AM

Good morning,

I would like to register to participate in this meeting please.

Sandra Evans from Simcoe Muskoka District Health Unit

705-721-7520 ext. 7896

Sent from [Mail](#) for Windows

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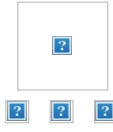
From: [Alex Savanyu](#)
To: [Clerks](#)
Cc: [Emma West](#); [Pan, Catherine](#)
Subject: [EXTERNAL] MCR Phase 1 - Growth Management Public Meeting - June 28, 2022
Date: Thursday, June 09, 2022 10:45:25 AM

Hello,

We received notice of a Public Meeting on June 28th at 10 a.m. for the County's MCR Phase 1 Official Plan Amendment. Can you kindly advise how long these meetings typically take? I understand you can't 100% confirm, but I want to put an appropriate hold in the calendar. We will also be providing a 5-minute presentation (which may include a PDF presentation component). I understand this needs to be submitted no later than noon on June 24th. In this case, can you please register Emma West (Cc'd) and myself to speak. Only one of us will speak but would be beneficial to have both of us registered. Please feel free to call me at the number below if that's easier.

Thanks

Alex



Alex Savanyu

Associate
RPP, MCIP

Bousfields Inc.

3 Church Street, Suite 200 | Toronto ON | M5E 1M2
T. 416-947-9744 x 280 W. www.bousfields.ca
F. 416-947-0781 M. (416) 939-9943

Remote Location Alert: In order to support public health efforts, the Bousfields team is working offsite.
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June 21, 2022

Nathan Westendorp
Director of Planning
County of Simcoe
1110 Highway 26
Midhurst, Ontario L9X 1N6

Dear Mr. Westendorp:

Re: *Comments on Behalf of the Stroud Village Developers Group Regarding Simcoe County's Proposed Growth Management Official Plan Amendment*

As you may be aware, we are the planning consultants for the Stroud Village Developers Group (the "Developers Group"), which is comprised of multiple landowners of properties located on both sides of Yonge Street between 9th Line and just north of Victoria Street in Stroud Village, in the Town of Innisfil, as shown on **Attachment 1** (hereinafter referred to as the "subject lands"). We have been monitoring the County's *Municipal Comprehensive Review* ("MCR") process on behalf of the Developers Group and submitted letters to the County of Simcoe Council (dated October 19, 2021) and Town of Innisfil Council (dated October 20, 2021 and December 8, 2021). We have also made deputations at the Town of Innisfil's Virtual Public Workshop for the County's MCR Process on October 20, 2021 and again on March 30, 2022.

We appreciate the ongoing work by County and Town staff, including engagement sessions with the various landowners and stakeholders of which we have participated in. We have reviewed the Draft Growth Management Official Plan Amendment (the "OPA") and offer the enclosed comments.

As outlined below, our primary concern with the OPA is Stroud's classification as a *rural settlement*, as proposed in Table A and in proposed Policy 3.2.3. In our opinion, Stroud should be classified as the "*Settlement Areas that have existing and planned municipal water and wastewater systems*" category, as it has the characteristics of and meets the criteria for a Settlement Area where growth should be allocated, in accordance with the Growth Plan and draft County OPA.

In this regard, Item 10 in the draft OPA provides that Section 3.1.1 in the County Official Plan will be updated to reference a hierarchy of settlement area as follows:

"There are three types of *settlement areas* in the County: *Primary settlement areas* (which are identified by the Growth Plan), *settlement areas* that have

existing or planned *municipal water and wastewater systems* and *rural settlements* that have a municipal water or wastewater system (partial services) or have no *municipal water or wastewater systems*. All recognized *settlement areas* are identified in Section 3.2.3 (Table A) and the extent of these are mapped on Schedule 5.1 - Land Use Designations with *primary settlement areas* also identified on Schedule 5.1.2."

As stated above, Stroud should be reclassified within the "Settlement Areas that have existing and planned *municipal water and wastewater systems*" for the following reasons:

- **In accordance with Growth Plan Policy 2.2.1.2.a) ii) and proposed OPA Policy 3.2.2.b) ii), Stroud is a *settlement areas* with existing or planned *municipal water and wastewater systems*:**
 - Stroud has an existing municipal water and a well-advanced planned wastewater system.
 - Significant investments and commitments for municipal services have already been made by the Town of Innisfil and InnServices. Specifically, the Town of Innisfil's 2018 Master Servicing Plan (prepared by C.C. Tatham & Associates Ltd.) confirms that Stroud is serviced by an existing municipal water system and that there is planned wastewater servicing for Stroud. Capital linear infrastructure per the 2018 MSP has already been front-funded by the Developers Group and extended to the intersection of Innisfil Beach Road and Yonge Street with capacity to service the existing community of Stroud in addition to future growth. In 2021, InnServices commenced the Class EA for the Stroud Sanitary Pumping Station.
 - The Town of Innisfil's Development Charges Background Study includes costs to extend full municipal services to Stroud within the post period.
 - In the Town's current hierarchy of settlement areas, Stroud is identified as a Village Settlement Area. Although Policy 9.4.2 of the Town's Official Plan provides that Village Settlement Areas will accommodate limited growth due to servicing constraints, the Official Plan clearly provides for elevating the status of the settlement area to Urban Settlements if full municipal services are provided, such that Policy 9.4.5 which provides that, "that if municipal services are extended to Stroud, the Village Settlement may be considered for redesignation as an Urban Settlement as part of the Town and Country's next MCR."

In this regard, Stroud has existing and planned municipal water and wastewater systems and therefore is not a rural settlement area but instead should be classified as a '*settlement area* with existing or planned *municipal water and wastewater systems*'.

- **In accordance with Policy 2.2.1.2.a) iii) in the Growth Plan and proposed OPA Policy 3.2.2.b) iii), regarding allocating growth to *settlement areas that can support the achievement of complete communities*:** Stroud already provides a compact and complete community with a mix of community services and amenities, including main street non-residential uses along Yonge Street that serve Stroud and the broader community. The extension of development in this area will support and benefit existing and future mixed uses in this already walkable community.
- **In accordance with Policy 2.2.1.2.c) iii) in the Growth Plan and proposed OPA Policy 3.2.2.d) iii), regarding allocating growth to *settlement areas that have existing or planned transit*:** Stroud is a short distance from a regional transit hub (the Barrie South GO train station which is approximately 2.0 kilometres to the north) and an important regional transportation corridor, Yonge Street, is located in Stroud. Yonge Street is a main thoroughfare through Innisfil and Barrie and is currently served by GO Transit Bus Route 68, with bus stops at Victoria Street and Lynn Street, connecting to the GO train stations in Barrie, Newmarket, Aurora and King City. Stroud is also currently served by Innisfil Transit's Uber service.
- **In accordance with Policy 2.2.1.2.c) iv) in the Growth Plan and proposed OPA policy 3.2.2. d) iv), regarding allocating growth to *settlement areas with existing or planned public service facilities*:** Stroud is already an important provider of *public service facilities*, including parks, the Stroud Innisfil Community Centre Arena, Fire Station, Sunnybrae Public School, childcare centres, medical and healthcare providers. The City of Barrie's Hewitt's Secondary Plan will see the upgrading of Yonge Street and Lockhart Road at the north boundary of Stroud. Access to this transportation infrastructure provides Stroud with access to existing community amenities, services and facilities and connectivity to the greater County. Also, proximity to the Town Campus and future RVH south campus which are located at the southeast and southwest corners of Yonge Street and Innisfil Beach Road, approximately one Line south of the existing Stroud Village Settlement Area. The Town Campus has been identified in Innisfil's Our Official Plan as an area where future major government and cultural facilities should be considered and where related commercial developments may occur.

Based on the foregoing, we respectfully request on behalf of our clients that the County identify Stroud, including the subject lands shown on **Attachment 1**, in the Town and County's Official Plans as "*Settlement Areas that have existing and planned municipal water and wastewater systems*" pursuant to Table A in the County's draft OPA policy 3.1.1. Further, we request continued collaboration with the Developers Group and the Town and County with respect to finalizing the OPA.



Thank you in advance for your consideration and we look forward to working with you through this process. Please do not hesitate to contact the undersigned or Alex Savanyu in our office if you have any questions.

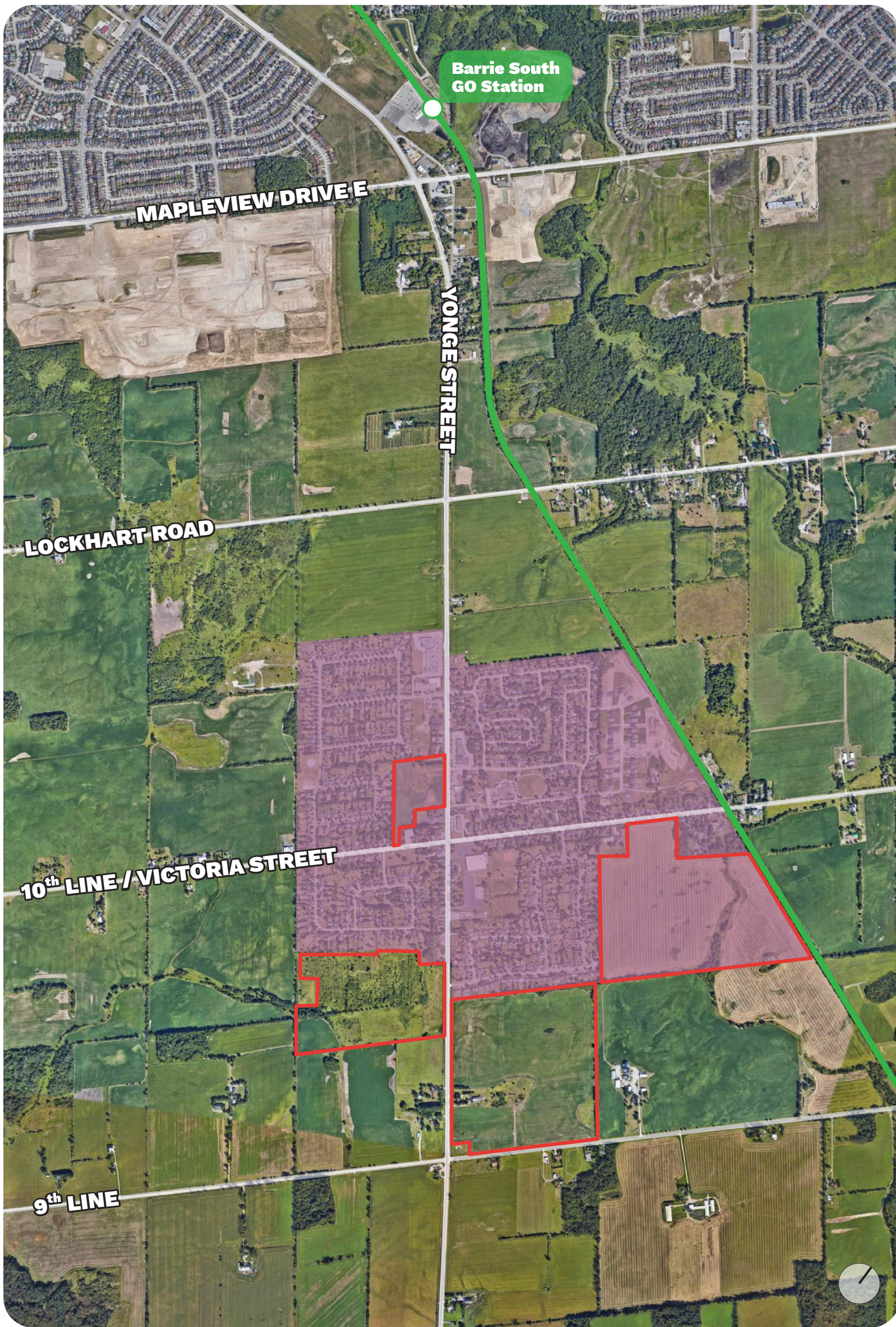
Yours very truly,

Bousfields Inc.

A handwritten signature in black ink, appearing to read 'E. West', is written over a light blue horizontal line.

Emma West, MCIP, RPP

cc. *Dan Amadio, Manager of Planning (North/West), County of Simcoe*
Greg Marek, Manager of Planning (South/East), County of Simcoe
Leo Deloyde, Director of Growth, Town of Innisfil
Rayna Thompson, Brookfield Properties
Sandra Rizzardo, SanDiego Homes
Jeff Rice, Quagmire Holdings



Legend

- Subject Lands
- GO Line
- Stroud Village Settlement Area

From: [Christine Monteiro-Almeida](#)
To: [Clerks](#)
Subject: [EXTERNAL] Registration for June 28th meeting
Date: Saturday, June 11, 2022 9:19:04 AM

Please register me for the June 28th meeting and advise if there are other steps required of me at this time.
Kind regards,
Chris

Sent from my iPhone

June 13, 2022

MGP File: 21-2951

Mr. Dan Amadio, Manager of Planning
County of Simcoe
1110 Highway 26,
Midhurst, Ontario L9X 1N6

via email: dan.amadio@simcoe.ca

Dear Mr. Amadio:

**RE: New Tecumseth Community Builders Inc.
Response to Simcoe County Land Needs Assessment**

Malone Given Parsons Ltd. (“MGP”) is the planning and land economist consultant for the New Tecumseth Community Builders Inc. (“NTCBI”), who own multiple properties in the Town of New Tecumseth (the “Town”).

This submission continues upon our prior submissions to the Town and County, including:

- Letters to the County dated June 4th, 2021 and June 30, 2021 providing comments on the Municipal Comprehensive Review (“MCR”), our 2016 Designated Greenfield Area (“DGA”) Supply Analysis, and Settlement Area Boundary Request for the ‘Harvest’ lands in south Alliston;
- Letters from the landowners group to the Town and County dated January 27, 2022 and February 4, 2022 providing comments on the County’s draft Land Needs Assessment (“LNA”) and response to the Town’s Settlement Area Boundary Expansion Evaluation Criteria, and an Infrastructure Financing Commitment proposal from the landowners to the Town for the ‘Harvest’ lands.
- Participation and comments in the Town and County open houses and public meetings relating to County’s 2051 MCR regarding the Growth Management and the LNA.

This letter provides additional comments regarding the County’s draft Growth Management Official Plan Amendment (June 2022) and May 31st Land Needs Assessment addendum. As anticipated in our prior submissions, based on this assessment there is a significant requirement for new Community Area within the Southern Regional Market Area (“Southern RMA”) of the County to accommodate growth forecasted in the County to 2051.

Key conclusions from our analysis are that the intensification rate and DGA densities proposed by the County appear to be unrealistic, and therefore unachievable. For the purposes of land needs assessment, setting targets that cannot be achieved will result in a shortage of housing in the County, primarily because the Official Plan will rely on housing by

type that will not be achieved (primarily a concern with planning too many apartments) and areas that cannot realize the growth (areas without servicing potential and those that are not Primary Settlement Areas). This would ultimately result in a shortage of housing by type which is not permitted by the Provincial Policy Statement nor the Growth Plan.

The Growth Plan and Provincial LNA methodology contain policies that emphasizes that the County should set an intensification rate that can demonstrably be achieved in the context of the overall projected growth. The potential for intensification cannot be properly assessed without a comprehensive/detailed intensification analysis being performed by the County. This has not occurred in support of the LNA and therefore the intensification rates proposed remain hypothetical, and in our opinion greatly overestimate the potential for intensification in the delineated Built-Up Area (“BUA”), particularly in New Tecumseth. The other aspect of setting a realistic intensification target is ensuring that the projected housing needs by structure type remain market-based to the extent possible. This should not result in altering the market-based demand to an extent that it relies on significantly more higher density units and is therefore unrealistic.

Based on our analysis, an intensification rate of 27% (County) and 17% (New Tecumseth) is still aspirational but is more realistic and appropriately directs growth to the delineated BUAs of the County. A lower alternative intensification rate is appropriate given the relatively small size of each of the County’s delineated BUAs, location in the Greater Golden Horseshoe (“GGH”) (largely absent of transit or more urban services to support higher densities) and limited capacity to support more growth without disruptively transforming existing communities. Moreover, this intensification rate would not result in an excessive reliance on higher density units in the housing forecast to simply achieve a higher aspirational intensification rate and thus warp the housing mix to undersupply ground-related housing.

Similarly, it appears that the County has not prepared a detailed DGA supply analysis (as required by the Provincial LNA Methodology) as of 2021 to assess the potential by unit type to support growth in the DGA. Based on our detailed DGA supply analysis, and accounting for the housing that could occur in new settlement areas, we believe that the County is overestimating the growth potential in the DGA, and consequently overestimating the potential to achieve higher DGA density targets to 2051. Based on our analysis, a County-wide DGA density target should be 36 residents and jobs per hectare, where the Northern Regional Market Area (“Northern RMA”) target should be 32 and the Southern RMA should be 42.

We estimate that at the minimum target of 27% intensification and 36 residents and jobs per hectare for the County, this would require at least another 1,389 hectares (“ha”) of new Community Area within the Southern RMA to meet the growth forecast to 2051.

Corrections to the intensification and DGA assumptions will require a corresponding correction to the population allocations in the County. Any shortfalls in population forecasts and any need for Settlement Area Expansion should be assigned to southern municipalities with Primary Settlement Areas under the Growth Plan.

For the reasons summarized in this letter and our prior submissions to the Town and County, the Alliston Settlement Area should be a primary focal point for growth to 2051 given its potential to accommodate growth and servicing in a fiscally sustainable way, and its potential to plan for growth through a complete community with opportunities for transit, community amenities, employment and a greater range and mix of housing choice.

As such, we believe that the County must adjust the population forecast for New Tecumseth to 2051 to approximately 100,000 in its draft Growth Management Official Plan Amendment prior to adoption. In association with this correction and others, the land need for settlement area expansion in New Tecumseth should be corrected to 836 ha for Community Area.

1.0 Comments on County's LNA and draft Growth Management Official Plan Amendment

1.1 General Summary of the Simcoe County LNA

Hemson Consulting has prepared an updated LNA based on input received from the public and local municipalities. Notably, for the Southern RMA, the updated LNA identifies:

- An intensification rate of 35%, which is almost double the actual intensification rate in the County between 2016 and 2021 (18%);
- A forecast housing growth of 50% single- and semi-detached units, 18% row housing units, and 31% apartments by 2051, which more closely aligns with our previous submissions on the need to provide a market-based supply of housing, but still forecast too many apartments and too few rows. In our submission the housing mix could be 50% single- and semi-detached units, 28% row housing units, and 22% apartments by 2051
- A DGA density target of 51 residents and jobs overall in the County, with targets of 54 for the Southern RMA and 47 for the Northern RMA, which represents an increase from the current Simcoe Official Plan target of 39 residents and jobs per hectare overall for the County. In our opinion that density target is too high and should be 36/32/42 for the County/Northern RMA/Southern RMA, respectively; and
- A DGA land need of 1,136 ha to accommodate growth in the Southern RMA (split between Innisfil, Bradford West Gwillimbury, and Essa), of which 448.4ha is allocated to the Town of New Tecumseth. In our submission we believe the DGA land need is 1,389 ha in the Southern RMA, of which approximately 836 ha should be accommodated in New Tecumseth. The New Tecumseth land need is comprised of the initial 448 ha, additional land requirement as determined through the MGP LNA (253 ha) and the redirection of expansion from Essa to New Tecumseth of 135 ha as settlement area expansion should be directed to a Primary Settlement Area (Alliston).

In summary, adjustments to the County LNA are required to:

- Reflect a realistic rate of intensification that is more in line with historical rates and a future housing mix that meets demand. For the County of Simcoe, this is 27% and for New Tecumseth this is 17%;

- Reflect a DGA target that can be achieved based on a supply analysis. For the County of Simcoe, this is 36 residents and jobs per hectare and for New Tecumseth this is 39 residents and jobs per hectare; and,
- Reallocate the population forecast for New Tecumseth to 2051 to approximately 100,000 in its Growth Management Official Plan Amendment prior to adoption.

1.2 Establishing an Appropriate and Realistic Intensification Rate and DGA Density in the LNA to Provide a Market-Based Supply of Housing to the Extent Possible

Market-based demand is generally determined by considering regional-level historical trends of housing preference while estimating the needs and wants of existing and future residents. In contrast, policy-driven demand seeks to change the way residents are housed by aspiring to achieve higher densities (resulting in a higher proportion of row housing units and apartments) than would occur if left to market forces. The market-based demand for the GGH only slightly modified by the growth trends of the last 15 years impacted by the Growth Plan targets is contained in the Hemson Background Technical Forecasts (August 2020) for the Growth Plan. It is important to note that conformity with the Growth Plan minimum intensification and DGA density targets represents a significant policy-driven shift away from the housing mix the market would deliver.

The latest changes in Provincial policy occurred in 2020 with a revised Provincial Policy Statement (May 2020), Growth Plan (August 2020), and LNA Methodology (August 2020). One of the changes consistent throughout these documents is to require a market-based approach to housing that is projection-based and requires an adequate supply of housing to accommodate current and future needs. This change stands in contrast to preceding policy-led approaches that intentionally limited housing choices (irrespective of market demand for housing) to restrict the potential for new grade-related housing in favour of intensification in existing areas around transit infrastructure. The market-based approach to housing provides a balanced approach that continues to encourage intensification (particularly transit-supportive development) and compact built form while ensuring people will have the homes they want and need.

In particular, the Provincial Policy Statement (PPS) policies 1.1.1 b), 1.1.3.8 a), 1.4.1, and 1.4.3 require planning authorities to provide for an appropriate range of market-based housing to meet current and projected needs. Moreover, the County must undertake conformity work with the Growth Plan using the current LNA Methodology. The LNA Methodology requires that the County accommodate sufficient land to the Growth Plan horizon (2051). It further provides direction when determining the need for additional land:

“Conformity with the intensification and designated greenfield area density targets is confirmed or adjustments are made to ensure conformity with the Plan. This may require adjusting the mix of housing types while ensuring the provision of a market-based supply of housing to the extent possible. For the purposes of alternative intensification and designated greenfield area density targets, the ability to provide a market-based supply of housing is an important consideration in determining whether a target can be achieved.” (LNA Methodology, pg. 9.)

It is clear in a review of the current Provincial policy that the County should seek to provide a market-based supply of housing to the extent possible. This approach must ensure that all housing types are provided to achieve a market-based demand forecast while meeting the minimum targets of the Growth Plan.

Using a market-based supply of housing is good planning, provides realistic absorption rates, and is in the public interest, particularly as it reduces the potential of erroneously planning for housing that does not meet the needs or wants of residents and is therefore unrealistic.

A market-based supply of housing reduces the risk that the municipality may have unrealized housing growth along with the associated financial shortfalls resulting from committing to development-related growth costs without the reciprocal growth-related revenue.

The Town of New Tecumseth would be required to finance the infrastructure required to support this growth and would fail to recover a return through development charges when predictably most of these units are not built in the next 25 years.

1.3 Designated Greenfield Area Density Target

Housing by type must be used to determine the need for new Community Area land to ensure a sufficient land supply for all dwelling types. The former LNA Methodology (2016) used a blended DGA density approach (e.g., assuming a general density such as 60 residents and jobs per hectare over the entire land area) to estimate land needs.

The current LNA Methodology removed this approach as it obscured the certainty in providing for the housing required to meet the projected needs of current and future residents. The DGA density is a target of the Growth Plan, and it functions as a minimum outcome related to the planned urban structure. It should not be used to determine an appropriate housing mix, nor the amount of land needed to accommodate growth. Assessments that do not include the calculation of land by dwelling unit type do not conform with the Growth Plan.

The County LNA assumes a blended DGA density of 54 residents and jobs per hectare for the Southern RMA and 47 residents and jobs per hectare for the Northern RMA. A blended DGA density cannot be used in the LNA, and the density assumptions assumed in the County’s LNA and draft OPA appear unrealistically high for the County of Simcoe.

Policy 2.2.7.4 of the Growth Plan permits Councils of upper-tier municipalities to request an alternative density target where it has been demonstrated it will support the diversification

of the total range and mix of housing options and the achievement of a more compact built form in DGAs to the horizon of this Plan in a manner that is appropriate given the characteristics of the municipality and adjacent communities.

We believe the DGA analysis we provided demonstrates that a lower target is appropriate for the entirety of Simcoe County (see section below and Appendix B to this letter). This type of analysis can serve as the basis for the County and Minister for establishing a lower target County-wide. It is our opinion that without demonstrable ability to achieve the higher density target, the reduced target should be used for Simcoe County to 2051 to ensure a market-based housing supply can be provided.

If the County were to undertake this approach, the resultant housing supply would yield a County-wide density of 36 residents and jobs per hectare (39 residents and jobs per hectare for New Tecumseth) and would represent a more realistic assumption on the capacity of the DGA.

1.4 Intensification Target

We continue to believe that a significant increase from the current intensification rate in the County is unrealistic as it relies on an unprecedented increase in apartment unit growth and delivery within the BUA. Over the last 5 years, the housing starts for apartments in the County has only averaged 150 units/year, largely driven by the Southern RMA, whereas the County LNA has assumed a demand of 1,000 units/year to 2051. The County LNA should be modified to reflect a more achievable and realistic intensification rate in line with the market demand and historical intensification trends.

There does not appear to be any justification in the County LNA to increase the intensification rate to 36%. Hemson's report indicates that a "desktop analysis of the supply potential of the BUA, based on its size, location, and capacity suggests that a higher target of 36% is achievable across the County", without providing the methodology or results of such analysis.

As indicated in our previous submissions and the County LNA, the intensification targets represent approximately double the current intensification experienced in the County since 2015 (18%), and that to achieve a 36% intensification rate within the Southern RMA, "transformational change" is required in the form of a significant increase in redevelopment and apartment units. Furthermore, the analysis that we previously completed for New Tecumseth, indicated that there were limited opportunities for intensification within the BUA and it would be a challenge to even implement a 17% intensification rate in the Town going forward.

It should be noted that given the lack of vacant sites in the Town's BUA, any intensification will require the redevelopment of existing homes and businesses, with the effect of reducing the supply of single- and semi-detached homes and commercial lands in the Town.

This level of change would require the transformation of each of the Town's settlement areas over the next 25 years. Furthermore, it would result in challenges to providing the appropriate transit service, parks, schools, shopping, and other community infrastructure required to provide appropriate service levels to residents. Moreover, it would only be

achievable should many existing residents and businesses choose to redevelop their properties in the next 25 years throughout the community, creating an unreliable land supply to achieve the growth targets.

To rationalize the increase in intensification would require altering the forecasted housing mix further away from a market-based demand. While it is feasible to anticipate demand for single- and semi-detached units can be accommodated in row housing, we do not believe that a shift to apartments is practical as households that would otherwise live in single-detached units will not make the transition to apartment living.

In the absence of the details of Hemson's desktop analysis, an intensification rate of 36% is unrealistic and aspirational, at best, and does not represent an appropriate market-based assessment of the housing needs of the County to 2051. In 2012, the Minister of Municipal Affairs and Housing approved the current intensification rates of 32% County-wide and 40% for the Town. Since the establishment of these rates, there is no evidence of the Town or County being able to achieve these intensification rates, and it is unrealistic to continue to assume such high intensification rates in the current LNA and rely on the construction of these units in determining a land need.

Since the Growth Plan intends that growth is planned to be achieved, the rate of intensification and density target must be realistic. Unrealistic assumptions fundamentally undermine the whole growth management exercise and put municipalities at risk of not providing sufficient housing, and not achieving financial stability through unrealized development charge revenue.

The 2020 LNA Methodology states that:

In order to establish a realistic supply of the units that will be achieved within the Plan horizon, the municipality should estimate the number of units by type likely to be created under current or anticipated conditions. Where applicable, the upper-tier municipality may work collaboratively with lower-tier municipalities to determine the potential to achieve housing by dwelling type through intensification within the forecast period.

(2020 LNA Methodology, pg. 11)

In our opinion, the level of apartment growth proposed in the County LNA is unrealistic. It is not supported by historic trends, nor by the market-based forecasts prepared as background to the Growth Plan (~470 apartment units/year), nor by an intensification analysis to demonstrate how the intensification can be physically achieved.

The effect of having a higher intensification rate is that it creates an unrealistic housing unit mix that is not market-based and undersupplies ground-related-housing types. It is our opinion that a County-wide 27% intensification rate and New Tecumseth rate of 17% with an adjusted 2051 forecast, represents a more realistic housing mix that still moves the County substantially towards a more compact and dense form of housing overall by maintaining an aggressive policy-driven shift. It would require the County to realize an intensification rate almost double that of what has historically been provided but is more realistic than what is currently proposed.

Policy 2.2.2.4 of the Growth Plan permits Councils of upper-tier municipalities to request an alternative intensification target where it has been demonstrated it would be appropriate given the size, location, and capacity of the delineated BUA. We believe the analysis we provided demonstrates that a lower target is appropriate for the entirety of Simcoe County for the following reasons:

- The settlement areas (and therefore the delineated BUAs) in the County are generally small in size and located far from each other. As a result, the feasibility to provide appropriate transit and community infrastructure to support intensification is limited and not sustainable financially. It is not in the public interest, nor good planning, to plan for this level of intensification without the ability to deliver the appropriate community infrastructure and transit service; and,
- The capacity of the delineated BUAs to accommodate this level of intensification is limited given a lack of vacant sites, or sites that can be readily redeveloped. In general, intensification should increase densities of existing settlement areas without necessitating the complete transformation of those communities. Given the relatively small size of the each of the delineated BUAs setting an intensification rate that is too high would necessitate disruptive change to settlement areas of the County.

1.5 Growth Needs to be Directed to the Primary Settlement Areas

The policies in section 6.2.1 of the Growth Plan for the Simcoe sub-area direct that a significant portion of population and employment growth should be allocated to lower-tier municipalities with Primary Settlement Areas. As identified in the County's work, the County has been divided into the north and south regional market areas where significant growth should be directed to the three Primary Settlement Areas within the Southern RMA, being Alcona, Bradford, and Alliston.

The County LNA identifies that additional land is required for the Township of Essa (135 ha) however this is not a lower-tier municipality with a Primary Settlement Area for the focus of growth in the County of Simcoe. Consistent with direction with the current Official Plan, a significant amount of growth should be directed to Primary Settlement Areas such as Alliston in New Tecumseth. For the reasons summarized in this letter and our prior submissions to the Town and County, the Alliston settlement area should be a primary focal point for growth to 2051 given its potential to accommodate growth and servicing in a fiscally sustainable way, and its potential to plan for growth through a complete community with opportunities for transit, employment and a greater range and mix of housing choice.

The County LNA identifies a population forecast of 80,590 for New Tecumseth in 2051, representing an overall 18.1% of the growth forecast for the County. We estimate that the allocation to New Tecumseth should be adjusted to approximately 100,000 population by 2051 to account for all the changes mentioned throughout this letter.

1.6 The County's draft Official Plan Amendment should adjust its supply assumptions to ensure that lands will develop within the forecast period to logical boundaries.

Sufficient land must be provided to achieve the forecasted growth; municipalities should adjust the land needs to ensure this occurs as anticipated by the LNA. Assessments that do not provide a sufficient supply of land for a market-based supply of housing that can be achieved within the Plan horizon do not conform to the Growth Plan. The LNA Methodology notes that minor upward adjustments to the land area required for settlement area boundary expansion should be made to ensure logical boundaries when final settlement area boundaries are determined. When undertaking the County's LNA and proposing potential settlement area boundaries, the County should make necessary adjustments to provide a sufficient supply of achievable land using logical boundaries. This is contrary to Policy 3.2.25 in the Draft OPA, which notes that "the land needs identified on Table F are considered to be maximums." Rather the land needs identified through the County LNA should be considered as minimums to provide a sufficient housing supply.

As per the LNA Methodology, the County can and should consider adjusting its assumptions on supply to account for the following:

"Final adjustments to land need may be made in order to account for:

- *Extremes of need because of unusually low or high vacancies at the time of analysis such as a vacancy adjustment related to maintaining a healthy rental vacancy rate over the planning horizon;*
- *Constrained land within the settlement area that requires additional infrastructure (e.g., servicing, transit, highways);*
- *Lands that may not develop within the horizon of the Plan due to other factors such as landowner choice to not develop for the purposes they are designated for;*
- *The length of the planning process to make lands ready for development; and,*
- *Other economic (e.g., provision for major businesses) and demographic (e.g., increases in immigration and emigration) considerations not anticipated in growth scenarios used in the initial municipal analysis." (LNA Methodology, pg. 13-14)*

2.0 MGP Land Needs Assessment and DGA Supply Analysis

As further input into the County's MCR, we are providing our analysis and background technical work:

- Appendix A is MGP's Land Needs Assessment ("MGP's LNA"), which was undertaken on behalf of NTCBI to estimate land needs throughout the County. Similar to the County LNA, a regional market approach was taken, and the land needs analysis was split into the Northern and Southern RMA.
- Appendix B is the DGA supply analysis prepared by MGP, which provides a total supply analysis and potential for the entirety of the County updated to 2021,

(previously this was done to 2016, but has now been updated to reflect the recent release of 2021 Census population and household data from Statistics Canada).

Our analysis demonstrates a need for consideration of lower County-wide targets for intensification and DGA density than currently proposed in the County LNA and draft Official Plan Amendment.

It is our opinion that without demonstrable ability to achieve additional intensification, the current County-wide target of 32% remains aspirational and a reduced target should be used. Planning for a 27% County-wide intensification target and a New Tecumseth intensification target of 17% allows for the provision of a variety of housing types to achieve a market-based demand forecast. The potential to accommodate additional growth through intensification is not constrained by the Growth Plan or other planning policies, and rather is limited based on the physical capacity to support it, the community will to accommodate it, and the market demand to deliver it. However, aspiring to higher densities must not result in undersupplying low and medium density forms of housing.

MGP's LNA was undertaken to achieve a market-based supply of housing, to the extent possible, by maintaining the potential for grade-related housing generally in keeping with the proportions forecasted in Hemson's background work to the Growth Plan.

MGP's LNA (attached as Appendix A) estimates the amount of new land required through Settlement Area Boundary Expansion to accommodate growth to 2051 by applying a gross density to each dwelling unit type category. The gross density assumption by dwelling type includes an allowance for population-related and major office employment. This gross density must account for all uses in the Community Area (including roads, public service facilities, and other uses). The dwelling types listed in the current LNA Methodology are as follows:

- Single/Semi-detached houses;
- Row Houses – including all forms of townhomes except for back-to-back townhomes;
- Apartments, which may be subdivided into:
 - Low-rise apartments - dwelling unit attached to other dwelling units including back-to-back townhomes, commercial units, or other non-residential space in a building that has less than five storeys;
 - High-rise apartments - dwelling unit in a building which has five or more storeys; and,
- Other dwellings - All others. (LNA Methodology, pg.10)

Through MGP's DGA supply analysis in Appendix B the County-wide DGA densities that can actually be achieved is approximately 36 residents and jobs per hectare. New Tecumseth can achieve approximately 39 residents and jobs per hectare. Similar to the intensification target, overestimating the capacity of the DGAs with a higher density target artificially skews the housing mix to providing a housing supply that is not market-based.

While the MGP analysis identifies the need for 1,389 hectares of new Community Area land to accommodate growth to 2051, additional land should be included as necessary, to consider any necessary final adjustments as noted above.

3.0 Settlement Area Boundary Expansion Request

As identified in our February 4, 2022 submission, it is our opinion that the NTCBI lands represent an opportunity to create complete communities and provide for an appropriate mix of housing and jobs. We believe the NTCBI lands are a logical and optimal location to accommodate a large portion of the required Settlement Area Boundary Expansion needed to achieve the growth forecasted in the County to 2051.

Moreover, the NTCBI lands achieve the Town's criteria for Settlement Area Boundary Expansion, are consistent with the Provincial Policy Statement, 2020 ("PPS"), and conform to the Growth Plan for the following reasons:

- It is being submitted concurrent to the comprehensive review of the County Official Plan;
- It is our opinion that 836 ha of additional Community Area lands are needed to accommodate future residential development in New Tecumseth, which can be provided by the 'Harvest' lands;
- The property represents a logical area of urban expansion compared to other sites as it has the following characteristics:
 - Due to the size, the 'Harvest' lands can be planned as a complete community to accommodate the forecasted growth. Moreover, it can be comprehensively developed to provide for opportunities to address climate change goals, including promoting compact and energy-saving designs, denser developments, and transit-supportive and walkable communities to lower GHG emissions from buildings and transportation
 - Located adjacent to the Primary Settlement Area of Alliston and are strategically located to provide for the required employment and community land needs
 - The proposed expansion lands, as well as any required infrastructure and services, will be planned in a financially and environmentally sustainable manner over their full life cycle through robust technical studies in accordance with Provincial, County, and local planning policies. The 'Harvest' lands benefit from the location or expansion of existing infrastructure.
 - There are no specialty crop areas in the NTCBI lands and all efforts to avoid higher priority agricultural lands have been considered. NTCBI has had a Desktop Agricultural Characterization report prepared to assess the level of impact on agriculture for the proposed Settlement Area Boundary Expansion.

NTCBI has undertaken extensive background work to demonstrate the feasibility of the inclusion of its lands into the settlement area boundary and made significant financial commitments to the Town to front-fund infrastructure costs to accommodate growth in the Town, in anticipation of its lands being included within the Alliston settlement area boundary through the County's MCR process.

Conclusion

For the reasons noted in this letter, we believe the County of Simcoe should include an LNA scenario similar to that provided in Appendix A, providing a mix of housing that reflects market-demand and does not oversupply the amount apartments.

We appreciate the opportunity to meet with you and discuss this submission once you have had the chance to review this letter and the attached material.

In conclusion, we thank you for the opportunity to provide input into the County's MCR process. NTCBI continues to study and plan for the development of its lands and looks to cooperate with the Town of New Tecumseth. They anticipate providing additional input to the MCR (including technical analyses currently underway) and look forward to close and frequent communication with County staff throughout the remainder of this process.

If you have any questions or wish to discuss this letter, please do not hesitate to contact the undersigned at any time.

Yours very truly,
Malone Given Parsons Ltd.



Matthew Cory, MCIP, RPP, PLE, PMP

Principal, Planner, Land Economist, Project Manager

cc. Glenn Pitura, Group Manager NTCBI & clients
Mayor and Town Council
Blaine Parkin, CAO, Town of New Tecumseth
Mark Aitken, CAO, Simcoe County

Attachments:

- Appendix A: MGP LNA
- Appendix B: MGP Greenfield Analysis
- Appendix C: Previous Correspondence

Date:	June 2, 2022
Project:	New Tecumseth Community Builders Inc.
MGP File:	21-2951
Subject:	Simcoe Community Area Land Needs Assessment Methodology

Appendix A outlines the Land Needs Assessment (“LNA”) methodology used to determine the amount of Community Area land required within Simcoe County to accommodate the forecasted growth to 2051, as specified in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020* (“Growth Plan”). This analysis was performed by Malone Given Parsons Ltd. (“MGP”), on behalf of the New Tecumseth Community Builders Inc. (“NTCBI”).

There are six (6) main components involved in the process.

- 1) Population Forecast: Establish the total population growth based on the 2021 Census and 2051 population forecast in the Growth Plan.
- 2) Housing Need: Forecast total housing need by dwelling type to achieve the population forecast.
- 3) Housing Needs Allocation: Allocate the projected housing need by dwelling type among lower-tier municipalities, if applicable.
- 4) Housing Supply Potential by Policy Area: Allocate residential units by dwelling type to the three policy areas: Built-Up Area, Designated Greenfield Area (“DGA”) and Rural Area.
- 5) Community Area Jobs: Determine the number of jobs estimated to be accommodated in the Community Areas to the 2051 horizon.
- 6) Need for Additional Land:
 - Calculate existing DGA unit supply.
 - Determine the amount of growth needed to be accommodated in the new DGA and calculate the Community Area land need requirement based on the unit mix.
 - Verify the density to ensure compliance with the density targets established by the Growth Plan.

For the purposes of Simcoe County’s LNA, the County is divided into two Regional Market Areas (“RMAs”) which include the following:

1. The Southern Regional Market Area (“RMA-S”) includes the Towns of Essa, New Tecumseth, Innisfil, and Bradford West Gwillimbury, and the Township of Adjala-Tosorontio.
2. The Northern Regional Market Area (“RMA-N”) includes the Towns of Clearview, Collingwood, Wasaga Beach, Midland, Penetanguishene, and the Townships of Springwater, Oro-Medonte, Tiny, Tay, Severn, and Ramara.

To be noted, only the Towns or Townships with DGAs, are used in calculating the existing DGA unit supply as part of Component 6. Therefore, the Townships of Adjala-Tosorontio, Oro-Medonte, Tiny, and

Ramara are not part of this component.

Each step of MGP's LNA provides details for each RMA within each component along with summaries for Simcoe County, where applicable.

1.0 Population Forecasts (Component 1)

Component 1 of the LNA methodology for calculating Community Area requires a population forecast to 2051. Municipalities may use the forecasted numbers in Schedule 3 of the Growth Plan or an alternate growth scenario. The Schedule 3 2051 population forecast for Simcoe County is 555,000. With the 2021 Census population used as the base year, it is assumed that the net undercount from the 2016 Census is applied to 2021 and beyond since the 2021 net undercount is not yet available. The non-household population rates from the 2021 Census are also applied to 2021 and beyond. Based on the Growth Plan forecasts, total population growth from 2021 to 2051 is 195,945 for Simcoe County. This translates into 126,968 population growth for the RMA-S and 68,997 for RMA-N. See Tables 1 to 3 for details.

Table 1: Simcoe County Population Forecasts

	2021 Census ¹	2051 Forecast	Growth 2021-2051
Census Population	350,222	541,347	191,125
Household Population	345,720	534,699	188,979
Non-Household Population ²	4,502	6,959	2,457
Net Undercount Rate ³	2.46%	2.46%	
Total Population	359,055	555,000⁴	195,945

Table 2: Simcoe County RMA-S Population Forecasts

	2021 Census ¹	2051 Forecast	Growth 2021-2051
Census Population	164,113	287,958	123,845
Household Population	162,745	285,557	122,812
Non-Household Population ²	1,368	2,400	1,032
Net Undercount Rate ³	2.46%	2.46%	
Total Population	168,252	295,220⁵	126,968

Table 3: Simcoe County RMA-N Population Forecasts

	2021 Census ¹	2051 Forecast	Growth 2021-2051
Census Population	186,109	253,409	67,300
Household Population	182,975	249,142	66,167
Non-Household Population ²	3,134	4,267	1,133
Net Undercount Rate ³	2.46%	2.46%	
Total Population	190,803	259,800⁵	68,997

Sources:

¹Statistics Canada, 2021 Census Profile.

²Statistics Canada, 2021 Census Profile. Assumed rates of 0.8% (RMA-S) and 1.7% (RMA-N) for non-household population.

³Statistics Canada, 2016 Census net undercount rate for the Barrie CMA. Carried forward to 2051.

⁴A Place to Grow, 2020, Schedule 3, Distribution of Population and Employment for the Greater Golden Horseshoe to 2051, August 2020.

⁵Growth Forecasts and Land Needs Assessment Prepared for the County of Simcoe, Hemson, March 2022.

2.0 Housing Need (Component 2)

Growth Plan Background Work (August 2020)

The population forecast is converted into a unit forecast by dwelling type as part of Component 2. Based on Hemson's *Greater Golden Horseshoe: Growth Forecasts To 2051* dated August 2020, the unit forecast is 229,900 units with a growth of 96,800 units from 2021 to 2051. This is assumed to be a market-based demand forecast that is a basis for estimating unit need prior to accounting for changes to the household forecast required to achieve conformity with the Growth Plan. Table 4 summarizes the forecasted housing need by dwelling type. Dwelling types include the following categories: single/semi-detached houses, row houses and apartments.

Table 4: Growth Plan Household Forecasts

	Singles/Semis	Rows	Apartments	Total
2021 Census ¹	112,950	6,785	13,365	133,100
2051 Forecast ²	180,200	24,900	24,800	229,900
Unit Growth	67,250	18,115	11,435	96,800
Growth Mix (%)	69%	19%	12%	100%

Sources:

¹Statistics Canada, 2021 Census Profile.

²Greater Golden Horseshoe: Growth Forecasts to 2051, Hemson, August 2020.

Simcoe County LNA (March 2022)

Hemson, on behalf of Simcoe County, prepared a modified household forecast in their attempt to achieve conformity to the Growth Plan. Based on Hemson's *Growth Forecasts and Land Needs Assessment Prepared for Simcoe County* dated March 2022, the 2051-unit forecast is 230,640 units with a growth of 99,090 units from 2021 to 2051. The 2051-unit forecast for the RMA-S is 113,410 and 117,230 for the RMA-N with a growth in units of 56,940 and 42,150 respectively between 2021 and 2051. Tables 5 to 7 summarizes the forecasted housing need by dwelling type.

Table 5: Hemson Forecasted Housing Need for Simcoe County

	Singles/Semis	Rows	Apartments	Total
2021 Census ¹	112,025	6,735	12,790	131,550
2051 Forecast ²	161,985	24,855	43,800	230,640
Unit Growth	49,960	18,120	31,010	99,090
Growth Mix (%)	50%	18%	31%	100%

Table 6: Hemson Forecasted Housing Need for Simcoe County RMA-S

	Singles/Semis	Rows	Apartments	Total
2021 Census ¹	48,225	3,260	4,985	56,470
2051 Forecast ²	74,445	12,860	26,105	113,410
Unit Growth	26,220	9,600	21,120	56,940
Growth Mix (%)	46%	17%	37%	100%

Table 7: Hemson Forecasted Housing Need for Simcoe County RMA-N

	Singles/Semis	Rows	Apartments	Total
2021 Census ¹	63,800	3,475	7,805	75,080
2051 Forecast ²	87,540	11,995	17,695	117,230
Unit Growth	23,740	8,520	9,890	42,150
Growth Mix (%)	56%	20%	23%	100%

Sources:

¹Statistics Canada, 2021 Census Profile.²Growth Forecasts and Land Needs Assessment Prepared for Simcoe County, Hemson, March 2022.

The Growth Plan requires its minimum density and intensification targets to be achieved while providing for market-based housing demand and to accommodate the forecast population. To achieve these objectives, a revised unit mix is required that provides market-based demand for each housing type to the extent possible, while ensuring the minimum targets can be achieved. The revised housing mix is reflective of market demand while still achieving the Growth Plan objectives of a more compact built-form and reflects the constraints of directing growth within the Built-Up Area where there are limited opportunities for new family-oriented housing.

Tables 8 to 10 translates the forecasted housing unit growth into a total projected population for Simcoe County and the RMAs. Like Tables 1 to 3 above, the net undercount and non-household population rates are carried forward to calculate the total population. This step generates the total forecasted population growth resulting from the revised unit growth mix.

To continue to provide as much grade-related and more affordable family-oriented housing as possible, the component of growth related to apartments is decreased as the proposed level of growth is unrealistic and aspirational at best. Providing most new housing as grade-related types provides a form of housing that can accommodate families.

Table 8: Housing Need Adjusted to Achieve Population Target for Simcoe County

	Singles/Semis	Rows	Apartments	Total
Revised 2051 Unit Forecast	149,000	27,500	29,000	205,500
Revised 2051 Unit Mix (%)	73%	13%	14%	100%
Revised Unit Growth	36,975	20,765	16,210	73,950
Revised Unit Growth Mix (%)	50%	28%	22%	100%
PPU ¹	3.04	2.40	1.63	0.00
Household Population Growth	112,404	49,836	26,422	188,662
Non-Household Population Rate ²	1.29%	1.29%	1.29%	1.29%
Non-Household Population	1,227	615	292	2,134
Census Population	113,631	50,451	26,715	190,796
Net Undercount Rate ³	2.46%	2.46%	2.46%	2.46%
Total Population	116,496	51,723	27,388	195,608

Table 9: Housing Need Adjusted to Achieve Population Target for Simcoe County RMA-S

	Singles/Semis	Rows	Apartments	Total
Revised 2051 Unit Forecast	74,000	14,250	16,000	104,250
Revised 2051 Unit Mix (%)	71%	14%	15%	100%
Revised Unit Growth	25,775	10,990	11,015	47,780
Revised Unit Growth Mix (%)	54%	23%	23%	100%
PPU ¹	3.04	2.40	1.63	
Household Population Growth	78,356	26,376	17,954	122,686
Non-Household Population Rate ²	0.83%	0.83%	0.83%	0.83%
Non-Household Population	653	220	150	1,023
Census Population	79,009	26,596	18,104	123,709
Net Undercount Rate ³	2.46%	2.46%	2.46%	2.46%
Total Population	81,002	27,267	18,561	126,829

Table 10: Housing Need Adjusted to Achieve Population Target for Simcoe County RMA-N

	Singles/Semis	Rows	Apartments	Total
Revised 2051 Unit Forecast	75,000	13,250	13,000	101,250
Revised 2051 Unit Mix (%)	74%	13%	13%	100%
Revised Unit Growth	11,200	9,775	5,195	26,170
Revised Unit Growth Mix (%)	43%	37%	20%	100%
PPU ¹	3.04	2.40	1.63	
Household Population Growth	34,048	23,460	8,468	65,976
Non-Household Population Rate ²	1.68%	1.68%	1.68%	1.68%
Non-Household Population	573	395	143	1,111
Census Population	34,621	23,855	8,610	67,087
Net Undercount Rate ³	2.46%	2.46%	2.46%	2.46%
Total Population	35,495	24,457	8,828	68,779

Sources:

¹Simcoe County Development Charges Background Study, Hemson, March 2022.²Statistics Canada, 2021 Census Profile.³Statistics Canada, 2016 Census net undercount rate for the Barrie CMA. Carried forward to 2051.

3.0 Housing Need Allocation (Component 3)

Component 3 of the Community Area Land Needs Assessment Methodology involves allocating the projected housing need among the lower-tier municipalities (if applicable). Simcoe County will consult with the lower-tier municipalities and the public when making such allocations.

4.0 Housing Supply Potential by Policy Areas (Component 4)

Component 4 determines the potential housing supply by policy areas. The policy areas include the Built-Up Area, Designated Greenfield Area, and Rural Area.

For reference, the following is the planning period used in this analysis:

- 2022 – 2051: this is the period from the last Census in 2021 to the completion of the Municipal Comprehensive Review (“MCR”) to 2051. During this period, the minimum intensification target for new development is 27%, which is less than the 32% required under the 2020 Growth Plan. As such, as permitted by Policy 2.2.2.4 of the Growth Plan, we are requesting that Council make a request for an alternative intensification target as it is our opinion that this is necessary given the size, location, and capacity of the delineated built-up area.

