Comments received from Prescribed Public Commenting Agencies

Agency	Comment	Staff response
NVCA Date: March 19, 2025	NVCA has no objection to the County and Town Official Plan Amendments, subject to the inclusion of appropriate polices in the Town OPA #5 that direct development away from hazardous lands, hazardous sites, and wetlands; the inclusion of the hazardous sites definition; along with any necessary map schedule updates to identify streams.	Staff have amended policy text to include the proposed policy text amendments.
Enbridge Gas Date: March 14, 2025	Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.	Comment noted.
Simcoe County District School Board Date: April 9, 2025	Simcoe County District School Board (SCDSB) planning staff have participated in two (2) stakeholder meetings to date in order to provide the board's perspective regarding growth management in the Town and how it will impact public school accommodation. Comments were provided in December 2024 for the Phase 3 Growth Management Study & Settlement Area Boundary Expansion Options Report #PD-2024-26. Recently, SCDSB planning staff met with Town planning staff on March 25th, 2025 and productively conversed on the staff recommended option for the Settlement Area Boundary Expansion which allocates growth to all 3 communities in New Tecumseth; Alliston, Beeton and Tottenham. Additionally, SCDSB planning staff attended the Open House on April 1st and engaged in further conversations on pupil accommodation, highlighting the importance of guided growth and development as pursued through secondary planning processes.	Comment noted.
Simcoe County District School Board Date: April 9, 2025	The majority of New Tecumseth's elementary schools are oversubscribed and facing serious accommodation pressure that are projected to continue to increase to 2051, while some face limited septic capacity. Banting Memorial High School not only faces enrolment capacity challenges but has also been assessed with a Facility Condition Index (FCI) of 61 per cent, meaning the building has become critical to repair and is approaching prohibitive to repair. The board has received capital funding to replace Banting Memorial High School and is working in collaboration with the Town to secure a site for the replacement school. With the exception of the site under development in Tottenham, the board does not have any other vacant designated school sites within the Town of New Tecumseth. Overall, the existing public elementary and secondary schools within the Town of New Tecumseth cannot accommodate any of the forecasted future residential growth with the projected student enrolment. Elementary student density maps for all three communities, Alliston, Beeton and Tottenham are included in Appendices 1-3 illustrating the accommodation pressures across New Tecumseth. As such, school sites will be required as part of the growth strategy. Approximately every 2000 residential units generates an elementary school and every 12,000 residential units generates a secondary school site. Assuming 2.5 persons per unit, the following are SCDSB elementary and secondary school needs by community in New Tecumseth. This overall growth requires one secondary school, equating to approximately 24 acres in size. The determination of the appropriate location of the second secondary school within New Tecumseth would be reviewed as the secondary plans are created. For the elementary panel, SCDSB will require 7.5 elementary schools. This aligns with previous comments by SCDSB planning staff during the Simcoe County Municipal Comprehensive Review process through which analysis for the Town of New Tecumseth identified that approximately 7.5 elementary schools and 1.2 secondary schools would be needed based on SCOPA No. 7 data. The associated land needs would be approximately 49 acres for elementary schools and 24 acres for secondary schools. Additional analysis may also be required when considering MZO lands and may increase the total acreage required for SCDSB public schools.	Staff have engaged with the relevant school boards through this process to understand the requirements for future schools as a result of the Settlement Area Boundary Expansion. Identifying Settlement Area Boundary Expansions to each settlement helps to create complete communities where each community has access to services and community facilities which contributes to a walkable, accessible and inclusive community. School boards will continue to be engaged through the Secondary Planning process to ensure that school sites are identified. Policies have been included within the Official Plan Amendment to ensure public service facilities, like schools, are planned for and delivered in the first phase of development. The needs of SCDSB align with growth in each settlement area.

Simcoe County District School Board Date: April 9, 2025	Section 3.2 b) states the Town's growth management study was approved in 2025 and added additional lands to each of the three settlement areas. These areas shall achieve an overall minimum density target of 55 residents and jobs per hectare of developable land area. Within the identified settlement areas, a portion of the residential growth is to be accommodated through intensification. According to section 3.2 e), the Town has established an initial target of 40% intensification which ensures that all new residential units in the Town would occur on already developed or underdeveloped lands within the settlement areas through intensification. SCDSB planning staff are pleased to see 3.2 f) stating that the Town will undertake an intensification study and introduce additional policy direction through a future Official Plan Amendment to ensure the ability to accommodate the 40% intensification target through growth and development. Intensification of built-up areas places high pressure on SCDSB's existing school facilities and collaborative work with the board and the Town is essential to ensure pupil accommodation is available and considered as this target is reviewed. The growth population targets through intensification as listed in Table 1e) would require approximately 3 elementary schools and 18 acres of land to accommodate the projected pupils resulting from this intensification. Given the accommodation needs, public services facilities, specifically schools, will need to be addressed through the Intensification Study. Non-traditional school sites may need to be evaluated as part of this study, which may rely heavily on partnership opportunities with the municipality and the County of Simcoe.	Comment noted. Staff will undertake an Intensification Study and further policy direction for intensification through a future Official Plan Amendment. Staff note that the Intensification Study should consider how the population through introducing higher density can be accommodated by schools and the consideration of non-traditional schools sites. Staff will ensure the schools boards are involved in this study.
Simcoe County District School Board Date: April 9, 2025	Subsection 3.3.3 Secondary Planning Policies SCDSB planning staff are pleased with section 3.3.3 e) stating separate secondary plans shall be prepared for each of the Special Study Areas identified on Schedules B1, B2 and B3 and section 3.3.3 f) stating that the sequence of the secondary plans will rely upon the findings of the Town-initiated Servicing Master Plan set to inform on the timing of approvals of new growth and development. SCDSB planning staff have found the best route to secure the designation of future schools sites is through a comprehensive secondary plan informed by infrastructure allocation for servicing, transportation networks, park and recreational corridor connections and the creation of walkable neighbourhood schools. We look forward to working through policy h) to appropriately identify school sites within the secondary plan areas as the Master Servicing Plan unfolds.	Staff will work closely with school boards through the Secondary Planning process to ensure that school sites are accommodated to achieve complete communities to support walkable neighbourhood schools.
Simcoe County District School Board Date: April 9, 2025	3.4 Phasing of Development SCDSB planning staff are pleased to see public service facilities as the first item listed in i) of subsection d) on matters for which consideration shall be had when determining the phasing of development as part of the secondary planning exercise as well as within large development blocks within a secondary planning area.	Comment noted.
Simcoe County District School Board Date: April 9, 2025	Section 5.2.2 Special Residential Policies SCDSB planning staff is pleased with section 5.2.2 bb) identifying Special Study Area #3 in the north Alliston urban boundary expansion area for the Banting Homestead Property and acknowledging that a portion of this property may be developed as a secondary school in the future without requiring an official plan amendment.	Comment noted.
Simcoe County District School Board Date: April 9, 2025	5.4 Urban Employment SCDSB planning staff are pleased to see that schools, as public service facilities, are a permitted use within the new Employment Transition designation in section 5.4.3 d) xiv.	Comment noted.
Simcoe County District School Board Date: April 9, 2025	The Draft Official Plan Amendment as it relates to the Settlement Area Boundary Expansions for the communities in New Tecumseth provides an excellent opportunity for SCDSB planning staff and Town of New Tecumseth planning staff to ensure that sufficient lands are allocated to support the board's current and future school site needs. The board looks forward to further discussion and further review of the Final Official Plan Amendment as the Official Plan Review processes continues.	Comment noted.