Based on MGP’s analysis of Rural Settlements in Simcoe County, it is assumed that some growth will be accommodated in the Rural Area. The Rural Area is forecast to accommodate 9% of the growth in the RMA-S and 29% in the RMA-N.

With the established intensification targets, along with an estimated number of units by dwelling type likely to be created within the Built-Up Area, the DGA units and Rural Area units are calculated. Tables 11 and 12 forecasts unit growth by dwelling type and distributes the revised unit growth, established as part of Component 2, among the policy areas for the RMAs. It generates a unit demand for the Built-Up

Area, DGA and Rural Area. It is the DGA unit demand that is used in Component 6 to help calculate the new DGA Community Area land requirement.

Table 11: Distribution of Units by Policy Area for Simcoe County RMA-S

2021-2051	Singles/Semis	Rows	Apartments	Total
Built-Up Area Units (32%)	645	5,805	6,450	12,901
% Units	5%	45%	50%	100%
DGA Units (59%)	21,776	4,540	4,264	30,579
% Units	71%	15%	14%	100%
Rural Area (9%)	3,354	645	301	4,300
% Units	78%	15%	7%	100%
Total Distribution	25,775	10,990	11,015	47,780
Built-Up Area Unit Demand	645	5,805	6,450	12,901
DGA Unit Demand	21,776	4,540	4,264	30,579
DGA Unit Mix (%)	71%	15%	14%	100%

Table 12: Distribution of Units by Policy Area for Simcoe County RMA-N

2021-2051	Singles/Semis	Rows	Apartments	Total
Built-Up Area Units (32%)	353	3,180	3,533	7,066
% Units	5%	45%	50%	100%
DGA Units (39%)	3,561	6,444	1,510	11,515
% Units	31%	56%	13%	100%
Rural Area (29%)	7,286	152	152	7,589
% Units	96%	2%	2%	100%
Total Distribution	11,200	9,775	5,195	26,170
Built-Up Area Unit Demand	353	3,180	3,533	7,066
DGA Unit Demand	3,561	6,444	1,510	11,515
DGA Unit Mix (%)	31%	56%	13%	100%

5.0 Community Area Jobs (Component 5)

While the purpose of Component 5 is to estimate the number of jobs estimated to be accommodated in the Community Areas, it does not have any impact on the land requirement. Community Area jobs are calculated as part of Component 6 when ensuring the density targets set out in the Growth Plan are met.

6.0 Need for Additional Community Area Land (Component 6)

Component 6 converts the housing need requirements, from Component 4, into the amount of additional Community Area land required to accommodate the 2051 population targets in the Growth Plan. This component includes the following steps:

- Calculate existing supply;
- Determine Community Area land requirement; and,
- Verify Growth Plan density.

6.1 Calculate Existing Supply

It is first necessary to calculate the existing supply of units within the existing DGA Community Area. This refers to all units in the existing DGA that are not yet built as of the 2021 Census but have the potential to be. This analysis was originally undertaken as part of MGP's Simcoe County Designated Greenfield Area Density Analysis dated June 2021. It has since been updated to June 2022, with details of all planned and vacant units provided in Appendix B.

Planned units include all units estimated to be built beyond Spring 2021, those under construction, or included within development applications submitted to the municipalities that are either registered, draft approved or in progress.

In cases where development applications are only in the submission stage and not yet draft approved, they are reviewed to determine if there are any obvious barriers to their approval. There are some instances where the entirety of the application area is covered with environmental features, as can be seen on Google Earth Imagery, but is also mapped by the Ministry of Natural Resources and Forestry ("MNRF"). In these cases, it may be determined that the constraints on these lands make it unlikely for the proposed units to be built within the horizon of the Growth Plan. Therefore, they are not included within the planned unit supply, nor is the land included as part of the developable area. Tables 13 to 15 are summaries of all planned units by lower-tier municipality within Simcoe County and each RMA.

Table 13: Simcoe County Planned Designated Greenfield Area Unit Supply by Municipality

Municipality	Singles/Semis	Towns	Apartments	Total
Bradford West Gwillimbury	581	150	0	731
Clearview	2,236	834	673	3,743
Collingwood	830	1,902	838	3,570
Essa	392	69	0	461
Innisfil	1,721	1,507	3,146	6,373
Midland	1,266	243	313	1,822
New Tecumseth	2,914	931	1,018	4,863
Penetanguishene	69	36	214	319
Severn	305	96	0	401
Springwater	5,147	1,623	105	6,875
Tay	340	0	0	340
Wasaga Beach	3,287	1,169	393	4,849
Total Simcoe County	19,088	8,560	6,699	34,347

Table 14: Simcoe County RMA-S Planned Designated Greenfield Area Unit Supply by Municipality

Municipality	Singles/Semis	Towns	Apartments	Total
Bradford West Gwillimbury	581	150	0	731
Essa	392	69	0	461
Innisfil	1,721	1,507	3,146	6,373
New Tecumseth	2,914	931	1,018	4,863
Total RMA-S	5,608	2,657	4,164	12,428

Table 15: Simcoe County RMA-N Planned Designated Greenfield Area Unit Supply by Municipality

Municipality	Singles/Semis	Towns	Apartments	Total
Clearview	2,236	834	673	3,743
Collingwood	830	1,902	838	3,570
Midland	1,266	243	313	1,822
Penetanguishene	69	36	214	319
Severn	305	96	0	401
Springwater	5,147	1,623	105	6,875
Tay	340	0	0	340
Wasaga Beach	3,287	1,169	393	4,849
Total RMA-N	13,480	5,903	2,536	21,919

Vacant units are the potential units for all vacant residential land, as designated in the lower-tier Official Plan/Secondary Plans. The units are calculated based on the vacant land area available and the corresponding Official Plan policy permissions related to density and permitted residential dwelling types. As with estimating the planned units, the MNR environmental features are reviewed on vacant land with a residential designation. Based on the presence of environmental features, the developable area is adjusted to remove these lands and to only estimate units on lands beyond the extent of the feature. A summary of vacant units is found in Tables 16 to 18.

Table 16: Simcoe County RMA-N Vacant Designated Greenfield Area Unit Supply by Municipality

Municipality	Singles/Semis	Towns	Apartments	Total
Bradford West Gwillimbury	447	101	0	548
Clearview	1,094	456	0	1,549
Collingwood	377	1,337	0	1,713
Essa	11	0	0	11
Innisfil	61	27	0	88
Midland	85	56	0	141
New Tecumseth	45	0	0	45
Penetanguishene	157	29	0	186
Severn	1,050	233	0	1,283
Springwater	2,511	500	0	3,011
Tay	276	0	0	276
Wasaga Beach	203	28	0	231
Total Simcoe County	6,316	2,766	0	9,082

Table 17: Simcoe County RMA-S Vacant Designated Greenfield Area Unit Supply by Municipality

Municipality	Singles/Semis	Towns	Apartments	Total
Bradford West Gwillimbury	447	101	0	548
Essa	11	0	0	11
Innisfil	61	27	0	88
New Tecumseth	45	0	0	45
Total RMA-S	565	127	0	692

Table 18: Simcoe County RMA-N Vacant Designated Greenfield Area Unit Supply by Municipality

Municipality	Singles/Semis	Towns	Apartments	Total
Clearview	1,094	456	0	1,549
Collingwood	377	1,337	0	1,713
Midland	85	56	0	141
Penetanguishene	157	29	0	186
Severn	1,050	233	0	1,283
Springwater	2,511	500	0	3,011
Tay	276	0	0	276
Wasaga Beach	203	28	0	231
Total RMA-N	5,751	2,638	0	8,390

6.2 Determine Community Area Land Requirement

The planned and vacant units are combined for a total existing DGA supply. This existing supply is deducted from the forecasted housing need to generate the new DGA unit requirement as shown in Tables 19 and 20.

Table 19: New Designated Greenfield Area Unit Requirement for Simcoe County RMA-S

	Singles/Semis	Rows	Apartments	Total
Planned Units	5,608	2,657	4,164	12,428
Vacant Units	565	127	0	692
Total Existing DGA Supply	6,173	2,784	4,164	13,120
DGA Unit Demand	21,776	4,540	4,264	30,579
New DGA Unit Requirement	15,603	1,756	100	17,459
New DGA Unit Mix	89%	10%	1%	100%

Table 20: New Designated Greenfield Area Unit Requirement for Simcoe County RMA-N

	Singles/Semis	Rows	Apartments	Total
Planned Units	13,480	5,903	2,536	21,919
Vacant Units	5,751	2,638	0	8,390
Total Existing DGA Supply	19,231	8,542	2,536	30,308
DGA Unit Demand	3,561	6,444	1,510	11,515
New DGA Unit Requirement	0	0	0	0

Having established the new DGA unit requirement for the RMA-S, the new Community Area land requirement is generated by applying a standard gross density (units/ha) to each dwelling type as shown in Table 21. There is no new DGA unit requirement for the RMA-N.

Table 21: Additional Land Requirement to 2051 for Simcoe County RMA-S

	Singles/Semis	Rows	Apts	Total
New DGA Unit Requirement	15,603	1,756	100	17,459
Gross Density (units per hectare)	12	20	100	
Land Requirement (ha.)	1,300	88	1	1,389

As a result, a minimum of 1,389 hectares of additional land in Simcoe County RMA-S is necessary to be designated as new Community Area through expansion of the settlement area boundary to meet the population forecast set forth in the Growth Plan.

6.3 Verify Growth Plan Density

Once the Community Area land need requirement is calculated, it is important to ensure that the DGA achieves the minimum density target of 40 residents and jobs per hectare set out in the Growth Plan. This is calculated by estimating the full population and employment of the DGA and dividing it by its gross developable area. To calculate the total residents and jobs, a population-related jobs rate of one (1) job per six (6) people is applied along with the same PPU and net undercount rate as used in Table 3 above.

Table 22: Simcoe County RMA-S Density Analysis

	Land Area (ha)	People & Jobs	Density
Built DGA (as of 2021 Census)	1,373	49,542	36.1
Planned DGA	569	33,979	59.7
Vacant DGA	137	2,275	16.6
Existing DGA Subtotal	2,079	85,796	41.3
New DGA Requirement	1,389	58,394	42.0
TOTAL DGA	3,468	144,190	41.6

Table 23: Simcoe County RMA-N Density Analysis

	Land Area (ha)	People & Jobs	Density
Built DGA (as of 2021 Census)	986	18,555	18.8
Planned DGA	1,581	66,674	42.2
Vacant DGA	954	26,787	28.1
Existing DGA Subtotal	3,521	112,017	31.8
New DGA Requirement	0	0	0
TOTAL DGA	3,521	112,017	31.8

- As demonstrated here, for the RMA-S, the DGA and new DGA requirement are planned to exceed the Growth Plan minimum density target of 40 residents and jobs per hectare. The RMA-N is measured at 31.8 residents and jobs/hectare and the combined density for Simcoe County is measured at 36.7 residents and jobs per hectare as shown in Table 24. As such, as permitted by Policy 2.2.7.4 of the Growth Plan, we are requesting that Council make a request for an alternative greenfield density target as it is our opinion that this is necessary to support the diversification of the total range and mix of housing options and the achievement of a more compact built form in designated greenfield areas to the horizon of this Plan in a manner that is appropriate given the characteristics of the municipality and adjacent communities

Table 24: Simcoe County Density Analysis

	Land Area (ha)	People & Jobs	Density
Built DGA (as of 2021 Census)	2,359	68,097	28.9
Planned DGA	2,151	100,653	46.8
Vacant DGA	1,091	29,062	26.6
Existing DGA Subtotal	5,600	197,813	35.3
New DGA Requirement	1,389	58,394	42.0
TOTAL DGA	6,989	256,206	36.7

Date:	June 2, 2022
Project:	New Tecumseth Community Builders Inc. Landowners Group
MGP File:	21-2951
Subject:	Simcoe County Designated Greenfield Area Density Analysis Methodology

Appendix B outlines the methodology involved in the analysis performed by Malone Given Parsons Ltd. (“MGP”), on behalf of the New Tecumseth Community Builders Inc. (“NTCBI”) landowner group to calculate the density of the Community Area within Simcoe County’s Designated Greenfield Area (“DGA”). This analysis was originally completed and provided to Simcoe County in June 2021. It has since been updated to June 2022, to align the data with the 2021 Census. Therefore, all results found in the following attachments reflect these changes.

Through the County’s Municipal Comprehensive Review process, it is understood that a similar analysis has been completed by the County’s consulting team with the goal of forming inputs to the Land Needs Assessment (“LNA”) to project land requirements to meet the population targets outlined in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020* (“Growth Plan”).

There are four (4) main steps in the LNA process:

1. Calculate Community Area Developable Area.
2. Determine the Status of Community Area Land.
3. Determine the DGA Unit Supply.
4. Calculate DGA density.

Each step is outlined below.

Also included, following the steps mentioned above, is the methodology used to determine the unit potential of the Rural Settlements within Simcoe County. While the DGA density analysis has been updated to 2022, the review of Rural Settlements remains the same as what was previously submitted to the County, (with one adjustment to New Tecumseth). Due to the sheer number of settlements, the number of units they can generate can have an impact on Simcoe County’s LNA and therefore are also used as an input to the determining the Community Area land need. These units are not included as part of the density analysis.

1.0 Calculate Community Area Developable Area

Simcoe County’s lower-tier Official Plan/Secondary Plan land use schedules are digitized into ArcGIS to establish a base for the developable area calculations for the DGA. All areas within the Settlement Area Boundary and outside of the Built-Up Area are classified as DGA. Each designation is classified as either Community Area, Employment Area, or Non-Developable Area.

The developable Community Area includes all lands available for development for both public and private uses, including, residential, commercial, and institutional uses, parks, and infrastructure (i.e., local, and regional roads and stormwater management ponds). Non-developable area land includes all environmental features and natural heritage systems, major infrastructure, and infrastructure rights-of-way (i.e., existing 400-series highways, utility lines, and rail lines), and various existing uses (i.e., cemeteries and estate subdivisions). Employment Area land includes all land available for employment uses which are traditionally designated in Official Plans for business and economic activities.

This analysis focuses on the Community Area as it is this area that has potential to yield residents and population-related jobs. The developable Community Area excludes all Employment Area and all Non-Developable Area within the DGA as delineated on the relevant lower-tier Official Plan/Secondary Plan schedules.

2.0 Determine Status of Community Area Land

To estimate the residential unit yield and potential population, it is first necessary to classify the Community Area land into the following categories:

1. **Built:** This includes all land that appears built as of Spring 2021 to align these units with the 2021 Census. The land is classified through an analysis of Google Earth and/or County/Municipal interactive satellite/aerial imagery and Google Street View images dated Spring of 2021, if available, and a review of Geowarehouse's property sales history, where appropriate.
2. **Planned:** This includes all land that was either built beyond the Spring of 2021 or has a development application submitted, draft approved, registered or under construction.
3. **Vacant:** This refers to all land remaining within the Community Area Land that is unbuilt and without any current development application submissions.

3.0 Determine the DGA Unit Supply

Once the developable Community Area is calculated, the total unit supply by dwelling type for each lower-tier municipality is determined. A unit count is generated for the same three categories related to the land area; Built, Planned, and Vacant. Dwelling types include single-detached, semi-detached, townhouses, and apartments.

3.1.1 Built Units

To achieve an accurate picture of unit growth potential from 2021 to 2051, it is necessary to account for all existing units within the DGA built as of the 2021 Census. Built units as of Spring 2021 are estimated using a variety of sources. Available sources include, but are not limited to, satellite and aerial imagery from Google Earth and/or Regional/Municipal interactive mapping, parcel data, development subdivision status mapping (current and historical, if available), Staff reports, draft plans, and data available in Geowarehouse. All built units are inventoried with their source referenced. A unique map identifier by municipality matches the records in Attachment 4 to the lower-tier municipality maps in Attachment 6.

3.1.2 Planned Units

Planned units include all units built beyond Spring 2021, those under construction, and those included

within development application submissions to the lower-tier municipalities that are either registered, draft approved, or submitted. The Planned unit supply is calculated using the same sources used to calculate the Built unit supply. Though in this case, the most current development application status mapping available from the lower-tier municipalities is used, if available, or the current development applications listed on the municipality's website are reviewed to determine if any of the applications are within the DGA. All development applications are compiled into a summary table in Attachment 4. As with the built units, a unique map identifier is given to each application to correlate it with the maps found in Attachment 6.

In cases where development applications are only in the submission stage and not yet draft approved, they are reviewed to determine if there are any obvious barriers to their approval. There are some instances where the entirety of the application area is covered with environmental features, as can be seen on Google Earth Imagery, but is also mapped by the Ministry of Natural Resources and Forestry ("MNRF"). In these cases, it may be determined that the constraints on these lands make it unlikely for the proposed units to be built within the horizon of the Growth Plan. Therefore, they are not included within the Planned unit supply, nor is the land included as part of the developable area.

3.1.3 Vacant Units

It is necessary to generate a unit potential for all vacant residential lands, as designated in the lower-tier Official Plans/Secondary Plans. The land area of each residential designation is compiled along with the corresponding Official Plan policy permissions relating to density and permitted residential uses. Assumptions are made using our discretion and knowledge of the policies to split the residential land area between the policies permitted dwelling types.

As with estimating the Planned units, MNRF environmental features are reviewed on vacant land with a residential designation. Based on the presence of environmental features, the developable area is adjusted to remove these lands and to only estimate units on lands beyond the extent of the feature. The resulting developable residentially designated land area is multiplied by the gross units per hectare for that specific dwelling type to generate an overall unit count.

The conversion from net density to gross density for residentially designated land assumes that non-residential uses would amount to 50% of the gross area. The non-residential uses include roads, SWMs, parks, institutional areas, and commercial areas. For Secondary Plans that have some of these uses already delineated, the calculation between net to gross density may vary. Table 1 demonstrates the percentage of land generally associated with each of the non-residential uses.

Table 1: Non-Residential Uses Assumptions

Non-Residential Uses	% of Non-Residential Land
Roads	28%
SWMs	7%
Commercial	3%
Schools	5%
Other Institutional	2%
Parks	5%
Total	50%

Table 2 converts the assumed net density into the gross density to be applied when calculating the vacant units.

Table 2: Net and Gross Residential Densities by Dwelling Type

	Singles	Semis	Street Towns	Stacked/B2B Towns	Stacked B2B Towns	Low-Rise Apts.	Mid-Rise Apts.	High-Rise Apts.
Net Density (Units/ha)	24	30	40	60	80	100	200	300
Gross Density (Units/ha)	12	15	20	30	40	50	100	150

Once the Vacant units are estimated by dwelling type, the net density is calculated to ensure it is within the Official Plan permissions range. Details are found in Attachment 5.

The final unit supply by dwelling type is tallied by the upper- and lower-tier municipality for each of the three categories; Built, Planned and Vacant. Since, for the purposes of Simcoe County's LNA, they divided the County into two Regional Market Areas ("RMAs"), this analysis has done the same and provides summaries for the southern RMA and the northern RMA. A summary of all results is found in Attachments 1 to 3. It is the Planned and Vacant unit supply that is used as an input to the LNA.

4.0 Calculate Density of Designated Greenfield Areas

To calculate the DGA Community Area's density, estimates for population and population-related jobs are required.

4.1 Population

The population within the existing DGA as of 2021 is calculated based on a persons per unit ("PPU") assumption by dwelling type. The PPU assumptions, shown in Table 3, are in accordance with the *Simcoe County Development Charges Background Study* dated March 2022. A 2.46% undercount is also assumed and added to the population totals, based on the 2016 Census estimated net undercount rate for Barrie's Census Metropolitan Area. The 2021 Census net undercount rate is not yet available.

Table 3: Persons per Unit Assumptions

	Singles/Semis	Towns	Apartments
PPU	3.04	2.40	1.63

Source: Simcoe County Development Charges Background Study, Hemson, March 2022.

4.2 Population-Related Jobs

Population-related jobs within the exiting DGA as of 2021 are assumed to be 10% of the estimated population; a rate carried forward from the 2016 Census since the 2021 data has not yet been released. Population-related jobs include the following jobs:

- Retail Trade (NAICS Code 44-45),
- Educational Services (NAICS Code 61),
- Arts, Entertainment and Recreation (NAICS Code 71), and,
- Worked at Home jobs.

4.3 Calculate DGA Density

To calculate the DGA density, the combined total of population and population-related jobs is divided by the total developable Community Area. Density is calculated by each lower-tier municipality and for Simcoe County. Conducting the calculation in this way illustrates the potential for lower-tier municipalities to vary in density while still contributing overall to achieve an appropriate county-wide density.

Results of the density analysis are found in Attachments 1 to 3.

5.0 Rural Settlements

Simcoe County has 76 Rural Settlements with some of them having the potential to generate new units that can have an impact on the LNA results. Because of this, new units are estimated within the Rural Settlements as well as the Urban Settlements (those with available DGA lands).

The existence of or the potential for full municipal servicing is a main factor in estimating their unit potential. Each settlement was studied and classified as either having existing full municipal servicing, having the potential for full municipal servicing, or having private servicing.

As in the case of the DGA, a Planned and Vacant unit supply is estimated. The Rural Settlement Built units are assumed to be included as part of the 2016 Census unit count.

5.1 Rural Settlement Planned Units

The current subdivision status mapping, where available, is reviewed for all Rural Settlements. Many of these plans are far enough along in the planning process that it can be safely assumed that they will be built within the horizon of the Growth Plan. Details regarding the Planned units within the Rural Settlements are found in Attachment 7.

5.2 Rural Settlement Vacant Units

Where there is vacant land with a residential Official Plan/Secondary Plan designation within the Rural Settlement, the unit potential is estimated. The developable vacant residential land excludes all lands with existing environmental features mapped by the MNRF. This area is then multiplied by a gross unit per hectare assumption depending on the level of servicing determined to be available or possibly available in the future. These assumptions are found in Table 4.

Table 4: Assumptions based on Status of Full Municipal Servicing

Status of Municipal Servicing	Assumptions
Existing Full Municipal Servicing	OP Policy Permissions
Future Potential for Full Municipal Servicing	8 units / gross hectare
Private Servicing	2.5 units / gross hectare

Results for units generated on vacant land within the Rural Settlements are found in Attachment 9.

Attachments:

- Attachment 1: Simcoe County's Density Analysis Summary Tables
- Attachment 2: Regional Market Area - South Density Analysis Summary Tables
- Attachment 3: Regional Market Area - North Density Analysis Summary Tables
- Attachment 4: Estimated Built and Planned Unit Supply
- Attachment 5: Estimated Vacant Land Unit Supply
- Attachment 6: Figures 1 to 12 - Simcoe County's Designated Greenfield Area Mapping
- Attachment 7: Rural Settlements Estimated Planned Unit Supply
- Attachment 8: Rural Settlements Estimated Vacant Unit Supply
- Attachment 9: Figures 13 to 24 - Simcoe County's Rural Settlement Area Mapping

Simcoe County Designated Greenfield Area Density Analysis

Built, Planned and Vacant Designated Greenfield Densities

Attachment 1

Density of Built Designated Greenfield Area - Spring 2021

Municipality	Built DGA Developable Area (ha)	Community Area										Population-Related Employment	Total People & Jobs	Total People & Jobs Per Hectare
		Unit Counts				Total Units	Population by Unit Type				Total Population			
		Singles	Semis	Towns	Apartments		Singles	Semis	Towns	Apartments				
Clearview	19.1	108	16	64	-	188	336	50	157	-	544	53	597	31.2
Collingwood	196.1	1,636	92	443	-	2,171	5,096	287	1,089	-	6,472	633	7,104	36.2
Essa	152.4	896	114	287	-	1,297	2,791	355	706	-	3,852	376	4,228	27.8
Innisfil	248.6	2,337	82	411	-	2,830	7,279	255	1,011	-	8,545	835	9,381	37.7
Midland	126.7	315	-	28	55	398	981	-	69	92	1,142	112	1,253	9.9
New Tecumseth	556.9	4,057	854	659	226	5,796	12,637	2,660	1,621	377	17,295	1,690	18,985	34.1
Penetanguishene	224.3	772	-	-	-	772	2,405	-	-	-	2,405	235	2,640	11.8
Severn	15.8	62	-	-	-	62	193	-	-	-	193	19	212	13.4
Springwater	209.7	422	-	-	-	422	1,314	-	-	-	1,314	128	1,443	6.9
Tay	30.0	276	-	-	-	276	860	-	-	-	860	84	944	31.5
Wasaga Beach	164.0	962	126	238	-	1,326	2,996	392	585	-	3,974	388	4,363	26.6
TOTAL	2358.6	15,717	1,715	2,692	669	20,793	48,955	5,342	6,620	1,117	62,034	6,063	68,097	28.9

Density of Planned Designated Greenfield Area

Municipality	Planned DGA Developable Area (ha)	Community Area										Population-Related Employment	Total People & Jobs	Total People & Jobs Per Hectare
		Unit Counts				Total Units	Population by Unit Type				Total Population			
		Singles	Semis	Towns	Apartments		Singles	Semis	Towns	Apartments				
Bradford West Gwillimbury	60.1	489	92	150	-	731	1,523	287	369	-	2,179	213	2,391	39.8
Clearview	303.2	1,984	252	834	673	3,743	6,181	785	2,051	1,124	10,140	991	11,131	36.7
Collingwood	160.7	794	36	1,902	838	3,570	2,473	112	4,677	1,400	8,662	847	9,509	59.2
Essa	38.9	318	74	69	-	461	991	230	170	-	1,391	136	1,527	39.3
Innisfil	182.3	1,397	324	1,507	3,146	6,373	4,351	1,009	3,705	5,253	14,318	1,400	15,718	86.2
Midland	94.5	1,266	-	243	313	1,822	3,942	-	598	523	5,062	495	5,557	58.8
New Tecumseth	288.1	2,261	653	931	1,018	4,863	7,043	2,034	2,289	1,700	13,066	1,277	14,343	49.8
Penetanguishene	6.4	69	-	36	214	319	215	-	89	357	661	65	725	113.0
Severn	35.2	305	-	96	-	401	950	-	236	-	1,186	116	1,302	37.0
Springwater	519.4	5,139	8	1,623	105	6,875	16,007	25	3,991	175	20,198	1,974	22,172	42.7
Tay	26.7	340	-	-	-	340	1,059	-	-	-	1,059	104	1,163	43.6
Wasaga Beach	435.3	2,940	347	1,169	393	4,849	9,157	1,081	2,875	656	13,769	1,346	15,115	34.7
TOTAL	2150.8	17,302	1,786	8,560	6,699	34,347	53,891	5,563	21,048	11,188	91,691	8,962	100,653	46.8

Density of Vacant Designated Greenfield Area

Municipality	Vacant DGA Developable Area (ha)	Community Area									Population-Related Employment	Total People & Jobs	Total People & Jobs Per Hectare	
		Unit Counts				Total Units	Population by Unit Type							Total Population
	Total Area	Singles	Semis	Towns	Apartments		Singles	Semis	Towns	Apartments				
Bradford West Gwillimbury	54.0	341	106	101		548	1,061	331	248	-	1,640	160	1,800	33.4
Clearview	152.7	1,094	-	456		1,549	3,406	-	1,121	-	4,527	442	4,969	32.5
Collingwood	99.5	377	-	1,337		1,713	1,174	-	3,287	-	4,460	436	4,896	49.2
Essa	9.6	11	-	-		11	35	-	-	-	35	3	39	4.0
Innisfil	14.9	61	-	27		88	190	-	66	-	256	25	281	18.9
Midland	42.5	85	-	56		141	265	-	138	-	403	39	442	10.4
New Tecumseth	58.3	45	-	-		45	141	-	-	-	141	14	155	2.7
Penetanguishene	32.7	157	-	29		186	490	-	71	-	562	55	617	18.9
Severn	119.3	1,050	-	233		1,283	3,269	-	574	-	3,843	376	4,218	35.4
Springwater	332.2	2,511	-	500		3,011	7,820	-	1,230	-	9,050	885	9,934	29.9
Tay	30.2	276	-	-		276	858	-	-	-	858	84	942	31.2
Wasaga Beach	145.0	203	-	28		231	632	-	68	-	700	68	769	5.3
TOTAL	1090.7	6,210	106	2,766	-	9,082	19,342	331	6,801	-	26,475	2,588	29,062	26.6

Density of Designated Greenfield Area - TOTAL

Municipality	Total Greenfield Developable Area (ha)	Community Area									Population-Related Employment	Total People & Jobs	Total People & Jobs Per Hectare	
		Unit Counts				Total Units	Population by Unit Type							Total Population
	Total Area	Singles	Semis	Towns	Apartments		Singles	Semis	Towns	Apartments				
Bradford West Gwillimbury	529.1	4,704	629	813	388	6,534	14,651	1,961	1,999	648	19,258	1,882	21,140	40.0
Clearview	475.1	3,186	268	1,354	673	5,481	9,923	835	3,329	1,124	15,211	1,487	16,698	35.1
Collingwood	456.3	2,807	128	3,682	838	7,454	8,743	399	9,053	1,400	19,594	1,915	21,509	47.1
Essa	200.9	1,225	188	356	-	1,769	3,817	586	875	-	5,278	516	5,794	28.8
Innisfil	445.7	3,795	406	1,944	3,146	9,291	11,821	1,265	4,781	5,253	23,119	2,260	25,379	56.9
Midland	263.7	1,665	-	327	368	2,361	5,188	-	804	615	6,607	646	7,252	27.5
New Tecumseth	903.2	6,363	1,507	1,590	1,244	10,704	19,820	4,694	3,910	2,078	30,502	2,981	33,483	37.1
Penetanguishene	263.4	998	-	65	214	1,277	3,110	-	160	357	3,627	355	3,982	15.1
Severn	170.3	1,417	-	329	-	1,746	4,412	-	810	-	5,222	510	5,732	33.7
Springwater	1061.4	8,072	8	2,123	105	10,308	25,141	25	5,221	175	30,562	2,987	33,549	31.6
Tay	86.8	892	-	-	-	892	2,777	-	-	-	2,777	271	3,048	35.1
Wasaga Beach	744.3	4,105	473	1,435	393	6,406	12,786	1,473	3,528	656	18,443	1,803	20,246	27.2
TOTAL	5600.2	39,228	3,607	14,017	7,368	64,222	122,188	11,236	34,470	12,306	180,200	17,613	197,813	35.3

Notes

1. PPU Source: Simcoe County Development Charges Background Study, Hemson, March 2022.
2. A 2.46% percent undercount was applied to the total population count, based on 2016 Census Barrie CMA.
3. Population-related jobs (including worked at home) were calculated based on 2016 Census Data for Simcoe County

Date: June 1, 2022

Prepared by:



Regional Market Area - South Designated Greenfield Area Density Analysis

Built, Planned and Vacant Designated Greenfield Densities

Attachment 2

Density of Built Designated Greenfield Area - Spring 2021

Municipality	Built DGA Developable Area (ha)	Community Area										Population-Related Employment	Total People & Jobs	Total People & Jobs Per Hectare
		Unit Counts				Total Units	Population by Unit Type				Total Population			
		Singles	Semis	Towns	Apartments		Singles	Semis	Towns	Apartments				
Essa	152.4	896	114	287	-	1,297	2,791	355	706	-	3,852	376	4,228	27.8
Innisfil	248.6	2,337	82	411	-	2,830	7,279	255	1,011	-	8,545	835	9,381	37.7
New Tecumseth	556.9	4,057	854	659	226	5,796	12,637	2,660	1,621	377	17,295	1,690	18,985	34.1
TOTAL	1372.9	11,164	1,481	1,919	614	15,178	34,773	4,613	4,719	1,025	45,131	4,411	49,542	36.1

Density of Planned Designated Greenfield Area

Municipality	Planned DGA Developable Area (ha)	Community Area										Population-Related Employment	Total People & Jobs	Total People & Jobs Per Hectare
		Unit Counts				Total Units	Population by Unit Type				Total Population			
		Singles	Semis	Towns	Apartments		Singles	Semis	Towns	Apartments				
Bradford West Gwillimbury	60.1	489	92	150	-	731	1,523	287	369	-	2,179	213	2,391	39.8
Essa	38.9	318	74	69	-	461	991	230	170	-	1,391	136	1,527	39.3
Innisfil	182.3	1,397	324	1,507	3,146	6,373	4,351	1,009	3,705	5,253	14,318	1,400	15,718	86.2
New Tecumseth	288.1	2,261	653	931	1,018	4,863	7,043	2,034	2,289	1,700	13,066	1,277	14,343	49.8
TOTAL	569.4	4,465	1,143	2,657	4,164	12,428	13,908	3,560	6,532	6,953	30,954	3,025	33,979	59.7

Density of Vacant Designated Greenfield Area

Municipality	Vacant DGA Developable Area (ha)	Community Area										Population-Related Employment	Total People & Jobs	Total People & Jobs Per Hectare
		Unit Counts				Total Units	Population by Unit Type				Total Population			
		Singles	Semis	Towns	Apartments		Singles	Semis	Towns	Apartments				
Bradford West Gwillimbury	54.0	341	106	101	-	548	1,061	331	248	-	1,640	160	1,800	33.4
Essa	9.6	11	-	-	-	11	35	-	-	-	35	3	39	4.0
Innisfil	14.9	61	-	27	-	88	190	-	66	-	256	25	281	18.9
New Tecumseth	58.3	45	-	-	-	45	141	-	-	-	141	14	155	2.7
TOTAL	136.7	458	106	127	-	692	1,427	331	313	-	2,072	203	2,275	16.6

Density of Designated Greenfield Area - TOTAL

Municipality	Total Greenfield Developable Area (ha)	Community Area										Population-Related Employment	Total People & Jobs	Total People & Jobs Per Hectare
	Total Area	Unit Counts				Total Units	Population by Unit Type				Total Population			
		Singles	Semis	Towns	Apartments		Singles	Semis	Towns	Apartments				
Bradford West Gwillimbury	529.1	4,704	629	813	388	6,534	14,651	1,961	1,999	648	19,258	1,882	21,140	40.0
Essa	200.9	1,225	188	356	-	1,769	3,817	586	875	-	5,278	516	5,794	28.8
Innisfil	445.7	3,795	406	1,944	3,146	9,291	11,821	1,265	4,781	5,253	23,119	2,260	25,379	56.9
New Tecumseth	903.2	6,363	1,507	1,590	1,244	10,704	19,820	4,694	3,910	2,078	30,502	2,981	33,483	37.1
TOTAL	2078.9	16,087	2,730	4,703	4,778	28,298	50,108	8,505	11,565	7,979	78,157	7,639	85,796	41.3

Notes

1. PPU Source: Simcoe County Development Charges Background Study, Hemson, March 2022.
2. A 2.46% percent undercount was applied to the total population count, based on 2016 Census Barrie CMA.
3. Population-related jobs (including worked at home) were calculated based on 2016 Census Data for Simcoe County

Date: June 1, 2022

Prepared by:



Regional Market Area - North Designated Greenfield Area Density Analysis
Built, Planned and Vacant Designated Greenfield Densities

Attachment 3

Density of Built Designated Greenfield Area - Spring 2021

Municipality	Built DGA Developable Area (ha)	Community Area										Population-Related Employment	Total People & Jobs	Total People & Jobs Per Hectare
		Unit Counts				Total Units	Population by Unit Type				Total Population			
		Singles	Semis	Towns	Apartments		Singles	Semis	Towns	Apartments				
Clearview	19.1	108	16	64	-	188	336	50	157	-	544	53	597	31.2
Collingwood	196.1	1,636	92	443	-	2,171	5,096	287	1,089	-	6,472	633	7,104	36.2
Midland	126.7	315	-	28	55	398	981	-	69	92	1,142	112	1,253	9.9
Penetanguishene	224.3	772	-	-	-	772	2,405	-	-	-	2,405	235	2,640	11.8
Severn	15.8	62	-	-	-	62	193	-	-	-	193	19	212	13.4
Springwater	209.7	422	-	-	-	422	1,314	-	-	-	1,314	128	1,443	6.9
Tay	30.0	276	-	-	-	276	860	-	-	-	860	84	944	31.5
Wasaga Beach	164.0	962	126	238	-	1,326	2,996	392	585	-	3,974	388	4,363	26.6
TOTAL	985.8	4,553	234	773	55	5,615	14,182	729	1,901	92	16,903	1,652	18,555	18.8

Density of Planned Designated Greenfield Area

Municipality	Planned DGA Developable Area (ha)	Community Area										Population-Related Employment	Total People & Jobs	Total People & Jobs Per Hectare
		Unit Counts				Total Units	Population by Unit Type				Total Population			
		Singles	Semis	Towns	Apartments		Singles	Semis	Towns	Apartments				
Clearview	303.2	1,984	252	834	673	3,743	6,181	785	2,051	1,124	10,140	991	11,131	36.7
Collingwood	160.7	794	36	1,902	838	3,570	2,473	112	4,677	1,400	8,662	847	9,509	59.2
Midland	94.5	1,266	-	243	313	1,822	3,942	-	598	523	5,062	495	5,557	58.8
Penetanguishene	6.4	69	-	36	214	319	215	-	89	357	661	65	725	113.0
Severn	35.2	305	-	96	-	401	950	-	236	-	1,186	116	1,302	37.0
Springwater	519.4	5,139	8	1,623	105	6,875	16,007	25	3,991	175	20,198	1,974	22,172	42.7
Tay	26.7	340	-	-	-	340	1,059	-	-	-	1,059	104	1,163	43.6
Wasaga Beach	435.3	2,940	347	1,169	393	4,849	9,157	1,081	2,875	656	13,769	1,346	15,115	34.7
TOTAL	1581.5	12,837	643	5,903	2,536	21,919	39,984	2,003	14,516	4,235	60,738	5,937	66,674	42.2

Density of Vacant Designated Greenfield Area

Municipality	Vacant Greenfield Developable Area (ha)	Community Area										Population-Related Employment	Total People & Jobs	Total People & Jobs Per Hectare
	Total Area	Unit Counts				Total Units	Population by Unit Type				Total Population			
		Singles	Semis	Towns	Apartments		Singles	Semis	Towns	Apartments				
Clearview	152.7	1,094	-	456	-	1,549	3,406	-	1,121	-	4,527	442	4,969	32.5
Collingwood	99.5	377	-	1,337	-	1,713	1,174	-	3,287	-	4,460	436	4,896	49.2
Midland	42.5	85	-	56	-	141	265	-	138	-	403	39	442	10.4
Penetanguishene	32.7	157	-	29	-	186	490	-	71	-	562	55	617	18.9
Severn	119.3	1,050	-	233	-	1,283	3,269	-	574	-	3,843	376	4,218	35.4
Springwater	332.2	2,511	-	500	-	3,011	7,820	-	1,230	-	9,050	885	9,934	29.9
Tay	30.2	276	-	-	-	276	858	-	-	-	858	84	942	31.2
Wasaga Beach	145.0	203	-	28	-	231	632	-	68	-	700	68	769	5.3
TOTAL	954.0	5,751	-	2,638	-	8,390	17,914	-	6,488	-	24,402	2,385	26,787	28.1

Density of Designated Greenfield Area - TOTAL

Municipality	Total Greenfield Developable Area (ha)	Community Area										Population-Related Employment	Total People & Jobs	Total People & Jobs Per Hectare
	Total Area	Unit Counts				Total Units	Population by Unit Type				Total Population			
		Singles	Semis	Towns	Apartments		Singles	Semis	Towns	Apartments				
Clearview	475.1	3,186	268	1,354	673	5,481	9,923	835	3,329	1,124	15,211	1,487	16,698	35.1
Collingwood	456.3	2,807	128	3,682	838	7,454	8,743	399	9,053	1,400	19,594	1,915	21,509	47.1
Midland	263.7	1,665	-	327	368	2,361	5,188	-	804	615	6,607	646	7,252	27.5
Penetanguishene	263.4	998	-	65	214	1,277	3,110	-	160	357	3,627	355	3,982	15.1
Severn	170.3	1,417	-	329	-	1,746	4,412	-	810	-	5,222	510	5,732	33.7
Springwater	1061.4	8,072	8	2,123	105	10,308	25,141	25	5,221	175	30,562	2,987	33,549	31.6
Tay	86.8	892	-	-	-	892	2,777	-	-	-	2,777	271	3,048	35.1
Wasaga Beach	744.3	4,105	473	1,435	393	6,406	12,786	1,473	3,528	656	18,443	1,803	20,246	27.2
TOTAL	3521.2	23,141	877	9,315	2,591	35,923	72,080	2,732	22,905	4,327	102,043	9,974	112,017	31.8

Notes

1. PPU Source: Simcoe County Development Charges Background Study, Hemson, March 2022.
2. A 2.46% percent undercount was applied to the total population count, based on 2016 Census Barrie CMA.
3. Population-related jobs (including worked at home) were calculated based on 2016 Census Data for Simcoe County

Date: June 1, 2022

Prepared by:



Simcoe County Designated Greenfield Are Density Analysis
Estimated Built and Planned Unit Supply

Attachment 4

Municipality	Map ID	Location	Full Municipal Servicing	Application #	Applicant	Status as of Spring 2016	Singles	Semis	Towns	Apts	Total Units	Notes	Source
Innisfil	1	Cookstown	yes		Victoria St	Planned	40	18			58		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	2	Cookstown	yes		Cookhill South	Built	85				85		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	3	Cookstown	yes		Belpark Construction	Built	88				88		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	4	Cookstown	yes			Built	1				1		MGP Counted - Parcels and/or Google Earth
Innisfil	5a	Alcona	yes		Alcona Capital	Planned	86		61	38	185	excludes estimate of built as of census	Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	5b	Alcona	yes			Built	52				52		
Innisfil	6	Alcona	yes		Pratt Alcona North	Built	197	22	76		295		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	7a	Alcona	yes		Alonzi	Planned	26		46	25	97	excludes estimate of built as of census	Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	7b	Alcona				Built	23		8		31		
Innisfil	8	Alcona	yes		Pratt D'Amico	Built	64		47		111		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	9	Alcona	yes			Built	5				5		MGP Counted - Parcels and/or Google Earth
Innisfil	10	Alcona	yes			Built	3				3		MGP Counted - Parcels and/or Google Earth
Innisfil	11	Alcona	yes		Pratt Alcona South	Built	205		20		225		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	12a	Alcona	yes			Planned	46	24	18		88	excludes built units	Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	12b	Alcona	yes			Built	29	48	38		115		
Innisfil	13	Alcona	yes			Built	21		39		60		MGP Counted - Parcels and/or Google Earth
Innisfil	14	Alcona	yes			Planned	33				33		Geowarehouse
Innisfil	15	Alcona	yes			Built	79				79		MGP Counted - Parcels and/or Google Earth
Innisfil	16	Alcona	yes			Built	63	10	57		130		MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map
Innisfil	17	Alcona	yes			Built	131				131		MGP Counted - Parcels and/or Google Earth
Innisfil	18	Alcona	yes		Woodland Park	Built	240		62		302		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	19	Alcona	yes			Built	8				8		Google Earth
Innisfil	20	Alcona	yes		Green Acres	Built	99		24		123		MGP Counted - Parcels and/or Google Earth
Innisfil	21	Alcona	yes		Grand Sierra (Formerly Bayshore East Estates)	Planned	308		45	50	403		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	22	Alcona	yes			Built	40				40		MGP Counted - Parcels and/or Google Earth
Innisfil	23	Alcona	yes		Part of Wallace Mills	Planned			85		85		Draft Plan
Innisfil	24	Alcona	yes		Sand Diego 2 Ph 1	Planned	341	282	163	145	931	exclude #25 and part of #27	Draft Plan
Innisfil	25	Alcona	yes			Built	64				64		MGP Counted - Parcels and/or Google Earth
Innisfil	26	Alcona	yes			Built	7	2			9		MGP Counted - Parcels and/or Google Earth
Innisfil	27	Alcona	yes			Built	87				87		MGP Counted - Parcels and/or Google Earth
Innisfil	28	Alcona	yes			Built	109				109		MGP Counted - Parcels and/or Google Earth
Innisfil	29	Alcona	yes			Built	202				202		MGP Counted - Parcels and/or Google Earth
Innisfil	30a	Alcona	yes		Sleeping Lion	Planned	517		96		613	Added to Settlement Area. excludes built units. Excludes units that overlap with Orbit MZO (84 towns, 10 singles)	Draft Plan
Innisfil	30b	Alcona	yes			Built	435		40		475		
Innisfil	31	Alcona	yes		ORBIT MZO	Planned			963	2,888	3,850	75% apts, 25% rows. 47.78 ha	PG 63 Hemson LNA
Innisfil	32	Alcona	yes			Planned			30		30		
Subtotal Innisfil						Built	2,337	82	411	-	2,830		
						Planned	1,397	324	1,507	3,146	6,373		
Essa	1	Angus	yes			Built	41				41		MGP Counted - Parcels and/or Google Earth

Essa	2	Angus	yes			Built	8					8		MGP Counted - Parcels and/or Google Earth
Essa	3	Angus	yes			Built	12					12		MGP Counted - Parcels and/or Google Earth
Essa	4	Angus	yes			Built	5					5		MGP Counted - Parcels and/or Google Earth
Essa	5	Angus	yes			Built	18					18		MGP Counted - Parcels and/or Google Earth
Essa	6	Angus	yes		Queensbrook Development Inc	Planned	162					162		Meeting Agenda - May 2017
Essa	7	Angus	yes		8409137 Canada Inc. 325 Centre St	Planned	90					90	Used planned units. Calculation based on Vacant land (excluding MNRF Features higher than planned).	Meeting Agenda - May 2017
Essa	8	Angus	yes		Brookvalley Developments (Angus) Ltd	Built	192		38			230		MGP Counted - Parcels and/or Google Earth
Essa	9	Angus	yes			Built	96		28			124		MGP Counted - Parcels and/or Google Earth
Essa	10	Angus	yes			Built	31					31		MGP Counted - Parcels and/or Google Earth
Essa	11	Angus	yes		San Diego Homes Inc, former Clauriz/Previn	Planned	66	74	39			179		Public Meeting Minutes - March 2018
Essa	12	Angus	yes			Built	15					15		MGP Counted - Parcels and/or Google Earth
Essa	13	Angus	yes			Built	12					12		MGP Counted - Parcels and/or Google Earth
Essa	14a	Angus	yes		Maple Lane Development, 400 Centre St	Planned			30			30	31 built + estimate of 30 in remaining blocks	MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map
Essa	14b	Angus	yes			Built			31			31		
Essa	15a	Angus	yes		Stonemount Developments	Built	104		150			254		MGP Counted - Parcels and/or Google Earth
Essa	15b	Angus	yes			Built	227					227		MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map
Essa	16	Angus	yes			Built	45					45		MGP Counted - Parcels and/or Google Earth
Essa	17	Angus	yes		The Sarjeant Co. Ltd, Brownley Meadow Ph1	Built						-		
Essa	18	Angus	yes		Brookvalley Angus South Ltd, Brownley Meadow Ph2	Built	90	114	40			244		
Subtotal Essa						Built	896	114	287	-	-	1,297		
						Planned	318	74	69	-	-	461		
Severn	1	Coldwater	yes			Planned	76		56			132	Total 132 units.	Severn Current Res Developments - June 2018/EIS for unit split
Severn	2	West Shore	yes			Built	21					21		MGP Counted - Parcels and/or Google Earth
Severn	3	West Shore	yes			Built	3					3		MGP Counted - Parcels and/or Google Earth
Severn	4a	West Shore	yes			Planned	88					88		Severn Current Res Developments - June 2018
	4b					Built	8					8		
Severn	5	West Shore	yes			Built	15					15		MGP Counted - Parcels and/or Google Earth
Severn	6	West Shore	yes			Built	15					15		MGP Counted - Parcels and/or Google Earth
Severn	7	West Shore	yes	SV-T-1701		Planned	141		40			181	181 Mixed Units - estimated split	Severn Current Res Developments - June 2018
Subtotal Severn						Built	62	-	-	-	-	62		
						Planned	305	-	96	-	-	401		
Penetanguishene	1	Penetanguishene	yes			Built	147					147		MGP Counted - Parcels and/or Google Earth
Penetanguishene	2	Penetanguishene	yes	43T-92012	Champlain Woods	Planned	36			173		209		Residential Development Summary Report, 2011
Penetanguishene	3	Penetanguishene	yes			Built	43					43		MGP Counted - Parcels and/or Google Earth
Penetanguishene	4	Penetanguishene	yes		Bellisle (ph 2 and 3)	Built	145					145		Site Plan - Batavia Homes - Harbour Point
Penetanguishene		Penetanguishene	yes		Bellisle (ph4)	Planned	33					33		Draft Plan
Penetanguishene	5	Penetanguishene	yes			Built	73					73		MGP Counted - Parcels and/or Google Earth
Penetanguishene	6	Penetanguishene	yes		Bellisle Block 80	Planned				41		41		OMB Report
Penetanguishene	7	Penetanguishene	yes	PEN-SUB-2006-01	White Water	Planned			36			36		Staff Report PD-18-15
Penetanguishene	8	Penetanguishene	yes			Built	42					42		MGP Counted - Parcels and/or Google Earth
Penetanguishene	9	Penetanguishene	yes			Built	33					33		MGP Counted - Parcels and/or Google Earth
Penetanguishene	10	Penetanguishene	yes			Built	150					150		MGP Counted - Parcels and/or Google Earth

Penetanguishene	11	Penetanguishene	yes			Built	139				139		MGP Counted - Parcels and/or Google Earth
Subtotal Penetanguishene						Built	772	-	-	-	772		
						Planned	69	-	36	214	319		
Midland	1	Midland	yes			Built	13				13		MGP Counted - Parcels and/or Google Earth
Midland	2	Midland	yes			Built	48				48		MGP Counted - Parcels and/or Google Earth
Midland	3a	Midland	yes			Planned			152		152	excluding built units	Draft Plan
Midland	3b	Midland	yes			Built			28		28		
Midland	4	Midland	yes	CD-T-01-13		Built				55	55	apt - 151 Marina Park ave (not part of 2016 census)	Staff Report PL-2014-14
Midland	5	Midland	yes			Built	70				70		MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map
Midland	6	Midland	yes			Built	10				10		MGP Counted - Parcels and/or Google Earth
Midland	7	Midland	yes			Built	1				1		MGP Counted - Parcels and/or Google Earth
Midland	8	Midland	yes			Planned	1,155			313	1,468	986-1323 singles/261-365 apt. Averaged Min/Max Units	Redline Draft Plan
Midland	10	Midland	yes			Built	4				4		
Midland	9	Midland	yes			Built	169				169	also includes retirement residence within boundary - 105 Pillsbury Dr - units not included	MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map
Midland	11	Midland	yes	MD-T-0108	Pratt Development Inc	Planned	111		91		202		Planning Justification Report - Aug 2020
Subtotal Midland						Built	315	-	28	55	398		
						Planned	1,266	-	243	313	1,822		
Tay	1	Port McNicoll	yes			Built	37				37		MGP Counted - Parcels and/or Google Earth
Tay	2	Victoria Harbour	yes			Built	16				16		MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map
Tay	3	Victoria Harbour	yes			Built	68				68	majority built. A few may not yet be occupied.	Geowarehouse
Tay	4	Victoria Harbour	yes			Built	1				1		MGP Counted - Parcels and/or Google Earth
Tay	5	Victoria Harbour	yes		Heights of Victoria Harbour	Planned	118				118		Tay Township Res. Land Budget, 2017
Tay	6, 7 & 8a	Victoria Harbour	yes			Built	88				88	majority built. A few may not yet be occupied.	Geowarehouse
Tay	6, 7 & 8b	Victoria Harbour	yes			Planned	6				6		Geowarehouse
Tay	8	Victoria Harbour	yes			Built	21				21		Site Plan
Tay	10	Victoria Harbour	yes		Huron Bay Estates	Built	45				45		MGP Counted - Parcels and/or Google Earth
Tay	11	Victoria Harbour	yes		Huron Bay Estates	Planned	16				16		estimate
Tay	9	Victoria Harbour	yes		Golf Course	Planned	200				200	Draft Approved (Major Subdivision with 200+ units). To confirm split and final total	
Subtotal Tay						Built	276	-	-	-	276		
						Planned	340	-	-	-	340		
Clearview	1	Stayner	yes		#3 Cityscape	Planned	91		110		201		Residential Development Projects Map - March 2020/Listing Dec 2017
Clearview	2	Stayner	yes		#4 Emerald Creek	Planned	46	24	128		198		Residential Development Projects Map - March 2020/Listing Dec 2017
Clearview	3	Stayner	yes		#21 Bridle Park	Planned	410		387	60	857		Residential Development Projects Map - March 2020/Listing Dec 2017
Clearview	4	Stayner	yes		#4 Zancor	Built	55				55		Residential Development Projects Map - March 2020/Listing Dec 2017
Clearview	5 and 6	Stayner	yes		#16 1728222 Ont Inc	Planned			8		8		Residential Development Projects Map - March 2020/Listing Dec 2017
Clearview	7	Stayner	yes		#17 Crawford Fine Homes	Built			16		16		Residential Development Projects Map - March 2020/Listing Dec 2017
Clearview	8a	Stayner	yes		#13 Ridgeview	Planned	88				88	excluding built units	Residential Development Projects Map - March 2020
	8b					Built	13				13		
Clearview	9	Stayner	yes			Built	38				38		MGP Counted - Parcels and/or Google Earth

Clearview	10	Stayner	yes		#12 Aspen Ridge II	Built			64			64		Residential Development Projects Map - March 2020/Listing Dec 2017. Geowarehouse
Clearview	11	Stayner	yes		#33 Margaret St/Airport Rd	Planned		4	71	36		111	Minimal MNR Features.	Residential Development Projects Map - March 2020
Clearview	12	Stayner	yes		#11 Mamta - Marget St	Planned	25	44				69		Residential Development Projects Map - March 2020/Listing Dec 2017
Clearview	13	Stayner	yes		#8 Ashton Meadows I	Planned	224					224		Residential Development Projects Map - March 2020/Listing Dec 2017
Clearview	14	Stayner	yes			Built	1					1		MGP Counted - Parcels and/or Google Earth
Clearview	15	Stayner	yes		#9 Ashton Meadows II	Planned	6					6	Planned 114 Singles. Only 0.5 ha of residential area as per OP. Assumed 12.5 units/gross ha.	Residential Development Projects Map - March 2020/Listing Dec 2017
Clearview	16	Stayner	yes		#10 Ashton Meadows III	Planned	59					59	No MNR Features. Assumed planned units	Residential Development Projects Map - March 2020/Listing Dec 2017
Clearview	17	Stayner	yes		#7 Manortown Homes	Planned	39	42				81		Draft Plan - Feb 2018
Clearview	18	Stayner	yes	SD-2004-011	#6 Estates of Clearview	Planned	612	62	12	308		994		Report to Council- July 2018
Clearview	19	Stayner	yes		#5 Cleaview Park	Planned	244	60				304		Residential Development Projects Map - March 2020/Listing Dec 2017
Clearview	20	Creemore	yes			Built	1					1		MGP Counted - Parcels and/or Google Earth
Clearview	21	Creemore	yes		#24 Alliance Heritage	Planned	108		96	269		473	Total units 2017-498, Total Units 2020-473. Could not find split. Removed apartment units	Residential Development Projects Map - March 2020
Clearview	22	Stayner	yes		#14 Royal Vintage	Planned		4				4		Residential Development Projects Map - March 2020
Clearview	23	Stayner	yes		#15 Royal Vintage	Planned		4				4		Residential Development Projects Map - March 2020
Clearview	24	Creemore				Planned	32		30			62		https://www.clearview.ca/building-planning/current-projects/edward-street-east-george-street-residential-development
Clearview	25	Stayner				Planned							- non-residential site plan application	
Clearview	26	Stayner											- check if they are long-term care units?	
Subtotal Clearview						Built	108	16	64			-	188	
						Planned	1,984	252	834	673		3,743		
New Tecumseth	1 and 2	Tottenham	yes		Lawton Realty Group	Built	328	128				456		Staff Report Feb 2018
						Planned			41	99		140		
New Tecumseth	3a	Tottenham	yes	Phase 1	B.G Properties	Built	81	26	63			170	MGP 11-2051	Draft Plan
New Tecumseth	3b	Tottenham	yes	Phase 1b	B.G Properties	Built	87	34				121		Draft Plan
New Tecumseth	3c	Tottenham	yes	Phase 2		Built	117	52		100		269		Draft Plan
New Tecumseth	4a	Tottenham	yes		Ballymore	Built	322	56	53			431		Tottenham Subdivision Development Approval Status - 2019, Draft Plan
New Tecumseth	4b	Tottenham	yes		Ballymore	Planned				108		108		Tottenham Subdivision Development Approval Status - 2019, Draft Plan
New Tecumseth	5	Tottenham	yes			Built	1					1		Google Earth
New Tecumseth	6	Beeton	yes		Sorbara	Planned	418	120				531	excluding #46	Beeton Subdivision Development Approval Status - 2019, Draft Plan
New Tecumseth	7	Beeton	yes		NA								- vacant	
New Tecumseth	8a	Beeton	yes		Sorbara	Built	39					39		Beeton Subdivision Development Approval Status - 2019, Draft Plan
	8b					Planned	7					7		
New Tecumseth	9 and 16	Beeton	yes		Flato	Planned	66		69			135	Draft Plan to update land use - conceptual and not accurately georeferenced	Beeton Subdivision Development Approval Status - 2019, Site Plan
New Tecumseth	10	Beeton	yes		Oxnard Beeton Inc	Planned			116			116	No MNR Features. Assumed planned units	Beeton Subdivision Development Approval Status - 2019
New Tecumseth	11a	Beeton	yes		Schickedanz	Built	18					18	excludes units still under construction	Beeton Subdivision Development Approval Status - 2019
	11b					Planned	19					19		

New Tecumseth	12	Beeton	yes		Walton	Built	123					123	Beeton Subdivision Development Approval Status - 2019, ENG Report
New Tecumseth	13	Beeton	yes			Built	4					4	Google Earth
New Tecumseth	14/15	Beeton	yes		Flato	Planned	135					135	Beeton Subdivision Development Approval Status - 2019, Article
New Tecumseth	34	Beeton	yes			Built	2					2	MGP Counted - Parcels and/or Google Earth
New Tecumseth	36	Beeton	yes		Flato - MZO Approved	Planned	297	40	173	400		910	
New Tecumseth	17	Alliston	yes		Villarboit		-	-	-	-	-	-	commercial uses - no units Draft Plan
New Tecumseth	18	Alliston	yes		Honey Hill	Planned	160					160	Alliston Subdivision Development Approval Status - 2019, ENG Report
New Tecumseth	19	Alliston	yes			Built	6					6	MGP Counted - Parcels and/or Google Earth
New Tecumseth	20	Alliston	yes			Built	338		54			392	MGP Counted - Parcels and/or Google Earth
New Tecumseth	21a	Alliston	yes		Holburn Rivers Edge II	Built	11					11	176 Units Total MGP Counted - Parcels and/or Google Earth
New Tecumseth	21b	Alliston	yes		Holburn Rivers Edge II	Built	96		69			165	Alliston Subdivision Development Approval Status - 2019
New Tecumseth	22	Alliston	yes			Built	392		32			424	MGP Counted - Parcels and/or Google Earth
New Tecumseth	23/24	Alliston	yes		Rizzardo III	Planned	309		52			361	No sales history yet in Geowarehouse Alliston Subdivision Development Approval Status - 2019, Residential Land Budget
New Tecumseth	23/24	Alliston	yes			Planned				411		411	HD Block is #23 - assumed location of apartment units
New Tecumseth	25a	Alliston	yes		Rizzardo II - Phase 3	Built	48		19			67	Alliston Subdivision Development Approval Status - 2019, ENG Report
New Tecumseth	25b					Planned			8			8	
New Tecumseth	25c				Rizzardo II - Phase 4	Planned	19		35			54	376 total units?
New Tecumseth	25d					Built	31					31	
New Tecumseth	26	Alliston	yes			Built	60					60	Google Earth Count, ENG Report
New Tecumseth	27	Alliston	yes			Built	94		38			132	Google Earth Count, ENG Report
New Tecumseth	28	Alliston	yes			Built	177		61			238	MGP Counted - Parcels and/or Google Earth
New Tecumseth	29	Alliston	yes			Built			15			15	MGP Counted - Parcels and/or Google Earth
New Tecumseth	30	Alliston	yes		Farsight Homes	Built	44		27			71	86= total from draft plan Alliston Subdivision Development Approval Status - 2019, Draft Plan
New Tecumseth	31a	Alliston	yes		Oxnard Beeton Inc	Built		20	39			59	59 Units Total. Google Earth, Site Plan
New Tecumseth	31b	Alliston	yes		Oxnard Beeton Inc	Planned		36	23			59	Alliston Subdivision Development Approval Status - 2019, Site Plan
New Tecumseth	32	Alliston	yes			Built						-	Retirement Home
New Tecumseth	33	Alliston	yes			Built	6					6	MGP Counted - Parcels and/or Google Earth
New Tecumseth	35	Belterra Estates					1,238	308	322			1,868	Total Units
New Tecumseth	35	Belterra Estates				Built	752	55	72			879	
New Tecumseth	35	Belterra Estates				Planned	486	253	250			989	
New Tecumseth	36	Briar Hill				Built	715	379	99	126		1,319	Existing Built as of 2016
New Tecumseth		Briar Hill West					510	308	182			1,000	Total Units
New Tecumseth	34	Briar Hill West				Built	165	104	18			287	
New Tecumseth	34	Briar Hill West				Planned	345	204	164			713	
Subtotal New Tecumseth						Built	4,057	854	659	226		5,796	
						Planned	2,261	653	931	1,018		4,863	
Collingwood	1	Collingwood	yes		The Preserve at Georgian Bay (now Bridgewater on Georgian Bay)	Planned	71		87	162		320	Revised DP for 539 towns/116 apts. https://www.collingwood.ca/building-business/proposed-developments/d1202121-extension-draft-plan-subdivision-bridgewater
Collingwood	2 and 3	Collingwood	yes	D1201111	Huntingwood	Application Closed						-	lands assumed vacant Special Council Minutes, Aug 2020
Collingwood	4	Collingwood	yes			Built			185			185	Geowarehouse
Collingwood	5	Collingwood	yes			Built	131					131	MGP Counted - Parcels and/or Google Earth
Collingwood	6	Collingwood	yes	SDR-2005-04	Mair Mills Villages (Panorama)	Planned	127		192			319	Town of Collingwood Proposed Developments Map - 2021

Collingwood	7	Collingwood	yes		Linksvie	Planned	122		279	190	591	122 Singles/semis according to Development activity. 190 Apts according to news article. Assumed remaining units as towns	Town of Collingwood Proposed Developments Map - 2020
Collingwood	8	Collingwood	yes			Built	243				243		MGP Counted - Parcels and/or Google Earth
Collingwood	9	Collingwood	yes		Silver Oak Developers	Planned		4	36		40	no MNR Features	https://www.collingwood.ca/building-business/proposed-developments/645-sixth-street-file-no-d111919645-sixth-street
Collingwood	10	Collingwood	yes	D1201218	580 590 Sixth Street	Planned			106		106	no MNR Features.	Town of Collingwood Proposed Developments Map - 2021
Collingwood	11	Collingwood	yes			Built	179	50	48		277		MGP Counted - Parcels and/or Google Earth
Collingwood	12	Collingwood	yes		Helen Court Homes (Trails of Collingwood)	Planned	34	32	78	111	255		Staff Report Sept 2019
Collingwood	13	Collingwood	yes		Charleston Homes	Planned	233		173		406	assumed still under construction, but some may be occupied. (Balances out with #17)	Town of Collingwood Proposed Developments Map - 2020
Collingwood	14	Collingwood	yes		Mountain Croft Ph 6	Built	68				68		Town of Collingwood Proposed Developments Map - 2020
Collingwood	15	Collingwood	yes			Built	168				168		MGP Counted - Parcels and/or Google Earth
Collingwood	16	Collingwood	yes			Built	115				115	approximate	MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map
Collingwood	17	Collingwood	yes		Eden Oak McNabb	Built	256		120		376	assumed fully built - but some may still not be occupied. (Balances out with	Town of Collingwood Proposed Developments Map - 2020, Draft Plan
Collingwood	18a	Collingwood	yes			Built	47				47		MGP Counted - Parcels and/or Google Earth
Collingwood	18b	Collingwood	yes			Built	95	42	33		170		MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map
Collingwood	19/20/21	Collingwood	yes	D084511	Liberty Development (Pretty River Phase II)	Planned			178		178	No MNR Features	Town of Collingwood Proposed Developments Map - 2020
Collingwood	22	Collingwood	yes	D1201118	Pretty River Village	Planned	21		107		128	No MNR Features	Planning Justification Report - Feb 2021
Collingwood	23	Collingwood	yes			Built	137				137		MGP Counted - Parcels and/or Google Earth
Collingwood	24	Collingwood	yes		Riverside Townhomes	Built			57		57		Town of Collingwood Proposed Developments Map - 2020
Collingwood	25	Collingwood	yes	D11416	Riverside Mid-Rise	Planned				156	156	Mid-Rise Apt.	Town of Collingwood Proposed Developments Map - 2020
Collingwood	26	Collingwood	yes	D14717	Harmony Living	Planned			78		78	2018 Airphoto-No Env. Features. Assumed Planned units	Town of Collingwood Proposed Developments Map - 2020
Collingwood	27	Collingwood	yes			Built	68				68		MGP Counted - Parcels and/or Google Earth
Collingwood	28	Collingwood	yes		Panorama North	Planned	122		588	219	929	No MNR Features. Assumed planned units	Council Agenda - April 2019, http://onthebaymagazine.com/a-developing-story/
Collingwood	29	Collingwood	yes			Built	3				3		MGP Counted - Parcels and/or Google Earth
Collingwood	30	Collingwood	yes			Built	1				1		MGP Counted - Parcels and/or Google Earth
Collingwood	31	Collingwood	yes		50 Saunders St	Planned	64				64	No MNR Features. Assumed planned units	https://www.collingwood.ca/building-business/proposed-developments/50-saunders-file-no-d14120-zoning-law-amendment-and-file-no
Collingwood	32	Collingwood	yes			Built	125				125		MGP Counted - Parcels and/or Google Earth
Subtotal Collingwood						Built	1,636	92	443	-	2,171		
						Planned	794	36	1,902	838	3,570		
Wasaga Beach	1	Wasaga Beach	yes									non-res	
Wasaga Beach	2	Wasaga Beach	yes		#1 West Wasaga (Stirling Cook Development Properties)	Planned			11	89	100	Planned 140 Towns and 270 apts. Assumed units on land areas outside MNR features. HD 2.4 ha @ 74 units/net ha (37 units/gross ha) MD 0.6 ha @ 37 units/net ha (18.5 units/gross ha)	Wasaga Beach Active and Proposed Developments - June 2020, Growth Management Paper - December 2017
Wasaga Beach	3	Wasaga Beach	yes			Built	15				15		MGP Counted - Parcels and/or Google Earth
Wasaga Beach	4	Wasaga Beach	yes			Built	128				128		MGP Counted - Parcels and/or Google Earth
Wasaga Beach	5	Wasaga Beach	yes		#2 Sabitini Subdivision						-	Pre-con - classified as vacant	Wasaga Beach Active and Proposed Developments - June 2020 - see email from Wasaga Beach
Wasaga Beach	6	Wasaga Beach	yes		#82 Romanin Contracting Ltd	Planned	33		48	134	215		Planning Justification Report, January 2021
Wasaga Beach	7	Wasaga Beach	yes		#73 2517226 Ontario Inc (Michaud)						-	Pre-con - classified as vacant	Wasaga Beach Active and Proposed Developments - June 2020 - see email from Wasaga Beach

Wasaga Beach	8	Wasaga Beach	yes		#72 West End Depot & Water Tower															- no units - Municipal Project	Wasaga Beach Active and Proposed Developments - June 2020			
Wasaga Beach	9	Wasaga Beach	yes		DAS/Gateway (Casino) Developments																- no units	Wasaga Beach Active and Proposed Developments - June 2020		
Wasaga Beach	10	Wasaga Beach	yes		Motella Residential/Institutional																- Pre-con - classified as vacant	Wasaga Beach Active and Proposed Developments - June 2020		
Wasaga Beach	11	Wasaga Beach	yes		Baysands Servicing	Planned	90														90	Wasaga Beach Active and Proposed Developments - June 2020		
Wasaga Beach	12	Wasaga Beach	yes		Zancor Trillium Forest N Phase 4 - Commercial																- no units			
Wasaga Beach	13a	Wasaga Beach	yes		Zancor Trillium Forest N	Built	95		95												190	excluding estimate of units not yet occupied	Wasaga Beach Active and Proposed Developments - June 2020, Growth Management Paper - December 2017	
Wasaga Beach	13b	Wasaga Beach	yes			Planned	28		10												38			
Wasaga Beach	14	Wasaga Beach	yes		Business Park (Zancor)																	- commercial uses - no units	Wasaga Beach Active and Proposed Developments - June 2020	
Wasaga Beach	15	Wasaga Beach	yes			Built	51														51		MGP Counted - Parcels and/or Google Earth	
Wasaga Beach	16	Wasaga Beach	yes			Built	52														52		MGP Counted - Parcels and/or Google Earth	
Wasaga Beach	17	Wasaga Beach	yes			Built	13														13		MGP Counted - Parcels and/or Google Earth	
Wasaga Beach	18	Wasaga Beach	yes			Built	65														65		MGP Counted - Parcels and/or Google Earth	
Wasaga Beach	19	Wasaga Beach	yes		Zancor Homes (Wasaga) Ltd	Planned	177														177		Wasaga Beach Active and Proposed Developments - June 2020, Site Plan	
Wasaga Beach	20	Wasaga Beach	yes			Built	31														31		MGP Counted - Parcels and/or Google Earth	
Wasaga Beach	21	Wasaga Beach	yes		Robinson Rd Area Servicing/Development	Planned	73														73	Registered parcels	Wasaga Beach Active and Proposed Developments - June 2020	
Wasaga Beach	22	Wasaga Beach	yes		Maracco 45th St Commercial Development	Planned			20												20	Assumed planned units.	Wasaga Beach Active and Proposed Developments - June 2020, Growth Management Paper - December 2017	
Wasaga Beach	23	Wasaga Beach	yes		Golden Sands - Commercial/Residential	Proposed																-	Planned 103 Towns. Fully within MNRF Features. Assumed no units.	Wasaga Beach Active and Proposed Developments - June 2020, Draft Plan of Subdivision
Wasaga Beach	24	Wasaga Beach	yes			Built	6														6		MGP Counted - Parcels and/or Google Earth	
Wasaga Beach	25	Wasaga Beach	yes			Built	9														9		MGP Counted - Parcels and/or Google Earth	
Wasaga Beach	26a	Wasaga Beach	yes		Baycliffe Homes - Morgan Rd Development	Planned	171	71													242	excludes built units	Wasaga Beach Active and Proposed Developments - June 2020, Growth Management Paper - December 2017	
Wasaga Beach	26b	Wasaga Beach	yes			Built	131														131			
Wasaga Beach	27	Wasaga Beach	yes			Built	7														7		MGP Counted - Parcels and/or Google Earth	
Wasaga Beach	28	Wasaga Beach	yes			Built	77														77		MGP Counted - Parcels and/or Google Earth	
Wasaga Beach	29	Wasaga Beach	yes		Calvary Rd Baptist Church																	- no units	Wasaga Beach Active and Proposed Developments - June 2020	
Wasaga Beach	30	Wasaga Beach	yes		Pacific Homes (Sunnidale Trails) Ph 1	Planned	398	46	100	60											604		Wasaga Beach Active and Proposed Developments - June 2020, Draft Plan of Subdivision and Report - 2020	
Wasaga Beach	31	Wasaga Beach	yes		Rivers Edge Ph 1 DP	Planned	696	134	236	70											1,136		Wasaga Beach Active and Proposed Developments - June 2020, Draft Plan of Subdivision and Report - 2020	
Wasaga Beach	32	Wasaga Beach	yes		Rivers Edge Ph 2 (Sunnidale Trails)	Planned	70		140												210	Assumed planned units.	Wasaga Beach Active and Proposed Developments - June 2020, Growth Management Paper - December 2017	
Wasaga Beach	33	Wasaga Beach	yes		Arnill Pitt - Maracco	Planned			42												42	Assumed planned units as per OP Section 5.6.7	Wasaga Beach Active and Proposed Developments - June 2020	
Wasaga Beach	34	Wasaga Beach	yes		Maracco Knows Rd East High Density Dev.	Proposed																-	Proposed 392 Apts. Lot entirely woodland. Assumed no units.	Wasaga Beach Active and Proposed Developments - June 2020, Growth Management Paper - December 2017
Wasaga Beach	35	Wasaga Beach	yes		Marocco / Freethy (Sunnidale Trails)	Planned	49	20	28												97	No MNRF Features. Assumed planned units	Wasaga Beach Active and Proposed Developments - June 2020, Growth Management Paper - December 2017	
Wasaga Beach	36	Wasaga Beach	yes		Pacific Homes (Sunnidale Trails) Ph 2	Planned	223	76	86	40											425	Assumed planned units.	Wasaga Beach Active and Proposed Developments - June 2020, Growth Management Paper - December 2017	
Wasaga Beach	37	Wasaga Beach	yes			Built	37	8													45		MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map	
Wasaga Beach	38	Wasaga Beach	yes			Built	42	64													106		MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map	

Wasaga Beach	39	Wasaga Beach	yes		Farsight Homes							Considered Vacant. Dormant project without final unit count. Proposes 551 units but will be affected by delineation of PSW. 260 units	Wasaga Beach Active and Proposed Developments - June 2020 - see email from Wasaga
Wasaga Beach	40	Wasaga Beach	yes			Built		12	83		95		MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map
Wasaga Beach	41	Wasaga Beach	yes		Elm Developments Georgian Sands Ph 1	Built	176	42	60		278		Growth Management Paper - December 2017, ?
Wasaga Beach	42	Wasaga Beach	yes		Elm Developments	Planned	656		448		1,104	Includes # 50 and 51 from Wasaga Map	Wasaga Beach Active and Proposed Developments - June 2020, Growth Management Paper - December 2017
Wasaga Beach	43	Wasaga Beach	yes								-	GoCart Track - no units	
Wasaga Beach	44	Wasaga Beach	yes			Built	15				15		MGP Counted - Parcels and/or Google Earth
Wasaga Beach	45	Wasaga Beach	yes		Eastdale Drive - 2355573 Ont Inc	Planned	156				156	#55 on Wasaga Map.	Wasaga Beach Active and Proposed Developments - June 2020, Growth Management Paper - December 2017
Wasaga Beach	46	Wasaga Beach	yes		Deerbrook Drive - 2355573 Ont Inc	Planned	120				120	#54 on Wasaga Map.	Wasaga Beach Active and Proposed Developments - June 2020, Growth Management Paper - December 2017
Wasaga Beach	47	Wasaga Beach	yes			Built	9				9		MGP Counted - Parcels and/or Google Earth
Wasaga Beach	48	Wasaga Beach	yes			Built	1				1		MGP Counted - Parcels and/or Google Earth
Wasaga Beach	49	Wasaga Beach	yes			Built	2				2		MGP Counted - Parcels and/or Google Earth
Subtotal Wasaga Beach						Built	962	126	238	-	1,326		
						Planned	2,940	347	1,169	393	4,849		
Bradford West Gwillimbury	1a	Bradford	yes	S-10-02	Bradford East Developments Inc	Planned	207	92	81		380	Draft Approved	Town of Bradford - Summary of Residential Units - June 2018
Bradford West Gwillimbury	1b	Bradford	yes	S-10-02	Bradford East Developments Inc	Planned			35		35	Future Residential - Block 267	
Bradford West Gwillimbury	2	Bradford	yes	51M-1063	Bradford Capital Holdings	Built	289	82	63		434	S-10-01 (33 Units within Built Boundary, 504 Total)	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	3	Bradford	yes			Built	14				14		MGP Counted - Parcels and/or Google Earth
Bradford West Gwillimbury	10a	Bradford	yes	51M-927	FNB Developments Inc Phase 1		123	-	116			S-05-01	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	10b	Bradford	yes	51M-979	FNB Developments Inc Phase 2		24	-	28			S-05-01	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	10c	Bradford	yes	51M-1043	FNB Developments Inc Phase 3		158	-	29			S-05-01	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	10d	Bradford	yes	Draft Approved	FNB Developments Inc.		70	-	-			S-05-01	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	10e	Bradford	yes	S-05-01	FNB Developments		-	-	-	97		S-05-01 - Block 406	Draft Plan From Town
Bradford West Gwillimbury	10 TOTAL	Bradford	yes			Built	375	-	173	97	645		see above
Bradford West Gwillimbury	11a	Bradford	yes	51M-962	Lormel Developments Phase 1	Built	123		-		123	S-05-05	Google Earth/Geowarehouse
Bradford West Gwillimbury	11b	Bradford	yes			Built	129				129		Google Earth/Geowarehouse
Bradford West Gwillimbury	11c	Bradford	yes	51M-1087	Lormel Developments Phase 2	Planned	36	-	-		36	S-05-05 (Clute/Stella).	Google Earth/Geowarehouse
Bradford West Gwillimbury	12	Bradford	yes	D09-15-02, D12-15-10, D14-15-11	Caprinox Developments	Planned	-	-	22		22		Subdivision Status Report, August 2016 #16
Bradford West Gwillimbury	14	Bradford	yes	D09-15-01, D14-15-10	Caprinox Developments	Planned	-	-	12		12		Subdivision Status Report, August 2016 #18

Bradford West Gwillimbury	15	Bradford	yes	D11-16-06, D14-16-09	DCMS Realty (Bradford) Inc.	Built				139	139	Retirement Residence - Googled Unit Count	Subdivision Status Report, August 2016 #24
Bradford West Gwillimbury	16	Bradford	yes	D11-16-03	St. Johns Presbyterian Church	Built				152	152	Retirement Residence	Subdivision Status Report, August 2016 #25
Bradford West Gwillimbury	9	Bradford	yes	51M-1074	Tiberian Investments Ltd/Mod-Aire Homes	Built	220	40	33	-	293	S-10-09	Report DES 2016 42
Bradford West Gwillimbury	17	Bradford	yes	D14-15-05	BMA Developments Inc.	Built	-	-	28	-	28		Subdivision Status Report, August 2016 #33
Bradford West Gwillimbury	6a	Bradford	yes	51M-1026	Great Gulf Phase 6	Built	117	-	-	-	117	S-06-04 Phase 6, S-13-09	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	6b	Bradford	yes	51M-1006	Great Gulf Phase 3B	Built	44	-	-	-	44	S-06-04 Phase 3B, S-12-12	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	6c	Bradford	yes	51M-991	Great Gulf Phase 2C	Built	40	-	-	-	40	Phase 2C, S-11-04	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	6d	Bradford	yes	51M-982	Great Gulf Phase 3A	Built	42	56	-	-	98	S-06-04 Phase 3A, S-11-11	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	6e	Bradford	yes	51M-976	Great Gulf Phase 5	Built	113	-	-	-	113	S-06-04 Phase 5, S-11-08	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	6f	Bradford	yes	51M-966	Great Gulf Phase 4	Built	81	36	-	-	117	S-06-04 Phase 4, S-10-04	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	6g	Bradford	yes	51M-950	Great Gulf Phase 2	Built	137	44	-	-	181	S-06-04 Phase 2	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	6h	Bradford	yes	51M-907	Great Gulf Phase 1	Built	232	20	-	-	252	S-06-04 Phase 1	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	6i	Bradford	yes	Draft Approved	Great Gulf	Built	138	34	-	-	172	S-06-04. Excludes remaining under construction (6j)	Town of Bradford - Summary of Residential Units - November 2016
	6j	Bradford	yes	Draft Approved	Great Gulf	Planned	81				81		
Bradford West Gwillimbury	18	Bradford	yes	51M-904	Mod-Aire, Southfield	Built	56	-	-	-	56	S-06-01 Phase 1	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	19	Bradford	yes	51M-988	Honeycut		77	19				(Westbrook Phase 1) S-06-03 Phase 1	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	4a	Bradford	yes	51M-1017	Mod-Aire Homes Phase 3		317	22	28	-		(Westbrook Phase 3) S-06-03 Phase 3, S-13-03	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	4b	Bradford	yes	51M-996	Mod-Aire Homes Phase 2		82	4	-	-		(Westbrook Phase 2) S-06-03 Phase 2	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	4c	Bradford	yes	51M-1075	Mod-Aire Homes Phase 4		175	-	-	-		(Westbrook Phase 4) S-06-03 Phase 3, S-13-03	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	4d	Bradford	yes	Draft Approved	Mod-Aire Homes		3	54	-	-		(Bearsfield/3R) Line 6, S-06-03 (805 Units DPA)	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	Total 19/4	Bradford	yes			Built	539	99	28	-	666		see above
Bradford West Gwillimbury	Total 19/4	Bradford	yes			Planned	115				115		MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map
Bradford West Gwillimbury	5	Bradford	yes	51M-969	BMA Phase 1	Built	321	4	-	-	325	S-09-01	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	13a	Bradford	yes	51M-1000	Solmar/Mod-Aire Phase 1	Built	-	-	176	-	176	S-00-02 (Parkview Heights/Northgate Greens)	Town of Bradford - Summary of Residential Units - November 2016

Bradford West Gwillimbury	13b	Bradford	yes	51M-1060	Solmar Phase 2	Built	-	-	61	-	61	S-13-05	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	7	Bradford	yes	51M-1071	Goldenlane Estates	Built	62	-	-	-	62	S-08-04	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	8a	Bradford	yes	51M-1051	National Homes	Built	66	-	-	-	66	S-06-05	Town of Bradford - Summary of Residential Units - November 2016
Bradford West Gwillimbury	8b	Bradford	yes		National Homes	Planned	50				50	portion still unbuilt	
Bradford West Gwillimbury	20	Bradford	yes			Built	8				8		MGP Counted - Parcels and/or Google Earth
Bradford West Gwillimbury	21	Bradford	yes			Built	442	10			452		MGP Counted - Parcels and/or Google Earth
Bradford West Gwillimbury	22	Bradford	yes			Built	159	4			163		MGP Counted - Parcels and/or Google Earth
Bradford West Gwillimbury	23	Bradford	yes			Built	118	2			120		MGP Counted - Parcels and/or Google Earth
Bradford West Gwillimbury	24	Bradford	yes			Built	7				7		MGP Counted - Parcels and/or Google Earth
Bradford West Gwillimbury	25	Bradford	yes			Built	2				2		MGP Counted - Parcels and/or Google Earth
Bradford West Gwillimbury	26			D11-18-05		Planned						seniors residence. Units not included	https://www.townofbwg.com/Pages/Services/Planning/Development-Applications.aspx
Subtotal Bradford West Gwillimbury						Built	3,874	431	562	388	5,255		
						Planned	489	92	150	-	731		
Springwater	1	Elmvale	yes		Green Meadows	Planned	103				103		Current & Potential Residential Growth Map - 2021
Springwater	2	Elmvale	yes			Built	2				2		MGP Counted - Parcels and/or Google Earth
Springwater	3a	Elmvale	yes		Springwater Meadows Phase 1	Planned	34				34	excludes built units	Current & Potential Residential Growth Map - 2021
Springwater	3b	Elmvale				Built	41				41		
Springwater	4	Elmvale	yes		Springwater Meadows Phase 2	Planned	81				81		Current & Potential Residential Growth Map - 2021
Springwater	5	Elmvale	yes		Wye River Estates	Planned	71				71		Current & Potential Residential Growth Map - 2021
Springwater	6	Elmvale	yes		Elmvale Developments	Planned			65		65		Current & Potential Residential Growth Map - 2021
Springwater	7	Elmvale	yes		Train Ave	Planned				23	23		Current & Potential Residential Growth Map - 2020
Springwater	8	Elmvale	yes			Built	17				17		MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map
Springwater	9a	Elmvale	yes			Built	101				101		MGP Counted - Parcels and/or Google Earth
Springwater	9b	Elmvale	yes			Built	20				20		MGP Counted - Parcels and/or Google Earth/Simcoe Interactive Map
Springwater	10	Midhurst				Built	5				5		MGP Counted - Parcels and/or Google Earth
Springwater	11	Midhurst				Built	27				27		MGP Counted - Parcels and/or Google Earth
Springwater	12	Midhurst			Micks	Planned	342				342		Current & Potential Residential Growth Map - 2021
Springwater	13	Midhurst			D. Hickling	Planned	791				791		Current & Potential Residential Growth Map - 2021
Springwater	14	Midhurst			A&R Hickling	Planned	506		186		692		Current & Potential Residential Growth Map - 2021
Springwater	15	Midhurst			Carson Trail	Planned	94		74		168		Current & Potential Residential Growth Map - 2021
Springwater	16	Midhurst				Built	5				5		MGP Counted - Parcels and/or Google Earth
Springwater	17	Midhurst			Rome	Planned	315		114		429		Current & Potential Residential Growth Map - 2021
Springwater	18	Midhurst				Built	124				124		MGP Counted - Parcels and/or Google Earth
Springwater	19	Midhurst				Built	62				62		MGP Counted - Parcels and/or Google Earth
Springwater	20	Midhurst				Built	7				7		MGP Counted - Parcels and/or Google Earth
Springwater	21	Midhurst				Built	3				3		MGP Counted - Parcels and/or Google Earth
Springwater	22	Midhurst				Built	7				7		MGP Counted - Parcels and/or Google Earth

Springwater	23	Midhurst		Johns	Planned	217				217	Lands under appeal.	Current & Potential Residential Growth Map - 2021
Springwater	24	Midhurst		Midhurst Heights	Planned	992		360	82	1,434		Current & Potential Residential Growth Map - 2021
Springwater	25/26	Midhurst		Bell/Rusdor/Coutts	Planned	569		341		910		Current & Potential Residential Growth Map - 2021
Springwater	27	Midhurst		Midves II	Planned	45				45		Current & Potential Residential Growth Map - 2021
Springwater	28	Midhurst		Wright	Planned	212		102		314	Lands under appeal.	Current & Potential Residential Growth Map - 2021
Springwater	29/30	Midhurst		Coutts-Jones	Planned	488		293		781	Future Development blocks part of lands remaining under appeal	MGP Draft Plan
Springwater	31	Midhurst		Walton	Planned	101				101	Lands under appeal.	Current & Potential Residential Growth Map - 2021
Springwater	32	Midhurst			Built	1				1		MGP Counted - Parcels and/or Google Earth
Springwater	33	Midhurst		Frankcom	Planned	178	8	88		274		
Subtotal Springwater					Built	422	-	-	-	422		
					Planned	5,139	8	1,623	105	6,875		
Total Units - Built as of Spring 2021						15,717	1,715	2,692	669	20,793		
Total Units - Planned						17,302	1,786	8,560	6,699	34,347		

Date: June 1, 2022

Prepared by:



Simcoe County Designated Greenfield Are Density Analysis
Estimated Vacant Land Unit Supply

Attachment 5

Municipality	Settlement Area	Full Municipal Servicing	Excluding MNR Features	Land Use Designation	Unit Estimate					Net Density	Assumptions	Policy Permissions		
					Singles	Semis	Street Towns	Stacked/B2 B	Total Units			Permitted Uses	Minimum Density	Maximum Density
Bradford West Gwillimbury	Bradford	yes	N/A	Low Density Residential	341	106			447	25	singles/semis	singles/semis/duplex and triplex and town		30 units/net ha
Bradford West Gwillimbury	Bradford	yes	yes	Medium Density Residential			101	-	101	40	Street towns and low-rise	towns and apartments		50 units/net ha
Subtotal Bradford West Gwillimbury					341	106	101	-	548					
Clearview	Creemore	yes	yes	Residential	377		157		535	27	Singles and street towns	LD: single, linked semi-detached and duplexes, townhouses, low-rise apt MD: triplexes, fourplexes, towns and low-rise apt	N/A	LD: 12 units/gross ha singles, 15 units/gross ha for semis/duplex MD: 50 units/ gross ha
Clearview	Creemore	yes	yes	Future Deveopment Area (Rural Underlying)	240		100		340	27	Singles and street towns	N/A	N/A	N/A
Clearview	Stayner	yes	yes	Residential	317		132		449	27	Singles and street towns	LD: single, linked semi-detached and duplexes, townhouses, low-rise apt MD: triplexes, fourplexes, towns and low-rise apt	N/A	LD: 12 units/gross ha singles, 15 units/gross ha for semis/duplex MD: 50 units/ gross ha
Clearview	Stayner	yes	yes	Future Deveopment Area (Rural Underlying)	159		66		226	27	Singles and street towns	N/A	N/A	N/A
Subtotal Clearview					1,094	-	456	-	1,549					
Collingwood	Collingwood	yes	yes	Low Density Residential	200				200	30	singles @ 15 units/gross ha	singles, semis, duplex and boarding homes	15 units/gross ha	20 units/gross ha
Collingwood	Collingwood	yes	yes	Low-Medium Density Residential	109		545	272	926	41	singles, street towns and stacked/B2B	singles, semis, duplex, fourplexes, triplexes, towns, apts, boarding homes	20 units/gross ha	30 units/gross ha
Collingwood	Collingwood	yes	yes	Medium Density Residential	31		363	156	550	42	singles, street towns and stacked/B2B	singles, semis, duplex, fourplexes, triplexes, towns, apts, student dorms and boarding homes	20 units/gross ha	55 units/gross ha
Collingwood	Collingwood	yes	yes	Residential	36				36	12	Registered Parcels			
Collingwood	Collingwood	yes	yes	Rural Residential	1				1	4	singles	singles		2 units/gross ha
Subtotal Collingwood					377	-	908	428	1,713					
Essa	Angus	yes	yes	Residential	5				5	24	singles	LD: single, semi, duplex MD: townhouses and low-rise apt buildings	N/A	LD: established by Zoning By-law Multiple Density Residential Site under 1 ha: 20 units/net ha Site btwn 1&2 ha: 25 units/net ha Site btwn 2&3 ha: 37 units/net ha

Essa	Angus	yes	yes	Residential - Future	6				6	24	singles	LD and MD uses	N/A	N/A
Subtotal Essa					11	-	-	-	11					
Innsfil	Alcona	yes	N/A	Residential Low Density 2	11				11	24	singles	singles, semis, towns, duplexes	13 units/net ha	25 units/net ha
Innsfil	Alcona	yes	N/A	Residential Medium Density			27		27	40	street towns	semis, singles, towns, B2B, stacked towns, low-rise apts, duplex, triplex	25 units/net ha	60 units/net ha
Innsfil	Cookstown (Schedule B2)	yes	N/A	Residential - Low Density	50				50	12	singles @ 6 units/gross ha)	singles, accessory suites	10 units/net ha	13 units/net ha
Subtotal Innsfil					61	-	27	-	88					
Midland	Midland	yes	yes	Neighbourhood Residential	68		28		97	27	Singles and street towns	LD: single detached, semi-detached, linked semis, duplexes and Second Units MD: triplexes, fourplexes, townhouses, apts	N/A	N/A
Midland	Midland	yes	N/A	Mixed Use Corridor	17		28		44	32	Singles and street towns	LD: singles, semi-detached, linked semis, duplexes MD: triplexes, fourplexes, townhouses, apts. (Including grade residential, live-work units and communal housing)	N/A	expected to accommodate higher density development than Neighbourhood Residential
Subtotal Midland					85	-	56	-	141					
New Tecumseth	Alliston	yes	yes	Urban Residential	17				17	24	singles	LD: singles, semis, duplex, towns, multiple dwellings MD: townhouses, multi-unit buildings, apt buildings HD: high-rise apts	N/A	N/A
New Tecumseth	Beeton	yes	yes	Urban Residential	28				28	14	singles @ 14 units/ha and street towns	LD: singles, semis MD developments	N/A	LD: 14 units/ net ha MD: 40 units/net ha
Subtotal New Tecumseth					45	-	-	-	45					
Penetanguishene		yes	yes	Neighbourhood Area	157		29		186	26	Singles and street towns	LD res uses MD: triplex, fourplex, row/block towns, converted dwellings containing more than 2 units, small-scale apts	N/A	N/A
Penetanguishene		yes	yes	Shoreline Residential	1				1	8	singles @ 4 units/ha	Typically comprised of singles with private water and wastewater servicing	N/A	N/A
Subtotal Penetanguishene					157	-	29	-	186					
Severn	Coldwater	yes	yes	Settlement Living Area	208		46		254	22	singles @ 10 units/gross ha and street towns	LD: singles, semis, duplexes MD Uses: Subject to zoning by-law amend.: triplex, quattroplex, multiplex, street and block towns, low-rise apts	N/A	LD: 20 units/residential ha MD: 37 units/residential ha
Severn	Coldwater	yes	yes	Settlement Living Special Policy Area	291		65		355	22	singles @ 10 units/gross ha and street towns	Future residential development		
Severn	Westshore	yes	yes	Settlement Living Area	449		100		548	22	singles @ 10 units/gross ha and street towns	LD: singles, semis, duplexes MD Uses: Subject to zoning by-law amend.: triplex, quattroplex, multiplex, street and block towns, low-rise apts	N/A	LD: 20 units/residential ha MD: 37 units/residential ha

Severn	Westshore	yes	yes	Settlement Living Special Policy Area	103		23		125	22	singles @ 10 units/gross ha and street towns	Future residential development		
Subtotal Severn					1,050	-	233	-	1,283					
Springwater	Midhurst	To be Constructed for New Growth	N/A	Midhurst High Density Residential / Mixed Use			7	-	7	40	Street towns	multiple unit buildings, live-work units, townhouses, low-rise apts, mixed-use buildings	N/A	N/A
Springwater	Midhurst		N/A	Midhurst Low Density Residential	739		137		876	26	Singles and street towns	singles, semis, townhouse, multiplexes	N/A	N/A
Springwater	Midhurst		N/A	Midhurst Medium Density Residential			274		274	40	street towns	townhouses, small plex-type dwellings single and semis may be permitted	N/A	N/A
Springwater	Midhurst		N/A	Midhurst Transition Residential	400				400	24	singles	singles	N/A	N/A
Springwater	Midhurst		N/A	Midhurst Village	159				159	5	singles @ 5 units/net ha	singles	N/A	N/A
Springwater	Midhurst		N/A	Future Development Potential	937		82		1,019	25	Singles and street towns	N/A	N/A	N/A
Springwater	Elmvale		yes	N/A	Urban Residential	276			276	24	singles	N/A	N/A	N/A
Subtotal Springwater					2,511	-	500	-	3,011					
Tay	Victoria Harbour & Port McNicoll	yes	yes	Settlement Residential	276				276	24	singles	LD: singles, semis, duplexes MD: triplexes, townhouses, low-rise apt buildings	9.8 lots/gross ha	12.8 lots/gross ha
Subtotal Tay					276	-	-	-	276					
Wasaga Beach		yes	yes	Country Club Community	42				42	24	singles	singles	N/A	N/A
Wasaga Beach		yes	N/A	Country Club Community	3				3	7	Registered Parcels			
Wasaga Beach		yes	N/A	Low Density Residential	77		7		84	25	Singles and street towns	singles, semis, townhouses	N/A	Small lots 30 units/net hectare
Wasaga Beach		yes	yes	Residential	42		21		63	24	singles @ 10 units/gross ha and street towns	LD: singles, semis, duplex MD: semis, linked semis, duplexes, triplexes, fourplexes, townhouses, multiple dwellings HD: apts or similar multiple dwellings	N/A	LD: municipal water services 8.75 units/net ha; LD: municipal waste water 20 units/net ha - non-municipal 7 units/net hectare MD: 37 units/net hectare HD: 74 units/net hectare
Wasaga Beach		yes	yes	Residential	38				38	15	Registered Parcels			
Subtotal Wasaga Beach					203	-	28	-	231					
Total DGA					6,210	106	2,338	428	9,082					

Date: June 1, 2022

Prepared by:



Simcoe County Rural Settlement Analysis
Estimated Planned Unit Supply

Attachment 7

Municipality	Location	Full Municipal Servicing	Map ID	Application #	Applicant	Status as of Spring 2016	Singles	Semis	Towns	Apts	Total Units	Notes	Source
Innisfil	Stroud	Potential	31			Planned	38				38		Geowarehouse
Innisfil	Sandy Cove	yes	32		Innisvillage - DA	Planned	317			465	782		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	Lefroy Bell Ewart	yes	33		LSAMI P1	Planned	253		97		350	Units remaining to be built as of Dec 2016. (Data as of Spring 2016 N/A)	
Innisfil	Lefroy Bell Ewart	yes	34		LSAMI P2 Phase 1	Planned	63				63		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	Lefroy Bell Ewart	yes	34		LSAMI P2 Phase 2	Planned	40				40		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	Lefroy Bell Ewart	yes	34		LSAMI P2 Phase 3	Planned	18				18		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	Lefroy Bell Ewart	yes	35		LSAMI P4 (Lormel Homes)	Planned	258	38	91		387		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	Lefroy Bell Ewart	yes	36		LSAMI P3	Planned	120			82	202		Town of Innisfil - Subdivision Inventory, Feb 2020
Innisfil	Churchill	No	40			Planned	21				21		Churchill Downs Application - Innisfill Subdivision Activity (Feb 2020)
Innisfil	Churchill	No	39			Planned	14				14		Top Hill Estates/Simcoe Parcels
Innisfil	Gilford	No	38			Planned	20				20		End Field Development- Innisfill Subdivision Activity (Feb 2020)
Innisfil	Gilford	No	37			Planned	23				23		Christina Homes Site Plan
Essa	Baxter	Potential	19		ET-0602	Planned	250				250		Committee of the Whole Agenda - May 2017
Clearview	Nottawa	Potential	24		Delzotto-Nottawa	Planned	192		278	30	500	278 res condo units assumed as towns and 30 res units in mixed use blocks assumed as apts.	Residential Development Projects Map - March 2020
Clearview	New Lowell	No	25		Rice-New Lowell	Planned	47				47		Residential Development Projects Map - March 2020
Clearview	New Lowell	No	26		Delzotto-New Lowell	Planned						Application submitted for 1,925 units on 66ha excluding MNR features. Assumed Vacant. Units calculated in "Rural Settlements-Vacant"	Residential Development Projects Map - March 2020
Clearview	Old Sunnidale	No	27			Planned	8				8	Simcoe Interactive Map	
Clearview	Brentwood	No	28			Planned	30				30		Clearview Residential Projects as of March 2020
Bradford West Gwillimbury	Bond Head	yes	26	S-09-03 (Bond Head Ph2 and 3)		Planned	334				334		Town of Bradford West Gwillimbury - Summary of Residential Units - November 2018
Bradford West Gwillimbury	Bond Head	yes	27	D12-17-16/D14-17-11 (Sunrise Developments)		Planned	50			44	94		Town of Bradford West Gwillimbury - Summary of Residential Units - November 2018
Bradford West Gwillimbury	Bond Head	yes	28	S-10-03 (Geranium)		Planned	375	56	171	121	723		Town of Bradford West Gwillimbury - Summary of Residential Units - November 2018
Oro-Medonte	Moonstone	No	7			Planned	14				14		Geowarehouse
Oro-Medonte	Sugar Bush	No	6			Planned	87				87		Simcoe Interactive Map
Oro-Medonte	Sugar Bush	No	6			Built	43				43		Simcoe Interactive Map
Oro-Medonte	Sugar Bush	No	5	43-OM-93022		Planned	80				80		Planning Division Activity Summary, April 2021
Oro-Medonte	Warminster	No	8			Planned	71				71		Planning Division Activity Summary, June 2019-Dec 2019/Geowarehouse
Oro-Medonte	Warminster	No	9	2016-SUB-02		Planned	50				50		Planning Division Activity Summary, April 2021
Oro-Medonte	Oro Station	No	11	2012-SUB-03		Planned	18				18		Planning Division Activity Summary, April 2021
Oro-Medonte	Horseshoe Valley		3	2016-SUB-01		Planned	25	48			73		Planning Division Activity Summary, April 2021

Oro-Medonte	Horseshoe Valley	??	2	2006-SUB-01		Planned	97				97	Planning Division Activity Summary, April 2021
Oro-Medonte	Horseshoe Valley		4			Planned	51	45			96	Geowarehouse
Oro-Medonte	Prices Corners	No	10			Planned	20				20	Geowarehouse
Oro-Medonte	Craighurst	Potential	1	2003-SUB-01		Planned	319				319	MGP Draft Plan
Ramara	Atherly-Uptergrove	No	1			Planned	148				148	Subdivision plan under construction post-2016. Can't find. Assumed same unit density as other vacant land for now. (37 ha vacant @ 4 units/gross ha)
Severn	Bass Lake/Marchmont	No	8			Planned	19				19	Development Application
Severn	Fesserton	No	9		Georgian Heights Subdivision	Planned	33				33	Total of 41 Units. Partially built 2016
Springwater	Snow Valley	Yes	33		Cameron Estates	Planned	87				87	Current & Potential Residential Growth Map - 2020
Springwater	Centre Vespra	Yes	34		Stonemanor Woods Ph2	Planned	323				323	Current & Potential Residential Growth Map - 2020
Springwater	Centre Vespra	Yes			Stonemanor Woods Ph3	Planned	8				8	Current & Potential Residential Growth Map - 2020
Springwater	Centre Vespra	Yes			Stonemanor Woods Ph4	Planned	48				48	Current & Potential Residential Growth Map - 2020
Springwater	Anten Mills	No	40			Built	4				4	
Springwater	Anten Mills	No	40			Planned	11				11	Simcoe Interactive Map
Springwater	Anten Mills	No	38			Planned	76				76	Subdivision Status mapping - Estates of Anten Mills
Springwater	Anten Mills	No	39			Planned	11				11	Subdivision Status mapping - Marshall
Springwater	Hillsdale	No	35			Planned	114				114	MGP - Sarjeant
Springwater	Hillsdale	No	36			Planned	233				233	MGP - Heritage Village
Springwater	Hillsdale	No	37			Planned	15				15	Scarlett Line
							47	-	-	-	47	
							4,429	187	637	742	5,995	