Public comments		
Respondent	**Comment**	**Staff response**
GTDI Date: April 2, 2025	We commend the Town's commitment to long-term planning through the Growth Management Plan, which outlines a crucial first step and strategic vision for changes to the settlement boundaries in Tottenham, Beeton, and Alliston. The proposed phased development approach, supported by detailed land-use planning and infrastructure assessments, ensures that growth occurs in a balanced, sustainable, and resource-efficient manner. This approach aligns with best practices in municipal planning by managing development pressures while advancing complete communities with appropriate infrastructure, services, and amenities. We strongly encourage Council to adopt the Growth Management Plan and incorporate its recommendations into the Town's Official Plan. Doing so will ensure that New Tecumseth remains a thriving and well-planned municipality, capable of meeting the evolving needs of residents and businesses alike.	Comment noted. Supports the staff recommended Settlement Area Boundary Expansions.
Greys for Green Date: April 7, 2025	We also want to acknowledge the public consultation that has taken place to date. It is difficult to see, however, how community feedback has been incorporated into the current proposal presented at the recent public consultation. Since public consultation is a key tenet of democracy, it is important that people are heard and feel heard. We encourage the Town to publish a summary of the feedback received, and how it influenced (or did not influence) the final recommendations. This transparency is essential in maintaining public trust and ensuring residents continue to participate in future decision-making.	Staff have undertaken a significant amount of public engagement throughout the project. Lura Consulting was retained by the Town to support community and stakeholder engagement and to analyse survey responses from engagement activities. These reports are available on the project webpage and were provided to Council through staff reports #PD-2024-26 and #PD-2025-03. Staff have taken into account feedback from the public in addition to a range of other factors to develop the recommended Settlement Area Boundary Expansion. As professional planners, staff are required to make recommendations on behalf of the public as a whole. Links: Growth Management Study webpage Lura Phase 2 Community and Stakeholder Engagement Report Lura Phase 3 Community and Stakeholder Engagement Report
Greys for Green Date: April 7, 2025	Municipalities are responsible for over 70% of energy-related CO_2 emissions and generate nearly half of global waste. With the significant population growth proposed, the impact of New Tecumseth on the environment will be significant. That's why we believe this is the moment for bold leadership in sustainability. The Town should set ambitious carbon reduction goals—exceeding provincial and federal targets—and prioritize green infrastructure, and the provision of accessible and equitable access to nature, with a minimum 30% urban tree canopy. Green infrastructure is a living utility, no less important than water, hydro, or sewage utilities, in ensuring optimal health, climate resilience, and quality of life.	Staff note the importance of reducing the Town's GHGs, this is the aim of the Community Climate Action Plan adopted by the Town in 2023. Staff are completing the balance of the Official Plan Review once the Growth Management Study is adopted and will review the Official Plan policies in line with best practice guidance for climate change.
Greys for Green Date: April 7, 2025	It is unclear how the original three growth scenarios evolved into the current proposal. Clarity is needed on why certain options were excluded and what rationale guided the final direction. It would help the public to understand the logic behind the recommendation if the rationale and benefits were in writing.	The intention of the original growth scenarios released as part of Phase 2 was to gather feedback on a variety of options to further inform subsequent growth options and ultimately the recommended Settlement Area Boundary Expansion. None of the earlier options were intended as fixed and the Settlement Area Boundary Expansions have evolved as new information has been provided through comments and additional studies have been undertaken. Staff report #PD-2025-03 provided rationale to the approach staff have taken to formulating the recommended Settlement Area Boundary Expansions.

Greys for Green Date: April 7, 2025	While we understand the logic of spreading growth across Alliston, Beeton, and Tottenham to leverage past infrastructure investment, it is not clear whether residents in Beeton and Tottenham support this level of growth in their communities.	The Town's Official Plan sets out a vision for the Town to grow as a unified community through diversifying urban areas. The goal of the Official Plan is to direct the majority of development to Alliston, Tottenham and Beeton where full wastewater and water services are available. The objectives of the Official Plan include reinforcing the role of Alliston as a primary location for growth and commercial / industrial activity as well as reinforcing the role of Beeton and Tottenham as residential communities and secondary commercial / industrial centres. Staff have taken an integrated approach to the growth management study and have considered a range of factors including servicing infrastructure through various analyses by Tatham Engineering, transportation through the Multi-Modal Active Transportation Master Plan, agricultural through the Agricultural Impact Assessment and the natural heritage system through removing constrained lands from total land area to derive developable land areas. From reviewing each response received through previous phases of the project, staff acknowledge that there is a varied number of viewpoints regarding how growth should be managed in the Town. In the Phase 3 engagement summary, it is clear that there is a almost an equal split between respondents who supported the Three Communities option vs those who supported the All Alliston option which was re-introduced through a Council motion in November. Many argued that growth concentrated in a single area, for example all in Alliston, risks overwhelming infrastructure and creating imbalances, whereas distributing growth would help maintain vibrant, thriving communities. Those who supported Scenario 1 considered that focusing growth in Alliston, the municipality could protect the unique identity and quality of life in its smaller communities. Through the statutory public consultation process, staff have received comments from members of the community which support the recommendation and comments which do not support the recommendation. Ultimately, Planning staff are obligated to provide professional recommendations that are in line with the public interest as a whole. This means balancing a range of inputs and opinions. Based on a review of all studies and information, staff have made no further changes to the configuration of the recommended Settlement Area Boundary Expansions which recommends expansion and some growth to each of the three settlement areas.
Greys for Green Date: April 7, 2025	Moreover, has the long-term cost of expanded future services such as new firehalls, water treatment facilities, and recreational amenities been fully considered?	Tatham Engineering was retained by the Town to identify the major infrastructure requirements and indicative cost estimates. At a high-level, this has helped staff to understand servicing for the recommended Settlement Area Boundary Expansions can be achieved through upgrades to existing and new infrastructure. These costs will be addressed through cost-sharing agreements with landowner groups and collected through Development Charges. The Master Servicing Plan which will be required prior to the consideration of further Planning Act applications, will inform the phasing of development in addition to the identification of infrastructure that is required to service the new growth. The Fiscal Impact Analysis completed by Hemson Consulting examines growth-related capital costs to be funded through direct developer contributions and development charges (DCs), and any non-growth shares of projects to be funded by the Town. The Fiscal Impact Analyses prepared by Hemson Consulting conclude that the recommended SABE is expected to benefit the Town financially by 2051. Although utility rate revenues will be slightly less than needed to cover utility costs, the extra tax revenues will more than cover the tax-funded costs. Between the previous scenarios that were considered, the costs between the options are negligible.
Greys for Green Date: April 7, 2025	Alternatively, concentrating the majority of growth in Alliston would help the Town achieve the density needed to support expanded public transit and a more walkable, affordable urban core. A strong central hub with well-connected satellite communities may serve both economic and environmental goals more effectively.	The goal of the growth management study has been to create complete communities by applying the Secondary Planning Principles set out in the Official Plan Amendment. Expanding growth and services in each settlement area allows for complete communities to be built in each settlement area which reduces the reliance on private vehicles by having services that are accessible and walkable in each community. Expanding the three settlement areas builds a critical mass for a potential transit network between the settlements within the Town. Furthermore, the density of development will include transit-supportive lands.
Greys for Green Date: April 7, 2025	Our primary concern is the proposed sprawl and loss of prime agricultural land. Once farmland is developed, it is gone forever. Protecting this land is not only an environmental issue—it is a matter of food security, as recent political disruptions have also shown our vulnerability to relying on imported food. We do not believe that using prime farmland is inevitable. Every effort must first be made to increase density through infill, mid-rise development, and mixed-use planning. The idea that “we’re not the GTA” and therefore cannot build upward is limiting and outdated. With the right incentives, developers can be encouraged to build high-rise apartments and townhouses rather than sprawling single-family subdivisions. This is especially important if we are serious about providing affordable housing for the growing workforce. Not every future Honda Plant worker will want or will be able to afford a detached home.	The Agricultural Impact Assessment noted challenges with identifying lands not located within prime agricultural lands given the amount of prime agricultural land in New Tecumseth. The Agricultural Impact Assessment was completed in alignment with the Provincial Planning Statement (2024) and OMAFRA Guidelines. Where possible, lands with lower soil classifications have been selected for the recommended Settlement Area Boundary Expansions. Staff will be undertaking an Intensification Study to validate the Town's intensification target and identify opportunities for higher density development within the Town including the location of potential Strategic Growth Areas, in addition to the servicing capacity and public service facilities. The Town's Zoning By-Law was updated in 2021 to permit a range of infill and intensification opportunities and with the balance of the Town's Official Plan Review, the Official Plan policies will be reviewed to ensure that barriers to higher density development can be removed.

Greys for Green Date: April 7, 2025	Designing compact, walkable neighbourhoods also reduces dependence on cars and makes our communities more inclusive for seniors, youth, and those who cannot or prefer not to drive. Smart land use is not just about where we live—it's about how we move, work, and connect.	The objective of complete communities has been a fundamental priority for the growth management study. Expanding the three settlement areas means that development in each community can contribute to the Provincial policies for complete communities including: a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups. It is staff's professional opinion that each community deserves to benefit from growth and develop as a complete community by comprehensively managing growth throughout the long-term. Each community deserves to have services, amenities and community facilities that are easily accessible and which reduces the reliance on private transport. As set out in the Secondary Planning Principles in the Official Plan Amendment, the SABE areas will need to contribute to the objectives for complete communities which create a sense of place and identity.
Greys for Green Date: April 7, 2025	We should also embrace multiple uses of land. For example, the Town of Bracebridge has successfully built a high school, indoor pool, sports complex and performing arts theatre all under one roof. In other jurisdictions, condominiums have been built above schools or retail space. These models maximize land use efficiency and reduce costs.	Policies for co-location have been included in the Secondary Planning Principles following comments made by the Simcoe County District School Board through the statutory consultation process. Through the Intensification Study, staff will consider options for non-traditional school sites to accommodate the school needs of a higher density population.
Greys for Green Date: April 7, 2025	Building on floodplains is short-sighted and dangerous. Even with assurances from developers and engineers that they can safely mitigate potential issues, the increasing unpredictability of climate events means we must take a precautionary approach. Any land designated as floodplain should be off-limits for residential development. Long-term sustainability must take precedence over short-term profit.	A pragmatic approach to determining the amount of developable land by removing environmentally constrained areas was taken. With these areas netted out, the amount of developable land is less than the total amount of land. A potential future refinement of these constraints may result in more efficient use of land thus reducing the need to further expand Settlement Area Boundaries in the future. Staff have worked closely with the NVCA who have clarified flood plain mapping is carried out at a high-level and therefore site-specific studies may refine the boundaries of the flood plain with more accurate data. Staff will continue to work with the NVCA through the Secondary Planning process to validate the extent of flood hazards and any mitigation measures that may be necessary.
Greys for Green Date: April 7, 2025	We understand that the province has mandated population targets, but we believe we must still ask: if we were not under this pressure, is this the growth plan we would choose for our community? Would we sacrifice prime farmland? Would we build more roads and single-family home subdivisions? Or would we prioritize density, affordable housing, climate resilience, and livable, walkable neighbourhoods? It is not a municipality's role to offer "solutions" that compromise our values just to satisfy provincial mandates. Instead, we urge you to show leadership by advocating for a growth model that works for our residents, our land, and our future.	Staff have undertaken a comprehensive and lengthy Growth Management Study which builds on the County of Simcoe's Municipal Comprehensive Review and is consistent with Provincial planning legalisation and policies. The growth forecasts for population and employment, and land need for the Town were established through the Municipal Comprehensive Review. Staff have utilised the in-house cross-department expertise of Town staff, and have retained consultants where necessary expertise has been required.
Kelly Pearce - Deputation received at Public Meeting on April 9, 2025	Represents Greys for Green, located in Councillor Masters' ward. They are dedicated to helping preserve the planet for generations to come and have joined a national organization for seniors focused on climate action. They are committed to addressing climate change. The Settlement Area Boundary Expansions can disrupt natural systems. It is crucial to integrate systems to reduce greenhouse gas (GHG) emissions, as their impact occurs over time and is happening all over Canada. They advocate for the integration of systems, including buildings for residential and industrial purposes, to mitigate these effects.	The approach that staff have taken to the recommended Settlement Area Boundary Expansion takes into account natural heritage features and Environmental Protection designations. The Natural Heritage System will be protected through Official Plan policies. Staff will be completing the balance of the Official Plan Review once OPA #5 is adopted. This will seek to strengthen and clarify the current Official Plan policies. Secondary Planning will be used to identify where appropriate opportunities to integrated natural features with new developments for passive recreational uses.
Nick Polsinelli Date: April 1, 2025	I believe and truly think Beeton needs to catch up to the development of surrounding communities. And I fully support Flato in doing the work they have started. They helped fund the work on the Beeton arena.	Staff acknowledge the support for the Official Plan Amendment.
Megan Nagle Date: April 1, 2025	My company, Pro-Clean Property Services, is based in the New Tecumseth area, and we've seen firsthand the need for development and modernization in the community. As both a local business and resident, Pro-Clean fully supports progress and initiatives like Flato's construction projects. Beeton has fallen behind in development compared to New Tecumseth and surrounding areas. As a local cleaning service, we believe it's essential to bring the town up to speed with improvements that will benefit both residents and businesses.	Staff acknowledge the support for the Official Plan Amendment.