Date: June 1, 2022

Prepared by:



Simcoe County Rural Settlement Analysis
Estimated Vacant Land Unit Supply

Attachment 8

Municipality	Settlement Area	Full Municipal Servicing	Excluding MNR Features	Land Use Designation	Hectares	Unit Estimate					Net Density	Gross Density	Assumptions	Policy Permissions		
						Singles	Semis	Rows	Apartments	Total Units				Permitted Uses	Minimum Density	Maximum Density
Adjala-Tosorontio	Colgan	No	yes	Vacant	5.0	12				12	5	2.5				Residential uses in new single detached home area shall not exceed a density of 5 units/net ha whether serviced by private wells or a municipal water supply
Adjala-Tosorontio	Glencairn	No	yes	Vacant	4.0	10				10	5	2.5				
Adjala-Tosorontio	Hockley	No	yes	Vacant	16.3	41				41	5	2.5				
Adjala-Tosorontio	Lisle	No	yes	Vacant	0.5	1				1	5	2.5				
Adjala-Tosorontio	Loretto	No	N/A	Vacant	21.3	53				53	5	2.5				
Adjala-Tosorontio	Rosemont	No	N/A	Vacant	1.2	3				3	5	2.5				
Adjala-Tosorontio	Tioga	No	yes	Vacant	6.5	16				16	5	2.5				
Adjala-Tosorontio	Everett	Yes	yes	Low Density Residential	80.6	645				645	16	8.0	singles	LD: single detached. Limited HD will be considered if it will be properly serviced/has minimal impact on other housing	N/A	overall density of 13 units/gross ha
Adjala-Tosorontio	Everett	Yes	N/A	Medium Density Residential	0.7			15		15	40	20.0	street towns	3 or more units in a single structure encouraged to constructed in clusters; rows of towns	N/A	
Bradford West Gwillimbury	Newton Robinson	No	N/A	Vacant	0.9	2				2	5	2.5				
Bradford West Gwillimbury	Bond Head	Yes	yes	Low Density Residential	10.4	112		21		133	26	12.8	Singles and street towns	singles/semis/duplex and triplex and towns		30 units/net ha
Clearview	New Lowell	No	yes	Future Development Area (Rural Underlying)	76.2	191		-		191	5	2.5		N/A	N/A	N/A
Clearview	New Lowell	No	yes	Residential	49.5	124		-		124	5	2.5	While OP suggests full servicing will be available, there are no immediate plans, therefore assumed vacant land using Private Servicing assumption	LD: single, linked semi-detached and duplexes, townhouses, low-rise apt MD: triplexes, fourplexes, towns and low-rise apt	N/A	LD: 12 units/gross ha singles, 15 units/gross ha for semis/duplex MD: 50 units/ gross ha
Clearview	New Lowell	No	yes	Residential - Vacant land of Application Submitted - Map ID #26	66.7	167		-		167	5	2.5				
Clearview	Nottawa	Potential	yes	Residential	30.5	244				244	16	8.0		LD: single, linked semi-detached and duplexes, townhouses, low-rise apt MD: triplexes, fourplexes, towns and low-rise apt	N/A	LD: 12 units/gross ha singles, 15 units/gross ha for semis/duplex MD: 50 units/ gross ha
Clearview	Avening	No	N/a	Vacant	0.7	2				2	5	2.5				
Clearview	Batteaux	No	yes	Vacant	0.7	2				2	5	2.5				
Clearview	Brentwood	No	N/A	Vacant	0.0	-				-						
Clearview	Devil's Glen	No	N/A	Vacant	31.1	112				112	7	3.6	112 units as per OP land use schedule			
Clearview	Dunedin	No	N/A	Vacant	2.4	6				6	5	2.5				

Clearview	Duntroon	No	yes	Vacant	1.8	5			5	5	2.5				
Clearview	Glen Huron	No	N/A	Vacant	0.8	2			2	5	2.5				
Clearview	Singhampton	No	yes	Vacant	2.8	7			7	5	2.5				
Clearview	Old Sunnidale	No	N/A	N/A	0.0	-			-						
Clearview	Sunnidale Corners	No	N/A	N/A	0.0	-			-						
Essa	Colwell	No	yes	Vacant	0.0	-			-						
Essa	Ivy	No	N/A	Vacant	0.5	1			1	5	2.5				
Essa	Utopia	No	N/A	N/A	0.0	-			-						
Essa	Thornton	No	N/A	Vacant	5.4	14			14	5	2.5	assumed private servicing			
Innsifil	Stroud (Schedule B7)	Potential	N/A	Village Residential Area	41.6	52			52	3	1.3	singles @ 2.5 units/net ha	singles, accessory suites	In the range of 2.5 units/net ha	
Innsifil	Lefroy Bell Ewart (Schedule B3)	Yes	N/A	Low Density Residential 2	5.3	34			34	13	6.5	singles @13 units/net ha	singles, semis, towns, duplexes	13 units/net ha	25 units/net ha
Innsifil	Lefroy Bell Ewart	Yes	N/A	Low Density Residential 1	3.3	19			19	12	5.8	singles @ average of 11.5 units/net ha	singles, accessory suites	10 units/net ha	13 units/net ha
Innsifil	Sandy Cove (Schedule B5)	Yes	yes	Residential Low Density 1	1.4	8			8	12	5.8	singles @ average of 11.5 units/net ha	singles, accessory suites	10 units/net ha	13 units/net ha
Innsifil	Sandy Cove	Yes	yes	Retirement Residential Area	97.8	1,056	196		1,251	26	12.8	Singles and street towns	ground related housing in separated or multi-unit forms. Apartments, retirement, nursing and long-term care facilities	12 units/gross ha	16 units/gross ha
Innsifil	Churchill	No	N/A	Vacant	6.7	17			17	5	2.5	assumed private servicing			
Innsifil	Gilford	No	Yes	Vacant	15.7	39			39	5	2.5	assumed private servicing			
Innsifil	Fennell's Corners	No	N/A	N/A	0.0	-			-						
Oro-Medonte	Forest Home	No	N/A	N/A	0.0	-			-						
Oro-Medonte	Jarratt	No	N/A	N/A	0.0	-			-						
Oro-Medonte	East Oro	No	N/A	Vacant	1.7	8			8	10	4.8	Geowarehouse			
Oro-Medonte	Edgar	No	yes	Vacant	4.5	11			11	5	2.5				
Oro-Medonte	Guthrie	No	yes	Vacant	1.9	5			5	5	2.5				
Oro-Medonte	Hawkestone	No	yes	Vacant	49.7	124			124	5	2.5				
Oro-Medonte	Moonstone	No	yes	Vacant	10.4	26			26	5	2.5				
Oro-Medonte	Rugby	No	yes	Vacant	2.0	5			5	5	2.5				
Oro-Medonte	Shanty Bay	No	N/A	Vacant	27.3	68			68	5	2.5				
Oro-Medonte	Sugar Bush	No	N/A	Vacant	0.0	-			-						
Oro-Medonte	Warminster	No	N/A	Vacant	13.5	34			34	5	2.5				
Oro-Medonte	Craighurst	Potential	yes	Living Area	16.0	128	-		128	16	8.0	singles and street towns	Single detached, semis, townhouses, multiple/low-rise apt dwellings	32 persons & jobs/ha	
Ramara	Atherly-Uptergrove	No	yes	Vacant	158.4	396			396	5	2.5				

Ramara	Coopers Falls	No	N/A	N/A	0.0	-												shall not exceed 5 units/net ha when serviced only by municipal water supply or by individual private water supply and wastewater treatment facilities for infilling and 12 units/net ha for singles/semis and 24 units/net ha for multiple dwelling units when municipal or communal waste water treatment and water supply services are available.
Ramara	Gamebridge	No	N/A	Vacant	2.1	5				5	5	2.5						
Ramara	Longford Mills	No	yes	Vacant	26.8	67				67	5	2.5						
Ramara	Sebright	No	yes	Vacant	2.4	6				6	5	2.5						
Ramara	Udney	No	N/A	N/A	0.0	-				-								
Ramara	Brechin	Yes	yes	Village Residential	56.6	339				339	12	6.0	singles at 6 units/ gross ha	Any dwelling type			N/A	
Ramara	Lagoon City	Yes	yes	Village Residential	10.0	80				80	16	8.0	singles	Detached dwellings, townhouses, low rise apartments				LD: 7.4 to 12.4 units/gross hectare MD: 29.6 to 37.0 units/gross hectare HD: 69.1 to 74.1 units/gross hectare
Ramara	Washago	Yes	yes	Hamlet	0.0	-				-							N/A	2 units/gross hectare
Severn	Ardtree	No	yes	Vacant	9.8	24				24	5	2.5						
Severn	Bass Lake/ Marchmont	No	yes	Vacant	5.5	14				14	5	2.5						
Severn	Fesserton	No	yes	Vacant	0.9	2				2	5	2.5						
Severn	Port Severn	No	yes	Vacant	9.1	23				23	5	2.5						
Severn	Severn Falls	No	yes	Vacant	0.0	-				-								
Tay	Waubashene	No	N/A	Village Residential	1.9	5				5	5	2.5					9.8 lots/gross residential ha	12.8 lots/gross residential ha
Tay	Waverly	No	N/A	Village Residential	43.4	109				109	5	2.5						
Tiny	Lafontaine	No	N/A	Vacant	16.3	41				41	5	2.5						
Tiny	Lafontaine	No	N/A	Vacant	3.1	16				16	10	5.2	Simcoe Parcels	measured 5 units/gross ha				
Tiny	Perkinsfield	No	yes	Vacant	33.9	85				85	5	2.5						
Tiny	Toanche	No	yes	Vacant	0.8	2				2	5	2.5						
Tiny	Toanche	No	N/A	Vacant	23.4	73				73	6	3.1	Simcoe Parcels/Geowarehouse	measured 3 units/gross ha				
Tiny	Wyebridge	No	N/A	N/A	0.0	-				-								
Tiny	Wyevale	No	yes	Vacant	5.2	13				13	5	2.5						
Springwater	Snow Valley	Yes	N/A	Urban Residential - Area 12	11.8	36				36	6	3.1	singles	units as per OP				
Springwater	Snow Valley	Yes	N/A	Urban Residential - Area 14	25.4	62				62	5	2.4	singles	units as per OP				
Springwater	Snow Valley	Yes	N/A	Urban Residential - Area 15	10.1	34				34	7	3.4	singles	units as per OP				
Springwater	Anten Mills	No	N/A	Vacant	0.0	-				-								
Springwater	Hillsdale	No	yes	Vacant	29.5	74				74	5	2.5						

Springwater	Minesing	No	N/A	Vacant	1.4	3				3	5	2.5				
Springwater	Orr Lake	No	yes	Vacant	0.0	-				-						
Springwater	Phelpston	No	yes	Vacant	1.5	4				4	5	2.5				
						4,918	-	231	-	5,149						

Date: June 23, 2021

Prepared by:



APPENDIX C



Matthew Cory
905 513 0170 x116
mcory@mgp.ca

June 4, 2021

MGP File: 21-2951

Mr. Dan Amadio, Manager of Planning
County of Simcoe
1110 Highway 26,
Midhurst, Ontario L9X 1N6

via email: dan.amadio@simcoe.ca and clerks@simcoe.ca

Dear Mr. Amadio:

**RE: New Tecumseth Community Builder Inc.
Municipal Comprehensive Review – Special Council Meeting Comments**

I am the Professional Planner and Land Economist that represents the New Tecumseth Community Builders Inc. (NTCBI) landowner group. This group, which includes experienced community and home builders (Mattamy Homes, Solmar Corporation, Lakeview Homes, Flato Land Holdings) own significant lands south of the Alliston settlement boundary as shown on the attached plan. We look forward to working with the County of Simcoe and the Town of New Tecumseth through the upcoming Municipal Comprehensive Review process to update the County Official plan to achieve conformity with the Provincial Growth Plan (2020.)

In anticipation of the MCR we have started our own planning and study process by undertaking technical and other growth-related studies for these lands. As part of our study process, we are undertaking background study work with the intent that we would share this with you to assist you in completing the MCR in a timely fashion. We intend to work cooperatively with the County of Simcoe and Town of New Tecumseth and the other landowners in the study area to coordinate our efforts and create a comprehensive plan for a complete community, complementing the existing Alliston community while fostering sustainability and environmental stewardship.

It is our preliminary opinion that there will be a significant community and employment land needs to accommodate the population and employment growth forecast for Simcoe County to 2051 by the Provincial Growth Plan. As per the policies of the Growth Plan and the County Official Plan, growth should be directed to Primary Settlement Areas (which Alliston is identified as one in the Growth Plan) where it will result in the creation of complete communities.

Complete communities are best realized by dedicating suitable growth to those areas that can undergo comprehensive planning exercises. In so doing, new growth can be comprehensively planned in a phased and sequential manner to accommodate a variety of housing, employment, shopping, recreation, education, transportation, and environmental land uses. The significant lands within the study area provide an excellent opportunity to accommodate new growth through a complete community extending south from the current settlement area boundary limit of Alliston.

As the Municipal Comprehensive Review proceeds, we would like to work closely with you and share our vision for community building and technical and growth-related studies as they are available. Accordingly, we ask that we be added to all your mailing lists and request a meeting with you in the coming weeks to present some of our preliminary findings.

Thank you for the opportunity to participate in the MCR. Please do not hesitate to contact me or the landowners' group manager, Glenn Pitura (Arutip Engineering Limited), at any time.

Yours very truly,
Malone Given Parsons Ltd.

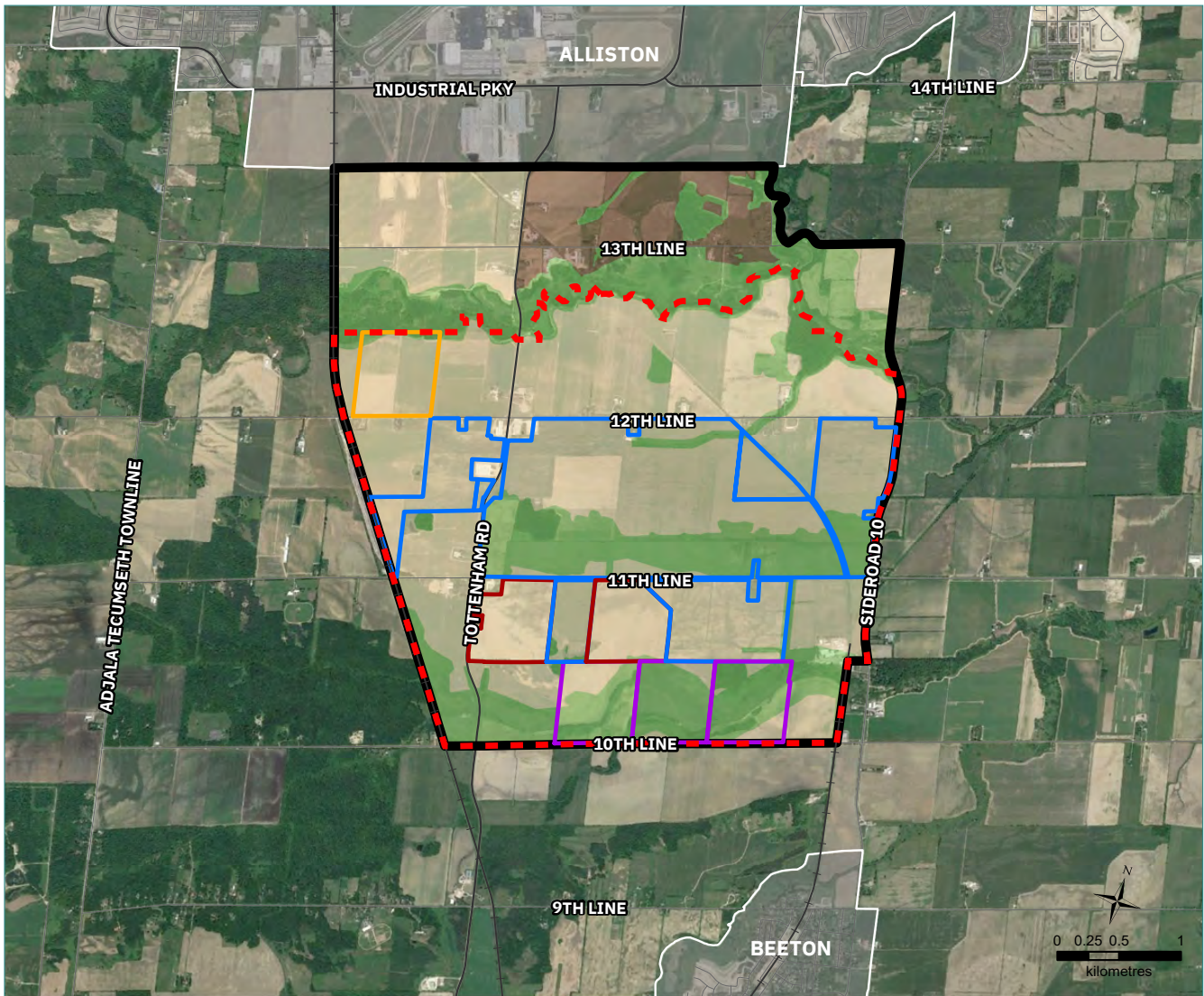













Matthew Cory, MCIP, RPP, PLE, PMP

Principal, Planner, Land Economist, Project Manager

Atch: NTCBI Landownership and Settlement Area Study Map

NEW TECUMSETH COMMUNITY BUILDERS INC. PARTICIPATING LANDOWNERS



- | | |
|---|---|
|  Settlement Expansion Study Area |  Settlement Area |
|  Landowner Group Boundary | Town of New Tecumseth Official Plan |
| Participating Landowners | Land Use Designation |
|  Mattamy Homes |  Agricultural |
|  Solmar Corporation |  Rural |
|  Flato Land Holdings |  Environmental Protection 1/ |
|  Lakeview Homes |  Environmental Protection 2
Overlay |

Sources: Town of New Tecumseth Official Plan, Schedule A, March 2019.
Contains information licensed under the Open Government Licence – Ontario

MGP File: 21-2951
Date: June 3, 2021



June 30, 2021

MGP File: 21-2951

County of Simcoe
1110 Highway 26
Midhurst, ON L9X 1N6

Sent via email: dan.amadio@simcoe.ca

**Attention: Mr. Dan Amadio,
Manager of Planning Director, Planning and Development**

Dear Mr. Amadio:

**RE: New Tecumseth Community Builders Inc.
Comments on the Simcoe Municipal Comprehensive Review
Greenfield Supply Analysis and Settlement Area Boundary Expansion Request**

1.0 Introduction

Malone Given Parsons Ltd. (“MGP”) is the planning and land economic consultant for the New Tecumseth Community Landowners Group (“NTCBI”), which includes experienced community and home builders (Mattamy Homes, Solmar Corporation, Lakeview Homes, Flato Land Holdings) own significant lands south of the Alliston settlement boundary. Further to our letter (attached) and delegation for the June 8th Council meeting, this letter provides input into the County’s MCR process and land needs assessment and requests the County include the lands south of the Alliston settlement boundary (“NTCBI lands”) (See Appendices A and B) within the Alliston Settlement Area Boundary to accommodate growth to the year 2051.

As further explained in this letter, we believe that the Simcoe County Land Needs Assessment (“County LNA”) will demonstrate the need for additional land to meet the growth forecast when completed in conformity with the Province’s *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (“Growth Plan”). With Alliston designated as a Primary Settlement Area, the lands are an excellent location in the County to accommodate growth as a complete community, on full municipal services. As input into the County’s Municipal Comprehensive Review (“MCR”), we are providing our estimate of land requirements and Designated Greenfield Supply background technical work, which we believe will aid staff and the consultant team in determining the need for significant additional lands to be included within the Alliston Settlement Area Boundary.

Appendix A provides location mapping of the subject lands and Appendix B the proposed land use designations as “Settlements”.

Appendix C provides our analysis of the Designated Greenfield Area supply analysis for Simcoe County.

Utilizing the supply estimate and Hemson’s technical background work and assumptions for the 2020 Growth Plan, we have estimated that there is a significant need for additional land required within the Settlement Area Boundary to 2051 to accommodate Simcoe County’s forecasted population and employment growth. Hemson forecasts the need to accommodate 229,900 dwellings (comprised of 180,200 single/semi detached, 19,300 rows and 14,900 apartments and accessory units) to meet the population forecast to 2051 in the County. We generally agree with and support this work as being a basis for the market-based demand forecast for housing in the County to 2051.

Compared to this demand forecast, our supply analysis and preliminary calculations on the land needs assessment leads us to conclude that the County has sufficient supply of rows and apartments to accommodate growth of these dwelling types and achieve an intensification target of 32% of growth within the Built-Up Area by 2051.

However, even with a reduced assumption of demand for single/semi detached dwellings (approximately 175,000 units to 2051), we estimate the County to require additional land beyond its current supply (which includes the fill build-out of all settlement areas to their servicing capacity potential) to accommodate another 32,000 single and semi-detached units to 2051. At typical densities in Simcoe County, this would requirement approximately 2,600 hectares of lands beyond the current settlement areas.

The Growth Plan and Simcoe County Official Plan policies require that the majority of growth be directed to primary settlement areas that would result in complete communities. Specifically, policies 6.2.1 and 6.3.2 of the Growth Plan respectively state:

“6.2.1 Through the next municipal comprehensive review, Simcoe County will allocate the growth forecasts in Schedule 3 to lower-tier municipalities in accordance with policy 5.2.3.2 e) in a manner that implements the policies of this Plan, such that a significant portion of population and employment growth is directed to lower-tier municipalities that contain primary settlement areas.”

“6.3.2 Municipalities with primary settlement areas will, in their official plans and other supporting documents:

- a) identify primary settlement areas;*
- b) identify and plan for strategic growth areas within primary settlement areas;*
- c) plan to support the achievement of complete communities within primary settlement areas; and*
- d) ensure the development of high quality urban form and public open spaces within primary settlement areas through site design and urban design standards that create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive. “*

The Simcoe County Official Plan policy 3.5.6 contains a similar policy which states:

“3.5.6 Primary settlement areas are settlement areas and are shown on Schedule 5.1.2 of this Plan. Primary settlement areas are larger settlements suitable for high intensification targets, public transit services, and high density targets for designated Greenfield areas and have full municipal water services and municipal sewage services. Primary settlement areas will develop

as complete communities. Municipalities with primary settlement areas will, in their official plans, focus and direct a significant portion of its population and employment forecasted growth to the applicable primary settlement areas while considering growth in other settlement areas through local growth management studies as per Section 3.5.8. Municipalities with primary settlement areas will, in their official plans, identify primary settlement areas, identify and plan for intensification areas within primary settlement areas and ensure the development of high quality urban form and public open spaces within primary settlement areas through site design and urban design standards that create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive.”

The NTCBI lands south of Alliston provide an excellent opportunity to accommodate a significant proportion of the growth to 2051 through a comprehensive planning exercise. The resultant neighbourhoods will add additional housing choice to Alliston as well as employment and other land uses that may be limited or non-existent in the community today. Moreover, directing growth to the NTCBI lands maintains an appropriate allocation of growth to the Town of New Tecumseth and, by concentrating growth to achieve a larger complete community, avoids fragmented and incremental growth that would occur from directing growth in a more dispersed manner throughout the County. The remainder of this letter provides the basis for our request to include the NTCBI lands within the Alliston settlement area boundary.

1.1.1 The NTCBI lands can support creating a complete, healthy, smart, and sustainable community in New Tecumseth, including creating new nodes and transit-supportive corridors.

The NTCBI lands will be planned as an integrated community with opportunities for residents and visitors to live, work, learn, socialize, and be healthy. The size and configuration of the New Tecumseth lands mean they can be comprehensively planned to ensure that growth will result in a complete community. The NTCBI lands will be planned to surpass base conformity with Provincial and County planning policy and will be a prototypical sustainable community.

To allow for the comprehensive planning of this area, the entirety of the NTCBI lands must be included within the Settlement Area Boundary to allow the Town to undertake its planning and visioning process. The area must be planned as a whole to ensure that critical social, economic, and environmental objectives are achieved through interim years of community development. Failure to include portions of the lands can undermine good planning of this area and may preclude the achievement of larger objectives, such as the realization of urban nodes, community uses, local transit and active transportation network, affordable housing options, natural heritage protection, economic sustainability, and the logical and efficient servicing of development, including managing stormwater.

It is good planning and achieves the intent of the Growth Plan to direct growth to areas that can achieve complete communities. As opposed to a large portion of unbuilt designated or proposed greenfield areas in the County that can result in the incremental growth of existing neighbourhoods and employment areas, the NTCBI lands provide one of the only opportunities in a primary settlement area, in the southern portion of the County, to realize a comprehensively planned community. The entirety of NTCBI lands should be included within the Settlement Area Boundary supported by appropriate phasing policies to create a master

planned community at a pace and scale that supports the local community and its critical infrastructure.

2.0 NTCBI lands are required to ensure the Town and County will accommodate land needs to 2051.

As part of the MCR, the County is required to assess the need for additional land to accommodate growth to the 2051 planning horizon of the Growth Plan. The Provincial Land Needs Assessment Methodology for the Greater Golden Horseshoe (2020) (“LNA Methodology”) is to be used in conducting this assessment.

The following subsections of this letter provide a summary of the requirements and key assumptions used in undertaking the Land Needs Assessment (“LNA”).

2.1 Policy and Methodological Requirements

2.1.1 A key component of the LNA Methodology is that upper and single-tier municipalities are required to consult with lower-tier municipalities in their implementation of the Growth Plan through the municipal comprehensive review.

“The projected housing need can be allocated among the lower-tier municipalities (if applicable). If allocating, upper-tier municipalities should, in consultation with lower-tier municipalities and the public, make the allocation among the municipalities based on such factors as the planned urban structure, housing affordability, a mix of housing types, servicing capacity and the potential for intensification. (LNA, pg. 8)”

Lower-tier municipal consultation is required in conducting the assessment. The assessment must incorporate and have a strong regard for matters such as the planned urban structure at a local planning level. In this regard, we are working with the Town of New Tecumseth to envision the potential for the NTCBI lands as a logical and desirable addition to the Alliston settlement area.

2.1.2 The Community Land Needs portion of the LNA must be determined based on dwelling unit type estimates from the demand forecast, not by assuming a Greenfield Density.

Housing by type must be used to determine the need for new Community Land (i.e., Settlements) to ensure a sufficient land supply for all dwelling types. The former LNA (2016) used a blended greenfield density approach (e.g., assuming a general density such as 60 residents and jobs over the entire land area) to estimate land needs. The current LNA Methodology removed this approach as it obscured the certainty in providing for the housing required to meet the projected needs of current and future residents. The greenfield density is a target of the Growth Plan, it functions as a minimum outcome related to the planned urban structure. It should not be used to determine an appropriate housing mix, nor the amount of land needed to accommodate growth. Assessments that do not include the calculation of land by dwelling unit type do not conform with the Growth Plan.

In this regard, we have prepared our supply analysis based on individual unit type in accordance with the dwelling types listed in the current LNA Methodology:

- Single/Semi-detached houses;
- Row Houses – including all forms of townhomes except for back-to-back townhouses;
- Apartments, which may be subdivided into:
 - Low-rise apartments - dwelling unit attached to other dwelling units including back-to-back townhouses, commercial units, or other non-residential space in a building that has less than five storeys;
 - High-rise apartments - dwelling unit in a building which has five or more storeys; and,
- Other dwellings - All others. (LNA Methodology, pg.10)

Our analysis demonstrates that the overall planned density of the DGA in Simcoe County is slightly higher than 30 residents and jobs per hectare when adjustments to estimate supply based on servicing potential have been factored into the analysis. It is therefore our opinion that the minimum Designated Greenfield Area density for the County should be 30 residents and jobs per hectare in forthcoming LNA work.

2.1.3 The Provincial Policy Statement (2020), A Place to Grow (2020), and the associated LNA Methodology require municipalities to provide a market-based supply of housing to the extent possible.

Market-based demand is generally determined by considering County-level historical trends of housing preference while estimating the needs and wants of existing and future residents. In contrast, policy-driven demand seeks to restrict the way residents are housed by aspiring to achieve higher densities (resulting in a higher proportion of rows and apartments) than would occur if left to market forces. The market-based demand for the Greater Golden Horseshoe unmodified by the Growth Plan targets is contained in the Hemson Background Technical Forecasts (August 2020) for the Growth Plan. It is important to note that conformity with the Growth Plan minimum intensification and greenfield density targets represents a significant policy-driven shift away from the housing mix the market would deliver.

We have assumed that the background work prepared for the Growth Plan by Hemson consulting provides a market-based demand forecast for housing by type to 2051 and believe that this work should be used in the County’s forthcoming land needs assessment.

2.1.4 The County’s LNA should include a realistic housing supply from intensification.

Simcoe County currently has an intensification target of 32%. It is our opinion that this target remains a challenging target and should not be increased in the County’s forthcoming land needs assessment work. This is generally based on the limited market demand for both rows and apartments in the County, and all of the forecasted units would be required to satisfy the demand for intensification at the 32% target.

Because the intent of the Growth Plan is that growth be achieved, the rate of intensification must be realistic. Unrealistic intensification assumptions undermine the achievement of the Growth Plan and put municipalities at risk of not providing sufficient housing in the forecast period. In this regard, the LNA Methodology states that:

“In order to establish a realistic supply of the units that will be achieved within the Plan horizon, the municipality should estimate the number of units by type likely to be created under current or anticipated conditions. Where applicable, the upper-tier municipality may work collaboratively with lower-tier municipalities to determine the potential to achieve housing by dwelling type through intensification within the forecast period. (pg. 11)”

2.1.5 The County’s LNA should adjust its supply assumptions to ensure that lands will develop within the forecast period to logical boundaries.

Sufficient land must be provided to achieve the forecasted growth; municipalities should adjust the land needs to ensure this occurs as anticipated by the LNA. Assessments that do not provide a sufficient supply of land for a market-based supply of housing that can be achieved within the Plan horizon do not conform to the Growth Plan. The LNA Methodology notes that minor upward adjustments to the land area required for Settlement Area Boundary Expansion should be made to ensure logical boundaries when final settlement area boundaries are determined. When undertaking the LNA and proposing potential settlement area boundaries, the County should make necessary adjustments to provide a sufficient supply of achievable land using logical boundaries. As noted in our Greenfield Supply analysis, we have adjusted estimated supply to account for servicing limitations on growth and areas that are likely undevelopable as a result of environmental features. As per the LNA Methodology, the County can and should consider adjusting its assumptions on supply further to account for the following:

“Final adjustments to land need may be made to account for:

- *Extremes of need because of unusually low or high vacancies at the time of analysis such as a vacancy adjustment related to maintaining a healthy rental vacancy rate over the planning horizon;*
- *Constrained land within the settlement area that requires additional infrastructure (e.g., servicing, transit, highways);*
- *Lands that may not develop within the horizon of the Plan due to other factors such as landowner choice to not develop for the purposes they are designated for;*
- *The length of the planning process to make lands ready for development; and,*
- *Other economic (e.g., provision for major businesses) and demographic (e.g., increases in immigration and emigration) considerations not anticipated in growth scenarios used in the initial municipal analysis.” (LNA Methodology, pg. 13-14)”*

3.0 Conclusion

For the reasons noted in this letter, we conclude the following:

- There is a need for additional lands being added to the urban boundary in Simcoe County.
- Alliston is a Primary Settlement Area and should be planned to accommodate a significant amount of growth to 2051.
- Alliston is well suited for additional residential growth to compliment significant existing and future employment lands.
- The NTCBI lands situated in proximity to the existing settlement boundary of Alliston are a logical and optimal location to accommodate a significant portion of the growth forecasted in the County to 2051.
- The NTCBI lands provide sufficient scale to deliver a complete community and can conform to the Growth Plan and County policies in this regard.
- The NTCBI lands can be phased to ensure logical and sequential growth in accordance with necessary and warranted hard and soft infrastructure.
- The NTCBI lands are capable of delivering required big picture infrastructure including DC revenues to upgrade key infrastructure such as water treatment plants in Collingwood and improvements to water supply systems in Tottenham including possible transportation road improvements.

In conclusion, we thank you for the opportunity to provide input into the County's MCR process. The NTCBI continues to study and plan for the development of these lands in cooperation with the Town of New Tecumseth. The group anticipates providing additional input to the MCR (including our master planning vision and other technical analyses) and looks forward to close and frequent communication with County staff throughout the remainder of this process.

We would like to schedule a meeting with the County and Town planning staff in order to present and discuss our work: please contact me at any time to arrange a time.

If you have any questions or wish to discuss this letter, please do not hesitate to contact the undersigned at any time.

Yours very truly,
Malone Given Parsons Ltd.



Matthew Cory, MCIP, RPP, PLE, PMP

Principal, Planner, Land Economist, Project Manager

cc. Glen Pitura, Group Manager NTCBI & clients
Derek Abbotts, Town of New Tecumseth

Attachments:

- Appendix A: NTCBI lands and participating owners
- Appendix B: NTCBI lands for Settlement Area Boundary Expansion
- Appendix C: Simcoe County DGA Analysis

February 4, 2022

MGP File: 21-2951

Jennifer Best
Director, Planning and Building
Town of New Tecumseth
10 Wellington St. E.
Alliston, ON L9R 1A1

via email: Jbest@newtechmseth.ca

Attention: Jennifer Best

Dear Ms. Best:

**RE: New Tecumseth Community Builders Inc.
Settlement Area Boundary Expansion Request
Comments on the County Land Needs Assessment and Response to the Town
Settlement Area Boundary Expansion Evaluation Criteria**

As you know, Malone Given Parsons Ltd. (“MGP”) is the planning and land economist consultant for the New Tecumseth Community Builders Inc. (“NTCBI”), who own multiple properties in the Town of New Tecumseth (the “Town”). Following our delegation to the Committee of the Whole on December 13, 2021 regarding the NTCBI lands (also known as the “Harvest Lands”), we are writing to:

- 1) provide our comments on Simcoe County’s Land Needs Assessment (the “County LNA”) as it applies to the Town of New Tecumseth; and
- 2) provide a detailed response to the Town’s Draft Settlement Boundary Evaluation Criteria released on November 29, 2021 (Report #PD-2021-59) which comprehensively reviews the NTCBI lands against the Town and Province’s criteria for settlement boundary expansions, based on technical analyses prepared by the NTCBI consultant team.

We have had the opportunity to review the County LNA and believe there are significant issues related to the need to provide a market-based supply of housing, which have serious impacts on the forecasted land needs in the Town. This letter provides suggested changes to the County’s LNA to deliver a market-based supply of housing in New Tecumseth, which is essential to accommodating forecasted population growth while reducing financial risk to the Town. We ask that you please consider these comments in determining your response to the County as part of the Municipal Comprehensive Review process.

With regard to the Town’s consideration of growth options, it is our opinion that the inclusion of the Harvest Lands within the urban boundary is required to meet this adjusted growth need. Moreover, the Harvest Lands can achieve the Town’s criteria for settlement boundary

expansion, can be consistent with the Provincial Policy Statement, 2020 (“PPS”), and can conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”).

The NTCBI landowner group has undertaken extensive background work, summarized in the table of responses attached to this letter. We ask that you please consider these responses in assessing a preferred location for settlement expansion.

In their January 27, 2022 financing letter, the landowners have committed to work with the Town to front-fund infrastructure costs required to accommodate future growth in the Town, and to provide community improvements and lands. This funding is critical to ensuring the Town can accommodate growth in a fiscally sustainable manner.

Comments on the Simcoe County LNA

In October 2021, the County released its housing, community area, and employment area forecasts and anticipated land needs for each of the local municipalities, divided into a Southern and Northern Regional Market Area. Based on our analysis of the County LNA for the Town, the County’s forecasted housing need and mix of unit types is not based on the market-based approach required by the Growth Plan and results in an unrealistic level of forecasted apartment growth. Attached as Appendix “A” to this letter is a proposed revision to the County LNA for the Town that corrects a number of these issues.

The primary revision to the County LNA shown on Appendix A is to correct the allocations of housing to deliver the market-based demand forecasted by Hemson Consulting. We have identified the changes on the County’s LNA information sheet for New Tecumseth, showing original numbers in grey and new numbers in orange. This consists of:

- 1) Revising the policy housing mix to reduce the forecasted apartment units from 42% to 15% and increase the forecasted single/semi units from 42% to 69%. These revisions are based on and align with the market housing mix according to market demand identified by Hemson Consulting in the County LNA.
- 2) Reducing the proposed intensification rate from 45% to 17% within the Built-up Area (“BUA”) to reflect a more realistic approach to growth management based on historical and current apartment growth trends in the Town.

Housing forecasts, including setting an appropriate intensification rate, must be realistic to avoid significant financial risks and ensure the actual delivery of the units forecasted. It must be noted that the intensification rate contained in the County’s draft LNA is not based on achieved or observed rates of intensification – it is an arbitrary target established without the benefit of understanding the impact on existing communities in New Tecumseth. For example, the market demand housing forecast for the Town estimates an increase of 2,740 apartment units between 2021 and 2051, however the County LNA has forecasted a total of 6,406 apartment units for the same time period within the built-up area in order to achieve the arbitrary 45% intensification rate.

As we highlighted in our December 13, 2021 delegation, the market for lower density housing remains strong and the built boundary of Alliston, where a significant amount of growth is to be directed in accordance with its designation as a Primary Settlement Area

under the Growth Plan, is limited in its ability to accommodate the significant amount of apartment growth as contemplated by the County LNA.

In order to achieve the 45% intensification target and 6,406 apartment units to 2051 in accordance with the County LNA, the Town will require an average of 256 apartments per year. A review of CMHC Housing reveals that the Town has constructed a total of 435 apartments in the 20 years between 2000 and 2020, equal to only 21 apartment units per year or 8% of what the County has forecast occur between 2021 and 2051.

The County LNA Policy Housing Mix requires over a **1000% increase** in yearly apartment growth in the Town to be maintained over the time frame to achieve the level of intensification proposed in New Tecumseth.

This degree of change in the housing mix is unrealistic and reliance on this proposed housing mix to 2051 would expose the Town to significant financial risk. The Town would be required to finance the infrastructure required to support this growth, and would fail to recover a return through development charges when predictably most of these units are not built in the next 25 years.

Under the Growth Plan, the intensification and density targets are minimums that can be exceeded. This means the Town can aspire to achieve an increase in apartment growth over time, and should this growth be realized it can be accommodated within the existing built-up area at any time with supportive policies in the Town's Official Plan. In summation, the potential to accommodate additional growth through intensification is not constrained by the Growth Plan or other planning policies, and rather is limited based on the physical capacity to support it, the community will to accommodate it, and the market forces to deliver it.

MGP has prepared illustrations in Appendix A to demonstrate the scaled area required to accommodate the forecast apartment growth in the Town's three built-up areas of Alliston, Tottenham and Beeton. The growth is divided amongst the three communities based on the relative size of their settlement areas (Alliston 60%, Beeton 20%, Tottenham 20%). It should be noted that given the lack of vacant sites in the Town's built-up areas, any intensification will require the redevelopment of existing homes and businesses, with the effect of reducing the supply of single and semi-detached homes and commercial lands in the Town.

The proposed 45% intensification would require extensive redevelopment in all of the Town's communities. At an average land area requirement of 2.0 ha for a typical apartment building complex (consisting of 4-storey buildings containing 150 apartment units, and associated landscaping and surface parking), a total of 6,406 apartment units and approximately 43 new apartment buildings (86 hectares) would be required within the Town's built boundary. In addition, 34 hectares of land would be required to accommodate the additional townhouse units.

This level of change would require the transformation of each of the Town's settlement areas over the next 25 years, in order to not create a significant housing shortfall. Furthermore, it would result in challenges to providing the appropriate transit service, parks, schools, shopping, and other community infrastructure required to provide appropriate

service levels to residents. Moreover, it would only be achievable should many existing residents and businesses choose to redevelop their properties in the next 25 years throughout the community, creating an unreliable land supply to achieve the growth targets.

In comparison, 17% intensification would require an additional 1,435 apartment units to be accommodated through intensification by 2051, requiring redevelopment of approximately 20 ha for 10 new apartment buildings. In addition, 32 hectares of land would be required to accommodate the additional townhouse units. It should be noted that this market-driven level of intensification still represents a substantial increase from past levels and will be a challenge to be implemented over the next 25 years. However, it is believed to be achievable, while not undoing the character of these communities and mitigating financial risks to the Town in its ability to deliver required housing and achieve DC revenue.

Accordingly, we request the Town consider adhering to the market housing mix in undertaking planning to 2051 and request the County to carry assumptions in its LNA to reflect the level of intensification that is appropriate and achievable in New Tecumseth.

The Town must seek to ensure that a sufficient supply of housing can be delivered for all housing types – both through intensification and on new greenfield lands. In aligning the supply of housing with market-demand, the Town incurs the least risk of assuming reliance on unrealistic housing forecasts.

Policy 2.2.2.4 of the Growth Plan permits Councils of upper tier municipalities to request an alternative intensification target where it has been demonstrated it would be appropriate given the size, location, and capacity of the delineated built-up area. We believe the analysis provided demonstrates that a lower target is appropriate in New Tecumseth, and should this have an impact of lowering the overall County target below that contained in the current Official Plan, this type of analysis can serve as the basis for the County and Minister establishing a lower target County-wide.

Greenfield Land Needs

Utilizing the market housing mix in the County LNA for New Tecumseth results in the need for approximately **700 hectares of additional community area land** in the Town to accommodate growth needs to 2051.

In contrast to the intensification policies identified above, greenfield growth for grade-related housing requires the inclusion of new lands through settlement expansion that can only be designated for growth through the Municipal Comprehensive Review process. This process is long, and typically requires a decade or more to be concluded. Should these lands not be included at this time, there is no expeditious way of correcting this shortage.

Furthermore, it appears that the distribution of growth within the County may need to be adjusted following the initial round of comment from the individual municipalities. In any revisions to the distribution, Alliston's designation as a Primary Settlement Area under the Growth Plan must be considered should other areas in the County not be able or willing to accommodate forecasted growth. We estimate that should other municipalities not accommodate forecasted growth, additional growth of 20,000 persons or more may need to be allocated to the Town beyond the current allocation to 2051.

Response to Settlement Area Boundary Expansion Evaluation Criteria

As conveyed in our prior submissions to the Town and County, the Harvest Lands represent the best opportunity in the Town to accommodate growth, and to do so in a manner that can be serviced in a fiscally sustainable manner through the NTCBI landowners' commitment to assist the Town in funding required infrastructure, articulated in the January 27, 2022 letter to Town Council. In this regard, our consultant team has reviewed the principles contained in the various Town and County staff reports on the Municipal Comprehensive Review. With respect to the settlement area boundary expansion request, please find attached the following supporting materials:

- Appendix B provides location mapping of the Harvest Lands with proposed general land use designations; and
- Appendix C provides a table of responses to each of the Town's Settlement Area Boundary Expansion Evaluation Criteria.

This table also incorporates the applicable policies derived from the PPS, the Growth Plan, and the Simcoe County Official Plan (2010) regarding settlement area boundary expansions and shows that the requested expansion is necessary and consistent with/conforms to said policies.

The NTCBI lands represent an opportunity to create complete communities and provide for an appropriate mix of housing and jobs. We believe the NTCBI lands are a logical and optimal location to accommodate a large portion of the required settlement area expansion needed to achieve the growth forecasted in the County to 2051.

Substantial work has already been undertaken by the NTCBI consultant team to identify the existing conditions and demonstrate the feasibility of the inclusion of Harvest Lands into the settlement area boundary, including:

- Servicing Capacity Overview of Simcoe County Primary Settlement Areas;
- Nottawasaga River Assimilative Capacity Study;
- Transportation Network Review, New Tecumseth Urban Boundary Expansion;
- Hydrogeological Review Existing Conditions Report;
- Geotechnical Desktop Study;
- Desktop Agricultural Characterization;
- Natural Heritage Desktop Study;
- Natural Heritage Characterization Report; and
- Flood Inundation Extent (Existing Conditions).

These studies have informed the responses to the evaluation criteria contained in Appendix C attached.

We request the opportunity to meet with you and the counterpart technical experts from our team to present the results of these studies, or coordinate technical meetings as required with each of the consultants to discuss the work produced herein to assist Town and County staff as necessary.

We hope that this background work and responses to the principles and Provincial criteria are helpful to the Town and County in its preparation and consideration of growth scenarios and demonstrates both the feasibility and priority for inclusion of the NTCBI lands into the Settlement Area Boundary.

We ask for the opportunity to meet with you and discuss this request once you have had the chance to review this letter and the attached material.

Yours very truly,
Malone Given Parsons Ltd.