Deborah Picciolo Date: April 1, 2025	I am an almost 5 year resident of Beeton and I wanted to share my thoughts on the upcoming Flato developments and the many people who want to stop it from happening. New Tecumseth is growing and will continue to grow with or without Flato, so the idea of stopping growth and development just doesn't work. Everyone complains about our lack of resources while simultaneously complaining about the proposed housing growth, the very thing required to obtain those resources! Are people against growth or what (who) that growth will look like? It's not lost on me the underlying, and sometimes blatant, racism that often comes along with the anti-growth comments I read and hear. We love our town and want it treated with care, and that includes full disclosure from not just the builder, but also council members. The growth numbers are big but so is the time-frame. Beeton will not have 10000 new homes over night and I think that's important to point out. 30+ years, and likely much more due to rising costs, tariffs, and mortgage rates, from a smaller builder offers plenty of time for both the developer and the town to come up with solutions that work for everyone.	Staff acknowledge the support for the Official Plan Amendment.
Laura Picciolo Date: April 2, 2025	I have raised my two children in Beeton. They both went to school here and played many sports within the town. They played hockey, ball hockey, soccer throughout the years. My children represented Beeton on many teams locally, provincially and nationally. I volunteered many years within the community for school functions, Soccer, hockey etc……! We loved our town however there has been minimal growth and more so minimal infrastructure to help the current community of Beeton. I understand that expansion of our town is not welcomed by all, but we all have the same complaints. NO GROWTH. My issue is that we need growth, affordable housing and we need more infrastructure. We need these builders that are willing to do the infrastructure (at least partially) to help our community grow. They will bring in more families and help with pricing and inflation for our town. We are tired of driving to Tottenham, Aliston, Bolton, Bradford to pick up our food, home needs etc….. Wouldn't it be great if we could employee more people locally, grow the town with local people and support our town? Why should we go to our only LOCAL Grocery store (FOODLAND)and pay premium pricing because they have ZERO competition. Our people can not afford it with all that is going on in our country and world. That brings me to FLATO Developments. Flato developments has always been about family and family homes. All you need to do is google them, look at LinkedIn and read all they have done for their communities not only building affordable housing but adding infrastructure developments as plaza's, parks sharing in the cost of water support etc…. with governments, both Local. Provincial etc… They use local non - union employees for developing our communities. We need Flato in supporting our community and growth as they work hand in hand with the community. I have my sister and her family and my brother in law and his family that moved up to Beeton about 10 years ago and they can not believe there has been NO CHANGES in regard to infrastructure, plazas etc…. In actual fact by holding back you will have more people willing to move out side of Beeton and honestly have no need to stay.	Staff acknowledge the support for the Official Plan Amendment.
Giovanni Dametto Date: April 1, 2025	I am a resident and owner of a local business in the New Tecumseth area, specializing in plumbing and heating. I am emailing to express my support for Flato's development endeavors in Beeton. As a tradesperson with extensive experience working in the township of New Tecumseth, I have observed that Beeton has the least business presence in New Tecumseth. I firmly believe that the growth of the community would be a significant advantage for local tradespeople like myself.	Staff acknowledge the support for the Official Plan Amendment.
Isabella Ciccone April 1, 2025	I grew up in Beeton playing soccer and ice and ball hockey, and also volunteered my time with the library. I have multiple family members who continue to live in town and I visit consistently. It is clear to me that the expansion of our small towns is an issue for many but my concern is available and affordable housing. Without builders putting up more homes for families and individuals to move into there will be continued inflation on rent and purchase prices on homes. Stalling development may keep the town of Beeton rural but it will also keep it underdeveloped. Beeton deserves to grow not only in terms of population but also in terms of infrastructure. It is not fair that residents are paying a premium for groceries simply because Foodland has a monopoly being the only grocery store - this in turn means that our taxpayers are going into Barrie and Bradford and Bolton to spend their money and not supporting the town. Flato developments specifically remains one of the more affordable builders in Ontario. Beyond that they employ LOCAL union and non-union workers and smaller trade businesses than the major builders like Mattamy, Brookfield and Greenpark who bring in their employees from across the GTA. With that, I am pro Flato developments over other builders and I am pro development of Beeton as a whole to better support the children and young families in town. I believe that Council needs to consider all sides of an issue before taking a self serving and partially educated stance.	Staff acknowledge the support for the Official Plan Amendment.

Marcus Masucci Date: April 1, 2025	I have lived in Beeton and the surrounding areas of New Tecumseth my entire life. The development of new homes is essential to the continued growth our town. It provides much needed opportunities for new and first time homebuyers, particularly those who have grown up here and wish to remain in the community they call home. I appreciate your time and consideration and hope to see this project progress for the benefit of our community.	Staff acknowledge the support for the Official Plan Amendment.
Chloe Kelcher Date: April 1, 2025	I hope this message finds you well. I'm writing to express my support for Flato Developments and their vision to contribute to the progress of our community. As someone who has grown up in and around Beeton, I've watched the positive expansion of surrounding towns in New Tecumseth while Beeton has remained almost stagnant. This town has been left in the past and needs help being brought back into this century. It's my hope to see this town continue to thrive while still maintaining its charm. I believe that Flato plays an important role in this effort. By providing more housing opportunities, they will revitalize Beeton and encourage further growth in all sectors of our community. Thank you for your time and attention to this matter. I look forward to seeing Beeton grow and flourish in a way that benefits all of its residents.	Staff acknowledge the support for the Official Plan Amendment.
Elsie Arbic Date: April 9, 2025	I would like to express my disagreement with the proposed Settlement Boundary Expansion to Beeton proposed in the latest draft Official Plan Amendment for the following reasons: 1. I believe growth in Beeton needs to be moderate and gradual. From my understanding, what's on the books right now will lead to Beeton doubling. If the lands being proposed on the new maps go through then Beeton will triple. This seems very excessive and a bad idea. I believe we should learn from the mistakes made in Tottenham and the problems in traffic congestion that have resulted from too much growth too quickly.	OPA #5 is a long-term plan to manage growth to 2051. Growth will be gradual and will be phased to align with the provision of infrastructure. This will inform the timing of development between and within each settlement area. Table 1 in the Official Plan Amendment reflects the potential 2051 population. The recommended Settlement Area Boundary Expansions will be required to go through further detailed processes including Secondary Planning and further Planning Act applications. Staff have identified opportunities to improve traffic congestion and reduce disruption to residents of each community by directing new infrastructure through the expansion areas.
Elsie Arbic Date: April 9, 2025	2. What I would like is for Beeton to retain its small-town charm. I moved here 23 years ago and the attraction for me was the quiet, the more natural streetscaping, and the access to nature. Beeton has a history of developing smaller plots of 1-2 streets instead of huge, uniform, unattractive parcels. I would like to see a return to that. How about we find developers who care about building attractive modest homes instead of always going for huge homes and maximum profit? I think we should attract residents who enjoy a small town feel and allow Alliston and/or Tottenham to become the suburban hubs, and then people can choose which one meets their needs.	The Secondary Planning process is a public process that will require further community input. A Housing Need Assessment is currently being prepared which will identify the housing needs in the Town. This will inform the Secondary Planning phase for each expansion area in addition to the implementation of the Town's Urban Design guidelines. The aim is to create communities that complement the character of existing communities whilst addressing housing needs and offer a variety of housing options.
Elsie Arbic Date: April 9, 2025	3. I believe most of the growth should happen in Alliston because it is already set up for growth with all the services and amenities. Keep Alliston moving in that direction and appeal to those who want that, and keep Beeton small for those of us who prefer small town.	Alliston has been given a larger percentage of growth and most Employment lands, Tottenham has the second highest percentage of growth and Beeton has the lowest. To achieve the aim of the Town's Official Plan vision, preparing a long-term plan to manage growth comprehensively and through phasing informed by the Master Servicing Plan will benefit each community. The Secondary Planning process allows for further public input to develop complete communities, housing options, and enhance public services and amenities for local residents allowing people to age within their communities.
Elsie Arbic Date: April 9, 2025	I still have not heard a response from the town planners about which stakeholders were listened to more clearly when these changes to the Beeton maps were made? Was it the landowners, development industry stakeholders, town staff, council, or the community? According to the presentation from Hemson on Oct 30 it seems that all arrows were pointing to Scenario 1 as the preferred plan, based on the responses to the online survey, cost analysis, etc. In fact, the report states that Scenario 1 "fully meets the planning criteria". So again, I must ask, which voice was the loudest? I am also disappointed with the way the responses from the public were characterized in the Recommended Settlement Area Boundary Expansion and Draft Official Plan Amendment presented to the Committee of the Whole Meeting on Feb. 24, 2025. To state that the online survey responses identified Beeton as a preferred growth area because of its "central location" is a gross misrepresentation of the individual responses.	Staff have reviewed and considered all information and feedback when formulating their professional recommendation. Professional planners are required to plan for the public interest as a whole, not any particular group. Through this process, there has been a range of feedback received as to where growth should be located. As noted above, several comments have been received in support of the expansion to Beeton citing more housing and commercial opportunities as benefits to growth whilst acknowledging there are people who have a different view on where growth should be located. Alliston has been allocated a larger percentage of the growth from Beeton and Tottenham including most Employment lands. Staff are of the professional opinion that incorporating Beeton into the growth plan supports local businesses, provides additional commercial opportunities near the long-term care facility, and helps build a complete community with enhanced healthcare and commercial options within walkable neighborhoods. This approach also aims to protect Beeton's small-town character.
Bob Makenzie - Deputation received at Public Meeting on April 9, 2025	Represents the Mackenzie family, and have attended three or four public meetings over the years for significant developments. Noted that they own properties around Walmart and Industrial Parkway, as well as beside the Catholic school in Beeton. They understand that the process can take a long time, especially with additional infrastructure such as the pumping station and treatment plant. They have proposed ideas for condos and hotels, recognizing that even once the process is finalized, these developments won't happen immediately—they take time. They are pleased that the Town has extended to King St South, although disappointed their lands in Beeton were not included. It is crucial that priorities for water and sewage are understood. They urge the town to review zoning for land uses, considering the possibility of designating some lands for residential purposes. This would help Smart Centres build condos close to shopping areas, contributing to the creation of complete communities.	Comment noted. Supports the staff recommended Settlement Area Boundary Expansions. Tatham Engineering Ltd was retained by the Town to undertake a high-level conceptual design and cost analysis for major infrastructure requirements. Through this analysis, the most technically preferred properties have been identified from a feasibility perspective and as it relates to municipal infrastructure needs for the required servicing. A Master Servicing Plan will be undertaken as well as the Secondary Planning Process to ensure infrastructure requirements are planned comprehensively and phased in line with Town aspirations for long term infrastructure planning. An Intensification Study will be undertaken following the adoption of OPA #5 to identify opportunities for higher density and intensification opportunities. This may include recommendations to re-designate lands through the balance of the Official Plan Review.