Matthew Cory, MCIP, RPP, PLE, PMP

Principal, Planner, Land Economist, Project Manager

cc. Glenn Pitura, Group Manager NTCBI & clients
Mayor and Town Council
Blaine Parkin, CAO, Town of New Tecumseth
Dan Amadio, Simcoe County
Mark Aitken, CAO, Simcoe County

Attachments:

- Appendix A: Proposed Revisions to the County LNA for the Town of New Tecumseth and Intensification Illustrations
- Appendix B: Map of NTCBI lands for Settlement Area Boundary Expansion
- Appendix C: Response to Town Settlement Area Boundary Expansion Evaluation Criteria



FORECAST RESULTS

Year	Population			Share of Growth	Housing By Type				
	Total	Growth	Annual Rate		Single/Semi	Rows	Apartments	Total	Growth
2011	31,090				8,840	890	1,590	11,320	
2016	35,440	4,350	2.7%	14.5%	10,130	1,040	1,750	12,920	1,600
2021	43,940	8,500	4.4%	19.8%	11,990	1,420	2,480	15,890	2,970
2026	49,880	5,940	2.6%	19.8%	14,080	1,900	3,040	19,020	3,130
2031	55,670	5,790	2.2%	19.6%	16,140	2,340	3,570	22,050	3,030
2036	62,140	6,470	2.2%	18.9%	18,310	2,830	4,040	25,180	3,130
2041	68,540	6,400	2.0%	19.6%	20,530	3,310	4,510	28,350	3,170
2046	75,360	6,820	1.9%	18.1%	22,400	3,780	4,870	31,050	2,700
2051	81,530	6,170	1.6%	18.6%	24,230	4,240	5,220	33,690	2,640
2021-51 Growth		37,590	2.1%	15.7%	12,240	2,820	2,740	17,800	

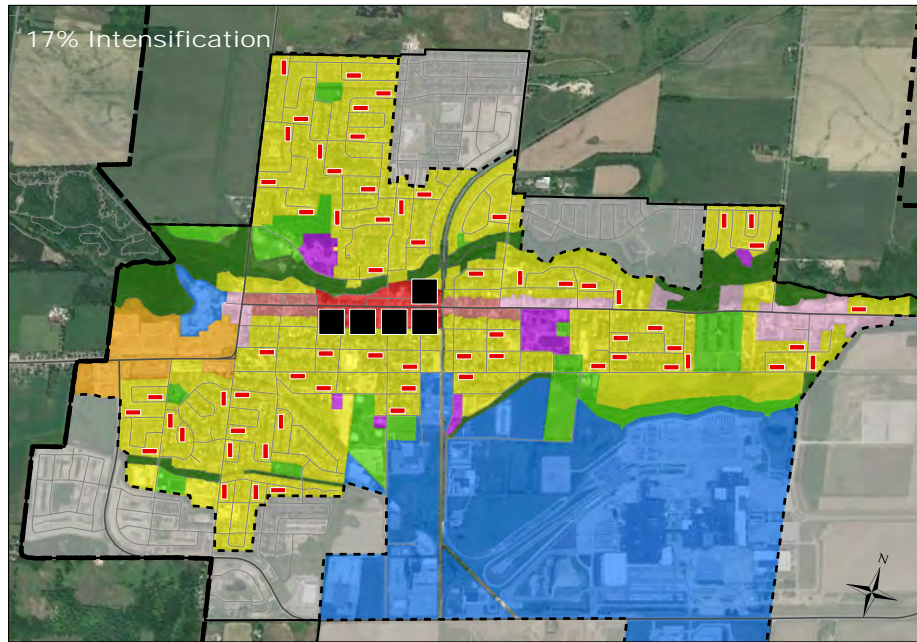
Year	Employment			Share of Growth	Employment By Type				
	Total	Growth	Annual Rate		Major Office	Pop-Related	Emp. Land	Rural	Total
2016	19,600				0	6,650	10,600	2,350	19,600
2021	20,860	1,260	1.3%	19.6%	0	7,840	10,660	2,360	20,860
2026	23,100	2,240	2.1%	17.6%	0	9,110	11,610	2,380	23,100
2031	25,150	2,050	1.7%	17.7%	0	10,310	12,440	2,400	25,150
2036	27,570	2,420	1.9%	18.2%	0	11,440	13,700	2,430	27,570
2041	29,970	2,400	1.7%	18.3%	0	12,540	14,980	2,450	29,970
2046	33,140	3,170	2.0%	19.4%	0	13,870	16,810	2,450	33,130
2051	35,780	2,640	1.5%	18.5%	0	15,100	18,210	2,460	35,770
2021-51 Growth		14,920	1.8%	18.3%	-	7,260	7,550	100	14,910

LAND NEEDS ASSESSMENT

Community Area (Housing) Needs

Policy Area	Single/Semi	Row	Apartment	Total	Community Area Assumptions
Delineated Built Up Area (BUA)					
Unit Allocation (%)	3.0% 13%	17.0% 42%	80.0% 46%	100%	BUA Intensification Rate: 45% 17%
Unit Allocation (#)	240 409	1,360 1,271	6,406 1,435	8,006 3,115	BUA Units Needed: 8,006 2,937
Supply Potential					
In Planning Process	74	147	122	343	DGA Persons and Jobs per ha: 55 50
On Vacant Land	32	63	52	146	Resulting DGA Land Need (ha): (203.8) (692.3)
Accessory Units	304	0	0	304	
Total	409	210	174	793	Rural Share of Growth: 1%
Intensification Potential Required (Shortfall)	169 0	(1,150) (1,061)	(6,231) (1,261)	(7,212) (2,217)	
Designated Greenfield Area (DGA)					
Unit Allocation (%)	74.8%	15.2%	10.0%	100%	Employment Area Needs
Unit Allocation (#)	7,186 11,831	1,460 1,549	961 1,232	9,607 14,612	
Supply Potential					
In Planning Process	2,082	637	1,209	3,928	
On Vacant Land	39	12	23	74	Provincial Strategic Employment Area (ha) 0.0
Total	2,121	649	1,232	4,002	Total Land Supply (ha) 88.1
Unit Excess (Shortfall)	(5,065) (9,710)	(811) (900)	271 0	(5,605) (10,610)	
Rural Lands					
Unit Allocation (%)	0.0%	0.0%	100.0%	100%	Assumed Employment Land Density (jobs/ha) 20
Unit Allocation (#)	0	0	178 73	178 73	Employment Land Capacity (jobs) 1,762
Supply Potential					
In Planning Process	0	0	48	48	Employment Land Employment Growth, 2021 - 2051 (jobs) 7,556
On Vacant Land	0	0	25	25	Sufficiency of Supply (ha) (289.7)
Total	0	0	73	73	Surplus (Shortfall) of jobs (5,795)
Unit Excess (Shortfall)	0	0	(105) 0	(105) 0	
Market Housing Mix (According to Market Demand):	69%	16%	15%	100%	
Housing Mix in Planning Process:	38%	28%	34%	100%	
Policy Housing Mix (Required to Achieve Growth Plan):	42% 69%	16%	42% 15%	100%	

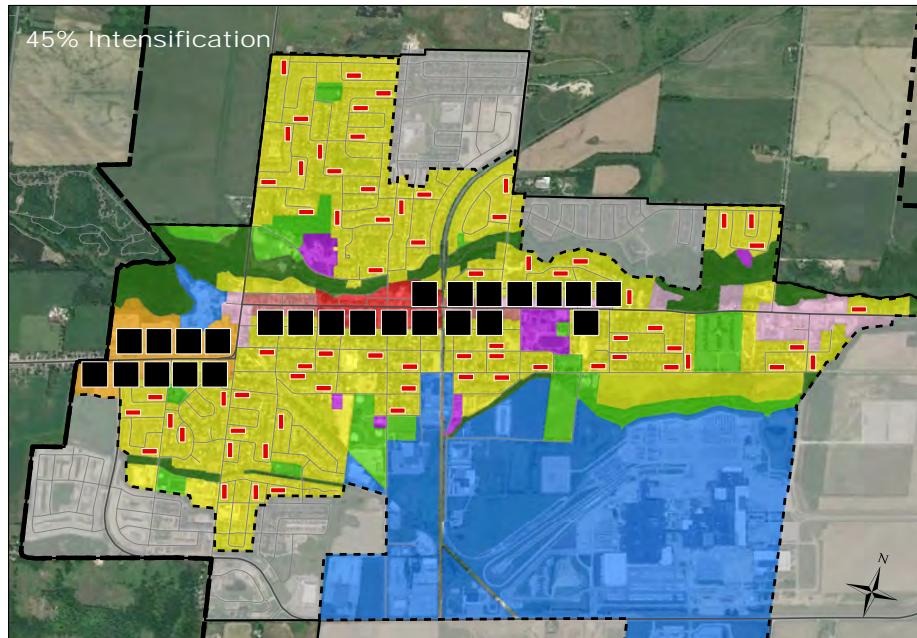
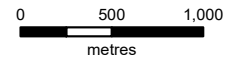
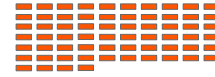
ALLISTON INTENSIFICATION



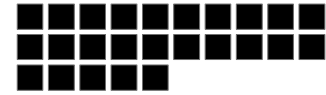
Apartment Units: 150 units/building
 # of Buildings: 5
 # of Units: 750



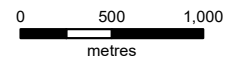
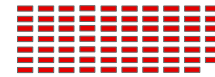
Rows: 10 units/block
 # of Blocks: 64
 # of Units: 640



Apartment Units: 150 units/building
 # of Buildings: 25
 # of Units: 3,750



Rows: 10 units/block
 # of Blocks: 69
 # of Units: 690



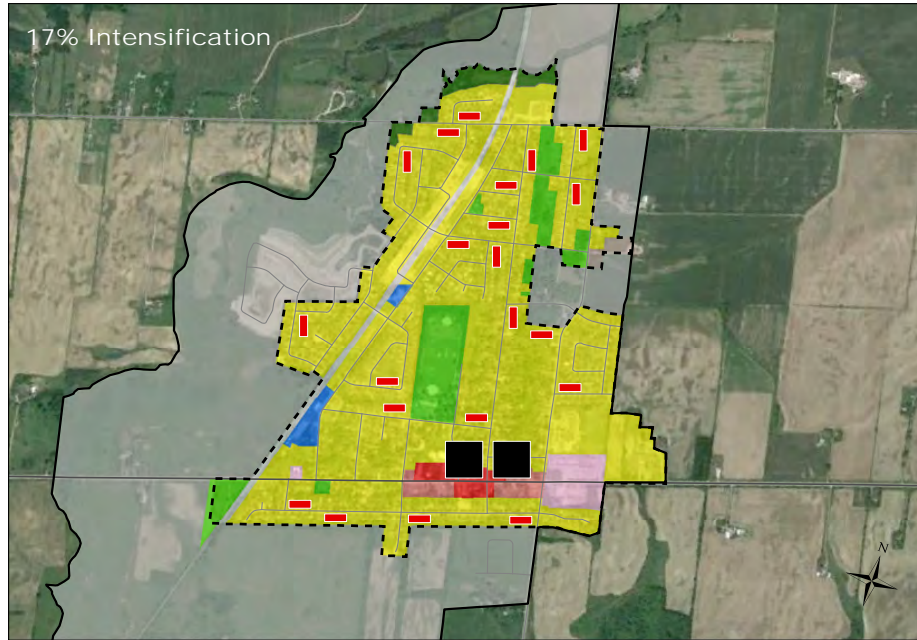
- Municipal Boundary
 - Settlement Area Boundary
 - Built-Up Area Boundary
 - Designated Greenfield Area
- Land Use Designation**
- Urban Residential
 - Downtown Core Commercial
 - Major Commercial
 - Downtown Core Transitional
 - Institutional
 - Urban Open Space
 - Environmental Protection Area
 - Corridor Commercial
 - Employment Area

Sources: New Tecumseth Official Plan, August 2019.
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 Date: February 2, 2022

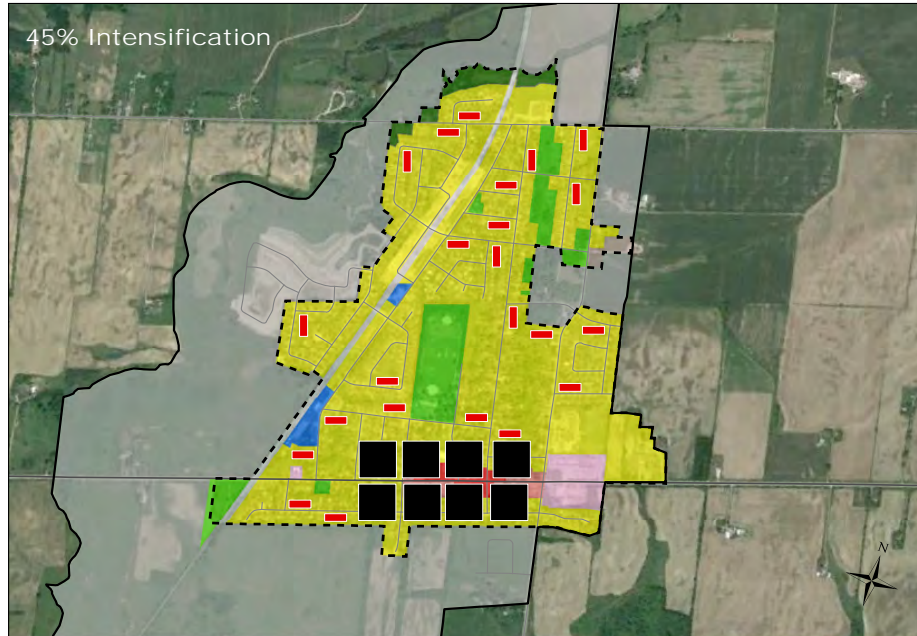
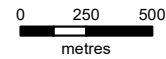


BEETON INTENSIFICATION



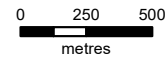
Apartment Units: 150 units/building
 # of Buildings: 2
 # of Units: 300

Rows: 10 units/block
 # of Blocks: 21
 # of Units: 210



Apartment Units: 150 units/building
 # of Buildings: 8
 # of Units: 1,200

Rows: 10 units/block
 # of Blocks: 23
 # of Units: 230



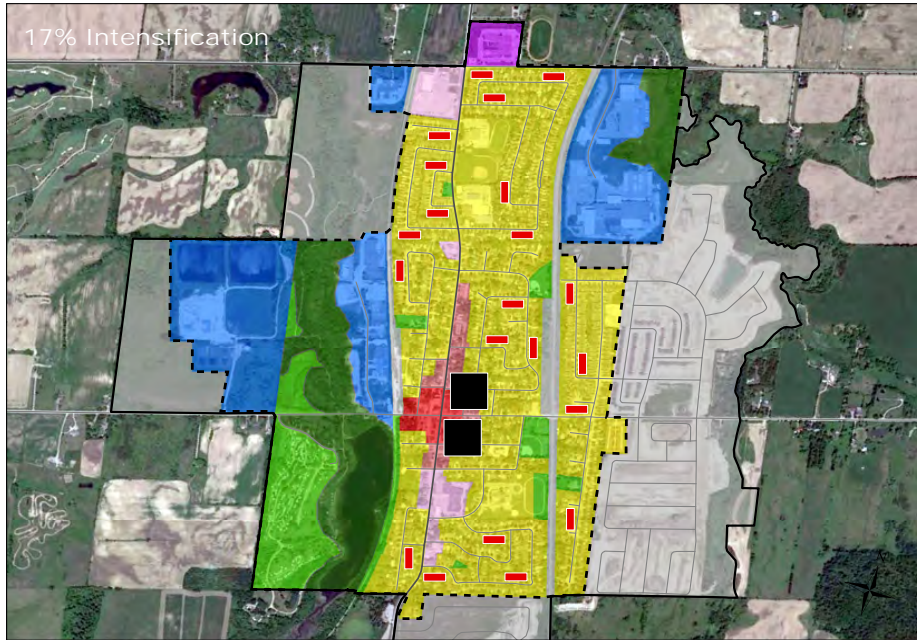
- | | | |
|--|---|---|
| <ul style="list-style-type: none"> --- Municipal Boundary ○ Settlement Area Boundary ⋯ Built-Up Area Boundary ■ Designated Greenfield Area | <p>Land Use Designation</p> <ul style="list-style-type: none"> ■ Urban Residential ■ Downtown Core Commercial ■ Downtown Core Transitional ■ Corridor Commercial | <ul style="list-style-type: none"> ■ Major Commercial ■ Employment Area ■ Institutional ■ Urban Open Space ■ Environmental Protection Area |
|--|---|---|

Sources: New Tecumseth Official Plan, August 2019.
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 Date: February 2, 2022



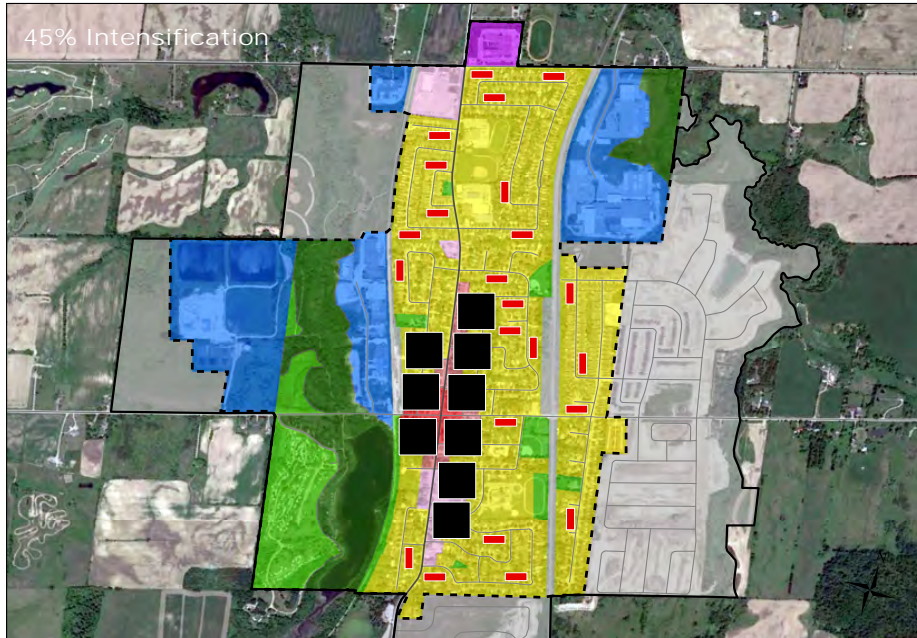
TOTTENHAM INTENSIFICATION



Apartment Units: 150 units/building
 # of Buildings: 2
 # of Units: 300

Rows: 10 units/block
 # of Blocks: 21
 # of Units: 210

0 250 500
 metres



Apartment Units: 150 units/building
 # of Buildings: 8
 # of Units: 1,200

Rows: 10 units/block
 # of Blocks: 23
 # of Units: 230

0 250 500
 metres

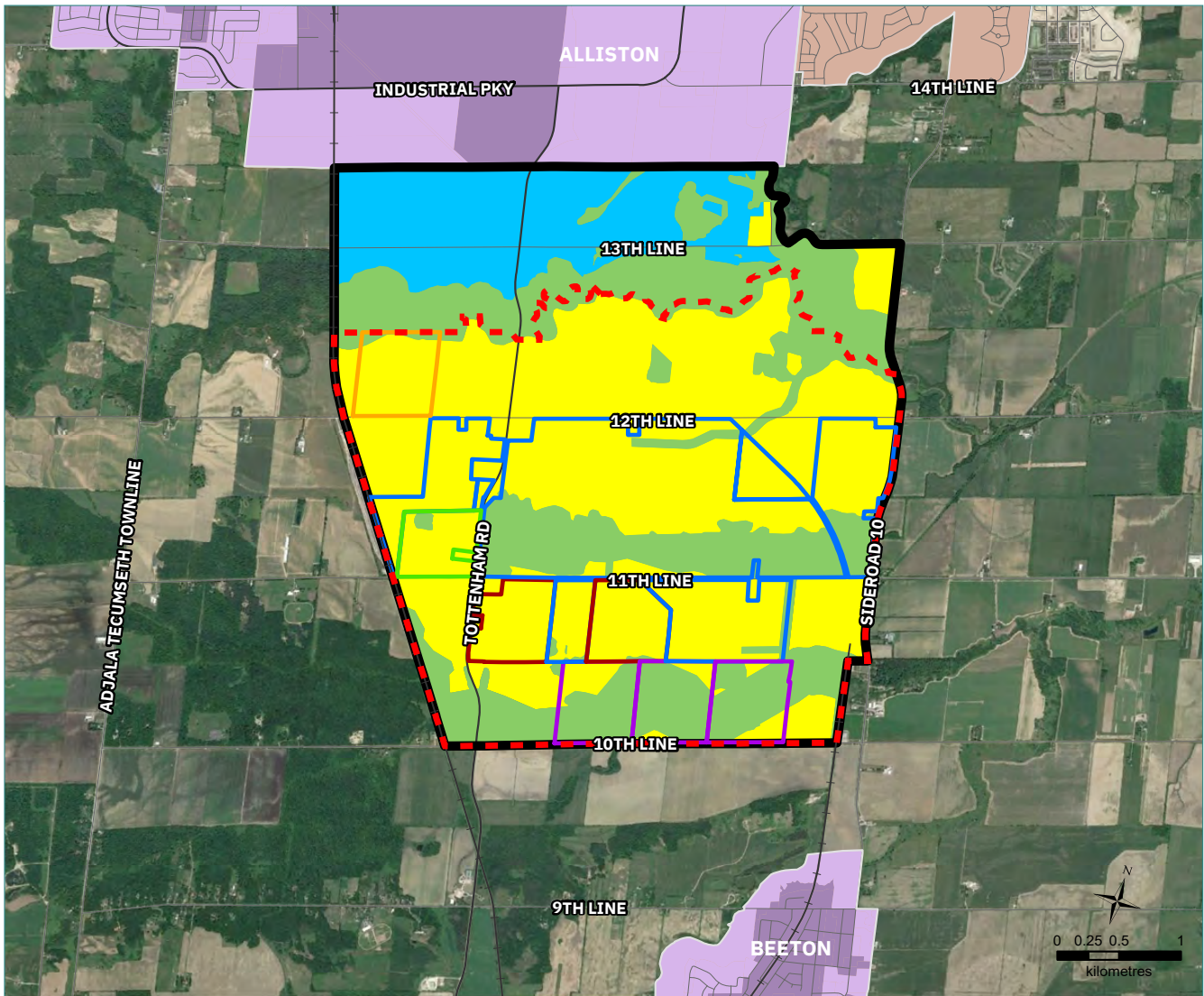
- Municipal Boundary
- Settlement Area Boundary
- ⋯ Built-Up Area Boundary
- Designated Greenfield Area
- Land Use Designation**
- Urban Residential
- Downtown Core Commercial
- Downtown Core Transitional
- Corridor Commercial
- Major Commercial
- Employment Area
- Institutional
- Urban Open Space
- Environmental Protection Area














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 Date: February 2, 2022



NEW TECUMSETH COMMUNITY BUILDERS INC. PLANNED URBAN STRUCTURE 2051



- | | | |
|--|--|---|
|  Landowner Group Boundary | Settlement Area |  Settlement Expansion Study Area |
| Participating Landowners |  Built-Up Area |  New Community Area |
|  Mattamy Homes |  Designated Greenfield Area |  New Employment Area |
|  Solmar Corporation |  Rural Settlement Area |  Natural Heritage System |
|  Flato Land Holdings | | |
|  Lakeview Homes | | |
|  Garden Homes | | |

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MGP File: 21-2951
Date: February 4, 2022



Appendix C: New Tecumseth Community Builders Inc. (NTCBI) Compliance with Settlement Area Boundary Expansion Evaluation Criteria

Growth Plan, 2019 Criteria	Town of New Tecumseth Draft Settlement Boundary Evaluation Criteria (Nov 29, 2021 #PD-2021-59)	PPS, 2020	Simcoe County Official Plan	Satisfaction of Criteria/ Policies - NTCBI Lands
2.2.8.2: A settlement area boundary expansion may only occur through a municipal comprehensive review where it is demonstrated that:				
<p>a) based on the minimum intensification and density targets in this Plan and a lands needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this plan are not available through intensification and in the designated greenfield areas:</p> <ul style="list-style-type: none"> i) within the upper- or single tier municipality, and ii) within the applicable lower-tier municipality; 	Achieves the Town’s Official Plan target of 50 people/jobs per hectare in conjunction with the Growth Plan 2051 horizon population and employment forecast	<p>1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that</p> <p>a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;</p>	<p>3.5.17 Settlement area boundary expansions may occur only in accordance with an approved municipal comprehensive review that is consistent with the growth management study in 3.5.8 and where it has been demonstrated that:</p> <p>a) Sufficient opportunities to accommodate forecasted growth contained in Table 1, through intensification and in designated Greenfield areas, using the intensification target and density targets, are not available within the applicable local municipality to accommodate the growth allocated to the municipality pursuant to this Plan;</p>	<p>Our supply analysis based on Hemson’s supply estimate and demand forecast leads us to conclude that the County has insufficient new lands required to accommodate Simcoe County’s growth to 2051, and approximately 2,600 ha of additional community lands beyond the built-up area will be required. The County’s preliminary results of its Land Needs Assessment (LNA) released October 1, 2021 also concludes that the Town will require additional community area lands to accommodate forecasted growth (203.8 ha). As set out in our letter to the County dated October 25, 2021, it is unclear how the County arrived at 203.8 ha and we have requested further information to verify our analysis. Notwithstanding this discrepancy, it is clear that the Town and County will require additional community area lands to meet its forecasted growth.</p> <p>The requested expansion lands (the NTCBI lands) in New Tecumseth can be planned as a complete community to accommodate the forecasted growth and ensure the County and Town will meet the minimum growth targets for intensification and greenfield density by the 2051 horizon of the Growth Plan. The comprehensive development of the NTCBI lands will provide for opportunities to address climate change goals, including promoting compact and energy-saving designs, denser developments, and transit-supportive and walkable communities to lower GHG emissions from buildings and transportation.</p>
b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided in policy 2.2.8.2 a), while minimizing land consumption, and	Lands will not result in the Town exceeding Growth Plan 2051 horizon of the approved population and employment forecast		<p>3.5.17 Settlement area boundary expansions may occur only in accordance with an approved municipal comprehensive review that is consistent with the growth management study in 3.5.8 and where it has been demonstrated that:</p> <p>...</p> <p>b) The expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in subsection (a) above;</p>	<p>The County LNA, conducted in accordance with the Province’s methodology, provides the required analysis to determine an appropriate and sufficient amount of land to make available to 2051, taking into consideration housing demand and need by housing type, housing supply, employment and job forecasts, density targets, and balancing intensification with a market-based supply of housing, which will minimize land consumption.</p> <p>Our analysis of required expansion considers the intensification and density targets for the County and Town as well as the housing demand and supply by housing type, which generates a land needs requirement that is the minimum to accommodate forecasted growth to this planning horizon. The NTCBI lands, located adjacent to the primary settlement area of Alliston, are strategically located to provide for the required employment and community land needs of the Town to 2051 without unnecessary land consumption.</p>
c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely			3.5.17 Settlement area boundary expansions may occur only in accordance with an approved municipal comprehensive review that	As set out in our letter to the County on the preliminary results of the County LNA, the County-wide intensification target of 36% and the Town of New Tecumseth intensification target of 45% appear to be aggressive and unrealistic given housing and market trends in both the County and Town. We ask that further

Growth Plan, 2019 Criteria	Town of New Tecumseth Draft Settlement Boundary Evaluation Criteria (Nov 29, 2021 #PD-2021-59)	PPS, 2020	Simcoe County Official Plan	Satisfaction of Criteria/ Policies - NTCBI Lands
affect the achievement of the minimum intensification and density targets in the Plan, as well as the other policies of this Plan.			is consistent with the growth management study in 3.5.8 and where it has been demonstrated that: ... c) The timing of the expansion and the phasing of development within the designated Greenfield area will not adversely affect the achievement of the intensification target and density target, and the other policies of this Plan;	analysis be conducted or provided to support the revisitation of these targets, or alternatively, such an analysis that could support the request for lower targets under policies 2.2.2.4 and 2.2.7.4 of the Growth Plan. The requested expansion of the NTCBI lands will provide the required land to accommodate growth to 2051, providing the opportunity to plan a complete community with a diverse range and mix of housing types based on market demand. The requested expansion does not adversely affect the intensification and density targets of the Growth Plan as an appropriate amount of high-density growth is still allocated to the settlement areas.
2.2.8.3: Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined based on the comprehensive application of all of the policies of this Plan, including the following:				
2.2.8.3 a) there is sufficient capacity in existing or planned infrastructure and	Sufficient identified capacity to service the lands with full municipal water and wastewater within the Growth Plan horizon to 2051	1.1.3.8 b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;		Water capacity for the NTCBI lands will be provided by the Collingwood water supply system. This system is comprised of the Raymond A. Barker Water Treatment Plant (WTP) in the Town of Collingwood, a 57 km long 600mm diameter pipeline from Collingwood to Alliston, and water storage facilities located in the community of Alliston. The system also accommodates the addition of up to three booster pumping stations along the pipeline to provide required conveyance capacity. The recent 2020 WTP Environmental Assessment report identified phased expansions to provide water capacity for the planning horizon and beyond. Phase 1 of the expansion is anticipated imminently with design underway and will bring the WTP to the threshold of the existing Permit to Take Water (PTTW). Phase 2 of the expansion will require an increase in the PTTW and will provide further capacity to the growth horizon. These staged expansions will be shared between a number of municipalities including Collingwood, Town of the Blue Mountains, Clearview Township, and the Town of New Tecumseth. The NTCBI lands will be serviced by this expanded capacity and contribute to New Tecumseth's share of the associated financial obligations. Wastewater treatment for the NTCBI lands will be provided by the existing Regional Wastewater Treatment Plant (WWTP) located southeast of Alliston in proximity to the subject lands. Conveyance of flows to the WWTP will be through new linear infrastructure including gravity trunk sewers, pump stations, and force mains that will be appropriately sized to provide capacity for the planning horizon.

Growth Plan, 2019 Criteria	Town of New Tecumseth Draft Settlement Boundary Evaluation Criteria (Nov 29, 2021 #PD-2021-59)	PPS, 2020	Simcoe County Official Plan	Satisfaction of Criteria/ Policies - NTCBI Lands
				<p>The Regional WWTP is currently operating at approximately 4.4 MLD (megalitres per day) with a capacity rating of 11.7 MLD. The 2010 Regional WWTP Environmental Assessment (EA) Addendum outlined a further expansion to 23 MLD to service additional growth, which is more than five times its current utilization. This ultimate capacity is based on the assimilative capacity of the receiving watercourse as determined in the 2010 EA Addendum. The WWTP site is of sufficient size to allow further expansions, and continual advancements in wastewater treatment technology may permit further increased capacity ratings of the WWTP while meeting assimilative capacity requirements. The planned expansions and ability for further increased capacity ratings will provide wastewater treatment for the planning horizon. Creating resilient water, wastewater, and stormwater management infrastructure will help mitigate the impacts of a changing climate including being proactive in managing severe weather events.</p>
<p>2.2.8.3 a) there is sufficient capacity in existing or planned public service facilities;</p>	<p>Within close or reasonable proximity to existing or future public service facilities</p>	<p>1.1.3.8 b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;</p>		<p>NCTBI is prepared to provide an early land dedication to the Town for the creation of a significant Community Use in advance of the development of its lands and which is over and above the parkland dedication minimum requirements. NTCBI is also proposing to front-end finance a number of Town facility improvement projects that will benefit the Town’s existing and future residents, and ensure sufficient public service facilities are available for all to use.</p> <p>In addition, the NTCBI lands are located close to the existing Alliston settlement area, where existing amenities are clustered in the Town. The development of the NTCBI lands will be holistically planned as a complete community to include its own amenities so that future residents will be in proximity to their own amenities and services, including schools, parks, and transportation networks. The location and type of amenities will be planned to meet the needs of residents and create a complete community. A range of multi-modal transportation options to access these amenities will reduce auto dependency, mitigate GHG emissions, and contribute to a sustainable and resilient community.</p>
<p>2.2.8.3 b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;</p>	<p>Sufficient capacity available for full life cycle cost of facilities and infrastructure, and is financially viable over the full life cycle of these assets</p>		<p>3.5.17 e) The existing or planned infrastructure and services required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;</p>	<p>NTCBI will provide a comprehensive Fiscal Impact Study (FIS) to demonstrate that the proposed development will enable New Tecumseth to maintain (and likely) improve the Town’s financial situation as follows:</p> <ul style="list-style-type: none"> • NTCBI includes builders/developers with a strong history of providing high quality residential development. NTCBI will provide quality residential development which matches or exceeds the average assessment value of recent developments in the Town. • Non-residential development will be largely population-related development (neighbourhood retail and population-related commercial /institutional development such as doctors’ offices/schools). This non-residential component will serve to complement and not compete with the 3 existing downtown areas in the Town.

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				<ul style="list-style-type: none"> • The residential development associated with the NTCBI development will include large/ground related single family units which typically provide higher assessment values/capita than other more dense forms of development resulting in operating cost surpluses. • NTCBI have proposed to provide cash flow assistance to the Town to support the Post Period Benefit for water/wastewater costs identified in the 2021 DC Background study in return for being included within the urban boundary and receiving servicing allocation. • NCTBI is also prepared to consider other forms of assistance including prepayment of DCs, cash flow assistance and undertaking not to utilize DC Freeze provisions. • NCTBI are prepared to discuss with the Town front-ending of both the water and wastewater costs in return for allocation and the proposed settlement area boundary expansion. • NTCBI committed to have the development utilize water efficient and energy efficient technologies to conserve the scarce water resources and minimize the carbon footprint. <p>The FIS noted above will demonstrate the positive impact on both the tax-based operating budget and user rate budget for water/wastewater by fully costing the ongoing maintenance and repair/replacement costs associated with the facilities (buildings and infrastructure) required for the NTCBI development.</p> <p>The FIS analyses will build on the Long Term Capital and Operating Cost Impacts and Asset Management Plans included as part of the 2021 DC Background Study. This work will be undertaken cooperatively with the Town staff and their consultants. The analysis will also investigate if the NTCBI developments will provide sufficient tax-based/user rate-based operating surpluses to permit the tax funded capital levy (0.5%) adopted in 2020 to be reduced or eliminated.</p> <p>The development will utilize the existing Collingwood lake-based water supply system as well as the existing Regional wastewater treatment plant, while contributing to planned upgrades and expansions required to service growth. Additional local and trunk infrastructure will be required to service the lands and will be in accordance with Town standards. The infrastructure will enhance the overall Town municipal servicing system and contribute to increased system resiliency and security of supply and treatment.</p> <p>The proposed expansion lands, as well as any required infrastructure and services, will be planned in a financially and environmentally sustainable manner over their full life cycle through robust technical studies in accordance with</p>

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				<p>provincial, county, and local planning policies. The scale, size, and location of the NTCBI lands ensures that infrastructure is planned at a master plan level and benefits from the location or expansion of existing infrastructure.</p> <p>The creation of new neighbourhoods and employment areas on the NTCBI lands adjacent to Alliston will ensure a return on the investment of infrastructure related to growth in this area over their full life cycle and will ensure resiliency to a changing climate and severe weather events that may occur in the future.</p>
<p>2.2.8.3 c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;</p>			<p>3.5.20 The preferred form of servicing for major long-term expansion of settlement areas is full municipal sewage services and municipal water services, in accordance with Section 4.7 of this Plan.</p> <p>3.5.21 The secondary plan or official plan amendment for settlement area boundary expansion shall indicate proposed land uses, major streets, road, storm water and utility services, population density, and staging of development over a period of up to 20 years. The plan should include an analysis of factors listed in Section 3.5.18.</p> <p>3.5.22 Local municipalities will work with the County to manage the land inventory within settlements across the County to include sufficient land for residential, commercial, industrial, institutional, and recreational growth for a period of up to 20 years, including opportunities for intensification, redevelopment, and future growth areas including those urban areas listed in 3.5.23. The timing and availability of municipal water services and sanitary sewage treatment capacity to service up to the 20 year growth projection shall be considered and may require phasing of the development in accordance with service availability.</p>	<p>The 2016 Water Supply, Distribution, and Storage Master Plan (“Water Master Plan”) identified a number of improvements, upgrades, and new infrastructure required to service communities that comprise the Town of New Tecumseth. The NTCBI development will support and enhance the infrastructure required by the Water Master Plan, as follows.</p> <p>Many of the works identified in the Water Master Plan involve improvements and enhancement to the lake-based water servicing linkage between the communities of Alliston and Beeton. The location of the NTCBI lands between these communities provides an opportunity to contribute and connect to these works.</p> <p>The Water Master Plan identifies that additional groundwater supply is limited and growth is to primarily be serviced by expansion to the Collingwood water supply system. The NTCBI lands will utilize this lake-based water supply and contribute to the significant financial expenditure necessary to expand this system as noted in the Water Master Plan and subsequent studies and reports.</p> <p>A new water storage reservoir is proposed in the Water Master Plan to be located on the east side of Alliston. This elevated tank will provide storage for the lake-based water system to be utilized by the NTCBI lands. Additional water storage may be required in the vicinity of the NTCBI lands which will further enhance the overall security of water supply for domestic and fire use.</p> <p>The Water Master Plan identified that a single watermain connection from Alliston to Beeton/Tottenham poses a risk to the Town in the event of a watermain break. The NTCBI lands provide an opportunity to mitigate this risk through additional trunk watermain infrastructure that would serve as alternative looping for the Alliston to Beeton water supply. This will provide redundancy and security of supply for the NTCBI lands and surrounding communities.</p> <p>Water servicing internal to the NTCBI lands will involve a looped system to provide security and redundancy to the system. Pressure regulation will be achieved through the use of booster pump stations or pressure reducing valves as necessary to meet the Town standards under average day demand, maximum day demand, and peak hour demand.</p>

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			<p>3.5.18 Where settlement area boundary expansion is needed to meet projected development needs as outlined in Section 3.5.17 above, the decision on direction or location of settlement area expansions shall be based on:</p> <ul style="list-style-type: none"> an analysis of servicing and transportation facilities, ensuring the efficient use and expansion of servicing infrastructure including sidewalks, trails and transit; 	<p>A standalone Wastewater Master Plan has not been undertaken by the Town in some time, however the overall Town-wide wastewater servicing requirements are documented in various studies including the draft 2021 Development Charge Background Study (DCBS), various development-related servicing studies, and Environmental Assessments for the Town's wastewater treatment facilities.</p> <p>The 2018 DCBS and draft 2021 DCBS identify wastewater treatment facility upgrades to support growth will be focussed on the Regional Wastewater Treatment Plant (WWTP) located southeast of Alliston. The NTCBI lands are tributary to the Regional WWTP and therefore will be serviced by expansions identified in the DCBS and 2010 Regional WWTP Environmental Assessment Addendum.</p> <p>Flows from the NTCBI lands will be conveyed to the Regional WWTP through a system of internal gravity trunk sewers, pumping stations and forcemains. This infrastructure will be designed in accordance with Town standards and have consideration for historical master servicing plans undertaken for adjacent communities.</p> <p>The 2010 Regional WWTP Environmental Assessment identified an ultimate expansion to 23,000 m³/day based on the assimilative capacity of the receiving watercourse.</p> <p>The above confirms that the NTCBI lands support and enhance the master servicing regime for the Town and provides strong contributions to the necessary improvements and expansions of existing core infrastructure identified in the Town's master servicing and financing studies. The comprehensive planning from a servicing perspective and the front-end financing proposed by NTCBI towards Town projects will resolve servicing constraints for the existing community, adjacent employment lands, and future expansion of the NTCBI lands.</p>
<p>2.2.8.3 d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resources system, including the quality and quantity of water</p>				<p>As mentioned above, the Water Master Plan identifies that additional groundwater supply is limited and growth is to primarily be serviced by expansion to the Collingwood water supply system. The NTCBI lands will utilize this lake-based water supply and contribute to the significant financial expenditure necessary to expand this system as noted in the Water Master Plan and subsequent studies and reports. Upgrading and expanding existing infrastructure will allow for a resilient community in the face of climate change and will ensure proper stormwater management practices as required.</p>
<p>2.2.8.3 e) key hydrological areas and the Natural Heritage System for the Growth Plan should be avoided where possible;</p>	<p>Proposed developable lands are not located within natural heritage features or areas of natural heritage significance,</p>		<p>3.5.17 d) Where applicable, the proposed expansion will meet the requirements of the Greenbelt,</p>	<p>The development of the NTCBI lands will protect and have consideration for the Natural Heritage System (NHS), including natural heritage features and/or areas of natural heritage significance including environmentally protected lands identified within the Town's Official Plan (OP). The Town's OP includes</p>

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	<p>and not within areas identified as environmentally protected within the Town's Official Plan</p>		<p>Niagara Escarpment and Oak Ridges Moraine Conservation Plans;</p> <p>3.5.18 Where settlement area boundary expansion is needed to meet projected development needs as outlined in Section 3.5.17 above, the decision on direction or location of settlement area expansions shall be based on:</p> <ul style="list-style-type: none"> • protecting natural features and ecological functions within the natural heritage system; • avoiding hazardous lands and hazardous sites • conservation of significant built heritage resources, significant heritage landscapes and significant archaeological resources, all in keeping with the policies of this Plan and the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan where applicable. Such factors shall be determinant in achieving the objectives of 3.5.17 and other sections of this Plan. <p>3.5.19 Secondary plans or other official plan amendments which recommend settlement area boundary expansions shall be based on, among other matters as described in Sections 3.2 and 3.5, an EIS that demonstrates to the County and appropriate agencies, that there will be no negative impacts on the natural heritage features and areas and functions of Greenlands Designation as described in Section 3.8.10, as appropriate.</p>	<p>designated natural heritage features under the Environmental Protection designation 1 (EP1) or 2 (EP2). Areas identified with EP1 designation within the Town OP are subject to a “no development or site alteration policy” (Section 4.3.3), while areas designated as EP2 may be approved for future development if it can be shown that there will be no negative impacts on the significant natural heritage features or associated ecological function, as well as appropriately mitigating all natural hazards and flood hazards (Section 4.4.3).</p> <p>Our approach to the NHS within the NTCBI lands is in line with the policies and their intent within the Town’s OP. NTCBI has had a Natural Heritage Characterization Report completed to assess environmental conditions and constraints. Prior to any development, NTCBI will or will have conducted area and site-specific field work in order to accurately delineate and characterize the existing NHS within the proposed settlement area expansion. To this effect, NTCBI will have regard for significant woodlands; lands below top of bank of watercourses and valleylands; PSW’s and wetlands greater than 0.5 ha; Significant Wildlife Habitat (SWH); fish habitat; provincial and regional ANSI’s; key natural heritage features (KNHF) and key hydrologic features (KHF); Environmentally Sensitive Areas (ESA); and provincially significant habitat of endangered and threatened species (i.e., species at risk (SAR)).</p> <p>The NHS study for the NTCBI lands will protect and/or have consideration for several natural heritage features and their functions including (but not limited to):</p> <ul style="list-style-type: none"> • The Nottawasaga River corridor (including valleylands, woodlands, etc.); • The Innisfil Creek corridor (including valleylands, woodlands, etc.); • The Bailey Creek corridor (including Camplin Drain); • Crang Drain; • Cappuccitti Drain; • Significant woodlands; • Significant Wildlife Habitat; • Wetlands; and, • Floodplains. <p>The NTCBI NHS study also goes beyond simply protecting the existing natural heritage features, it demonstrates an enhancement of the overall NHS on systems-based approach by planning for and providing connectivity between existing fragmented natural heritage features such as Significant woodlots; and the east-west valleyland/watercourse/drain corridors. Further, the proposed development plan may also enhance existing fish habitat identified through field work. Maintaining and improving these habitats will ensure a contiguous NHS and future resiliency in the environment by maintaining their functions as a valuable carbon sink.</p> <p>We believe the proposed plan for the NTCBI lands adheres to the guiding principles and criteria set fourth by the Town as they relate to the Natural</p>

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<p>2.2.8.3 f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following: i) expansion into specialty crop areas is prohibited; ii) reasonable alternatives that avoid prime agricultural areas are evaluated; and iii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;</p>	<p>Developable lands on designated Rural lands in the Town's Official Plan compared to being located on Prime Agricultural lands</p>	<p>1.1.3.8 c) in prime agricultural areas: 1.the lands do not comprise specialty crop areas; 2.alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</p>	<p>3.5.17 f) In prime agricultural areas: i. The lands do not comprise specialty crop areas ii. There are no reasonable alternatives that avoid prime agricultural areas iii. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; g) Impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible;</p> <p>3.5.18 Where settlement area boundary expansion is needed to meet projected development needs as outlined in Section 3.5.17 above, the decision on direction or location of settlement area expansions shall be based on:</p> <ul style="list-style-type: none"> • agricultural land quality, directing growth to areas of lower land quality where feasible; • expansion into specialty crop lands is not permitted; • ensuring that aggregate and agricultural resource development potential is not compromised by the expansion; and 	<p>Heritage System and natural heritage features for settlement boundary expansion.</p> <p>There are no other areas within the Town that could accommodate settlement expansion that would avoid prime agricultural lands. Through the Town's secondary planning process, any opportunities to avoid or mitigate impacts on existing agricultural uses will be assessed. There are no specialty crop areas in the NTCBI lands and all efforts to avoid higher priority agricultural lands have been considered. NTCBI has had a Desktop Agricultural Characterization report prepared to assess the level of impact on agriculture from the proposed settlement area expansion. The entirety of the lands in the Town surrounding Alliston, including the NTCBI lands, are designated agricultural and part of the Greater Golden Horseshoe's Agricultural System and land base. Any additional lands surrounding Alliston required to be expanded into the urban boundary to meet growth needs would have impacts on agricultural operations. This issue is not unique to the NTCBI lands.</p>
<p>2.2.8.3 g) the settlement area to be expanded is in compliance with the minimum distance separation formulae;</p>	<p>Complies with Minimum Distance Separation (MDS) to existing livestock facilities</p>	<p>1.1.3.8 d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and</p>	<p>3.5.17 h) Compliance with the minimum distance separation formulae</p>	<p>The NTCBI lands can comply with the MDS formulae similar to other potential areas for settlement expansion. This can be achieved with the inclusion of policies requiring that MDS will continue to apply, and therefore development may not be permitted so long as surrounding agricultural uses continue.</p>
<p>2.2.8.3 h) any adverse impacts on the agri-food network, including agricultural operations, from</p>	<p>No adverse effects on the agri-food network</p>	<p>1.1.3.8. e) impacts from new or expanding settlement areas on agricultural operations which are</p>		<p>The NTCBI lands can be expanded in compliance with this policy and will ensure impacts on the agri-food network are either minimized or mitigated to the extent possible.</p>

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expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;		adjacent or close to the settlement area are mitigated to the extent feasible.		
2.2.8.3 i) the policies of Section 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety of the PPS are applied);		<p>2.1.1 Natural features and areas shall be protected for the long term.</p> <p>2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</p> <p>2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water...</p> <p>3.0 Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.</p>		<p>Detailed natural heritage, watershed, environmental, and agricultural studies will be conducted as part of the planning process that will demonstrate compliance with all the policies of the PPS, as well as the County and Town OP.</p> <p>Development will be located outside of the significant natural heritage system and preserve or restore, where possible, important ecological features and linkages as it is understood the value and importance of the NHS as a carbon sink and its role in future climate resiliency. Any hazards identified through the detailed studies and fieldwork will be respected in planning policies and future development.</p>
2.2.8.3 j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan;			3.5.17 e) Where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans;	Not applicable; the NTCBI lands are not within the Greenbelt, Oak Ridges Moraine, or Niagara Escarpment.
2.2.8.3 k) within the Protected Countryside in the Greenbelt Area: ...				Not applicable; the NTCBI lands are not within the Protected Countryside in the Greenbelt Area.
	Additional Town-specific Principles			
	Close proximity to the Primary Settlement Area of Alliston			The current Town OP recognizes Alliston as a Primary Settlement Area within the Growth Plan and as such a significant portion of population and employment growth forecasted for New Tecumseth will be directed there (Town OP Policy 3.1(b)). The NTCBI lands are strategically located for expansion given its proximity to the primary settlement area and presents a logical area for

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				<p>accommodating the growth forecasted. This expansion area meets other criteria set out in the Growth Plan and local policies regarding settlement area boundary expansions. New development will be designed to be complementary to the existing character and uses within Alliston, while providing for additional growth and density in close proximity to existing or planned infrastructure. New development areas will also be designed as complete communities that support walkable areas for pedestrians, increase modal share, and will be well-serviced to reduce auto dependency and decrease GHG emissions in the face of a changing climate.</p>
	<p>Lands are contiguous with existing settlement area boundaries of Alliston, Beeton and Tottenham, and do not contribute to a leap-frogging effect</p>			<p>The requested expansion represents a contiguous, orderly, and logical expansion to the existing Alliston Settlement Area Boundary. The NTCBI lands are considered an appropriate size and location for a Settlement Area Boundary Expansion given its proximity to Sideroad 10 and Tottenham Road, the existing Alliston settlement boundary, provincially significant employment lands, and the ability for the lands to be comprehensively planned. Expansion of the NTCBI lands avoids leapfrogging or fragmentation of development and promotes the development and promotion for compact, multi-modal complete communities that will reduce GHG emissions.</p>
	<p>Promotes a mix and range of housing types for people of all ages and assists the Town with achieving the overall Town intensification target of 40% as identified in the Official Plan</p>	<p>1.1.1 Healthy, liveable and safe communities are sustained by: ... b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), ... to meet long-term needs;</p> <p>1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by: a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the</p>	<p>3.1.4 Development of communities with diversified economic functions and opportunities and a diverse range of housing options</p>	<p>The County LNA provides an analysis of the appropriate distribution of population and employment within the built-up area, designated greenfield areas, and new community areas. The identification of additional land requirements necessitating a boundary expansion is analyzed and inherently tied to the intensification targets and housing supply of existing settlement areas, in accordance with the methodology prescribed by the Province. A boundary expansion does not preclude intensification of existing settlements areas.</p> <p>The County LNA has identified a land need requirement to meet housing demand up to 2051. Allowing for the expansion of the NTCBI lands will provide the land for this demand and an opportunity to plan and construct complete communities with a balanced mix of housing types anticipated for the County based on market demand and supply. The specific land uses and housing mix will be determined during the secondary planning process for the expansion lands, but will be in conformity with Provincial, County, and Town policies respecting housing needs for the planning horizon.</p>

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		<p>minimum target(s) for these lower-tier municipalities; b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;</p>		
	<p>Supports the Town's Multi-Modal Transportation Master Plan by being located near existing or planned future transit'</p>			<p>We note that the Town's Multi Modal Transportation Master Plan (MMTMP) is currently in progress and is intended to build upon planning policies and objectives outlined within existing Provincial Plans and Official Plans. The expected completion of the MMTMP is in early 2022 however the Phase 2 PIC outlines the current objectives, vision and alternatives for consideration. The objectives of the MMTMP are to:</p> <ul style="list-style-type: none"> • Improve the movement of all users by identifying cost-effective, feasible and implementable alternatives; • Assess the existing and projected travel demand to the horizon year of 2041; and • Improve safety and efficiency of the transportation network for all users. <p>The proposed Urban Boundary Expansion area of the subject lands would be expected to use alternative routes beyond Country Road 1 and 88, to access Highway 400, which are identified to have sufficient capacity in the HDR capacity analysis performed for Phase 1 of the MMTMP Consultation. The location of the NTCBI lands will provide opportunity for traffic to use currently underutilized east-west roadways beyond the major arterials to access County Road 27 and Highway 400, including 11th Line, 12th Line and 13th Line.</p> <p>Therefore, the proposed expansion area would be expected to make efficient use of the existing transportation network. The requirement for major capacity upgrades and widenings along major highways within the Town cannot be determined at this stage, however the location of the subject lands lends to maximized use of the road network instead of solely relying on existing constrained roadways within the existing built boundary.</p> <p>The proposed Urban Boundary Expansion area would provide an opportunity to build out the existing active transportation network and offer opportunities for shorter trips between settlements, particularly for active trips originating in Allison and Beeton; This additional urban area between Beeton and Alliston</p>

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				<p>would “offer existing residents of Alliston and Beeton a destination to stop at for longer trips and encourage more frequent active trips between the settlements, while keeping the communities separate and distinct. As the uses for the subject lands are expected to comprise of residential, institutional, commercial and population-related employment uses, it is expected that subject lands would offer opportunity for more internal trips within the Town.</p> <p>The Town’s transit feasibility studies and implementation strategies have proposed two fixed transit routes within the Town being a direct connection from Alliston to Bradford along County Road 10, 1 and 8 and a direct connection between Alliston, Beeton, and Tottenham via 10 Side Road, County Road 1, and County Road 10.</p> <p>The proposed Urban Boundary Expansion area would also conveniently already be located along both of the proposed fixed transit routes and would likely only require minor detours through the existing settlement areas, if any. Furthermore, the expansion area would provide additional density to support the proposed routes, which would provide a financial case for increasing service frequency to allow the transit routes to better compete with auto travel. These opportunities should be further reviewed as part of the ongoing development process to enhance non-auto modes of travel and identify any additional infrastructure and service plans that may help the Town to achieve its transportation related goals.</p> <p>The PIC boards prepared for the Phase 1 Consultation indicate limited multi-modal connectivity between settlements that the proposed NTCBI expansion would help address through the establishment of the multimodal road network as the lands are built out. Following development within the new urban area, additional cyclist routes and sidewalks would be developed to provide local connectivity. These local routes would connect directly to the proposed network surrounding the NTCBI lands to help achieve the active transportation goals envisioned for the Town.</p> <p>The NTCBI lands would create a community built on the Complete Streets vision being considered as part of the MMTMP. The approach and network would be further refined as the community is designed and established and would emphasize building safe infrastructure for all road users including drivers, pedestrians, cyclists, and transit commuters, which lowers GHG emissions by increasing modal share between various transit options.</p>
	Not within close proximity to sensitive land uses			<p>The NTCBI lands have the potential to accommodate a complete community with a mix and range of housing and employment opportunities that will support new development south of the existing Alliston Settlement Boundary. Planning for the NTCBI lands will be undertaken holistically through a secondary plan process to ensure existing and new residents are not adversely affected by contaminant discharges and other pollutants. Buffering and location of sensitive land uses from industrial uses will be a consideration during the process of determining</p>

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				land uses and designations, including proximity to the Provincially Significant Employment Zone in Alliston.
	Within close or reasonable proximity to the Provincially Significant Employment Zone in Alliston and/or other designated employment areas in the communities of Beeton and Tottenham within the Town's Official Plan			<p>The NTCBI lands represent a contiguous, orderly, and logical expansion to the existing Alliston Settlement Area Boundary and any transition, continuation, of buffering of sensitive land uses to the provincially significant employment zone in Alliston or designated employment lands will be considered during the secondary planning process.</p> <p>It has been recognized through the County LNA process that much of the allocated growth planned for Simcoe County is to be directed to the Alliston; in particular, significant employment growth will be directed to Alliston due to its role as a Provincially Significant Employment Zone. Planning for a complete community that is compact and supports multi-modal transit in proximity to the employment lands will contribute to lowering GHG emissions in the face of a changing climate.</p>
	Located near or in close proximity to major goods corridor (i.e., Highway 89 or CP rail)			While the NTCBI lands do not propose any heavy employment lands or goods manufacturing that would rely on major goods corridors, the lands are located in proximity to Highway 89 and the CP rail line.
	Provide a range and size that is suitable to meet market choice including strategic investment sites to attract employment investment			The NTCBI lands are located adjacent to the provincially significant employment zone lands south of Alliston. The NTCBI commitment to front-end finance required servicing infrastructure to accommodate the forecasted growth will also support the development and growth of these adjacent employment lands. The presence of serviced employment lands immediately adjacent to existing and future communities and employees will attract employment investment and serve to foster the County and Town's economy.
	The three downtowns of Alliston, Beeton and Tottenham are preserved and remain unique			The Town OP states: "New Tecumseth's downtowns will continue to play an important role in the Town, supporting an expanding economic base, embracing new residential options and acting as cultural centres" (Policy 2.0a)).
	New development supports the unique characteristics of the corresponding community			<p>The development of a new community on the NTCBI lands does not distract or deter from the unique or distinct downtowns and the planned function of the Downtown Core Commercial area of Alliston; rather the proposed development can provide its own, different, or complementary opportunities for retail, service, and recreation destinations. New development will be complementary to the unique characteristics of Alliston as a primary settlement area where the primary commercial and industrial growth will continue to be directed.</p> <p>The Town's OP identifies the vision for New Tecumseth as "a beautiful and dynamic municipality, which will continue to attract new residents with its small town character... where residents have a proud sense of collective identity, rooted in the balance between evolving and diversifying urban areas and the protection and celebration of its agricultural and rural heritage".</p>

Growth Plan, 2019 Criteria	Town of New Tecumseth Draft Settlement Boundary Evaluation Criteria (Nov 29, 2021 #PD-2021-59)	PPS, 2020	Simcoe County Official Plan	Satisfaction of Criteria/ Policies - NTCBI Lands
				<p>The proposed plan for the NTCBI lands adheres to this vision statement by creating a new community that blends modern development techniques and tools with the existing rural character of the surrounding area. Urban design standards will be drafted to ensure compatibility in built form, landscape, and design with existing settlements.</p> <p>Non-residential development will be largely population-related development (neighbourhood retail and population-related commercial /institutional development such as doctors' offices/schools). This non-residential component will serve to complement and not compete with the 3 existing downtown areas in the Town.</p>
	<p>Meets the policy intent of the Town Official Plan</p>			<p>The proposed plan for the NTCBI lands will adhere to the vision and intent set by the Town Official Plan by supporting and respecting the unique characteristics of the community of Alliston, respect and enhance the NHS wherever possible, create complete communities that are transit supportive, and support climate change mitigation. The development of the NTCBI lands will consider climate change mitigation measures, and reduce community emissions by increasing multi-modal transit options, promoting energy efficiency, and upgrading existing infrastructure in accordance with policies of the Town OP.</p> <p>The NTCBI lands also have the potential to promote economic vitality, accommodate forecasted population and employment growth, develop well-designed, complete, and liveable communities, and protecting natural and agricultural areas, in accordance with the Town's vision, goals, and objectives set out in the Town OP. The expansion provides opportunities for new investment, expanded and improved servicing solutions for existing and new communities, new areas for commercial and residential expansion and growth, and a larger population base to support the local economy, all while preserving the agricultural foundation of the surrounding lands.</p> <p>The development of a new community will fit within the "unified Town" priority of strong and active communities. The NTCBI lands present a logical expansion to the primary settlement of Alliston and can expand the services and linkages throughout the Town to residents, businesses, and visitors.</p> <p>The development of the NTCBI lands will also protect and preserve the physical and natural environment through detailed secondary plan studies (e.g. environmental and natural heritage studies, transportation studies).</p>

NEW TECUMSETH COMMUNITY BUILDERS INC.