Comments received for Community Lands within North Alliston Settlement Area Boundary Expansion

Subject land information	Submission summary	Staff response
Respondent: GB Alliston c/o Tim Shilling (KLM Planning) Date: March 19, 2025 Landowner ID: 9 Total hectares: 25.676 ha Address: 144 King St. N Roll number: 432409000109000 & 432409000109901	We strongly support the proposed expansions to the Town's three settlement area boundaries introduced through OPA #5, which is proposed to include the Subject Lands in the Settlement Area of Alliston. We are aware that the identification of lands for the proposed settlement area boundary expansion resulted from comprehensive background studies and extensive consultation, and represents a logical extension of the existing community areas. We look forward to participating in future phases of planning for these lands. [See comments for proposed policy amendments.]	Staff acknowledge the support for the Official Plan Amendment.
Respondent: Leach Lynch Farms Ltd & 1430981 Ontario Ltd c/o Greg Barker (IPS Inc) Date: March 21, 2025 Landowner ID: 3 Total hectares: 35.324 ha, 34.971 ha, 18.801 ha, 18.704 ha = 107.8 ha Address: 5065, 5101, 5225, 5277 Sir Frederick banting Road	IPS, on behalf of the owners, have had the opportunity to review the most recent Staff Report (#PD-2025-03) presented to the Town's Committee of the Whole on February 24, 2025. Staff Report #PD-2025-03 reflects recommended Settlement Area Boundary Expansion inclusive of the subject lands (Figure 2). IPS has also had the opportunity to review the proposed Official Plan Amendments (OPA's) to the County of Simcoe and Town of New Tecumseth Official Plans respectively and we hereby offer our support for the approval of these Amendments and respectfully request Council for the Town and County Council approve the recommended Official Plan Amendments attached to Staff Report #PD-2025-03.	Staff acknowledge the support for the Official Plan Amendment.
Deputation received at Public Meeting by Greg Barker (IPS Inc) on April 9, 2025 for Landowner ID: 3	Commended the staff for their diligent process and support the proposed amendments as recommended. Noted they have actively engaged in the GMS process, including consultations with experts, and have attended various events to explore numerous options. After reviewing the staff report, they noted that the Town Official Plan amendments encompass all three settlements. They urged Council to vote in favor of the recommended SABE, as it meets the necessary criteria. Acknowledged that additional approvals are required, and their clients are eager to be involved and look forward to collaborating with the planning staff.	Staff acknowledge the support for the Official Plan Amendment.
Respondent: Nirod Investments Ltd. c/o Jim Levac (GSAI Inc) Date: March 28, 2025 Landowner ID: 19 Total hectares: 26.302 ha Address: No Address Roll number: 432408000100800	The Subject Lands are located on the east side of King Street North, north of Shepard Avenue and are immediately adjacent to the existing Alliston Settlement Area. In accordance with Schedule B1, Land Use Designations: Alliston of OPA 5, the Subject Lands are identified for inclusion within the expanded urban boundary of the Alliston community and are to be designated 'Urban Residential' and subject to a 'Special Study Area' overlay. The Special Study Area overlay provides for the necessary policy permissions to be introduced that will enable a future Secondary Plan process to occur. In our opinion, the proposed inclusion of the Subject Lands within the modified boundary of the Alliston settlement area and its inclusion within a future Secondary Plan area is appropriate. The future Secondary Plan process will enable the most applicable land use designations to be assigned and will enable the adjacent lands to the existing Alliston settlement area that are to be added to be comprehensively studied and master planned in order to advance local, County and Provincial objectives. In addition to the above, we are also writing to express our support of the comprehensive and thorough assessment undertaken to date by the Town of New Tecumseth and the Growth Management Strategy Project Team. The Growth Management Strategy is a key initiative to ensure that the long-term vision for the Town of New Tecumseth is achieved and that balanced, sustainable growth patterns can be accommodated. The methodology followed for arriving at the preferred growth concept which is presented by way of OPA 5 is appropriate.	Staff acknowledge the support for the Official Plan Amendment.
Respondent: North West Alliston Landowners Group c/o Paul Lowes (SGL Planning and Design Inc) Date: April 8, 2025 Landowner ID: 27 Total hectares: 15.2ha Address: 5280 Boyne St. Alliston	We have monitored Council meetings and participated in the Workshops throughout 2023 and 2024. We are pleased to see the Subject Lands included as part of the settlement expansion for Alliston in OPA 5. The Subject Lands are an appropriate area for settlement expansion as: • The Subject Lands represents a logical extension of the Alliston Settlement Area Boundary; • The Subject Lands can be serviced by municipal services and are near the proposed John Taylor pumping station; • The Subject Lands are close to community services within an established residential area, with easy access to Downtown Alliston and in an area where infrastructure services can be extended in an environmentally and financially sustainable manner;	Staff acknowledge the support for the Official Plan Amendment.

Respondent: North West Alliston Landowners Group c/o Paul Lowes (SGL Planning and Design Inc) Date: April 8, 2025 Landowner ID: 28 Total hectares: 30.8 Address: No municpal address Roll number: 432408000123407	• The Subject Lands will assist the Town in achieving the density targets and reaching the projected growth through a diverse mix of low-rise housing types; • The Subject Lands are contiguous to the existing Alliston Settlement Area Boundary which will ensure the lands are integrated with the existing community and services as well as facilitate any future transit connections; • The Agricultural Impact Assessment found the proposed expansions would not affect existing livestock operations within the vicinity as the closest operation is located approximately 850 metres to the north. We support OPA 5 and look forward to moving forward with the required Secondary Plan study. We would like to thank staff and Council for all the hard work on this important Town building exercise.	Staff acknowledge the support for the Official Plan Amendment.
Respondent: Cary Litsiou Landowner ID: 62 Date: April 21, 2025 Total hectares: 10.918 ha + 1.174 ha = 12.092 ha Address: No Address Roll number: 432408000123401,	This property is made up of two parcels. The larger parcel aprox 27 acres is north and west of the railway line The smaller parcel is aprox 3 acres and is south and east side of the railway line. We are concerned about this parcel being landlocked by the development proposal File No. Dev 410. We and the previous owners, have always had access to this land. We are interested in cooperating with the process. We are part of the community.	It is the intention of the proposed policy framework for these lands to be developed comprehensively through the Secondary Planning process. The Secondary Planning process requires the formation of landowner groups to include all landowners within the Special Study Area. This will ensure a comprehensive approach to delivering complete communities and integrates land use planning and infrastructure planning by implementing the Master Servicing Plan. This ensures development is phased according to the provision of infrastructure and public service facilities. The Secondary Plan also includes direction for cost-sharing agreements to ensure relevant costs are shared amongst landowners.
Deputation received at Public Meeting by Cary Litsiou on April 9, 2025 for Landowner ID: 62	Landowner of property at 5209 Boyne St, located on the north side of the tracks. He noted his immediate concern is with the lands on the south side of the rail tracks. He noted he is aware of development file for adjacent lands which may result in his 3 acres of land on the south side of the rail line becoming land locked. The identified Stormwater Management (SWM) area abuts the lands to the south. He noted they have owned this parcel for 20 years and have always had access to the farm. There was once an at-grade railway crossing that connected the north and south parcels. He noted that he would like to see the community grow in an integrated way that benefits the Town and is willing to cooperate with the process.	

Comments received for Community Lands within East Alliston Settlement Area Boundary Expansion

Subject land information	Submission summary	Staff response
Respondent: San Marco in Lamis Ltd. (Huntington Woods) c/o Russell Cheeseman Barrister and Solicitor Date: April 4, 2025 Landowner ID: 2 Total hectares: 34.842 ha Address: 6209 14th Line Roll number: 432404000516100	In reviewing draft OPA #5, we note that there is no specific policy that allows for development of the Huntington Woods project without first undergoing a Secondary Plan process and associated Master Servicing Plan in conjunction with surrounding property owners. We find this particularly troublesome given that the Huntington Woods project has undergone several years of planning and technical review including the preparation of transportation and servicing studies.	Staff have revised the policy and Schedule B1 to provide clarification that only a Master Servicing Plan will be required for certain Settlement Area Boundary Expansions by showing a distinction by Special Policy Area 2 on Schedule B1.
Deputation received at Public Meeting by Russell Cheeseman on April 9, 2025 for Landowner ID: 2	Noted that he was in attendance to speak in favor of OPA 5. Huntington Woods has a long history in the Town, dating back to 2004, with significant developments including the Ontario Municipal Board (OMB) decision in 2018 and minutes of settlement. The subject of this hearing requires results from the expansion and outcomes from both the County and Town. They wanted to highlight their longstanding presence and the progress that has been made. They requested a special amendment to the draft OPA to recognize that no secondary plan is required for these lands and to be able to proceed with the usual development process.	

Comments received for Community Lands within East Alliston Focus Study Area (outside of East Alliston SABE)

Subject land information	Submission summary	Staff response
Respondent: 1596630 Ontario Inc. c/o David McKay (MHBC) Date: February 24, 2025 (resubmitted April 8, 2025) Landowner ID: 17 Total hectares: 36.118 ha Address: 5789 14th Line, Alliston	We have reviewed Report #PD-2025-03. Our client is disappointed that staff have not proceeded with the Alliston-Beeton Option ("Option 1") previously identified in the Phase 3 Study. Option 1 provided for a logical expansion of the current Alliston urban area, utilizing existing servicing adjacent to the expansion area as well as utilizing existing retail, service commercial and community facilities and services in proximity to the East Alliston expansion area. The recommended Option in Report #PD-2025-03 appears to ignore the significant benefits of proceeding with Option 1. Our client therefore wishes to reconfirm that their preference for a logical expansion in East Allison south of the Treetops Development as expressed in Option 1 as outlined in the Phase 3 Study.	Staff have reviewed the request to include these lands in the recommended Settlement Area Boundary Expansion. The development of these lands would necessitate the development of the intervening lands to the west to avoid 'leap-frogging' and ensure the creation of complete communities. However, due to the high fragmentation of the lands to the west, this process is likely to extend beyond 2051, thereby limiting their significant contribution to the development of complete communities. As such, staff chose not to include the subject lands in the recommended Settlement Area Boundary Expansion.
Respondent: Blackstone Property Inc. (BPI) c/o Maham Siddiqui (Sadjecki Planning) Date: April 17, 2025 Landowner ID: 33 Total hectares: 41.699 ha Address: 5514 14th Line Roll number: 432404000521700	In February 2022, BPI submitted a request for SABE for the lands municipally known as 5514 14th Line (subject site) in New Tecumseth, Simcoe County (as shown on Figure 1). The subject site was added to the County's inventory of sites with development interest for its ongoing Official Plan Review (OPR) and Growth Management Study. BPI also submitted comments on draft Growth Scenarios in July 2024 (see attached). The subject site is approximately 41.4 hectares, located north of 14th Line, west of 15th Sideroad, and just east of the built-up area of Alliston. It is designated Agricultural as per Schedule A of the in-force Town of New Tecumseth Official Plan and Schedule 5.1 of the in-force County of Simcoe's Official Plan. It is zoned Agricultural 1 (A1) and Agricultural 2 (A2) in the Town of New Tecumseth's Comprehensive Zoning By-law 2021-128. While BPI appreciates the Town's efforts to plan for growth in the Town through expansion of the existing settlement area boundary, BPI would like to request that the Town also consider expanding the settlement area boundary to the east, including the subject site. We acknowledge the Town's responses to landowner requests for community lands located in East Alliston Focus Study Area [provided as Attachment 2 to Staff Report #PD-2025-03]. In 2024, the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) were replaced with the Provincial Planning Statement (PPS, 2024), which streamlined the province-wide land use planning policy framework. In Section 2.3.2, the PPS 2024 outlines considerations for planning authorities in identifying a new settlement area or allowing a settlement area boundary expansion. These considerations were evaluated in the Town's Agricultural Impact Assessment (AIA) completed in February 2025, in which it was noted that proposed lands in settlement area boundary expansion to the east of Alliston are designated Rural and are therefore low-priority agricultural lands.	At this time, staff are not recommending to extend the Alliston Settlement Area Boundary further east. In part, this is due to the land needs for forecasted population and employment being accommodated in other lands and also due to the fact that inclusion of these lands would stretch the linear form of Alliston when other lands are sequentially preferrable at this point and provide greater opportunity to develop Alliston in a more compact way.
	The subject site is designated Agricultural in the Town's Official Plan; however, the AIA notes that impact on the Town's prime agricultural lands is unavoidable with any expansion of its urban boundaries. The AIA also notes that the majority of the lands to the east of Alliston (in Primary Study Area 4) have a soil classification of Class 1, with only a few sites with Class 2 and 3 classification. This is illustrated in Figure 8 of the AIA, which shows the subject site within the Class 1 soil classification area. However, other areas such as PSA 5 and PSA 6 also have lands with a soil classification of Class 1, and are within the proposed Settlement Area Boundary Expansion. Additionally, Minimum Distance Separation (MDS) setbacks applying to the subject site can be reviewed at each stage of any future planning process to ensure these have been appropriately considered and potential impacts appropriately mitigated.	