January 27, 2022

Town Council – Town of New Tecumseth
10 Wellington Street East
Alliston, Ontario
L9R 1G8

**SUBJECT: Harvest - Infrastructure Financing Commitment
Town of New Tecumseth
New Tecumseth Community Builders Inc.**

Further to the Malone Given Parsons' ("MGP") December 13, 2021 delegation to the Committee of the Whole regarding the proposed Harvest Community, New Tecumseth Community Builders Inc. ("Group") and its individual members, Lakeview Homes, Mattamy Homes, Solmar Homes, Flato Developments and Garden Homes, are pleased to submit details of the Group's financial commitment to the Town to successfully implement the Town's infrastructure servicing program to accommodate population growth forecast to 2051.

A. BACKGROUND

The owners noted above collectively own approximately 800 ha (1,975 acres) of land located immediately southeast of Alliston, generally bounded by Tottenham Road to the west, 10th Sideroad to the east, 10th Line to the south and 13th Sideroad to the north.

As Council knows, the County of Simcoe's Municipal Comprehensive Review ("MCR") is well underway with a targeted completion date of July 1, 2022. To date, the Group has been actively participating in the County's MCR process, providing comments to the Town and County on the County's preliminary Land Needs Assessment and other policy papers. In addition, the Group has submitted its expression of interest in having its land included in the future urban boundary expansion that will be required to meet the population growth needs of the County, and specifically New Tecumseth.

Beyond its participation in the County's MCR process, the Group has completed a thorough review of the Town's 2021 Development Charges ("DC") Background Study and has undertaken extensive background studies on its land and the existing New Tecumseth community, including:

- Market Research
- Planning
- Environmental investigations
- Municipal Infrastructure
- Transportation network
- Agricultural Impact
- Hydrogeology
- Financial Impact

NEW TECUMSETH COMMUNITY BUILDERS INC.

Through the course of the County's LNA work, the Town's DC Background Study and the Group's own investigations two things have become abundantly clear:

- 1. Significant population growth is coming to New Tecumseth, specifically Alliston.**
- 2. The Town faces an immense financial challenge to provide the essential infrastructure required to accommodate this growth.**

On the surface, these seem like big challenges. In terms of accommodating for the population growth, in its December 13, 2021 delegation, MGP presented the Group's concerns with the County's LNA analysis for New Tecumseth. At the Group's request, MGP is preparing a follow up submission to the Town and County that provides reasonable solutions to the LNA concerns, demonstrates how Harvest meets the Town's proposed evaluation criteria for considering urban boundary expansions and why Harvest is the logical location for the Town's urban boundary expansion.

In terms of the financial challenges facing the Town, MGP highlighted those concerns in its delegation and introduced an offer from the Group to work with the Town to resolve the financial issues to the benefit of the Town. In this correspondence, the Group provides the details of its financial commitment to the Town as part of Harvest being included in the Town's urban boundary expansion.

B. FRONT-ENDING PROPOSAL

The Group will front-end finance approximately **\$380 Million** for Town projects to mitigate the Town's financial risk associated with not only allowing Harvest to proceed but also the financial risk associated with growth in the current Official Plan, if Harvest is included in the urban boundary expansion. **The Group is also prepared to provide an early land dedication to the Town for the creation of a significant Community Use**, years in advance of Harvest.

B.1 Financing

The Town projects included in the \$380 Million are illustrated on the attached graphic.

Based on the Group's review of the Town's 2021 DC Background Study, the \$380 Million can be categorized into 3 tranches:

Tranche 1: Front-end financing of certain projects in the 2021 DC Study - \$133.3 M

- These projects relate to growth-related water / wastewater projects which are included in the current DC. To be clear, these works are required to service forecast residential/employment growth in New Tecumseth in the next 10 years, exclusive of Harvest.

Tranche 2: Front-end financing of projects not included in the current DC study -\$ 220.7 M

- These projects are either associated with the Post Period Benefit ("PPB") components of the 2021 DC Study or are estimated costs of projects necessary to accommodate the

NEW TECUMSETH COMMUNITY BUILDERS INC.

Harvest development (but not in the current DC). These projects are largely water/wastewater projects but there are also contributions associated with PPB share of 2021 DC road, fire, library and pool projects.

Tranche 3: Capital contributions of Benefit To Existing share of certain 2021 DC projects – \$24.6 million

- These projects include BTE share of Beeton Replacement Ice Pad and other hard and soft infrastructure.

Of the total financial assistance proposed, the amounts associated with Tranches 1 and 2 (\$354 Million) are growth-related and DC eligible and hence can be recovered from future DC payments. The Group proposes to enter into a Front-End Financing agreement with the Town to ensure the funds are available to the Town, when needed, prior to Harvest development. Having the Group provide the funding, instead of the Town, removes the financial risk to the Town associated with taking on debt to finance projects, the uncertainty of the pace of development, and recovery of costs. That burden will be borne by the Group.

For Tranche 3 (\$24.6 Million), because they relate to BTE shares, this contribution is not DC eligible. They would normally have to be paid thru the tax base or user rates. With the Group agreeing to fund these costs with no reimbursement, the Town's tax and user base and existing residents will benefit from the new facilities at no cost.

In terms of the timing of these commitments, once a Front-End Financing Agreement is entered into between the Town and the Group, the Group is prepared to immediately provide the funds necessary to complete the following projects:

- Beeton Ice Pad Replacement - \$9.5 M
- Beeton Creek Bridge Upgrade - \$4.0 M

The remaining contributions will be provided as infrastructure projects are required.

B.2 Land for Community Use

In addition to financing commitments, one of the great advantages of Harvest's size is that it has the ability to provide meaningful Town-wide benefits to the community, immediately. To this end, the Group intends to include a significant Community Park in the Harvest Community. Working with the Town, the Group will identify the land required for the Community Park and provide an early land dedication, years in advance of a Secondary Plan for Harvest, so that the Town can gain the immediate benefit of additional recreational programming for existing residents, and if it so desires, to either create a dedicated event space to serve the Town, or relocate other recreational programming from existing facilities to convert them into dedicated event space. Other possible uses for this land could be fairgrounds, a new hospital or centre for higher education.

Regardless of the proposed use, the Group will work with the Town to maximize the immediate benefit to the existing community.

NEW TECUMSETH COMMUNITY BUILDERS INC.

C. CONCLUSION

The Town is facing a considerable challenge to finance the growth that is coming to New Tecumseth. This challenge requires a big solution. The Harvest community provides the scale necessary not only for the Town to achieve its growth targets, but to do so with a viable, sustainable infrastructure financial solution. The landowners in Harvest are prepared to partner with the Town to realize these goals and are prepared to execute a Front-End Financing Agreement to show their commitment to the community.

Once you have had a chance to review this information, we welcome the opportunity to meet with you to discuss the proposal in more detail. In the interim, should you have any questions or comments please contact any member of the Group.

New Tecumseth Community Builders Inc. Flato Developments



Glenn Pitura, P. Eng.



Shakir Rehmatullah, President

Mattamy Homes



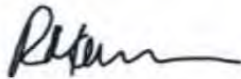
Dave McLean, President of
GTAL Division

Solmar Development Corp.



Benny Marotta, President

Lakeview Homes

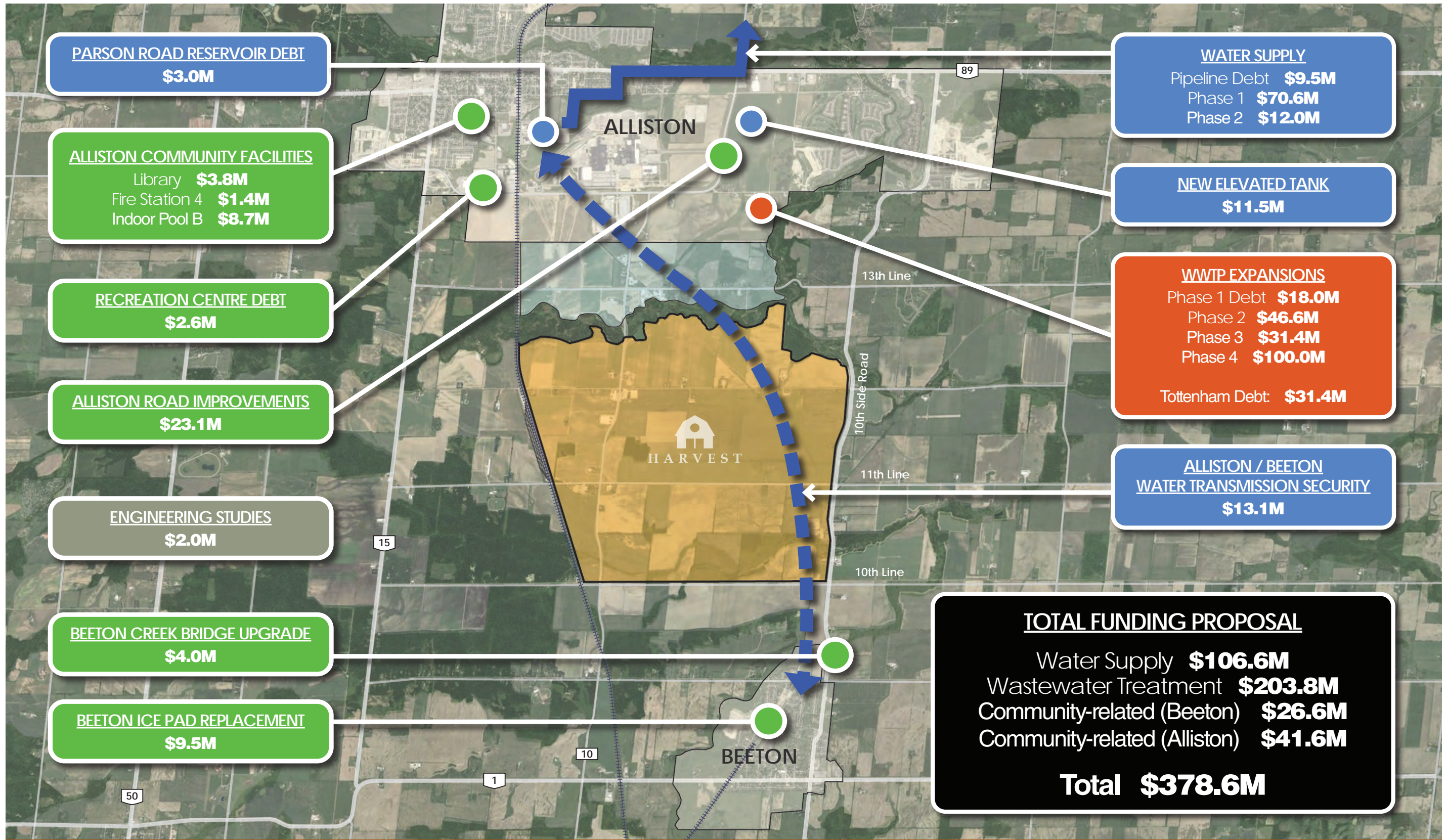


Rino Montemarano, President

Garden Homes



Per: Sal Crimi



From: [Don West](#)
To: [Clerks](#)
Subject: [EXTERNAL] Simcoe County Public Meeting - June 28, 2022
Date: Monday, June 13, 2022 2:50:07 PM

Dear Sirs/Mesdames:

I would like to participate in the public meeting being held on June 28 at 10 a.m. via Zoom.

Please confirm my registration.

Thank you.

Don West

Donald L. West
Partner

T 416.865.7737
F 416.863.1515
E dwest@airdberlis.com

Aird & Berlis LLP | Lawyers
Brookfield Place, 181 Bay Street, Suite 1800
Toronto, Canada M5J 2T9 | airdberlis.com



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From: [WANDA LEBLANC](#)
To: [Clerks](#)
Subject: [EXTERNAL] Registering for Public Meeting
Date: Tuesday, June 14, 2022 8:28:56 AM

Hello

I would like to attend the meeting on June 28th. I'm not sure how to register to speak?!

Could you please help me?

Wanda LeBlanc



Sent from Mail for Windows

From: [Jerry Martinovic](#)
To: [Clerks](#)
Subject: [EXTERNAL] Public Meeting Tuesday, June 28, 2022 at 10:00 a.m.
Date: Friday, June 17, 2022 11:24:32 AM

Good Morning,

I would like to register to speak at this meeting on behalf of CONTACT Community Services.

Thank you,

Jerry

Jerry Martinovic (he, him)
Housing Services Manager
CONTACT Community Services
39 Victoria Street East, PO Box 932
Alliston, ON L9R 1W1
705-435-4900 Ext. 206
jerry@contactcommunityservices.ca
www.contactcommunityservices.ca



CONTACT
Housing Services

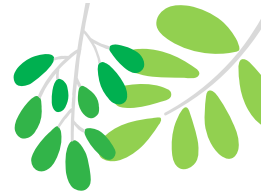


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Disclaimer: CONTACT Community Services does not prescreen, endorse, or recommend any landlords or units.

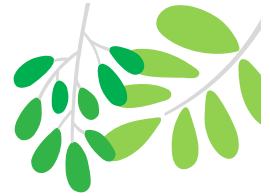


CONTACT
Community Services



Redefining Municipal Government as Change Agents

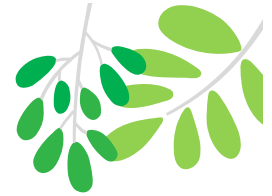
Recommendations for ways to increase affordable housing



National Affordable Housing Crisis

It starts at 'home' in our communities



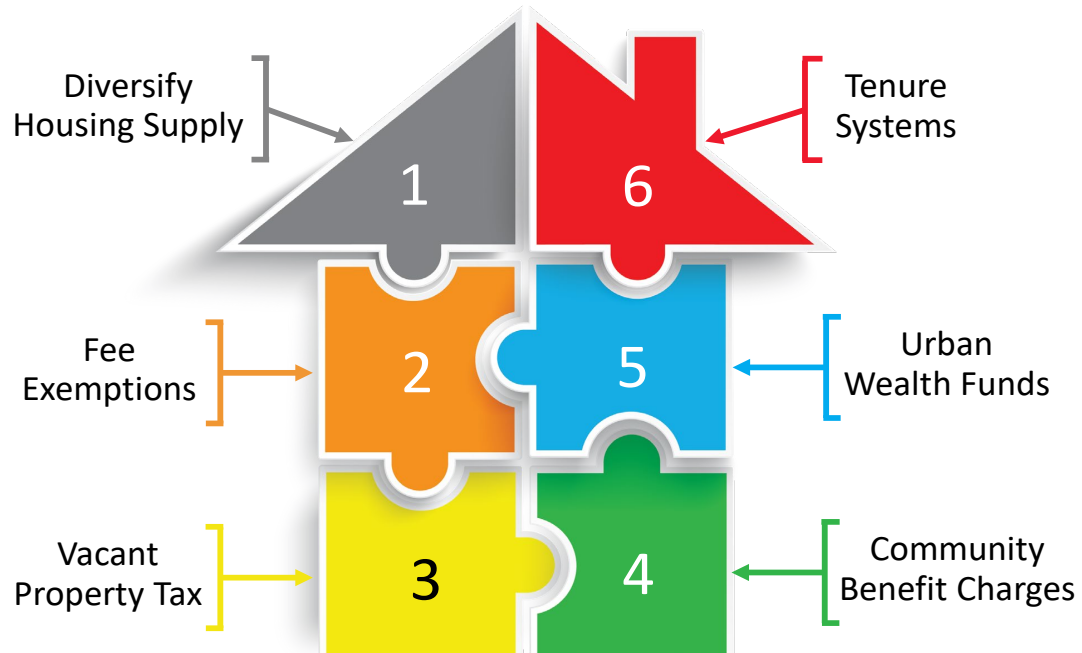
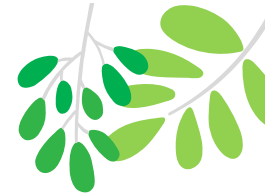


'Affordable Housing Development'

Affordable Housing Development means developments that offer a rental rate that is accessible to people of low income and **does not constitute more than 30% of household income**



CONTACT
Community Services



List of Recommendations



Diversification

- Variety of housing types, sizes and tenures to accommodate variation in family size, income, life stages
- Incorporate diversification throughout the city (community health)
- Keep neighborhoods together throughout life stages
- Adopt policies and regulations to encourage purpose-built rental units, accessible units, smaller units within low density neighborhoods, and family-sized units within mid-rise buildings

A grey right-angled triangle pointing to the right, with a white circle containing the number '1.' positioned at its bottom-left corner.

1.



Fee Exemptions for Affordable Housing Builds

Waive Fees for:

- Planning applications
- Building permits
- Parkland dedications
- Annual rental licensing fee for affordable housing units

Reduce rates for different property classes (i.e.):

- Multi-residential buildings, affordable housing owned and operated by a charitable non profit.





Vacant Property Tax

- A tax imposed on owners of vacant residential units to discourage long term vacancy
- Tax revenue can be directed to affordable housing developments (ie. to offset waived development changes) OR placed in a reserve fund to fund affordable housing projects.

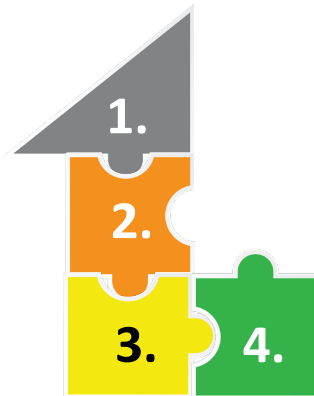




CONTACT
Community Services

Community Benefits Charges

- For new development OR redevelopment
- Additional charges that help recover the capital cost of community services that arise because of the increase in density





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Community Services

Urban Wealth Funds

- Pooling publicly owned assets into an “Urban Wealth Fund” that partners with the private sector to deliver projects.





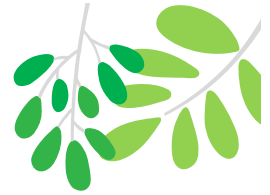
Tenure Systems

- Redevelop former school or other sites with different types of tenure.
i.e. A housing association, community investment company and private investor all collaborate for mindful, mixed income, redevelopment
- Some houses sold at market price, some shared ownership/co-op models and rent-to-buy.





CONTACT
Community Services

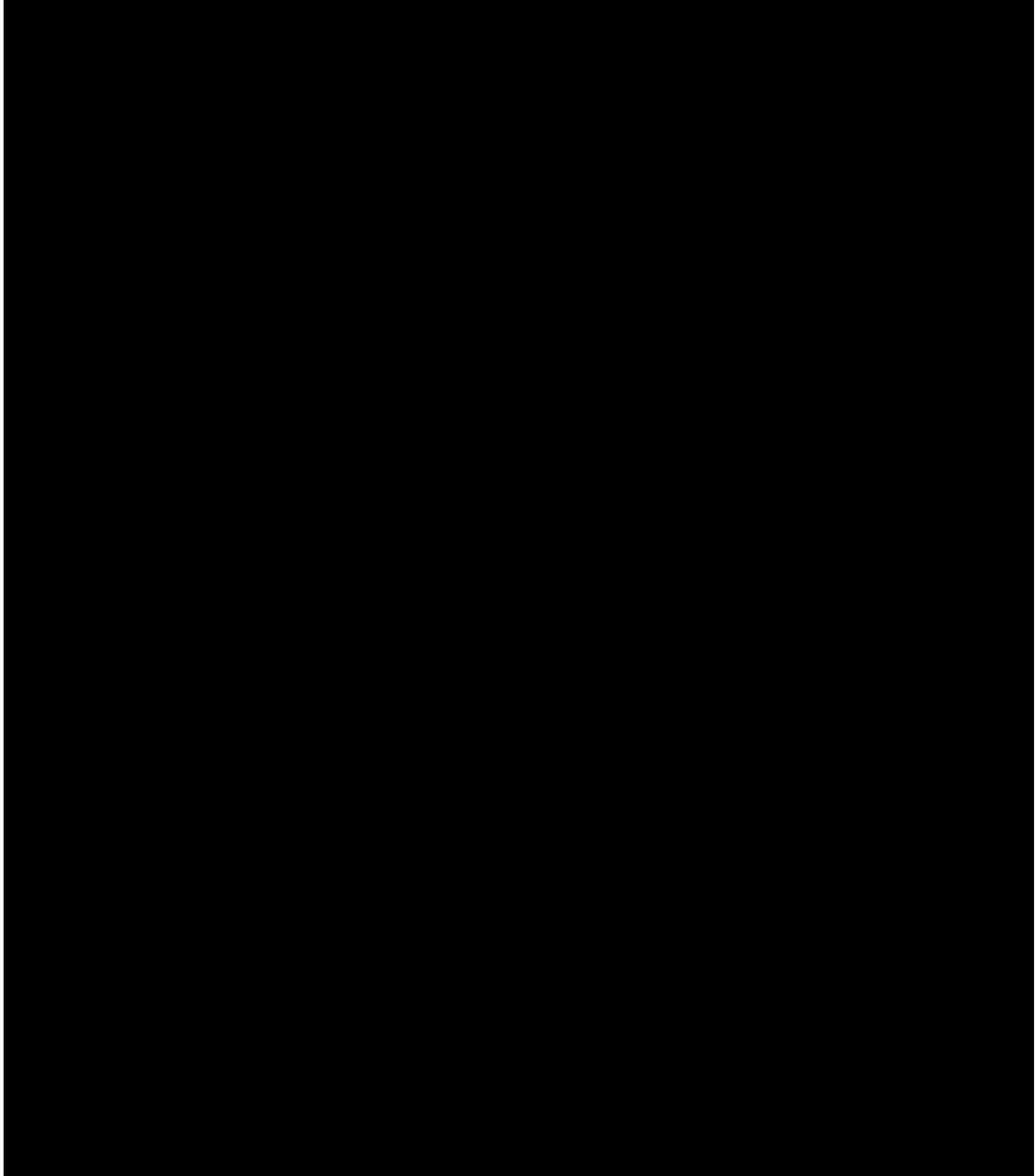


Thank You
Questions?

From: [Lorraine Mantle](#)
To: [Clerks](#)
Subject: [EXTERNAL] Fw: Order Confirmation for Bradford West Gwillimbury - Town Wide Urban Design Guidelines
Date: Monday, June 20, 2022 3:52:17 PM

Please sign me up for the June 28th meeting being held at 10 am. The meetings I am sending to you now I don't wish to attend.

[Sent from Yahoo Mail on Android](#)



From: [Margaret Prophet](#)
To: [Clerks](#)
Cc: [REDACTED]
Subject: [EXTERNAL] Registering for delegation for Tuesday's Public Meeting - MCR
Date: Tuesday, June 21, 2022 12:23:15 PM

Hi,

I would like to do a live delegation for next Tuesday. Please add my name to the list as a representative for Simcoe County Greenbelt Coalition.

Thank you

Margaret Prophet

Executive Director, Simcoe County Greenbelt Coalition

www.simcoecountygreenbelt.ca

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." ~ Margaret Mead

From: [Evan Sugden](#)
To: [Clerks](#)
Cc: [Elliott, Rob](#); [Emma West](#); [Berardino - Orca Equity](#)
Subject: [EXTERNAL] June 28, 2022: Request for Delegation (Tottenham Northwest)
Date: Monday, June 20, 2022 3:44:31 PM
Attachments: [22140 Jun 28, 2022 Orca Equity Request for Delegation Form.pdf](#)
[22140 Jun 28, 2022 Bousfields Request for Delegation Form.pdf](#)
[Tottenham Northwest - Subject Lands SAB Expansion Request.pdf](#)

Good Afternoon,

On behalf our of client, Orca Equity Limited, we would like to appear as a delegation in front of the Joint Council and Committee of the Whole with respect to the Public Meeting for the ongoing Municipal Comprehensive Review on June 28, 2022. We will introduce our client's Settlement Area Boundary Expansion request for their lands in Tottenham pursuant to our letter dated June 6, 2022, which was submitted to Rob Elliott (copied above).

Our objective is to participate in the County's Municipal Comprehensive Review process. We are submitting two different delegation requests:

- One by the Owners of the subject lands made by Berardino Quinto; and
- One by our team (c/o Emma West and/or Evan Sugden) as the Owners' Planners, which will include a very brief presentation, to be circulated very shortly.

We realize the ask for the presentation is short notice, but we feel that providing some graphical elements with help provide understanding to the request and the subject lands. I will provide that presentation soon.

The subject lands are municipally addressed / identified as: 6763, 6768-6770, 6819, 7019, and 7141 6th Line, and 6812, 6822, 6837, 6838, 6843, 6850, 6858, 6863, 6868, 6876, 6882, 6923, 7004, 7086, 7136, 7200, and 7242 5th Line, and Assessment Roll Number 432404000122340 (PIN: 589360134), in the Town of New Tecumseth, in the Community of Tottenham. Hereafter identified as the "Tottenham Northwest" lands. A map of the subject lands is also attached for easy reference.

Please confirm receipt of the request and our placement on the agenda.

Kind regards,



Evan Sugden (he/him)
Senior Planner
HBASc, MA, CAHP, RPP, MCIP



Bousfields Inc.

3 Church Street, Suite 200 | Toronto ON | M5E 1M2
T. 416-947-9744 x 259 W. www.bousfields.ca
F. 416-947-0781 M. 7053056445

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From: [Jeff Bolichowski](#)
To: [Clerks](#)
Cc: [John Armstrong](#); [Andrew Payne](#)
Subject: [EXTERNAL] Re: June 28 Presentation
Date: Wednesday, June 22, 2022 12:41:07 PM

Hello,

As a correction, I'll be leading the delegation for Masonry Works.

On Wed, Jun 22, 2022 at 12:33 PM Jeff Bolichowski <jeff@armstrongstrategy.com> wrote:

Hello,

Masonry Works Council of Ontario, the provincial association representing the masonry sector, would like to make a delegation at the June 28 public meeting concerning the Municipal Comprehensive Review. This delegation will be led by my colleague, John Armstrong, who is copied on this email alongside Andrew Payne. Please send them the meeting details when available.

--

Jeff Bolichowski

Senior Media & Policy Analyst

There's Always a Strategy

c: 905.380.7839 **p:** 1.877.505.0088 ext 3

e: jeff@armstrongstrategy.com **w:** armstrongstrategy.com

a: 89-91 St. Paul Street Suite 301, St. Catharines ON L2R 3M3



From: [Jennifer van Gennip](#)
To: [Clerks](#)
Subject: [EXTERNAL] MCR delegation
Date: Thursday, June 23, 2022 11:55:33 AM

Good morning,

I would like to register to delegate at the MCR Public Meeting on Tuesday, June 28 on behalf of Redwood Park Communities. I will submit a pre-recorded delegation.

Thank you,
Jennifer van Gennip
Director of Communications
Redwood Park Communities
Hope through Housing
www.redwoodparkcommunities.com



From: [Doug Herron](#)
To: [Clerks](#)
Cc: [CAO](#); [Westendorp, Nathan](#)
Subject: [EXTERNAL] Public Mtg June 28 - OPA for MCR PH 1, Growth Management
Date: Friday, June 24, 2022 11:39:34 AM
Attachments: [image001.png](#)
[image002.png](#)

Good Morning Mr. Daly,

Please register me to speak virtually on behalf of the Town of Wasaga Beach at the June 28 public meeting for the proposed Official Plan Amendment for the MCR – Growth Management. My presentation will be verbal and may include a 2-3 page PowerPoint.

With Thanks,
Douglas Herron, MCIP, RPP, MPA
Director of Planning and Economic Development
Town of Wasaga Beach
(705) 429-3847 x.2283
DirPlanEcDev@wasagabeach.com



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alternate formats, please let me know.

Si vous avez des besoins en matière d'adaptation, ou si vous nécessitez des aides à la communication ou des médias substitués, veuillez me le faire savoir.



Wasaga Beach – Population Projections

Simcoe County Municipal Comprehensive Review

June 28, 2022

Synopsis of Town of Wasaga Beach Comments

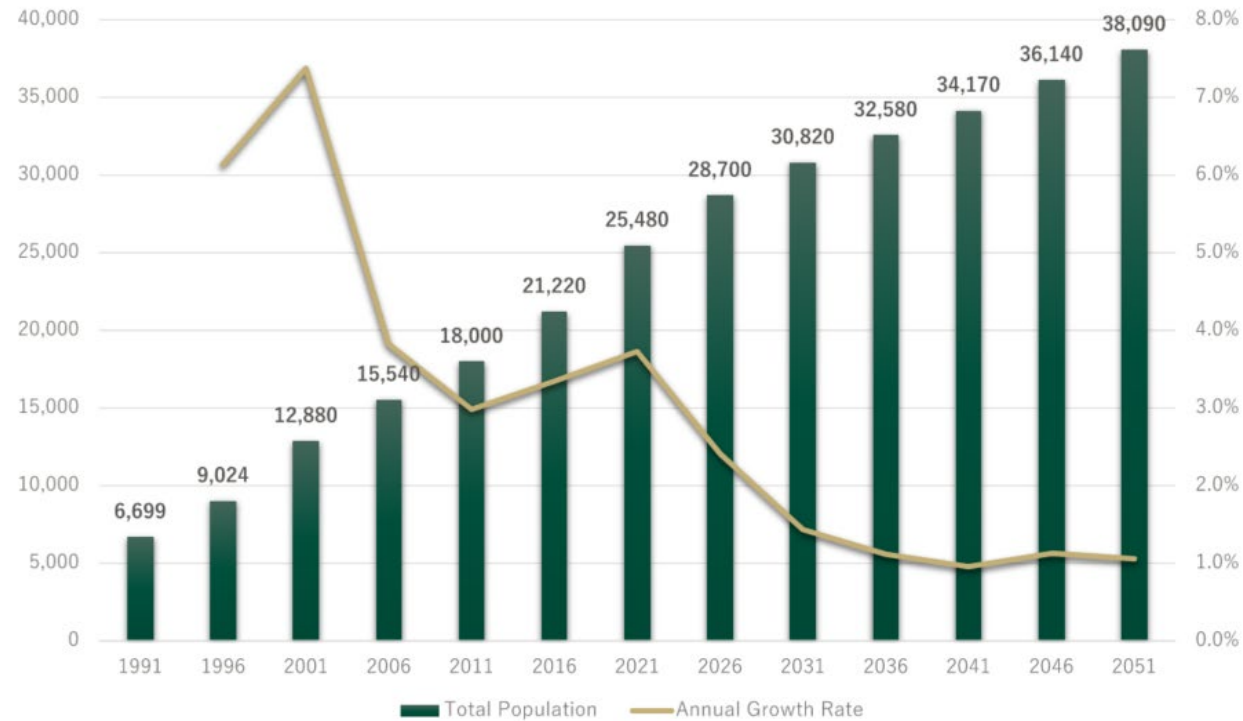


- The Town of Wasaga Beach is agreeable to the Land Needs Assessment projected intensification rate of 50% within both the built up area (BUA) and Designated Greenfield Area (DGA).
- The Town is agreeable to the Land Needs Assessment projection of employment growth to 8,510 by the year 2051.
- The Town seeks an increase to the projected population growth in Wasaga Beach from 38,090 to 42,000 – 45,000 to the year 2051.
- The Town seeks the County of Simcoe's support in the Towns bid to the province, to be identified as a PSA within the Growth Plan.

Hemson Projections



Population Growth in Wasaga Beach



Simcoe Sub-area – Primary Settlement Areas



- By way of definition within the Growth plan, the Town of Wasaga Beach satisfies the criteria as a PSA.
- Per the Growth Plan, within the Town’s settlement boundaries, the Town has identified 5 strategic growth areas (or growth nodes) which meet the intent of a PSA.
 - Per the Growth Plan, each of these growth nodes is intended to be designed and function as “complete communities”.
 - Per the Growth Plan, each of the strategic growth areas are or will be designed as complete communities suitable for live, work, play, and that offer opportunities for people of all ages with a full range of housing, transportation (e.g. active transportation and public service facilities).
 - Water and Sewer capacities are currently designed to accommodate 35,000 people and with minor upgrades, will have capacity to service a population of 50,000 people.
- The Town has ample lands within the built-up area and designated greenfield areas, and also within readily serviceable Rural designated areas to accommodate a population of between 40,000 – 50,000 people.



Thank You

From: [Ron Kanter](#)
To: [Clerks](#)
Subject: [EXTERNAL] RE: Public Meeting re Growth Management OPA
Date: Friday, June 24, 2022 11:53:44 AM
Attachments: [image001.png](#)

Simcoe County Clerk,

I would also like to register to make a verbal presentation.

Please confirm receipt, and provide further instructions when available.



Ron Kanter | Counsel
t. 416.361.2619 | RKanter@macdonaldsager.com

150 York Street, Suite 800, Toronto, Ontario, M5H 3S5 Canada
416 364 1553 | f. 416 364 1453 | www.macdonaldsager.com

From: Clerks <Clerks@simcoe.ca>
Sent: June-24-22 11:50 AM
To: Ron Kanter <rkanter@macdonaldsager.com>
Cc: Municipal Comprehensive Review <mcr@simcoe.ca>
Subject: FW: Public Meeting re Growth Management OPA

Good morning,
Thank you for your submission regarding the MCR Phase 1 – Growth Management Official Plan Amendment (OPA) Open House and Public Meeting.

Your comments have been forwarded to County Planning Department Staff and the MCR Consulting Team.

Comments received will be considered prior to finalizing the OPA for Council adoption.

Simcoe County Clerk's Department
1110 Hwy 26, Midhurst, Ontario L9X 1N6
Phone: 705-726-9300 Ext. 1246
Clerks@simcoe.ca
www.simcoe.ca

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From: Ron Kanter <rkanter@macdonaldsager.com>

Sent: Friday, June 24, 2022 11:47 AM

To: Clerks <Clerks@simcoe.ca>

Cc: [REDACTED]

Subject: [EXTERNAL] Public Meeting re Growth Management OPA

Dear Mr. Daly,

Attached please find a written submission to be included in the published agenda for the Public Meeting for the Growth Management OPA.

Let me know if you have any questions.

Regards,



Ron Kanter | Counsel
t. 416.361.2619 | RKanter@macdonaldsager.com

150 York Street, Suite 800, Toronto, Ontario, M5H 3S5 Canada
416 364 1553 | f. 416 364 1453 | www.macdonaldsager.com

****COVID-19 UPDATE****

Please note that as an essential business, we are continuing all operations despite our offices being closed for most in-person meetings. Please contact your lawyer if you are unsure whether he or she is conducting in-person meetings.

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June 24, 2022

Ronald Kanter
rkanter@macdonaldsager.com
416.361.2619

By Email

Clerk, Simcoe County
1110 Highway 26
Midhurst, ON L9X 1N6

Sherine Kanagalingam, Assistant
skanagalingam@macdonaldsager.co
m
416.361.3703

Dear Mr. Daly,

**RE: Simcoe County Municipal Comprehensive Review & Huntington Woods
Subdivision**

We are counsel for San Marco in Lamis Ltd., the owner of the proposed Huntington Woods Subdivision adjacent to the Alliston Settlement Area in New Tecumseth. The site is 34.9 hectares in size. The proposed development will provide approximately 325 affordable seniors' housing units through life-lease tenure, and will include a community centre and long-term care facility.

The San Marco proposal is consistent with the *Provincial Policy Statement 2020*, the *Provincial Growth Plan 2019* (which allows expansions of less than 40 hectares without a municipal comprehensive review), and Simcoe County and New Tecumseth policies regarding seniors. It is not located within the boundaries of the Oak Ridges Moraine, the Niagara Escarpment Plan, the Greenbelt or the Lake Simcoe Protection Plan.

The proposed development will further the important provincial objectives of increasing the supply of affordable housing for seniors, and encouraging housing innovation through life-lease tenure, as encouraged by Ontario's Housing Supply Action Plan.

San Marco's planning application has a long history. It was the subject of an Official Plan and rezoning application to the Town of New Tecumseth in 2004, and was appealed to the Ontario Municipal Board in 2011.

In November 2018, our client signed Minutes of Settlement with Simcoe County, the Town of New Tecumseth, and the Ministry of Municipal Affairs and Housing. All parties agreed that its appeals should be adjourned until the County municipal comprehensive review addressing the allocation of additional population and employment growth was completed.

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macdonaldsager.com



The purposes of the draft OPA include incorporating the population and employment forecasts for the County established by the Growth Plan and allocating that population and employment forecasts to the 16 local municipalities in a manner that supports the development of complete communities. We further note that the forecasted population growth to 2051 in Simcoe County forecasts a population increase for New Tecumseth of 35,110 people from 2121 to 2051, and that Alliston is the Primary Settlement Area in New Tecumseth.

Our client supports the proposed Municipal Comprehensive Review Phase 1 – Growth Management. We urge Simcoe County Council to approve the Growth Management OPA at its meeting on June 28.

We further request the Ministry of Municipal Affairs and Housing to approve the Growth Management OPA at its earliest convenience, so that San Marco can, at long last, have its application for affordable housing considered on its merits.

Yours truly,
Macdonald Sager LLP

A handwritten signature in black ink that reads "Ronald M. Kanter". The signature is written in a cursive style.

Per: Ronald M. Kanter

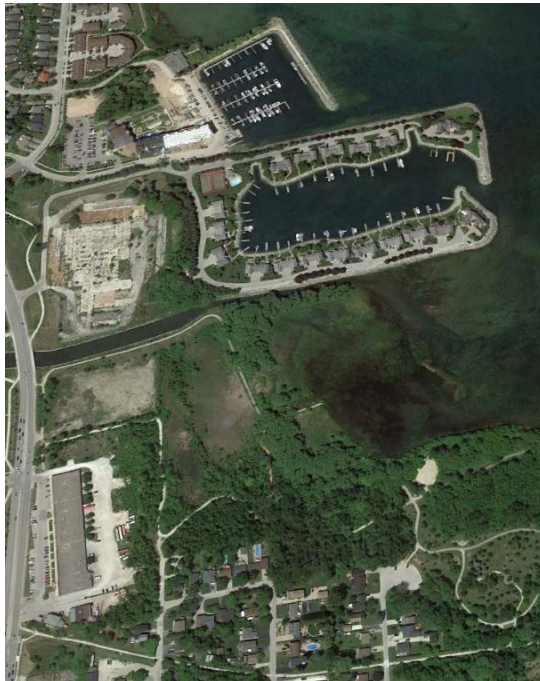
cc: Paul Mancini
Jason Rodrigues
Dan Stone
Minister of Municipal Affairs and Housing



COUNTY OF SIMCOE

MUNICIPAL COMPREHENSIVE REVIEW

Statutory Public Meeting Growth Management County Official Plan Amendment

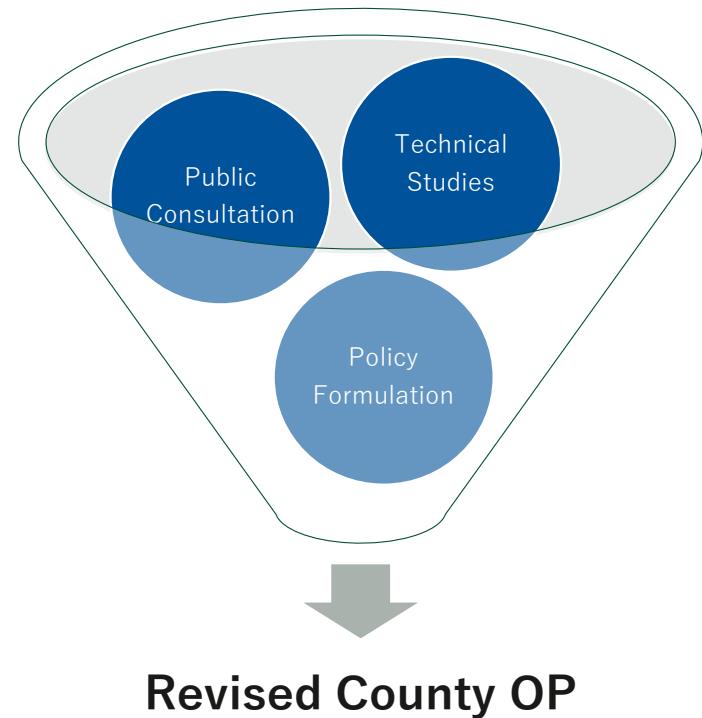


Four Topics of Discussion

1. What is the Growth Management OPA?
2. What growth may be expected in Simcoe?
3. How much urban land is required?
4. What policies are required to manage growth?