	The subject site is ideally situated near the existing Settlement Area of Alliston and is in close proximity to the existing Treetops subdivision, a residential area to the west. The expansion of the settlement boundary to include the subject site establishes a natural and logical continuum of growth from the Village of Alliston.	
	Existing key infrastructure for the subject site is in place (see the attached Schaeffers Consulting Engineers Memorandum). The subject site is located at the intersection of 14th Line and 15th Sideroad. 14th Line is an Arterial Road with bike lanes as per Schedule D1 of the Town of New Tecumseth Official Plan. For both water supply and sanitary treatment, key infrastructure is in place that can be accessed with the construction of necessary conveyance infrastructure, such as pump stations and forcemains. Some expansion of existing key infrastructure will also be required. Naturally, a bureaucratic process will be required to achieve approval since the subject lands were not within the servicing envelope which would have been in place when the key infrastructure was designed. Also, further refined analyses will be necessary to support any draft plans of subdivision.	The Schaeffers Consulting Engineers Memo (August 18, 2021) was submitted previously to the Town. This document was considered most recently through Phase 3 of the Growth Management Study and was considered in the technical comment matrix provided as Attachment 2 to Staff Report #PD-2025-03. Staff acknowledge the findings of the study. However, at this time, staff are not recommending to extend the Alliston Settlement Area Boundary further east. In part, this is due to the land needs for forecasted population and employment being accommodated in other lands that are sequentially preferrable at this point and provide greater opportunity to develop Alliston in a more compact way.
	The subject site is not located within natural heritage features or areas of natural heritage significance, and is not within areas identified as environmentally protected within the Town's Official Plan. The inclusion of the subject site in the settlement area boundary will not adversely impact the Natural Heritage System or environmentally significant features; however, appropriate studies related to environmental impact will be undertaken at future development approvals stage ensuring the implementation of potential required mitigation measures.	At this time, staff are not recommending to extend the Alliston Settlement Area Boundary further east. In part, this is due to the land needs for forecasted population and employment being accommodated in other lands and they are sequentially preferrable at this point and provide greater opportunity to develop Alliston in a more compact way.
	The SABE Criteria was developed with the aim of creating complete communities, focusing on climate change and sustainability. It was endorsed by Council on January 17, 2022. Table 2 below outlines the SABE Criteria and provides a summary of how the subject site meets each criterion.	
	The SABE request for the subject site is generally consistent with relevant provincial, regional and local policies. The subject site is ideally located for inclusion within the SABE, providing convenient access to regional highways, proximity to existing residential areas. It can be serviced with water supply and sanitary infrastructure and will benefit from planned transit infrastructure. It is appropriate for inclusion into the Settlement Area Boundary and will assist the province and municipality to meet targeted growth to 2051.	At this time, staff are not recommending to extend the extent of the Alliston Settlement Area Boundary further east, as noted above.
	Previous correspondence attached	These documents were considered most recently through Phase 3 of the Growth Management Study and was considered in the technical comment matrix provided as Attachment 2 to Staff Report #PD-2025-03.
Respondent: Corbett Land Strategies Date: April 22, 2025 Landowner ID: 29.1 Total hectares: 38.900 ha + 9.789 ha = 48.689 ha Address: No Address and 4444 Sideroad 10 Roll number: 432404000516301 & 432404000516500	On behalf of Indy Properties Inc. and DG (Alliston 2) Inc., (the 'Owners'), Corbett Land Strategies Inc. (CLS) is formally submitting comments for consideration with respect to the Town of New Tecumseth's Official Plan Review and Growth Management Study. The Owners are continuing to participate in the Town of New Tecumseth's ('The Town' or 'New Tecumseth') Official Plan Review with the goal of including several properties within the ultimate Settlement Area Boundary Expansion (SABE) (See Appendix A). For context, the Owners have been identified as Number 29 within the Summary of Landowner Requests prepared by the Town in October 2024 (See Appendix B). 1. Parkside Property - Located at the northwest corner of 13th Line and 10th Sideroad and has a total area of approximately 48 hectares. 2. Riverside Property - Located northwest of the intersection at 12th Line and 10th Sideroad. The northern edge of the property is bounded by the Nottawasaga River and Innisfil Creek. It is approximately 150 hectares. 3. Railside Property - Located at the south side of 12th line and on the east side of Canadian Pacific Railway. It is approximately 34 hectares. The Town is looking to present the recommended SABE as well the draft Official Plan policies through a series of events including a Joint Public Meeting scheduled for April 9th, 2025. All public comments will help inform and revise the Official Plan Amendment (OPA), which will support the recommendation report to the Committee of the Whole, presented in Q2 2025. We understand that it is intended that following Council adoption, the OPA will be sent to the County of Simcoe for approval in Q3 2025. However, it is critical to recognize that as County of Simcoe Official Plan Amendment No.7 (OPA 7) (reflecting the results of the Municipal Comprehensive Review (MCR)) has yet to be approved by the Minister, the implications of OPA7 on the New Tecumseth SABE and OPA cannot be assessed. Overall, it is recommended that the Town pause its consideration of the SABE and OPA on the basis that the Minister has yet to approve OPA No.7, and accordingly it cannot be determined whether the OPA will conform to the County Official Plan, as required by the Planning Act and provincial policy. Further, the pause is necessary to allow the Town time for further consideration on the appropriate location of growth (as is noted throughout the following letter), given that the recommended SABE includes areas outside of Alliston (i.e. Tottenham and Beeton) which does not lend itself to achieving provincial policy.	This response relates to the Parkside property which is located in the East Alliston Focus Study Area, the other parcels are located outside of the Focus Study Areas. The Land Need Assessment prepared by Hemson Consulting formed the basis of the County of Simcoe's Municipal Comprehensive Review and County of Simcoe OPA #7 (COPA #7) to which the Town OPA #5 conforms. If additional land is required, this will be reviewed at the next Official Plan Review in 5 years. Despite the fact that COPA #7 has not been approved by the province, and provincial legislation and policy framework has changes, the approach taken by the Town has been comprehensive and is consistent with the Provincial Planning Statement (2024) Section 6.1.7 and Section 2.1.2. Delaying consideration of the Settlement Area Boundary Expansion and Official Plan Amendment is not appropriate.
	The Client has engaged with the Town since the onset of the Growth Management Study and Official Plan Review which began in 2018 including numerous written submissions with the latest being December 12th, 2024. Generally, the submissions set out the importance of concentrating growth in Alliston to actualize good planning. Prior, the Client has engaged with Simcoe County during their MCR which included the attendance of several County meetings and advancement of letters advocating for the inclusion of their lands within the settlement area to support the Town in advancing strategic development locations for growth.	Staff acknowledge the landowners' active participation throughout the process. At this time, staff are not recommending to extend the Alliston Settlement Area Boundary further east. In part, this is due to the land needs for forecasted population and employment being accommodated in other lands and also due to the high fragmentation of lands located to the north which would restrict the development opportunity of these lands to achieve complete communities. Other lands are sequentially preferrable at this point and provide greater opportunity to develop Alliston in a more compact way.