OPA is Phase 1 of County's Municipal Comprehensive Review (MCR)

- County Official Plan (OP) must conform to Provincial Growth Plan
- Many Growth Plan policies require implementation through an MCR
- County:
 - must consult with lower-tiers and engage Indigenous partners
 - encouraged to engage with public, stakeholders, and Province



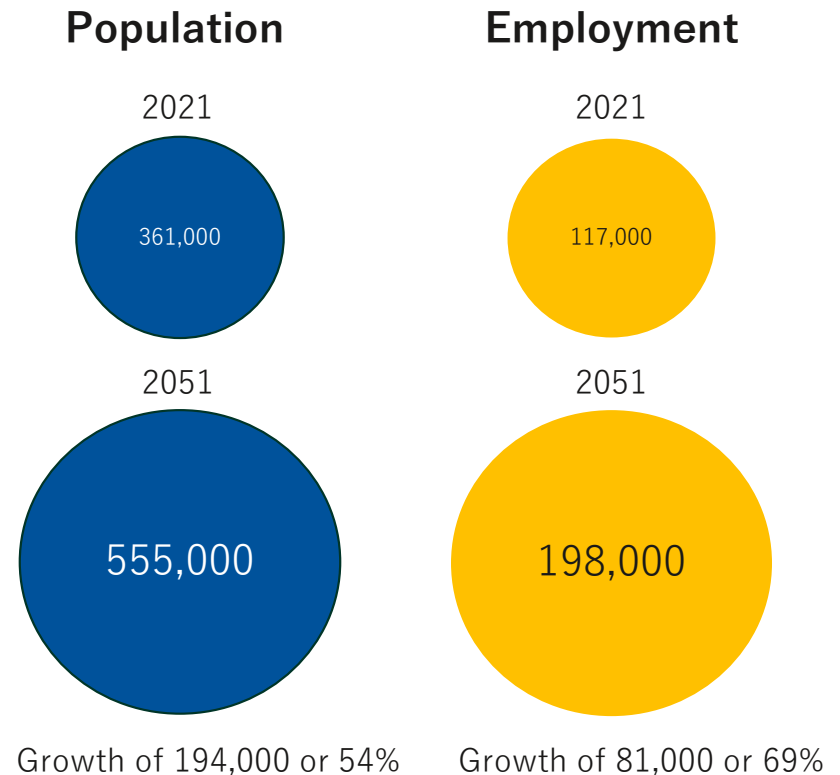
The OPA is a Team Effort

- 11 MCR update reports and presentations to Planning Advisory Committee and Council
- 10 meetings with Indigenous communities to date
- 7 meetings with Provincial agencies
- 7 meetings with agencies and special interest groups
- 40+ meeting with local municipalities

Public Open Houses		
Technical Study	# of Sessions	Attendees
Growth Management	3	247
NHS	2	108
Watershed Plan	2	100
Agriculture	2	99
Climate Change	2	92
Total	11	646

Growth Plan Sets Forecasts to 2051

- Forecasts are minimums
- County must allocate growth to lower-tiers
- Land needs determined using prescribed Methodology
 - Community Area
 - Employment Area



Growth Management Policies for Simcoe Sub-Area

- Direct significant portion of growth to
 - primary settlement areas
 - key employment areas

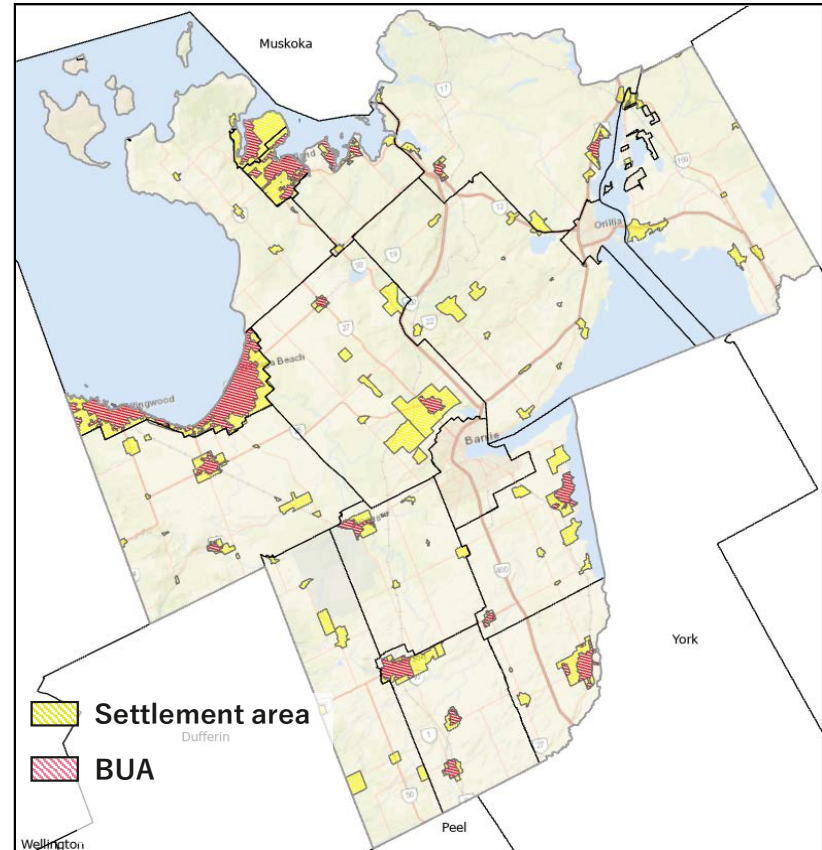
- Policies reinforced in current County OP

Growth Plan – Schedule 8



Settlement Areas Are To Be Main Focus of Housing Growth

- **Intensification Target**
based on minimum % of housing occurring annually within the delineated built up area (BUA)
 - OPA increases current County-wide target of 32% to 35%
- Minimum “greenfield” (DGA) **Density Target** of 40 residents and jobs combined per hectare by 2051
 - OPA increases current County-wide target of 39 p+j/ha to 51 p+j/ha

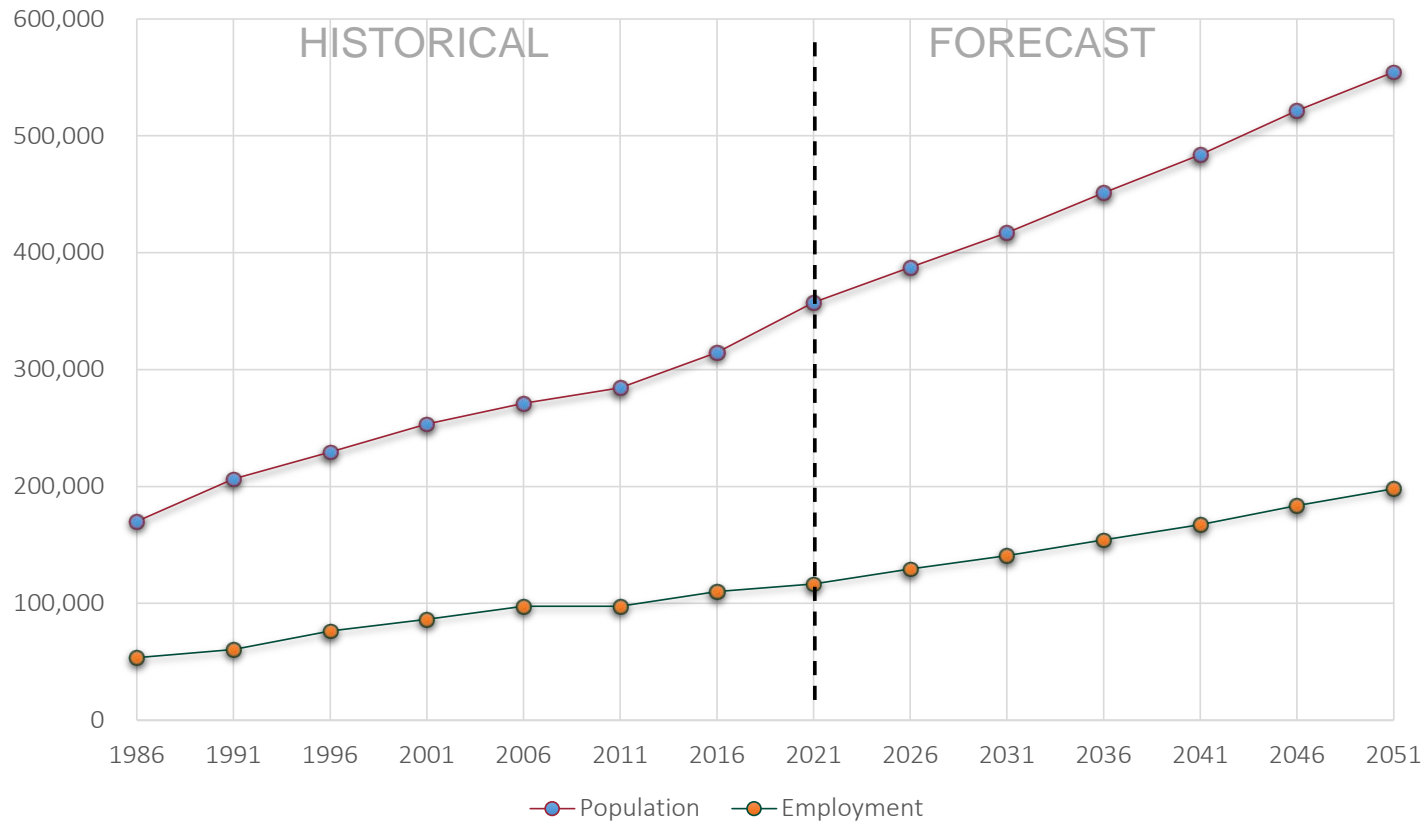


County Split Into Two Regional Market Areas For LNA Purposes

- Fast growing south (Essa, New Tecumseth, Innisfil, Bradford W-G, Adjala-Tosorontio) with strong commuting connections to Greater Toronto Area
- More moderate growing north and west

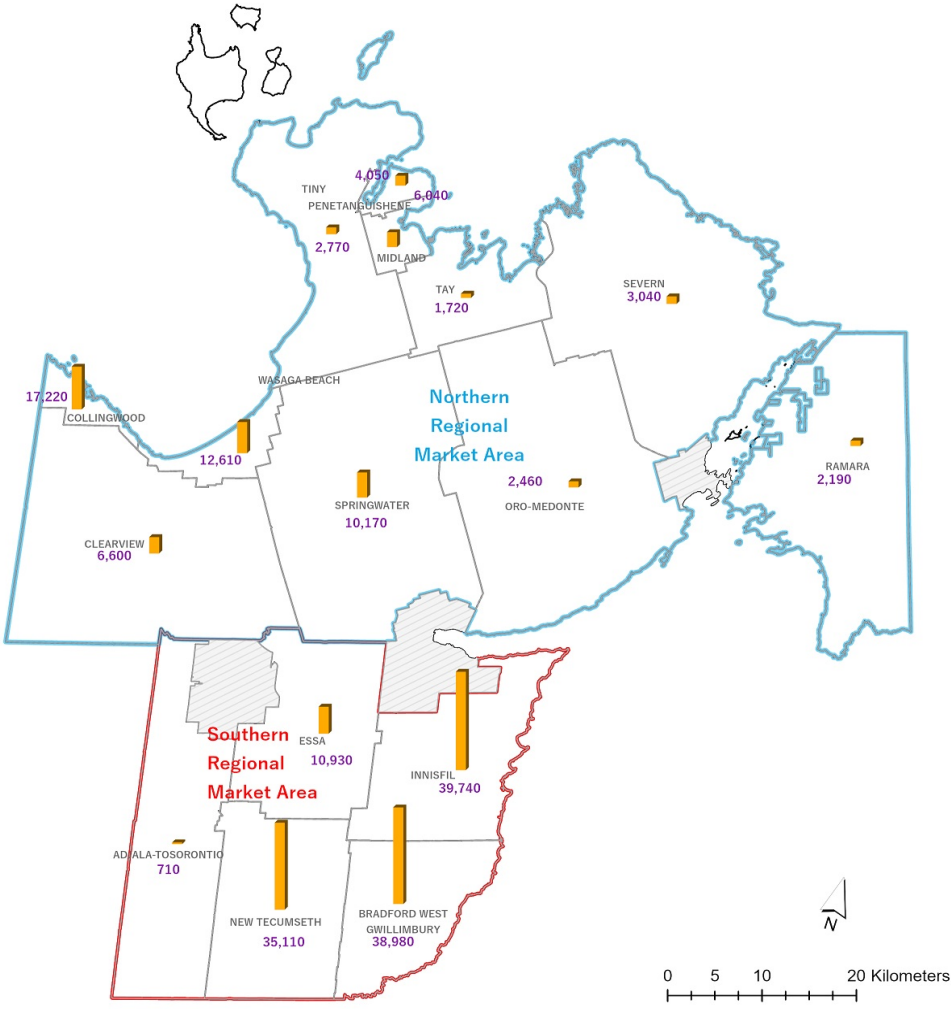


Simcoe County Will Continue to Grow Rapidly



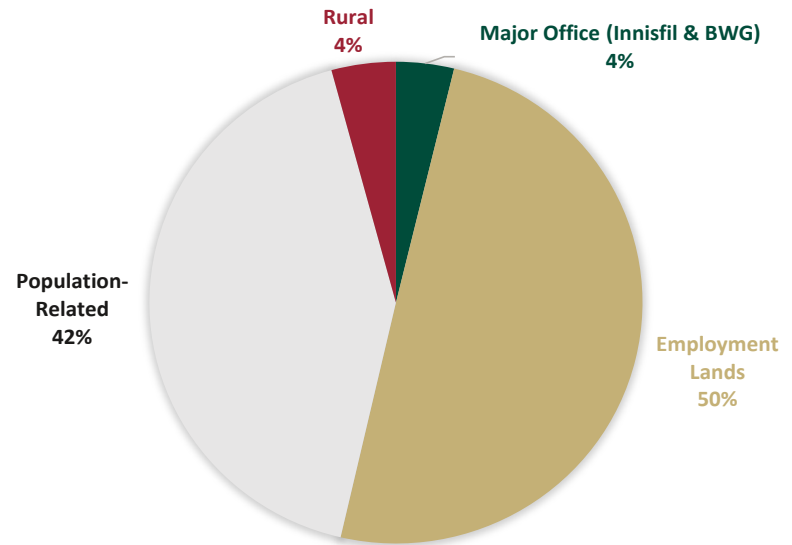
Population Growth Generated by Migration From GTAH

- 79% of growth in 6 municipalities with primary settlement areas
- 63% of growth in Southern Regional Market Area
- Growth in Northern Regional Market Area to be in larger, well-established urban centres and areas with advanced plans for development



Employment Forecast to Grow Faster Than Population

- Ratio of jobs to people to increase from 32% to 36% to 2051
- Locational requirements for new jobs
 - 40,500 will follow population growth
 - 34,300 will require designated employment areas



Employment Land Needed Across County While Only South Needs Land for Housing

At **35% intensification rate** across County and **greenfield densities of 45 to 55 persons and jobs per hectare**, land needs are:



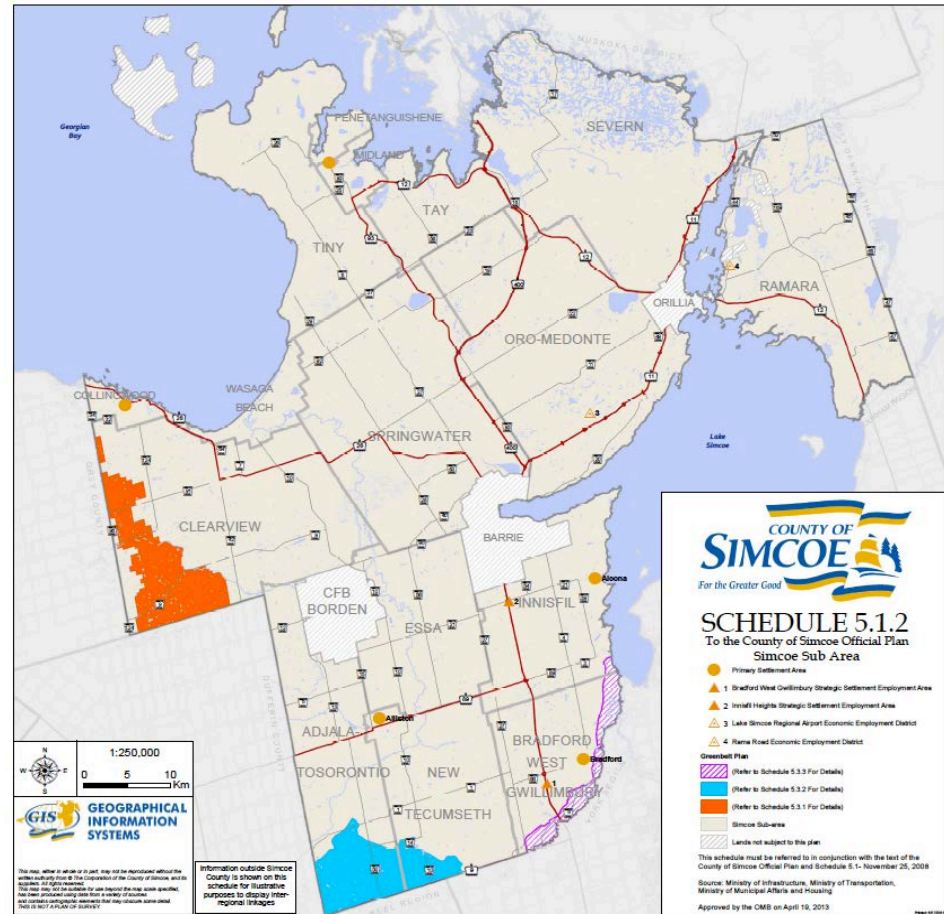
	Community Area Surplus/(Deficit)		Employment Area Surplus/(Deficit)	
	Units	Land (ha)	Jobs	Land (ha)
Regional Market Area - North	22,200	1,385	(2,800)	(203)
Regional Market Area – South	(16,800)	(1,136)	(1,190)	(75)
Simcoe County	5,400	249	(3,990)	(278)

Draft Growth Management County OPA

- Amendment contains
 - Population and employment allocations to local municipalities to 2051
 - Intensification and density targets for each municipality with a delineated built up area (BUA)
 - Community Area and Employment Area expansion lands by local municipality
- Allows County and local municipalities to work together to assess feasibility and most appropriate location for settlement area expansion in MCR Phase 2

Proposed Phase 1 Official Plan Amendment

Growth Management Policies



Purpose of Proposed Growth Management OPA

- To update policies on growth management in accordance with Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement
- Updated policies will implement the Growth Forecast and Land Needs Assessment carried out on behalf of the County by Hemson and will position County for growth to 2051



Highlights of Proposed Growth Management OPA

1. 2051 population and employment forecasts established by the Growth Plan are incorporated in OPA (population increase of 194,340 and employment increase of 81,380) – *these minimum forecasts are established by the Province and must be incorporated in the OP*
2. Growth Plan direction on how growth is to be allocated is incorporated in the OPA as follows:
 - A. Significant portion of growth – *directed to lower tier municipalities that contain primary settlement areas*
 - B. Vast majority of remaining growth – *directed to settlement areas that have delineated built boundary and full municipal services*
 - C. Growth to be limited – *in settlement areas that are rural settlements and are not serviced by full municipal services*

Highlights (cont'd)

3. To implement Growth Plan direction on where growth is to be focused – OP is proposed to include the 93 settlement areas in one of three categories in Section 3.2.3:
 - A. Primary settlement areas (6);
 - B. Settlement areas that have existing or planned municipal water and wastewater systems (further divided into those 13 settlement areas that have delineated built up areas and 17 settlement areas which do not); and
 - C. Rural settlements that have that have a municipal water or wastewater system (partial services) or have no municipal water or wastewater systems (57)

Highlights (cont'd)

4. To implement work completed by Hemson, it is proposed to allocate population and employment forecasts to the 16 local municipalities in a manner that most fully supports the development of complete communities – *in doing so, all municipalities in the County will grow to varying degrees*
5. To more fully support the efficient use of land in built up areas, it is proposed to increase the County-wide minimum intensification target from the current 32% to 35% - *intensification targets for local municipalities that have delineated built up areas are also proposed to be established – these are minimum targets*
6. To support the more efficient use of land in designated greenfield areas – it is proposed to increase County-wide minimum DGA density target from the current 39 residents and jobs per hectare to 51 residents and jobs per hectare – *DGA targets for local municipalities are also proposed to be established – these are also minimum targets*

Highlights (cont'd)

7. To implement the forecasts and targets – it is proposed to require local municipalities to update Official Plans to maximize opportunities for intensification such as by:
 - *Identifying strategic growth areas;*
 - *Encouraging intensification throughout the built up area;*
 - *Pre-zoning lands in appropriate locations to remove barriers to investment and construction;*
 - *Permitting multiple dwelling types in areas zoned only for single detached dwellings;*
 - *Permitting additional residential units in appropriate locations; and*
 - *Using other available tools such as through the establishment of a Community Planning Permit System to streamline development approvals.*

Highlights (cont'd)

8. To implement forecasts and targets – it is also proposed to provide direction on the form of development required in designated greenfield areas:
- *New development has to be logical extension of existing development;*
 - *New development has to be compact and have a mix of uses;*
 - *Land, infrastructure and public service facilities are be used efficiently;*
 - *Housing choice and a range of housing options are made available;*
 - *Infrastructure is or will be provided in a cost effective and logical manner; and*
 - *A range of transportation and mobility options are provided in new development areas.*
9. It is also proposed that local municipalities be required to include policies in their Official Plans that establish minimum densities and which require a mix and range of lot sizes and dwelling types

Highlights (cont'd)

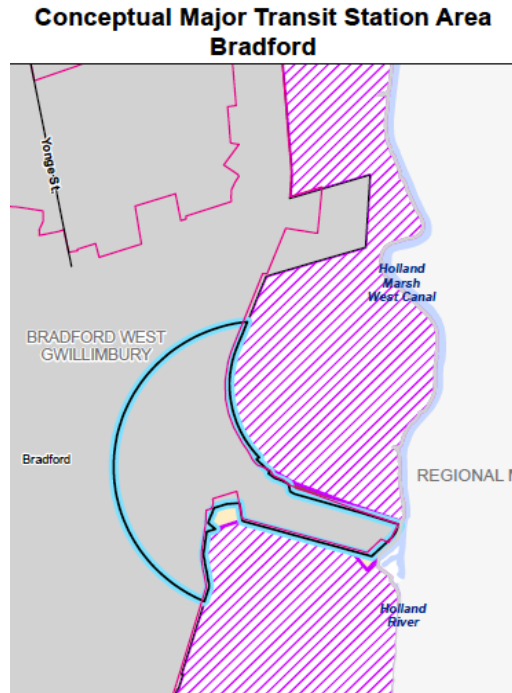
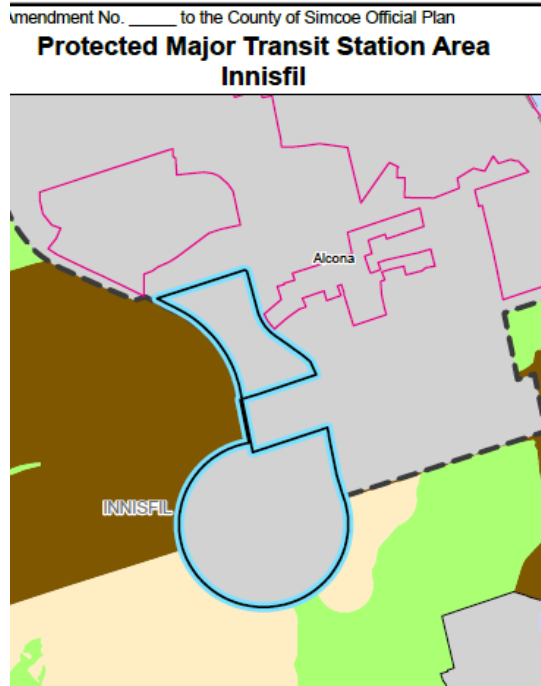
10. To implement forecasts and targets – it is lastly proposed to provide direction on the need for phasing plans for designated greenfield areas – with these plans:
- *Requiring the logical progression of growth based on identifiable boundaries to avoid scattered or leap-frog development;*
 - *Setting out how the infrastructure needed to support growth in conformity with the planned urban structure of the community will be scheduled and financed;*
 - *Identifying how and when roads and servicing infrastructure will be extended in a cost-effective and financially sustainable manner;*
 - *Staging growth within a convenient walking distance from transit corridors (where they exist or are planned) to generate sufficient transit ridership;*
 - *Identifying logical boundaries that build on or include areas that can provide key community infrastructure and affordable housing early in the planning approval process; and*
 - *Requiring the completion of distinct components of new community areas so that the length of construction in any given area is kept to a minimum where possible*

Highlights (cont'd)

11. Part of the exercise involves identifying where additional urban land for community uses and employment uses is needed – *based on there being two regional market areas in the County*
12. Additional **community lands** required in Bradford West Gwillimbury, Essa, Innisfil and New Tecumseth and additional **employment land** required in New Tecumseth, Collingwood, Severn and Wasaga Beach
13. Land needs identified **are maximums** – less land can be planned for by the local municipalities – if higher densities are proposed
14. To provide direction on the planning for additional urban land, it is proposed to include policies in the OP that set out the process to be followed to identify new urban lands – *will need to amend County OP in the future to implement*
15. It is also proposed to indicate in County OP that development on designated land in settlement areas is permitted – *to recognize past decisions*

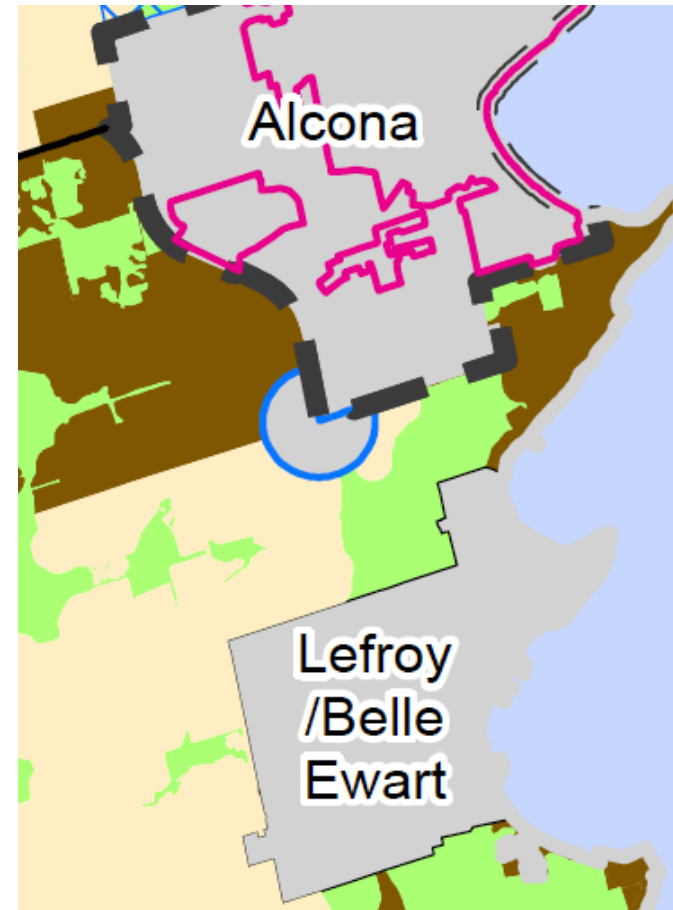
Highlights (cont'd)

16. New section on Major Transit Station Areas (MTSAs) is proposed – *Innisfil and Bradford West Gwillimbury*
17. Innisfil MTSA proposed to be identified as a Protected MTSA – *allows for use of inclusionary zoning*



Highlights (cont'd)

18. Alcona settlement area also proposed to be expanded to accommodate 37 hectares of land within Ministers Zoning Order – *to recognize that principle of development has been established by Province*
19. Number of other minor changes to the OP also proposed – *to ensure conformity with Growth Plan*



Next Steps



- After Statutory Public Open House and Public Meeting, all comments will be reviewed and a Q&A posted on County website
- It is also proposed that a recommendation report for Council's consideration be made in August 2022 – *note, changes may be made to the draft OPA based on public comments received*
- It is proposed that a separate OPA dealing with both the Natural Heritage System and Agricultural System be finalized in later 2022/early 2023 – *to allow for a fulsome review of the mapping and the impacts of the natural heritage system on the agricultural system*
- Other changes to the OP will be required to fully implement Provincial policy and these will also be incorporated in a future OPA
- Lastly, future OPAs that expand settlement area boundaries may be considered as early as 2023



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(705) 726-9300 ext. 1224
simcty.fed.agriculture@outlook.com

May 19, 2022

Dear Warden Cornell and County Councilors,

The Simcoe County Federation of Agriculture (SCFA) represents over 1580 farm family businesses in the County. These businesses are the backbone of our rural communities and have the potential to drive the local and provincial economy forwards.

We, at the SCFA, appreciate the co-operative relationship with the County planning staff and the team of consultants working on the Municipal Comprehensive Review (MCR). We understand and recognize that the MCR is a planning conformity exercise with the provincial Growth Plan policies, and that the Draft Provincial Agricultural System Mapping is largely led by the Province with a one-time opportunity to refine the mapping at the local level.

The board and fellow stakeholders have identified key issues and concerns with the agricultural System Review and Refinement Update, specifically the refinements to the mapping of the agricultural land base. The SCFA supports the Ontario Federation of Agriculture's position to direct urban growth within existing, fixed, and permanent urban boundaries and supports urban intensification to limit the loss of agricultural land. Our main concern is to ensure that valuable agricultural areas are protected to continue to provide food, fuel, fiber and flowers for the people of Ontario. But we cannot protect what we do not know exists, emphasizing the importance of *accurately* mapping the agricultural areas to inform the development and implementation of policies that will protect and guide our agricultural industry for years to come.

Our concerns are outlined as follows:

1. The draft refined mapping contains errors that exclude actively cultivated land, specialty crop areas, and existing livestock operations. Prime Agricultural land polygons do not represent the actual lands in agricultural production. Often, maps indicate a smaller and irregular field size and shape than are occurring on the ground. Our board members met and conversed with the County of Simcoe staff concerning these maps to identify incorrections, emphasize the importance that the agricultural land base mapping is correct, and speak to implications for farmers if not corrected. Many farmers are concerned to learn that areas of their farm property currently in the Prime Agricultural Area designation are proposed to be removed and possibly replaced with a Natural Heritage designation. The removal of pockets and larger areas of Prime Agricultural land designations across the County is concerning. These lands need the protection afforded to them by the Prime Agriculture Area designation. We continue to ask for a commitment from the County to verify through ground-truthing of Natural Heritage areas and features. Accurate mapping is vital to ensure that future agricultural approvals are not impeded by mapping errors. Our experience is once land use mapping is approved by the Province, applicants no longer have the ability to correct the accuracy of the mapping applied to their properties while trying to secure planning approvals.

2. The Natural Heritage designation mapping concerns the SCFA. It is difficult to understand why a productive area of farmlands are being re-designated as Natural Heritage. The SCFA kindly requests answers from the County in response to our questions:
 - a. Are these changes to create a larger Natural Heritage protection area for a key feature?
 - b. Is the potential removal of some Prime Agriculture Lands to be identified as parts of the Natural Heritage System (i.e., areas for restoration or linkages)?
 - c. Why sacrifice productive agricultural land for potential Natural Heritage restoration when the Provincial Policy Statement (2020) states that “Nothing in policy 2.1 [Natural Heritage] is intended to limit the ability of agricultural uses to continue” (provision 2.1.9)?
 - d. Prime Agriculture Land mapping is a designation. Will Natural Heritage System mapping be an overlay or a designation in the County of Simcoe Official Plan?
 - e. When will the county release the draft Agriculture and Natural Heritage Official Plan policies to accompany the mapping?

As illustrated by our concerns above, the SCFA believes that more research needs to be done to determine the ramifications of the mapping and policies on Simcoe County's agricultural industry. Natural heritage area protection policies are very restrictive for proposed land use changes. To maintain an economically viable agricultural land base, we cannot have policies applied to these 500m corridors, that encompass thousands of hectares of agricultural land, which could potentially restrict future farmers' ability to change their operations to meet the demands of an ever-changing and dynamic industry. Therefore, the SCFA believes that the proposed natural heritage corridors significantly impacting agricultural land must be placed on hold until the full magnitude of the proposed natural heritage policies are known.

We passionately believe that all agricultural lands should be preserved. And in some areas expanded. The continued loss of Prime Agricultural Lands and Areas in Simcoe County is truly a disservice to the greater good. Agricultural land is a precious and finite resource that contributes to food, fuel, fiber and flowers for all of Ontario.

We realize that the Municipal Comprehensive Review has been a huge undertaking that municipalities have taken on. Again, we would like to again acknowledge the willingness to listen and collaborate that we have experienced with the Simcoe County staff. The SCFA encourages the County of Simcoe to continue to elevate the importance of our agricultural lands to the Province. This starts with stopping the paving over, building on, and redesignating prime agricultural areas. We hope to work together to rectify shortcomings that we have identified in the draft refined mapping to protect the valuable agricultural lands and agricultural industries in our county.

Sincerely,

Dave Ritchie

SCFA President

cc:

Paul Maurice, Zone 13 Director, Ontario Federation of Agriculture
Paul Neals, SCFA Consultant, Orion Environnemental Solutions Inc.
Leah Emms, Member Service Representative, Ontario Federation of Agriculture
Emily Sousa, RPP Candidate and Land Use Policy Analyst, Ontario Federation of Agriculture

From: [Peter Stubbins Cheryl Duffy](#)
To: [Clerks](#)
Subject: [EXTERNAL] Submission for June 21, 2022 statutory meeting
Date: Thursday, June 16, 2022 10:02:36 PM

Here is my submission to the June 28, 2022 statutory MCR meeting, thank you for the opportunity.

Back ground. I have read the original Hemson report and observed the special Council meeting back in December 2021. As well I have talked to senior planning staff at the county and two planners at the lower tier municipalities'. I was a County councillor and understand the planning process and what is at stake by adopting the MCR plan in its current form.

My submission: The two greatest challenges confronting human kind are 1) Climate change and 2) Loss of biodiversity. Increasing our population in Simcoe County and indeed in all of Ontario and Canada ignores the reality of these two challenges. The destruction of woodlands, wetlands and other natural heritage features within settlement areas to accommodate the unrealistic population increase envisioned by the MCR plan and the province will mean more green house gases and less biodiversity. Witness recent developments in Penetanguishene and Midland where, as we speak, forests are destroyed and wetlands infringed upon. This process will only accelerate climate change and biodiversity loss. Clearly, if the county and its consultants want to be responsible then population growth would not be allowed or at the very least any new population growth should be directed to settlement lands that are not covered with forests or wetlands or other natural heritage features.

That would mean more vertical development in the settlement areas, ie towers. I am not advocating towers, I am not advocating population growth, it is the County Council, the province and the federal governments that are advocating population growth.

The next line of questioning involves servicing of the new population. We all know that our health care systems, long term care, home care, public transport, social services, affordable housing are inadequate, in a word hard and soft services do not meet the needs of our current population. How can you expect that by increasing our population so dramatically that this situation can improve? The answer, going forward the service provision for Simcoe County residents will decline, from in most instances, an already poor to fair level. The consultants and the County Councillors must be aware of this and you cannot abrogate your responsibilities to your residents by ignoring this. And even if you think that the services required to meet the rapid growth can be met, then I can only say to you who is going to pay for the services, as we all know the province and federal governments who mandate the population growth are not reliable funding partners and do not expect that to change in the future. We are in a game of perpetual catch up.

So clearly I reject the planned population growth for Simcoe County as envisioned by the MCR and indeed for Canada and Ontario. My reasoning is based on science and what we all know to be true, most service delivery is fair to poor in our county and province and I expect to decline as the population growth increases. I encourage the Simcoe County Council to reject this plan and challenge the Ontario governments directive.

I welcome your response.

Peter Stubbins
Tiny Township

Sent from my iPad

From: [E Scott Maclagan](#)
To: [Clerks](#)
Subject: [EXTERNAL] Submission re Orillia Matters Article on County Growth Plan on June 18/22
Date: Sunday, June 19, 2022 9:58:02 AM
Attachments: [County Simcoe Growth Plan 6192022.doc](#)
[Comparison Municipal Services Jan 7 22.doc](#)

Good Morning!

Yesterday's article in the Orillia Matters online news caused me to realize that we have yet to approach the County regarding our ongoing quest for justice regarding the unjust transfer of municipal responsibilities to unsuspecting purchasers of homes in CEC and HBSC style of property developments. Before the Ford Government starts to force increased development to meet its 2051 goals for population and job growth we believe the County and the Province need to reconsider the future use of CEC and HBSC developments to meet the growth objectives. Please see the attached letter and Comparison of Municipal Services.
Regards],

E. Scott Maclagan



June 19, 2022

ATTENTION: COUNTY CLERK

County of Simcoe
1110 Highway 26
Midhurst, Ontario
L9X 1N6

Re: PROPOSED SIMCOE COUNTY GRWOTH PLAN

From: Orillia CEC & HBSC Committee

The reelected Ford Government has committed to build 1.5M homes over the next ten years to increase the County's population significantly by 2051. To do so it needs to amend certain Acts to prohibit municipalities from requiring developers to build "private" roadways and underground infrastructure as they do now under "**Common Element Condominium**" and "**Horizontally Built sStandard Condominium**" developments. The use of the word "private" in the Development Agreements transfers normal municipal financial responsibilities to the unsuspecting home purchasers, who are most often not advised by their realtors or lawyers of the long-term liabilities they are assuming through their respective condo corporations.

This current practice creates two classes of property owners within a municipality; (1) those who receive full municipal services; and (2) those who do not. This despite the fact they pay the same amount of property taxes based on an MPAC current market value assessment.

Appeals to the Orillia City Council through two formal Deputations in 2018 and discussions held at the CEC Working Group in 2019, failed. The City of Orillia failed to recognize the injustice and unfair denial of full municipal services to purchasers of homes in "**Common Element Condominium (CEC)** and **Horizontally Built Standard Condominium (HBSC)**" developments. We understand this to be a common problem affecting thousands of homes purchased primarily by seniors across Ontario and in fact Canada.

This is simply because municipalities continue to allow/require developers to build 9-metre-wide roadways in both types of development and declares them to be "private" in the Master Development Agreements, thereby transferring all future financial responsibility for the roadways and underground infrastructure to the purchasers.

While both types of developments are permitted under provincial legislation, Municipal Councils could very easily adopt an additional road width standard of "9 metres" in addition to the normal 20 metres to be allowed in new property developments. This would ensure that all future property taxpayers in the "residential class" under the Assessment Act are treated fairly and equitably.

In addition, it would eliminate the need for developers to comply with the Condominium Act when building "condensed subdivisions" (until now called CECs) and would eliminate the extra costs passed on to home purchasers through their respective condo corporations such as Reserve Fund Studies; Accounting fees; insurance, and long-term liabilities for the formerly "private roadways and underground infrastructure". HBSC type developments would still require condo corporations to handle all of the "common elements" remaining in their particular type of development.

Efforts to arrange meetings with Ministers of Finance and Municipal Affairs over the past two to three years have been ignored or have been transferred to other Ministers who have no responsibilities under the Acts governing these types of development.

Before the Ford government starts to implement any program to build the promised 1.5M new homes it and the County need to consider the following:

1. The proliferation of “freehold” townhouses in the form of “**common element condominium developments**” (CECs), as well “**horizontally built standard condominiums**” (HBSCs), over the past 20 -30 years has created two classes of property owners within a municipality; specifically

- (1.) Those who receive full municipal services, i.e. standalone freehold home owners; and
- (2.) Those who receive only partial municipal services, e.g. CEC and HBSC unit owners, but pay the same rate of property taxes.

2. CEC and HBSC homeowners pay the same amount of municipal property taxes as any other homeowner based on an equal MPAC “current market value assessment”, as they are both classed in the “Residential Class” under the Assessment Act of Ontario.

3. MPAC is not able under its Act to include any consideration in its “assessed value” for the significantly different level of municipal services received, nor for the future financial responsibilities for the “private roadways and underground infrastructure”.

4. Municipalities are unable to reduce the property taxes to reflect the lack of full municipal services but have no problem in utilizing the excess CEC and HBSC taxes to subsidize other property owners in the “Residential Class”.

5. The immediate and long-term future costs for the roadways and underground infrastructure maintenance and repair are transferred to the CEC or HBSC purchaser through their condo corporations by the municipality via the designation of these facilities as “private” in the Development Agreements between the municipality and developers.

6. Municipalities have allowed developers to build a “private”, narrower than standard road width, i.e. 9 metres in CEC and HBSC developments versus 20 metres in a standard subdivision. Municipalities have then used the “private” designation as the basis for not providing full municipal services! While the narrower roadway reduces the developer’s road construction costs and allows for the maximum number of units to be built on a given property, it arbitrarily selects against purchasers of CEC or HBSC units.

7. Those purchasers in a traditional subdivision with 20-metre-wide roads receive full municipal services, including the cost of infrastructure replacement over time, whereas residents in a CEC or HBSC development do not receive full services, and are responsible for roadways and infrastructure replacement costs. This is simply not fair or equitable!

8. Regardless of the differences, the key concern is that all unit owners in CEC or HBSC developments are paying full property taxes to the municipality but are being denied full municipal services such as snow clearing, streetlights, sidewalks, but most importantly roadway and underground infrastructure maintenance and replacement costs, and police services because of the “private roadway” designation.

9. Municipalities have no apparent concern regarding the fact the “private roadways and infrastructure” intersect with municipal owned facilities throughout the community, and overtime will face potential bankruptcy of the condo corps as they will have accumulated insufficient reserve funds to cover the costs of maintenance and repairs. What will the municipality do then?

10. A municipal Council cannot change the basis of property taxation within the municipality, nor can MPAC. Only the Provincial Government can effect the required change to provide equality and fairness. One simple change would be to require municipalities to adopt two road width standards – one of 9 metres for “condensed subdivisions” (eliminating the requirement for CECs altogether), and the traditional 20 metres in standard subdivisions. The municipality would then retain full financial responsibility for the roadways and underground infrastructure, resulting in all property owners being treated fairly and equitably.

Respectfully,
E. Scott Maclagan
Chairman Orillia CEC Committee
123 Lucy Lane
Orillia, Ontario
L3V 0G3
Tel: 705-329-0210
Email: scott@maclagan.ca

Jan 7, 2022

COMPARISON OF MUNICIPAL SERVICES PROVIDED

Municipal Services Provided	Services Provided To Detached/Semi-Detached Homes and Hi-rise Condos	Services Provided To CEC /HBSC Unit Purchasers* (Per Development Agreement)
City Administration	Yes	Yes
Cultural Facilities	Yes	Yes
Fire Protection	Yes	Yes
Garbage Collection	Yes	(Varies by development)
Library	Yes	Yes
Paramedic Services	Yes	Yes
Parks/Landscaping/Maintenance	Yes	Public Parks only- not those within CECs/HBSCs***
Policing	Yes	Not available on roadways**
Post Box Pads	Yes	Not provided within CECs/HBSCs***
Property Tax Burden	Equivalent based on MPAC "market value assessment"	Equivalent based on MPAC "market value assessment"
Public Transit	Yes	Not provided within CECs/HBSCs***
Municipal Recreation Centre	Yes	Yes
Road maintenance	Yes	Not provided within CECs/HBSCs***
Sidewalks	Yes	Not provided within CECs/HBSCs***
Signage	Yes	Not provided within CECs/HBSCs***
Sink hole repairs	Yes	Not provided within CECs/HBSCs***
Snow Removal	Yes	Not provided within CECs/HBSCs***
Storm Water Ponds	Yes	Not provided within CECs/HBSCs***
Streetlights, Transformers & Servicing	Yes	Not provided within CECs/HBSCs***
Water & Wastewater treatment	Yes	Yes
Water/Sewage, fire hydrants & underground infrastructure maintenance	Yes	Not maintained within CECs/HBSCs***
Water Main break repair	Yes	Not within CECs/HBSCs***
Security at point of purchase of infrastructure replacement and/or repair by the Municipality	Yes	Not applicable to CECs/HBSCs as all roadways & infrastructure deemed "private" per Development Agreement

*Includes Horizontally Built Standard Condominiums (HBSC) with "private roadways & infrastructure".

**Police will not enforce traffic laws on "private roadways".

***Not provided within CEC or HBSC property boundaries.

Additional Comments:

1. MPAC's "market value assessment" does not reflect differences in municipal services provided, yet CECs and HBSCs pay equivalent property taxes to a detached or semi-detached home of equal value in the same municipality.
2. The unintended impact is that municipalities end up with interlinked public and "private roadways" throughout municipality that are not necessarily maintained to same standards. Often the "private roadways" are used by non-residents to reach other areas of the municipality, resulting in increased traffic and costs to CEC or HBSC corporations without any ability to control traffic or costs.
3. As CEC and HBSC roadways and underground infrastructure age and deteriorate over time to the point major repairs are required the "Reserve Funds" may be inadequate to cover costs, resulting in CEC and HBSC Corporations declaring bankruptcy – this despite having paid full municipal taxes over the years.
4. CEC & HBSC tax revenues are being utilized by municipalities to subsidize other property owners in the "Residential Class" under the Assessment Act of Ontario – unjust, unfair and morally wrong!
5. CEC & HBSC purchasers are forced to accept the roadways and underground infrastructure as built, without any opportunity to inspect. Thus purchasers are buying "sight unseen", with no responsibility carried by the municipality guaranteeing that the infrastructure meets code. The CEC/HBSC unit owner is left with 100% of liability!



Tuesday, June 21, 2022

County of Simcoe
Administration Centre
1110 Highway 26,
Midhurst, ON
L9N 1X6

Attention:	Dan Amadio, Manager of Planning
Re:	County Of Simcoe Municipal Comprehensive Review (MCR) Bond Head Properties

On behalf of the Bond Head Golf Resort Inc. c/o Todd Kerr and Mark De Souza (the 'Client'), Corbett Land Strategies Inc. (CLS) is pleased to submit this letter in support of the development of land holdings located generally to the west of the Bondhead Settlement Area. This submission outlines our request to participate and provide comments to the ongoing County of Simcoe Municipal Comprehensive Review. The long term goal of the lands would be to include the properties as shown on Schedule A, attached hereto, as candidate locations for growth area expansion.

Description of Subject Lands

The client holds land interests in the Town of New Tecumseth and Bradford West Gwillimbury, specifically in the areas just outside of Bond Head. As shown on Schedule A, the east portion of the lands is within the Bradford West Gwillimbury Settlement Boundary Area outside of the Bond Head settlement boundary. The larger west portion of the lands are within the Town of New Tecumseth. The lands have a total combined site area of approximately 353.99 hectares (874.73 acres). The subject lands are currently used as a golf course facility and contain existing natural heritage system, which includes woodlots, valley lands, and water systems.

Proposed Growth Expansion

The client is ultimately seeking for the approval of lands to be included within the growth area expansion as part of the County of Simcoe Municipal Comprehensive Review process. The client intends to redevelop the golf course lands into a residential community that will assist the Town of New Tecumseth and Town of Bradford West Gwillimbury to achieve its population and intensification targets as identified in the Growth Plan.

5045 South Service Road, Suite 301
Burlington, Ontario L7L 5Y7

Draft Growth Management Official Plan Amendment

The County is currently completing its MCR to ensure conformance with provincial policy within the Regional Official Plan. Through these efforts the County is preparing a series of Official Plan Amendment (OPA) on Growth Management, Climate Change, Natural Heritage and Agriculture (amongst others). The County will be considering a draft OPA to establish the quantum of lands required to accommodate population and employment growth for the County to 2051. It is proposed that following the adoption of this OPA, the County and lower tier municipalities will undertake additional work to identify the areas when this additional land need will be located. The draft OPA to establish the quantum of land need is scheduled to be discussed at upcoming Open Houses (June 21st) and a Public Statutory Meeting (June 28th) and is anticipated to be considered by Regional County in August 2022.

Within the Draft Growth Management OPA, the County is looking to clarify the types of settlement area. It is proposed that Bond Head be classified as a “**Settlement Area**” (with existing or planned municipal water and wastewater). We respectfully request the County to consider defining Bond Head as a “**Primary Settlement Area**” and the lands shown on ‘Schedule A’ be comprehensively considered in the current County of Simcoe Municipal Comprehensive Review as candidate locations for growth expansion.

As mentioned, the land holdings are located just outside of Bond Head Settlement Boundary. Bond Head is one of the three settlement areas in the Town of Bradford West Gwillimbury and is located west of Highway 400 at the intersection of County Road 27 and County Road 88. Bond Head has currently a population of about 500 people and the existing housing, built primarily on private services, and municipal water. The community is generally composed of single-family homes, places of worship, parks, a community hall, trails, restaurants, and a convenience store. There are no schools in Bond Head. Lands around the current settlement area are primarily agricultural.

In 2007, the Town of Bradford West Gwillimbury (BWG) adopted OPA 15 and 16 into their Official Plan. OPA 15 provides direction to build municipal infrastructures such as roads, sewers and watermains to prepare the “employment lands” located in the area of Highway 400 between County Road 88 and Line 5 for new development, and to service the community of Bond Head. The Town of BWG is building a sanitary pumping station intended to handle sewage from the “employment lands” and the Bond Head area. The project includes the installation of the following:

- sanitary sewage pumping station
- access road
- new forcemains and watermain to connect to existing pipes on Line 5

OPA 16 introduced new expansion of the boundary to the Bond Head Settlement Area to accommodate for the 4,400 population growth in Bond Head.

As directed by the Growth Plan, the County’s population is forecast to grow by 194,000, from 361,000 in 2021 to 555,000 in 2051. About 79% of all population growth is forecast to occur in the six municipalities with Primary Settlement Areas including Bradford West Gwillimbury and Town of New Tecumseth. For the Town of BWG, it is forecasted to grow from 44,490 in 2021 to 38,980 in 2051.

It is our opinion that Bond Head should be established as a “*Primary Settlement*” area to assist the Town of BWG to achieve its growth targets as well as because of its geographical location to major transportation corridors and has major infrastructure projects planned to accommodate growth forecasted for the immediate future. Furthermore, the need for a settlement area boundary expansion in Bond Head conforms to the criteria set out in Section 2.2.8 of the Growth Plan.

Overall, the land holdings are well positioned to accommodate the anticipated growth for New Tecumseth and Bradford West Gwillimbury. Accommodation for growth in the subject lands will assist the province in achieving its land use planning goals, including the efficient use of infrastructure and compact urban form. It will promote a “job-led” growth strategy as the lands are ideal locations to support population migration from the GTA as it lies close to the proposed extensions of 400-series highways. Additionally, the proposed growth will stimulate local employment growth expansion, which will encourage local public transit commuting. Lastly, the proposed growth expansion will bring opportunities to create new complete communities in New Tecumseth and Bond Head. It will encourage new uses such as schools, commercial uses, community facilities, parks and recreation areas to service the anticipated growth.

This submission is intended to introduce the land holdings to the County as prospective locations to accommodate future growth. The Clients are advancing detailed technical and planning exercises to confirm servicing, natural heritage and agricultural attributes. The above comments are intended to be interim comments in advance of future submissions and participation in the overall Simcoe County MCR.

We look forward to working with the County of Simcoe to achieve our mutual goals and objectives through the Municipal Comprehensive Review process.

Prepared By:

John Corbett

John B. Corbett, M.C.I.P., R.P.P.
President
john@corbettlandstrategies.ca

Schedule A – Location Map



Schedule A

Location Map





TOWN OF NEW TECUMSTH

BRADFORD WEST GWILLIMBURY
BOND HEAD

Legend:

Subject Lands: 

Property Plan
Bondhead Golf Course

Scale: N.T.S.



CORBETT LAND STRATEGIES INC.
VISION • EXPERTISE
5045 South Service Road, Suite 301
Burlington, ON L7L 5V7
corbettlandstrategies.ca





June 22, 2022

Via Email: clerks@simcoe.ca

County of Simcoe
1110 Highway 26
Midhurst, ON, L9X 1N6

Dear Warden Cornell and Members of Council:

**Re: Public Meeting Comments - County Municipal Comprehensive Review
Crisdawn Construction Inc. & D.G. Pratt Construction Limited Lands
Alcona North – Town of Innisfil
Our File: Pra-03334**

We represent Crisdawn Construction Inc. and D.G. Pratt Construction Limited who represent the Owners of approximately 149 hectares of land south of the 9th Line, east of the 20th Sideroad, in the Town of Innisfil (the "Pratt lands"). These lands are located immediately adjacent to the current northern Alcona Settlement Area boundary.

We are writing to provide comments in response to the Public Meeting notice for the County MCR Official Plan update. We have been monitoring the MCR process and previously provided written comments to County staff in March and December 2021. The March comments have been attached to this letter. That letter provides the background to the Pratt Official Plan Amendment filed in 2004, Pratt's appeal of that application, and the 2017 Minutes of Settlement reached with the County and the Town; whereby, all parties agreed that it would be reasonable for the Pratt lands to be allocated a minimum of 38.6% of any expansion that is allocated to the Alcona Primary Settlement Area. This percentage was determined based on the area of the Pratt lands as a proportion of the 2009 Alcona North and Alcona South Secondary Plans that were adopted by the Town and approved by the County pursuant to OPA 1 (which was subsequently appealed to the Ontario Land Tribunal by the Ministry). As set out in my March 2021 letter, the 2017 settlement confirms that all of the developable portion of the Pratt lands (approximately 76-82 hectares) are suitable for urban expansion and that the policy changes since 2017 continue to support the expansion of the Alcona Primary Settlement Area to include all of the Pratt lands. This is particularly true given the Town's planned extension of Webster Boulevard.

We have reviewed the draft Official Plan Amendment and updated Land Needs Assessment, and we offer the following comments for your consideration:

1. We noted on draft Schedule 5.1 of the OPA that the Orbit has been identified as a 'Settlement Area Boundary Expansion'. We request confirmation of the information provided at the June 21, 2022 MCR Open House, that the expansion area for the Orbit equals approximately 37 hectares, and that these lands are not included in the proposed 104.2 hectare of Innisfil Community Area Expansion lands. We also ask that this information be contained in the proposed Amendment.
2. We understand that the revised County of Simcoe Growth Forecasts and Land Needs assessment prepared by Hemson has concluded that 104.2 hectares (rather than the original 70.2 hectares proposed in Hemson's March 2022 LNA) of Community Area expansion lands is needed in Innisfil. The Owner is concerned that this amount of land may be insufficient to reasonably plan for complete community expansion in the anticipated new expansion designated greenfield areas (e.g. Alcona North).

1

3. We reserve the right to provide additional comments as this process continues.

We look forward to your continued work on the MCR and to hearing from you on the questions/comments noted in this letter. In the meantime, if you have any questions or would like additional information, please contact me.

Sincerely,



Ray Duhamel, M.C.P., MCIP, RPP
Partner

Attached: March 19, 2021 MCR Comment Letter

c. Don Pratt, Crisdawn Construction & D.G Pratt Construction Limited
Hugh Johnston, Crisdawn Construction & D.G Pratt Construction Limited
Andrea Skinner, Aird & Berlis LLP
49196011.1



March 19, 2021

Via Email:
Dan.Amadio@simcoe.ca

Mr. Dan Amadio
Manager of Planning
County of Simcoe
1110 Highway 26
Midhurst, ON, L9X 1N6

Dear Mr. Amadio:

**Re: County Municipal Comprehensive Review (County MCR)
Crisdawn Construction Inc. & D.G. Pratt Construction Limited Lands
Alcona North – Town of Innisfil
Our File: Pra-03334**

We represent Crisdawn Construction Inc. and D.G. Pratt Construction Limited who represent the Owners of approximately 149 hectares of land south of the 9th Line, east of the 20th Sideroad, in the Town of Innisfil, as shown in **Appendix A and A-2**. These lands are located immediately adjacent to the current northern Alcona Settlement Area boundary.

We are writing to you to formally request that the subject lands be considered during the County's Municipal Comprehensive Review, for inclusion in, and an expansion of, the Alcona Settlement Area Boundary. If so included, these lands would then be subject to approval of a future 'Alcona North Secondary Plan'.

For background purposes I am providing you with a background information that explains the planning history of these lands that support inclusion of same in an expanded Alcona Settlement Area boundary:

1. Pratt OPA:

- a) In 2004, D.G. Pratt Construction Limited filed an application for a local official plan amendment to include approximately 717 hectares of land in the settlement boundary and provide land use designations which would permit the development of a new neighbourhood in Innisfil, north of and abutting the Alcona community, referred to as the Leonard's Beach Secondary Plan Area.
- b) In 2012, Pratt appealed the application to the Local Planning Appeal Tribunal ("LPAT"), formerly the Ontario Municipal Board, for failure of the Town to make a decision on the application (OMB Case PL121103).
- c) In October 2017, D.G. Pratt Construction limited the geography of the appeal to 148.29 hectares of land located entirely south of the 9th Line.
- d) The Pratt appeal remains adjourned on a *sine die* basis until such time as the County has completed their MCR.

2. County OP:

- a) In November 2008, the County adopted its new Official Plan which did not include an expansion to the Alcona Settlement Area boundary to include the Pratt lands.
- b) In April 2013, Pratt appealed to LPAT, on a site-specific basis, the failure of the Ministry to make a decision and to protect and preserve Pratt's interest with respect to the proposed expansion of the Alcona settlement area to include their lands.

- c) The Pratt appeal remains adjourned on a *sine die* basis until such time as the County has completed their MCR.

3. Town OPA 1

- a) In 2006 the Town commenced a Growth Management Strategy as background to the Town's proposed new 2006 Official Plan. The Growth Management Strategy included the Pratt lands in a proposed expansion of the Alcona Settlement Area boundary.
- b) In October 2009, the County approved Official Plan Amendment No. 1 to the 2006 Town of Innisfil Official Plan to include the Pratt lands in the Alcona settlement area.
- c) In November 2009, The Ministry appealed OPA 1 to LPAT, on the grounds that more settlement area land was approved that was required to accommodate the population growth to 2031 according to the 2006 Growth Plan.
- d) Following County approval of OPA 1, the Town commenced the preparation of Secondary Plans for Alcona North (which includes the Pratt lands), and Alcona South. These Secondary Plans were not considered by Council as a result of the release of Amendment 1 to the 2006 Growth Plan in January 2012.
- e) The Ministry's appeal of OPA 1 remains outstanding at the LPAT and has been adjourned *sine die*.

4. Minutes of Settlement

- a) In 2013, the Town and Pratt entered into Minutes of Settlement; whereby, both Parties agreed to jointly request the then former Ontario Municipal Board, to approve the expansion of the Alcona Settlement Area boundary to include the Pratt lands.
- b) In 2017 the County, Town and Pratt entered into Minutes of settlement concerning the above noted appeals. The key points of agreement were as follows:
 - i. The Town continues to support the expansion of the Alcona Settlement Area to include the Pratt lands. Further, the Town noted that it is a priority for the Town that the Pratt lands be developed for urban uses.
 - ii. The County does not object to the expansion of the Alcona Settlement Area
 - iii. The County agreed that should the MCR demonstrate the need for an expansion to the Alcona Settlement Area boundary, it is reasonable that the Pratt Lands will be allocated a minimum of 38.6% of any population that is allocated to the expansion lands of Alcona. The noted percentage is reflective of the Pratt lands as a percentage of OPA 1.
- c) Notwithstanding the minimum percentage noted in point 4b)iii) above, the Settlement confirms that all of the Alcona North lands are suitable for urban expansion. In addition, it is my opinion that the policies changes since 2017 continue to support the expansion of Alcona to include **all** of the Alcona North lands for the following reasons:
 - i. The County of Simcoe approved the Town of Innisfil OPA #3 on February 9, 2021 which redesignated the developable portion of the lands from Agricultural Area to Rural Area.

- ii. Alcona remains a Primary Settlement Area according to Schedule 8 of the 2020 Growth Plan.
- iii. Development of Alcona North would improve downstream stormwater management problems in the Settlement of Alcona that affects the safety of existing residents.
- iv. Throughout the process of proposing the Mobility Orbit MZO, the Town of Innisfil has confirmed that they continue to support growth in and around Alcona (which includes the Alcona North lands), notwithstanding the Mobility Orbit.

5. Developable Area

- a) In order to assist you in the preparation of the land needs assessment, we have included natural heritage and developable area calculations for the lands as illustrated in Appendices A and A-2 to this letter. Each Appendix contains different natural heritage mapping, and accordingly, different developable area calculations ranging in size from approximately 76 to 82.5 hectares.
- b) Appendix **A** contains mapping that was developed during the Alcona North Secondary Plan background work in 2011. As noted in point 3d) above, the Town ceased work on the Alcona North and South Secondary Plans in 2012. The developable area using this mapping, which included the associated buffers, is approximately **82.5 hectares**.
- c) Appendix **A-2** uses the natural heritage mapping from the current Town of Innisfil Official Plan, as recently amended by OPA 3. OPA 3 redesignated portions of these lands from Agricultural Area to Rural Area. The developable area of the lands using this mapping is approximately **76.4 hectares**.

We would be happy to meet with you to discuss the Pratt Lands and the merits of including same in an expanded Alcona Settlement Area. We would also be happy to share any or all of the significant amounts of technical work that have been undertaken in support of these lands. This technical work includes the original studies in support of the Leonards Beach Secondary Plan, as well as, additional information prepared by the Town in support of the Alcona North Secondary Plan.

We look forward to your work on the MCR and if you have any questions or require anything further, please contact me.

Sincerely,

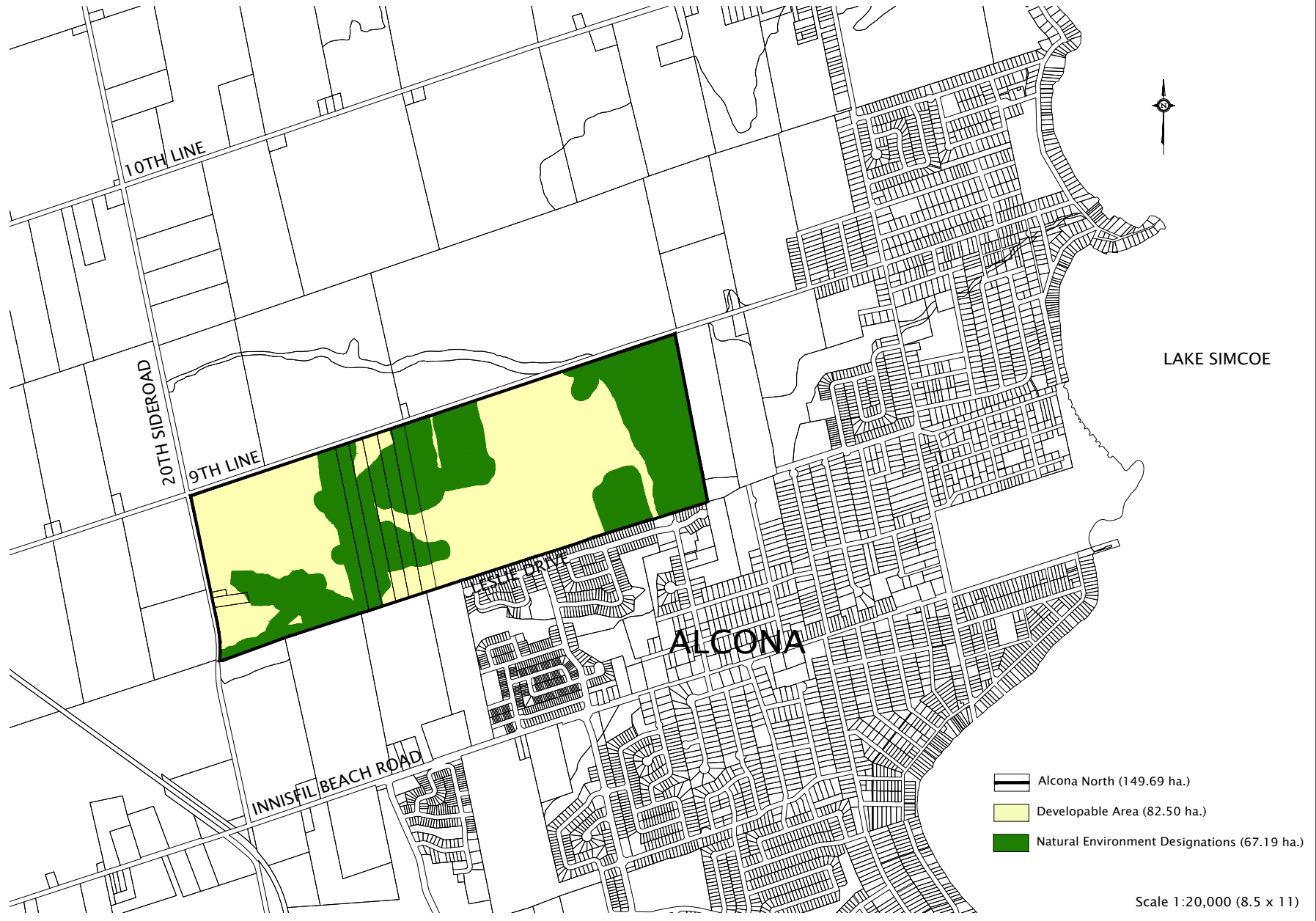


Ray Duhamel, M.C.P., MCIP, RPP
Partner

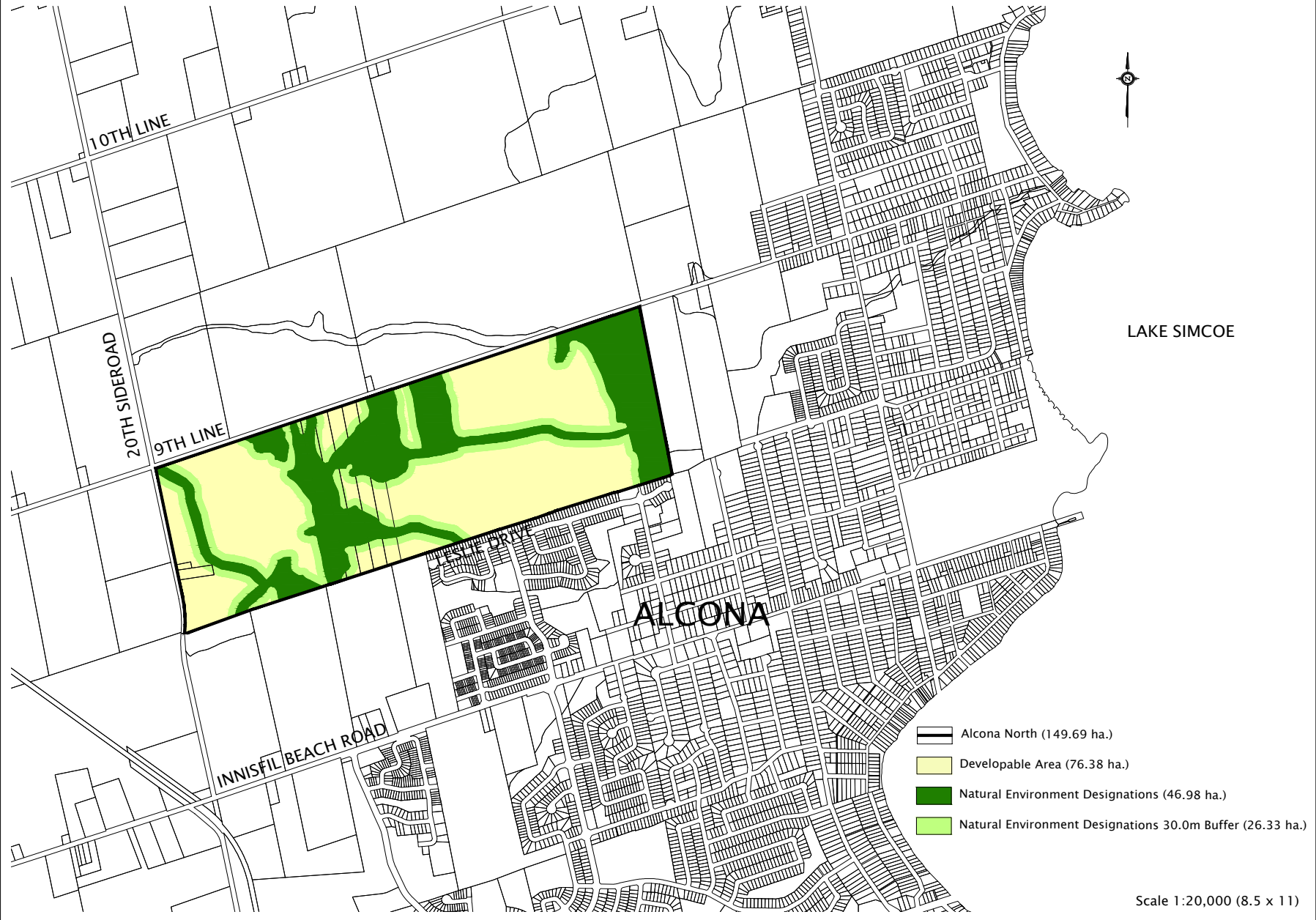
- c. Don Pratt, Crisdawn Construction & D.G Pratt Construction Limited
Hugh Johnston, Crisdawn Construction & D.G Pratt Construction Limited
Andrea Skinner, Aird & Berlis LLP

APPENDIX 'A'

PRATT "ALCONA NORTH" LANDS (82.50 ha.)



PRATT "ALCONA NORTH" LANDS (76.38 ha.)



Submission To Statutory Public Meeting on Simcoe County MCR (2022)

My name is Ulli Rath. I live in Collingwood with my high school sweetheart to whom I have been happily married for 55 years. I have three sons, three lovely daughters-in-law and seven grandchildren; two of which graduated from university this year. My wife and I chose Collingwood as the place in which we wanted to retire. We have been residents of Collingwood for some 16 years.

I have been actively involved in pretty well all aspects of the planning activities that affect our Town. I have participated in numerous Strategic and Master Plans that have come and gone; I have given presentations to Town Council and its various Committees on planning matters; I have been invited by various local groups to give talks on a variety of planning related subjects; and I have been the President of a local residents group that is actively interested in our local parks; and I have written briefs and also written what I call learned reports.

The source of my late-in-life fascination with big P-planning had its origins in the many changes that have taken place in and around Collingwood in ways that were clearly contrary to what we, the local citizens and tax payers expected and asked for; to name a few:

- For over 10 years we had a huge hole next to our main street with unfulfilled promises of a new building in keeping with our historical district, a victim of endless demands from developers who wanted more than our bylaws permitted
- One year we found out that a new 6-story building, contrary to our height bylaw was changed to a 5-story building just by piling trucks of dirt against the walls to raise the so-called ground level
- Then there was the largest contract ever awarded for some large plastic domes, which were awarded contrary to our contract sourcing rules
- We had headlines in the local paper the week before an election for Council that the Chairman of the funding committee for our then Deputy Mayor was a prominent developer whose projects at Council were sometimes approved by 5-4 vote. Guess who cast the deciding vote?
- Unlike our neighbor Wasaga that has a marvelous integrated recreation; somehow the Town of Collingwood could never combine curling and a YMCA, which are next to each other with other facilities to give Collingwood what we have wanted for a long time.
- Collingwood has always been a Town of Trees....lots and lots of beautiful mature trees. A new wave of over-zealous intensification that has given rise to smaller lots; to a reduction in setbacks and to the loss of distinctive neighborhood streets have all resulted in a significant loss of tree canopy at a time when we all need to promote more trees to help reduce the impact of climate change. Large buildings that get special bylaw exemptions from mandatory requirements for green spaces and tree canopies only aggravate the loss of one of the Town's most distinctive features.
- And the of course, who can forget that our Council had to put on a development freeze because we did not have enough fresh water to support our growth; a condition that will require rationing under complicated rules until a brand new \$125 million water plant comes on stream.

Rath, page 2

Who knew that in a small charming four-season historic Town called Collingwood life could be that interesting; and that the development of our Town could have so many challenges? Challenges with roots in our use, or as some would say mis-use of planning.

It took me some time to figure out that we really have two types of planning. I call the first kind type of planning “Rules-Based Planning”. Lots and lots and lots of rules that first flow from a Provincial Planning Act, followed by regular updates in the Provincial Planning Statement that sets detailed rules of what Towns can and cannot do in their jurisdictions; and involves an MCR process that attempts to forecast what our local urban environment will look like in the years ahead. The culmination of this “Rules-Based Planning” is the Town’s Official Plan that contains our local planning codes and development by-laws.

The second type of planning I call “Exemptions From By-laws”. In my humble opinion most of the recent significant developments in the Town of Collingwood have come about by developers being granted numerous exemptions from our planning rules and codes. The process of how these exemptions are granted is shrouded from public view, there is almost no transparency or public input, and, on some occasions if the developer doesn’t like what our rules demand he goes to the Ontario Land Tribunal which in 9 out of 10 cases overrules the Town and forces it to accept the essentially illegal breaking of our planning codes and rules.

Welcome to the future of Collingwood; and what a scary future it will be.

Recently the OLT gave verbal approval to an enormous new building to be located in the Shipyards area. This new building breaks several significant existing policies, plans and zoning by-laws. The approval granted by the OLT also by-passes our local planning process and any meaningful public input into how we, the residents and tax payers of Collingwood believe our Town should look in the future.

Under a controversial section of the provincial Planning Act, the developer charged the Town of Collingwood with the offence of “refusal or neglect of Town of Collingwood to make a decision to change an existing Deferred Commercial (DC) Zone into a Downtown Core Commercial Exception (C1-X) Zone” and referred this complaint to the OLT to be settled in a legal proceeding that is unique to Ontario.

You see, only Ontario empowers a separate legal tribunal of unelected officials with the power to overrule local planning rules, and to overrule provincially approved Official Plans and By-Laws. Now to specifics. The OLT approved what will be one of the tallest buildings in Collingwood. With a ground floor that is 2 stories high, and a peaked penthouse roof this new building is in reality 8-storeys with a height of 27m or 88.6 ft. A building that is 27m high is currently illegal under our by-laws.

Rath, page 3

More specifics that the developer got from the OLT. Unlike the rest of us, this new building is allowed to have “minimum landscape” (another phrase for not as required by our bylaws). The new building will also be allowed to have only half of the tree-canopy required by our codes and by-laws.

In essence, this new building will be a massive bland building you can find in any big southern city that is jammed into a small lot with tiny stick trees. Can anybody see what lies ahead for Collingwood? Endless strip malls jammed between ugly high rises and not a tree or blade of grass in sight.

And finally, the special gift the OLT gave this new building. This you won't believe. In the midst of a shortage of water for all of us, the new building will be exempt from the ICBL, the special by-law that seeks to ration water so some development can take place until we have a new water plant. But no rationing for the new building. They get to go to the front of the line and get their water requirement in the midst of a rationing/freeze program. Now that's having friends in high places!!

How does the OLT know what's best for our Town? Under the law it doesn't have to know what's best for our Town. The OLT can decide what's best for planning, based on, get this a so-called certified expert selected by the developer to tell the OLT that their project; which breaks our by-laws and planning requirements conforms to such vague criteria as meeting a broadly defined outdated provincial planning policy statement.

Next in line is a developer who has said he will apply for a Minister's Zoning Order (MZO) for a huge 130-acre development that uses up most of the Towns remaining land open for development and growth. Says the developer “unfortunately, discussions with staff have not advanced despite completion of the requested public engagement and follow-up requests”. Somebody must be asking questions the developer does not want to answer.

To heck with Town Planning Departments! To heck with the MCR! To heck with our Official Plan and By-laws! To heck with asking for by-law exemptions. Tall complicated buildings; huge developments with many facets all require time and resources to be carefully analyzed as required under our “Rules-Based Planning”. But developers have the OLT and the Minister that they can use to by-pass our planning system and the wishes of local citizens.


So stay tuned. Our future will now more likely be growth by by-passing local zoning requirements, by leap-frogging precedents approved by the OLT, each new development pushing the metrics of the previous one; and all guided by unelected officials none of who come from Collingwood, or care what Collingwood wants, or are responsible to Collingwood taxpayers. “Tame” so-called experts selected by developers will tell the OLT that massive tall, characterless buildings with virtually no green spaces and tiny trees is what's best for Collingwood.

Rath, page 4

And for those developers with even more aggressive lawyers there is always the MZO because the Minister does not have to take into considerations any local rules or what the local citizens want for their Town. Gone are the days when decisions will be made by a democratically elected local Council that seeks the advice and input of its residents for what is best for all of us. Gone are the days of provincially approved Official Plans and By-Laws mandated under the MCR.

I will be writing to our Council a letter requesting that we join such Towns as Aurora, Newmarket and others that have publicly called for the abolition of the OLT. I firmly believe that Collingwood should join the call to get rid of the OLT and make developers face all of us in a merit-based process to defend their project; and Minister's have better things to do than tell voters, who are their fellow citizens what's best for them.

Ulli Rath


Collingwood, Ontario



June 16, 2022
John R. Olivella

County Clerk Simcoe
Simcoe Administration
Centre
1110 Highway 26
Midhurst Ontario L9N 1X6

[REDACTED]
[REDACTED]
[REDACTED]

Simcoe County MCR Exercise
Under Section 26 of the Planning Act RSO
C.P. 13 AS AMENDED. 1990

Dear Sir or
Madam:

I live at the above address in Bradford West Gwillimbury. I bought the house in 2011 backing onto the Highland Golf Course a designated green space in the town.

A developer Bayview Wellington has purchased the golf course and has decided he is going to build houses. The developer wants the official plan changed to

(Pg 2)

Pg 2

allow the construction of homes on
Some 140 acres of official plan green
space.

This change in the official plan is
uncalled for and harmful to the
value and enjoyment of my property and
to many others in the community who
enjoy golf in Bradford.

There are many areas in Bradford
West Gwillimbury designated for houses
and houses should be built on the lands
so designated.

Please use your power to stop official
plan changes that damage our community.

Yours Truly,

John R. Olivella

June 23, 2022

E-Mail only to: clerks@simcoe.ca

County Council
County of Simcoe Administration Centre
1110 Highway 26
Midhurst, ON L9X 1N6

Attention: John Daly, County Clerk

Dear Warden Cornell and Members of Council:

**Re: County Council Meeting | June 28, 2022
Municipal Comprehensive Review (MCR)
Draft Official Plan Amendment – Growth Management (Phase 1)**

We are owners of various development properties in Simcoe County and as such have an interest in the County's draft Official Plan Amendment (OPA). We provided our written comments on November 12, 2021 to County Planning Staff as part of the MCR and after having reviewed the draft OPA we do not support this document as written. We provide our comments below: first as an overview and then by Item Number mentioned in the OPA.

Overview

We agree with the County's approach to create "regional markets" and agree that the "Southern Regional Market Area" should have most of the population allocated to it.

Policy 5.2.4.2 of the Growth Plan allows the County to treat the 2051 population number (555,000) as a minimum. We would like to see a higher total population thus allowing higher allocations to the Southern Regional Markets. Based on previous numbers in the 2017 Growth Plan, and the high amount of growth Simcoe County has been experiencing for the last few years as York Region fills up, we thought the 2020 Growth Plan would have used a 2051 of population at least anywhere from 575,000 to 600,000; hence the "minimum".

We believe the minimum intensification targets and density targets within designated greenfield areas (DGA) are too high. An alternative would be to set the minimums to reflect the prescribed rates within the Growth Plan and allow the lower-tier municipalities to establish higher rates as part of their very detailed MCR's / OP Reviews.

Existing DGA's which are already in approved development areas with previously completed secondary plans, master plans, oversized servicing, and development approvals should not have to go through additional reviews or be mandated by the County's higher targets. Targets can be increased in the currently unapproved areas.

It is important to recognize that designation through an OP does not mean development will occur within the built-up area (BUA). First, one must consider the opportunity of cost of on-going operations over that of re-development; the property owner may be satisfied with the status quo. Second, one must consider the lower probability of small parcels merging to form a decent sized development; small projects may not be worthwhile ventures and capital flows to the more attractive opportunities. Then, there is a question of availability in the remaining servicing capacities or other defects that the older areas may experience (e.g. flooding). As part of a Special Council Meeting on April 12, 2022, a Land Needs Assessment Presentation was given where Slide 46 mentions "Lots of Potential for Redevelopment in Southern RMA" which was followed by a few maps which showed potential areas. We would question the analysis for New Tecumseth properties and this consequently impacts land needs.

We are all for intensification; however, it needs to be implemented at the right time, in the right market, and in the right place. Although it may be counter-intuitive, as we try to create affordable units by mandating increased density targets and restricting the supply of low-density detached units, we may actually be causing unaffordability. Therefore, I question the ambitious targets of intensification in the draft OPA during this review period.

Items as Amendments in the OPA

- **Item 18**

- Section 3.2.4 – Table B

We note that 2051 population numbers for Bradford, Innisfil, and New Tecumseth are lower in the OPA than in a previous draft from the fall 2021. We would like to see these populations increased (especially New Tecumseth).

- Section 3.2.6 – Table D

The intensification target for New Tecumseth (37%) is too high. We doubt the probability of achieving this target.

- Section 3.2.7 – Table E

DGA density targets for Bradford, Innisfil, and New Tecumseth are too high at this time. 40 should be used.

- Section 3.2.7 e)

Recommend to add the word “new” in front of designated greenfield areas; approved areas should not have go through this planning process or held back by the creation of new areas.

- Section 3.2.7 g)

Minimum designated GFA target densities should be on a town-wide basis. The first sentence, while laudable for using the word “intention” in describing the target density to be applied to the site, should be followed up by replacing the words “wherever possible” to “wherever reasonable.”

Furthermore, when it comes to renewing draft plans, “diversifying the housing mix will be required where possible” should be changed to “encouraged where feasible.” A small draft plan cannot have an assortment of every unit type. In multi-phased plans, there may be pre-serving or sales where making modifications would just be intolerable and unreasonable.

- Item 24

- Section 3.2.24 – Table F

The gross hectares for New Tecumseth should be increased.

- Section 3.2.27

The following criteria should also be included when considering adding additional GFA:

- x) the settlement area to be expanded completes the community by adding a range of land uses in an appropriate area
- xi) employment conversion requests have been considered in the context of the 2051 planning horizon

- Item 34

- Section 3.5.9

This section applies to a town, such as New Tecumseth, where there is a primary settlement area and other settlement areas. We understand this section refers back to Section 3.2.2 and its use of the vague term of “a significant portion” when referring to population allocation to the Primary Settlement Areas. The Growth Plan also uses the term “significant portion” in Section 6 when explaining the population allocation to the Simcoe Sub-area; having compared the numbers, and in both the 2017 and 2020 versions, it would seem as though significant would imply a value

of about 61%. Therefore, more guidance should be provided to assist the local municipality in what significant means so as not starve the second category of Settlement Areas in Section 3.2.3 Table A of future population and growth. A further sentence should be added to Section 3.5.9 to describe the importance of increasing the population to these areas which in doing so has better potential to increase the experienced service level for the currently smaller populations.

- Item 85

Schedule C shows the Conceptual MTSA for Bradford. We understand that Section 3.2.11 allows the Town of Bradford to further refine the boundary as part of its future OPA. However, we take issue with the nearly 900m eastward stub along Bridge Street. We do not see it as an area for residential intensification with the prescribed minimum density target of 150 r&j per ha. On both sides, it backs onto the protected Holland Marsh where there is on-going farming operations. The context of this area needs to be taken into consideration and not just by mapping from the Town's urban boundary. The residents would not want to be subjected to noise or odor and more amenities are needed to create a community than just a train stop. We believe this area should remain with a commercial designation, especially if they provide support services to the marshland or is an on-going farming operation itself, and removed from the MTSA. In the alternative, the MTSA should be stopped at 300m eastward at Given Road. It would be a waste of Town resources to attempt to grow in multiple directions simultaneously and it should not be encouraged to do so.

We value the public consultation process and we wish to thank Council for taking these comments into consideration. It would also be appreciated if Staff could report back on all comments received. We would request to be notified of any future meetings and provided with a notice of the decision.

Yours truly,

MILLFORD DEVELOPMENT LIMITED

Frank Orsi



Project No. 0960

June 24, 2022

County Clerk
County of Simcoe
1110 Highway 26
Midhurst, ON L9N 1X6

Attention Mr. John Daly

Dear Mr. Daly:

Re: Draft Simcoe Municipal Comprehensive Review Phase 1

We are the planning consultants to the Cortel Group, owners of lands located within the Town of Innisfil, inclusive of lands within the Alcona and Innisfil Heights Employment Area. Further to our letters to staff dated October 13, 201; November 10, 2021; and April 14, 2022, we are writing to provide our comments on the Draft Simcoe County Official Plan Amendment pertaining to the Phase 1 MCR Growth Management review. Specifically, we are reiterating the following requests:

1. Alcona Settlement Area

We hereby request that the entirety of the Town endorsed Innisfil's Orbit Major Transit Station Area lands be included in the Alcona Primary Settlement Area (see **Attachment "1"** for a Map of the Area).

Subsequent to the County approval of OPA 1, the Growth Plan has been updated to further emphasize the intensification of land surrounding higher order transit stations, such as the planned 6th Line Go Station. As you are aware, the Town initiated a process to plan for intensified development surrounding the planned Go Station in 2019, culminating in Council adoption of a proposed Ministerial Zoning Order (MZO) in November 2020. The Town Council endorsed MZO was subsequently endorsed by the County Council.

On August 9, 2021, the Province of Ontario announced that a Ministerial Zoning Order (MZO) was issued, rezoning lands on 6th Line for the Town of Innisfil's Orbit Transit Hub ("The Orbit Lands") (O. Reg. 568/21 Zoning Order – Town of Innisfil). The MZO includes land use permissions, regulations and minimum density requirements for how each Transit Oriented Community Zone to support the development of a complete community surrounding the planned Major Transit Station.

The Town and County Council endorsed Orbit Vision and related MZO included lands west of 20th Sideroad on either side of 6th Line, as illustrated on the map attached hereto.

3 Church Street, Suite 200, Toronto, Ontario M5E 1M2 T 416-947-9744 F 416-947-0781

Accordingly, in 2021, we requested that The Town and County endorsed Orbit Lands be included in the Alcona Primary Settlement Area as part of the County's MCR Process, as it would facilitate the vision for The Orbit and would provide additional retail, office and residential housing to Innisfil, in proximity to higher-order transit. The expansion would also form the basis for the Town's forthcoming Secondary Plan policies for The Orbit lands.

As I read the Draft Amendment, it appears that the Town of Innisfil will be allocated 104.2 hectares of additional land to be included in the settlement boundary, over and above the 37 hectares already included through the MZO. The policies intend for the Town to dictate where the additional 104.2 hectares are allocated. In our view, these lands should be added surrounding the already existing expanded area of the MZO. This would provide for appropriate location for growth surrounding the GO Station. We look forward to further discussions with the County and Town in this respect at the appropriate time.

2. Innisfil Heights Employment Area

We hereby request that request that the approximately 575 hectares of land, denoted on the Map attached hereto as **Attachment 2**, be delineated within the Innisfil Heights "Strategic Settlement Employment Areas and Economic Employment District".

This will allow for additional employment land supply to be serviced through advanced technologies in servicing delivery that are now being contemplated by the private sector within the Town of Innisfil. The inclusion of these lands within the "Strategic Settlement Employment Areas and Economic Employment District" will make more efficient use of the new 6th Line/Highway 400 interchange and provide for jobs in proximity to the additional population now approved at the 6th Line Go Station through the Minister's Zoning Order passed in August 2021.

3. Agricultural Mapping

Further to the above request pertaining to Alcona, Innisfil has established a mixed use high density development vision for the lands surrounding the 6th Line Go Station, which culminated in the passing of a Minister's Zoning Order (MZO) for the lands surrounding the station. Given the ongoing work associated with the Innisfil Orbit Minister's Zoning Order and the associated Secondary Plan that will be taking place, it is appropriate to exclude all of these lands from the County's Agricultural System.

The Proposed Refined Provincial Agricultural System mapping dated March 2022, shows much of the lands within the Innisfil Orbit Area, including within the MZO area. In our view, this does not reflect the intended vision for the area, including the lands which are zoned through the MZO.

Furthermore, Cortel has retained Orion Environmental Solutions to review the County's Draft Agricultural Mapping for the purposes of refining the mapping to ensure it accurately defines the agricultural lands in the County. Orion's review and recommendations on the draft agricultural mapping is attached hereto as **Attachment "3"**. I understand that the County is now undertaking its own review, so we offer the attached document as information to assist in that ongoing review.

Cortel looks forward to working together with the County and Town to achieve its vision for Alcona and Innisfil Heights. We hereby request notice of any decisions or future meetings respecting all matters relating to the ongoing Simcoe County MCR process.

If you require any additional information to consider the above requests and comments, please do not hesitate to contact the undersigned.

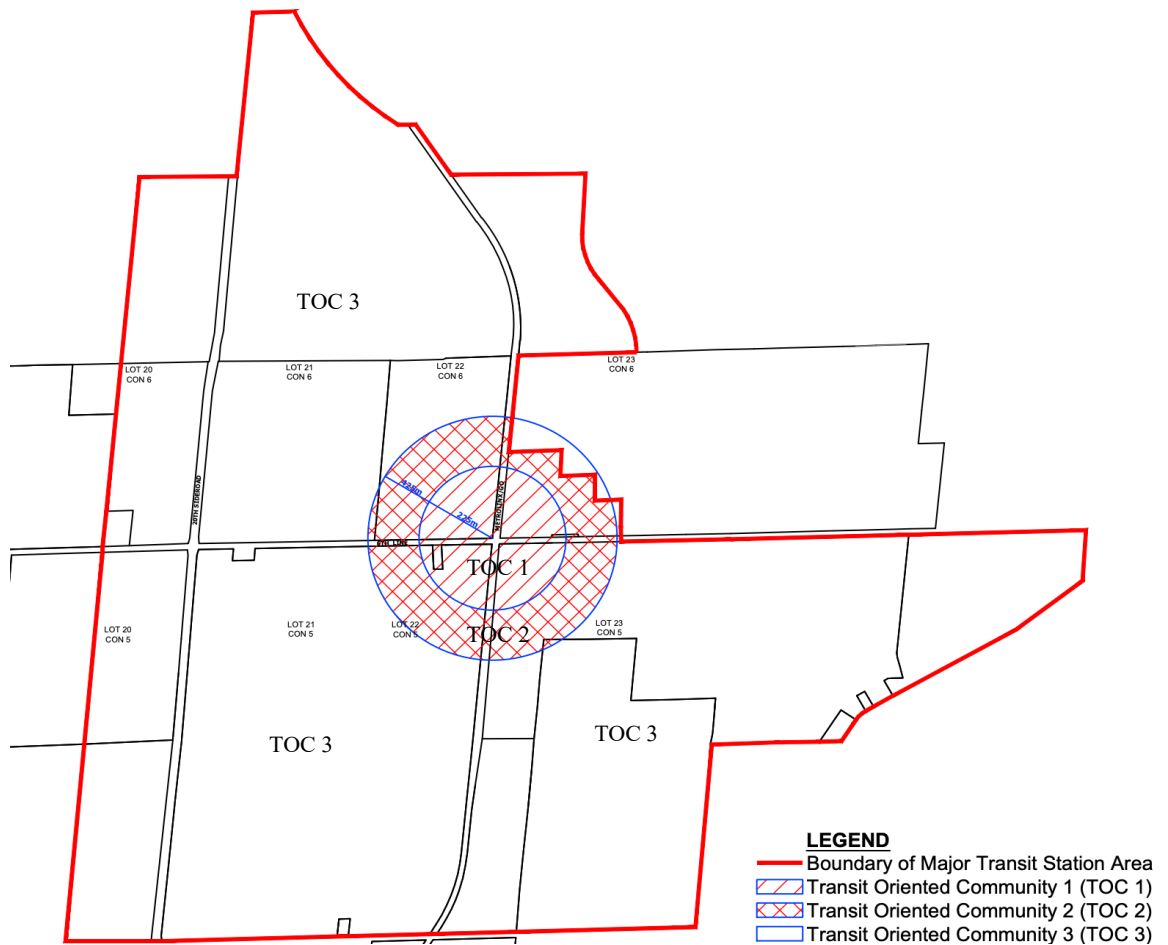
Yours very truly,



Michael Bissett, MCIP, RPP
Bousfields Inc.

c. Nathan Westendorp
Dan Amadio
Tim Cane
Mary Nordstrom

Attachment 1



ATTACHMENT 2

Township of Essa

Lockhart Road

10th Line

Innisfil Heights Strategic Settlement

9th Line

Innisfil Beach F

7th Line

6th Line

6th Line

AREA 1
497.98 ha

5th Line

AREA 2
73.98 ha

4th Line

Highway 400

Sideroad 10

3rd Line

2nd Line

LEGEND

-  Economic District Area
-  Economic District Expansion Area (OPA 1)
-  Future Economic District Expansion Area
-  Proposed Economic District Expansion Area

Attachment 3

★ ★
ORION Environmental Solutions
★ ★

May 17, 2022

OEC 21-026

Cortel Group
2800 Highway #7 West
Concord, Ontario L4K 1W8

Attention: Nicole Sgrignuoli

**Re: Simcoe County Municipal Comprehensive Review
Innisfil Land Holdings - Agricultural System Mapping Review**

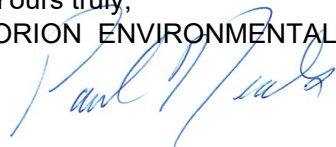
Dear Ms. Sgrignuoli:

The County of Simcoe is currently undertaking a Municipal Comprehensive Review of the provincial agricultural system mapping for the purposes of refining the mapping to ensure it accurately defines the agricultural lands in the County. As per your request I have reviewed the agricultural mapping for the lands in the Town of Innisfil owned by the Cortel Group for the purpose of accurately defining the prime agricultural land boundaries.

Attached are copies of the county agricultural system mapping showing the areas of non-agricultural land within the Cortel land holdings for your submission to the County.

Please contact me if you require clarification on any of the information provided.

Yours truly,
ORION ENVIRONMENTAL SOLUTIONS, INC.

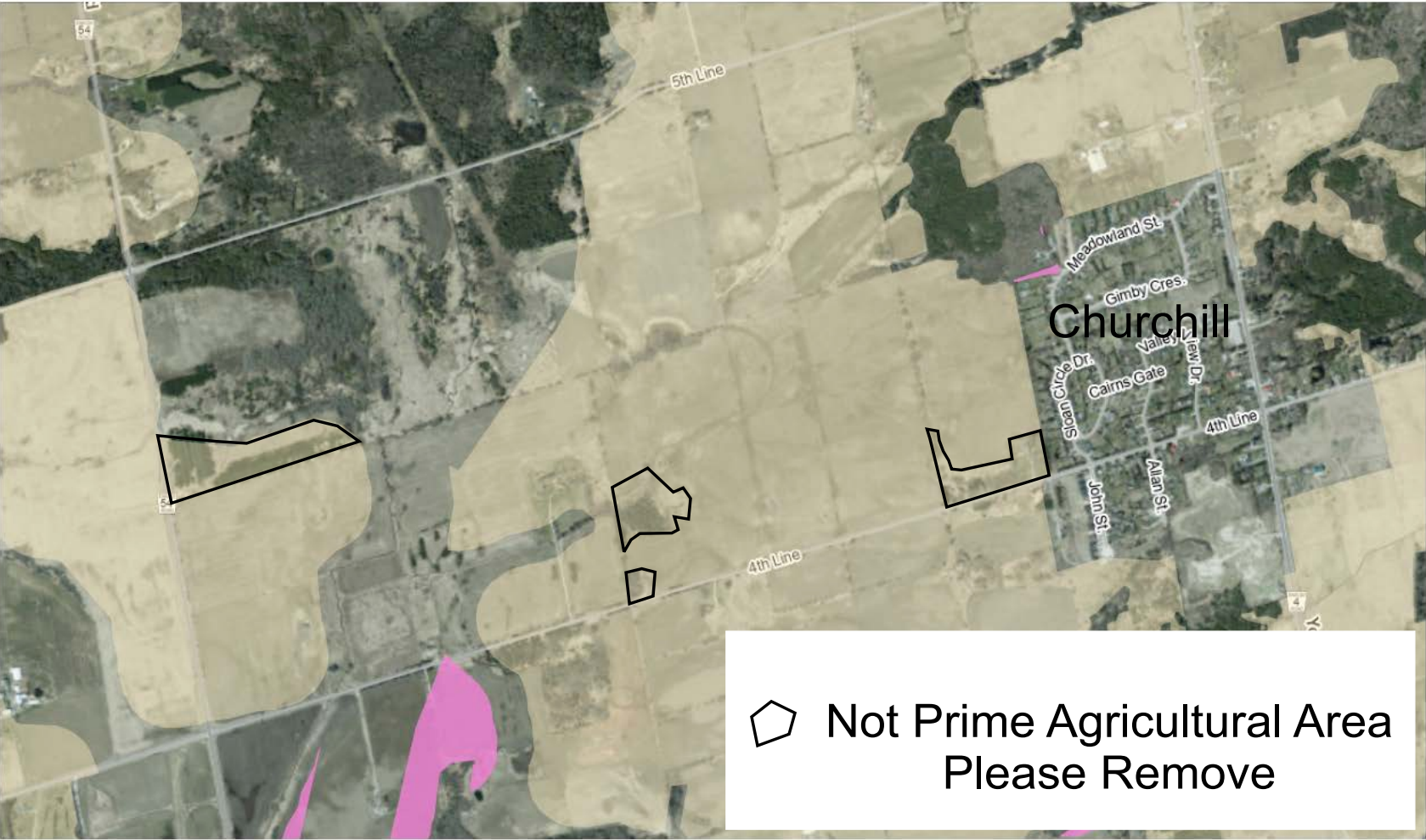


Paul Neals, B.Sc. Agr., P.Ag.
Principal

PCN:

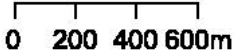
1930 George Johnston Rd., Minesing, ON L9X 1C1 – 705.794.7107 paul@orionenvironmentalsolutions.com

County of Simcoe - Prime Agricultural Area Map




**Not Prime Agricultural Area
Please Remove**

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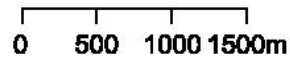


May 3, 2022

County of Simcoe - Prime Agricultural Area Map



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May 3, 2022

County of Simcoe - Prime Agricultural Area Map



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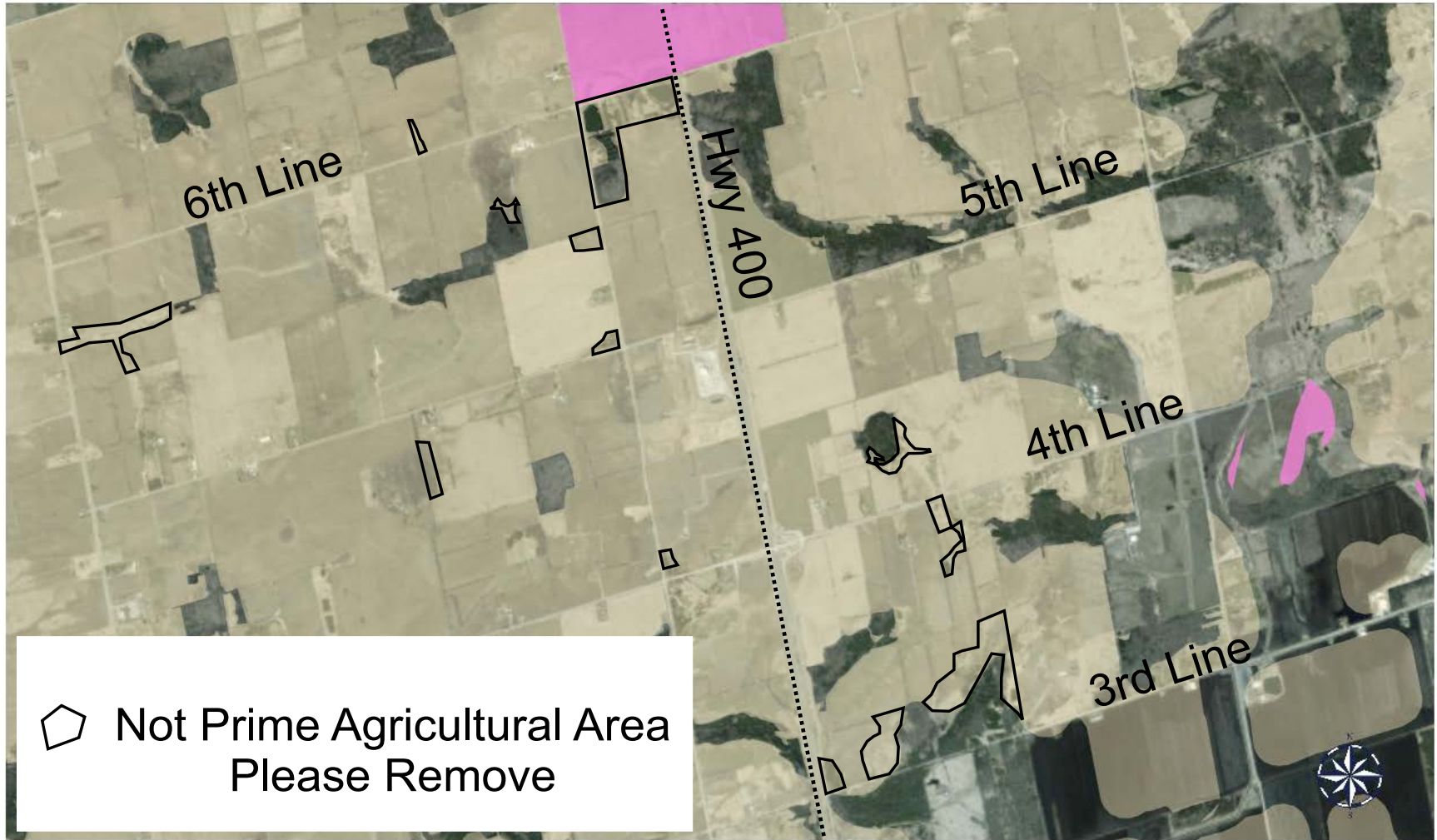
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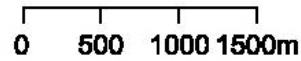


May 3, 2022

County of Simcoe - Prime Agricultural Area Map



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May 3, 2022



June 24, 2022

John Daly
County Clerk, and Director of Statutory Services and Archives
County of Simcoe Administration Centre
1110 Highway 26
Midhurst, Ontario
L9N 1X6

RE: County of Simcoe Municipal Comprehensive Review - Land Needs Assessment

Council of the Town of Penetanguishene has reviewed the revised Land Needs Assessment (LNA) report dated March 31, 2022, as part of the Municipal Comprehensive Review (MCR). The Town recognizes that the MCR is a complex and detailed process and that the LNA is the most important component of the MCR to move forward with policy creation. It is equally important that the document be accurate and reflective of the development potential in Primary Settlement Areas such as the Town of Penetanguishene which was a concern addressed in the revised document.

Council met at their regular meeting on June 8, 2022, and supported the following staff recommendation:

THAT Council support the second Draft Land Needs Assessment dated March 31, 2022, subject to:

- *a reduction of the density target to 40 people and jobs per hectare in the Designated Greenfields; and*
- *a reduction to the intensification target to 50% of new growth in the Built-Up Area.*

Council continues to be unsupportive of the increase to both the intensification target and the density target being proposed in the LNA and are of the opinion that the increase is unwarranted at this time. The position of Town Council remains unchanged from August 11, 2021, when the following Motion was passed:

THAT the Town of Penetanguishene confirms an intensification target of 40% being all new residential units be located within the Built Boundary;

AND THAT the Town of Penetanguishene confirms a density target of 50 persons and jobs per hectare for greenfield development.

The LNA report articulates that the current targets are not required to change but that the County may choose to set more ambitious targets to lessen sprawl. It's our position that

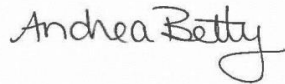


it's not appropriate to increase targets without demonstrated justification of the need or ability to provide that level of intensification. Additionally, we have concerns with abrupt increases to density from the existing urban edge into greenfield lands which have significant impacts to community character, the provision of services such as transit, and the protection of rural land uses.

Therefore, Council requests that the targets be reconsidered and revised to the values previously supported. We continue to be open to engaging directly with the County and it's team to allow further dialogue on the concerns noted above.

Sincerely,

THE CORPORATION OF THE TOWN OF PENETANGUISHENE

A handwritten signature in cursive script that reads "Andrea Betty".

Andrea Betty, MCIP, RPP
Director of Planning and Community Development

cc: Jeff Lees, CPA, CGA, Chief Administrative Officer

Attachment
[Staff Report PL-2022-28](#)

June 24th, 2022

VIA EMAIL

County of Simcoe Clerk
Administration Centre
1110 Hwy 26
Midhurst, ON L9N 1X6
clerks@simcoe.ca



Dear County Clerk:

**Re: County of Simcoe Public Meeting – June 28th, 2022
Municipal Comprehensive Review Phase 1 – Growth Management**

Please accept this written correspondence for the June 28th, 2022, Municipal Comprehensive Review (MCR) Phase 1, Growth Management, Public Meeting record. Our firm represents several clients in the Town of Wasaga Beach who are currently putting forth development applications for lands that are within the Settlement Boundary of the Town but that are located on lands currently designated as Rural. As part of these applications, an Official Plan Amendment is required to convert these lands to an appropriate Official Plan designation to facilitate the proposed development.

I have reviewed the Draft Growth Management Official Plan Amendment text that has been prepared for the Public Meeting and have specific concerns with Section 3.2.9. To provide context below I have noted both Sections 3.2.8 and 3.2.9:

3.2.8 The population and employment forecasts set out in Sections 3.2.4 and 3.2.5 do not prevent local municipalities from considering applications to develop lands that are within a settlement area provided such lands are appropriately designated. To Provide additional certainty on what appropriately designated means, the County shall explore approaches that establish appropriate parameters to assist with decision-making.

3.2.9 Notwithstanding Section 3.2.8, lands can be considered for designation through an Official Plan Amendment through a local Official Plan Amendment if:

- a) There would be no net increase of designated land within the settlement area; and
- b) Development on the lands would increase housing choice in the settlement area and/or provide additional opportunities for employment and/or facilitate the development of needed public service facilities.

The Town of Wasaga Beach has consistently outpaced their identified growth numbers and are currently requesting that the County consider allocating further population to them during the MCR process than what is being proposed in the Land Needs Assessment. However, they are not requesting a boundary expansion as it is recognized that there are sufficient lands within their existing boundary to accommodate their projected population and employment land needs. Several of these identified parcels of land are currently designated Rural. Historically, the Rural designation in the Town has been utilized for lands considered to be located more on the periphery of the Town adjacent to existing development and were designated as such in the Official Plan in the early 2000s or earlier. With the growing development pressures in the Town, these parcels are logically the next ones to be developed with many of them actively working on preparing applications to submit to the Town.

In my opinion, proposed policy 3.2.9 will be detrimental to the Town of Wasaga Beach being able to develop to their full potential considering the large number of parcels that are currently designated as Rural. Naturally, by submitting an Official Plan Amendment to develop Rural lands there would

be a net increase in designated lands within the settlement area. Policy 3.2.8 allows for flexibility for each individual municipality to decide how they will grow in an appropriate manner by working with the County on establishing the parameters of development. As such, we respectfully request the removal of policy 3.2.9 as it could serve to limit the growth of a municipality such as the Town of Wasaga Beach who is one of the fastest growing areas in Simcoe County.

Sincerely,
THE JONES CONSULTING GROUP LTD.



Brandi L. Clement, MURP, AICP, MCIP, RPP,
Partner

c: Doug Herron, MCIP, RPP, MPA, Director of Planning and Economic Development, Town of Wasaga Beach