Key Considerations In accordance with the sections below, the following points summarize the enclosed commentary to assist the Town in its consideration of the recommended SABE: • Adoption of the SABE and OPA at this time is premature. To ensure the most appropriate Growth Management Strategy and SABE in conformity with the County Official Plan as approved by the Minister and provincial policy, the Town should pause its consideration of the SABE, until Simcoe OPA 7 has been approved, and further consideration of the SABE in light of Minister's decision has been undertaken;	Section 6.1.5 of the Provincial Planning Statement states that where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement. Section 2.1.2 of the Provincial Planning Statement allows for previously issued population and employment forecasts to be used for the purposes of land uses planning. As such, staff are of the professional opinion that it is within the Town's best interests to advance this comprehensive growth exercise as it meets provincial objectives relating to growth.
• To ensure consistency with Provincial Planning Statement 2024 and to ensure conformity with the County Official Plan, growth should be concentrated in Alliston and avoided in Beeton and Tottenham;	The Provincial Planning Statement does not direct growth towards Alliston and the County of Simcoe Official Plan has yet to reflect the Provincial Planning Statement. As per Section 6.1.5 of the Provincial Planning Statement states that where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement. Staff have used the vision set out in the Official Plan as a guiding principle to formulate the recommended Settlement Area Boundary Expansion. Each of the boundaries of three settlement areas have been expanded in order to grow as a unified community which will evolve and diversify over the long-term through the subsequent planning processes and development.
• Alliston offers the greatest infrastructural capacity and fiscally responsible opportunity to advance capital works projects to accommodate growth through to 2051;	Tatham Engineering Ltd was retained by the Town to undertake a high-level conceptual design and cost analysis for major infrastructure requirements. Through this analysis, the most technically preferred properties have been identified from a feasibility perspective and as it relates to municipal infrastructure needs for the required servicing. A Master Servicing Plan will be undertaken to ensure infrastructure requirements are planned comprehensively and phased in line with Town aspirations for long term infrastructure planning. By 2051, the recommended Settlement Area Boundary Expansion is expected to benefit the Town financially, with extra tax revenues covering tax-funded costs despite slightly insufficient utility rate revenues. Cost estimates, with a 25% margin of error, show major infrastructure costs for the recommended SABE are largely equivalent to previously considered growth scenarios through the earlier phases of this project.
• Settlement expansions predominately in North and South Alliston have the least impact to agricultural operations, productivity, and potential, whereas the proposed SABE has significant impacts to the agricultural system due to the abundance of Class 1 soils;	Where possible, Settlement Area Boundary Expansions have also been directed to lands with lower soil classification. However, as noted in the Agricultural Impact Assessment (AIA), that the AIA represents one study that influences the selection of the Preferred Settlement Area Boundary Expansion. Other studies and the application of planning policy have influenced which lands are recommended and a range of other factors such as servicing feasibility, environmental protection, planning principles and fiscal responsibility were also considered.
• Councillors and residents of New Tecumseth have previously advised that their preference is to keep Alliston as the primary location for growth and seek to avoid settlement expansions, particularly in Beeton and Tottenham, that resemble sprawl;	Staff have taken into account the broad range of feedback received and have considered a range of information, plans and studies. Staff have prepared their professional planning recommendation in line with the policies of the Provincial Planning Statement, County of Simcoe Official Plan Amendment #7 and the vision and objectives of the Town's Official Plan Amendment.
Planning for Growth The Land Needs Assessment prepared by Hemson Consulting Ltd. for the County MCR identified land needs of 448 hectares of community land and 75 hectares of employment land. However, after the announcement by Honda in 2024 to construct a major electric vehicle assembly and battery manufacturing plant in Alliston, Hemson, recommended that an additional 40-50 hectares of community land and an additional 100 hectares of employment land would be required to meet the Town's future population and employment needs to the year 2051. This recommendation has been integrated within the SABE which comprises a total of 921 hectares, with 457 hectares considered to be developable as constraints with respect to Environmental Protection 1 and 2, Nottawasaga Valley Conservation Authority regulated areas, the Banting Homestead Property, and lands with existing uses have been detracted from the total amount of developable lands. The proposed 457 hectares of developable lands will therefore not satisfy the revised recommended 488 to 498 hectares of land required to accommodate growth, as initially recommended by Hemson. As such, with the rising employment sector, transportation improvements and potential Honda EV plant expansion, New Tecumseth is needs to be better positioned to accommodate growth. An inadequate consideration of growth will only lead to development frustrations and costly infrastructural projects in the future.	Staff are of the professional opinion that at the this point in time, there are sufficient lands to accommodate the population and employment forecasted through County of Simcoe OPA #7 (COPA #7). Overall, 920 hectares are included in the recommended Settlement Area Boundary Expansion of which 457 hectares are considered developable, meaning lands that are not constrained by Environmental Protection designations 1 and 2, or regulated by the Nottawasaga Valley Conservation Authority (NVCA). Through discussion with the NVCA, staff understand that through further site specific studies, it will be possible to validate the extent of hazard lands including flooding, to define a more accurate hazard land boundary. Some flooding impacts can be mitigated and such proposals will be considered and approved by the NVCA. The NVCA are currently updating their regulated mapping which may result in some refinement to the extent of flood hazards in the recommended Settlement Area Boundary Expansion. Therefore, it is staff's professional opinion that further lands will be become available which will increase the amount of developable lands within the recommended Settlement Area Boundary Expansion which will use land more efficiently and promote compact communities. The Official Plan needs to be reviewed every 5 years and during this review, the amount of land needed for future development will need to be evaluated to ensure the Town has a sufficient housing land supply that meets the requirements of the Provincial Planning Statement.

	Capital Works According to Tatham Engineering, it was determined that proposed expansions in all three settlement areas would result in considerable financial and infrastructural impacts due to current infrastructural limitations in both Beeton and Tottenham. In fact, additional infrastructural costs under the proposed SABE are to account for the vertical and linear works required around Tottenham. It remains the costliest endeavour, calculated close to $100,000,000 more than concentrated development in Alliston.	Tatham Engineering Ltd was retained by the Town to undertake a high-level conceptual design and cost analysis for major infrastructure requirements. Through this analysis, the most technically preferred properties have been identified from a feasibility perspective and as it relates to municipal infrastructure needs for the required servicing. A Master Servicing Plan will be undertaken to ensure infrastructure requirements are planned comprehensively and phased in line with Town aspirations for long term infrastructure planning. By 2051, the recommended Settlement Area Boundary Expansion is expected to benefit the Town financially, with extra tax revenues covering tax-funded costs despite slightly insufficient utility rate revenues. Cost estimates, with a 25% margin of error, show major infrastructure costs for the recommended SABE are largely equivalent to previously considered growth scenarios through the earlier phases of this project. These costs will largely be funded through Development Charges.
	Public Engagement In the SABE Evaluation Based on Council Approved Criteria, it was confirmed that directing growth to Alliston is the most efficient approach to the expansion as it is the most cost effective from an infrastructure perspective; satisfies the climate change lens of compact, multi-modal complete communities; offers the greatest concentration of public service facilities; limits development on prime agricultural lands; and offers the greatest opportunity to reduce GHG emissions and achieve climate goals. Furthermore, in a Town-wide survey conducted between March 1st – June 3rd, 2024, 46% of local residents preferred a concentration of growth within Alliston, as opposed to minor and major build-out development across all three settlements (20% and 34%, respectively). This approach would help maintain the small-town charm of Beeton and Tottenham while solidifying Alliston as the major hub for development. During the Committee of the Whole Working Meeting held on March 20th, 2025, Councillors expressed concerns with the proposed Growth Management and SABE OPA. Councillors noted the absence of the Original Option 1 which concentrated growth and development in Alliston, as they recognized this as the most fiscally responsible approach. Furthermore, Councillors shared that the proposed SABE, particularly the expansion proposed for Beeton, does not reflect the interests of the current residents.	The intention of the original growth scenarios released as part of Phase 2 was to gather feedback on a variety of options to further inform subsequent growth options and ultimately the recommended Settlement Area Boundary Expansion. None of the earlier options were intended as fixed and the Settlement Area Boundary Expansions have evolved as new information has been provided through comments and additional studies and analysis have been undertaken. Staff report #PD-2025-03 provided rationale to the approach staff have taken to formulating the recommended Settlement Area Boundary Expansions.
	Conclusion It is imperative that Town Staff reconsider the proposed SABE, as the concentration and accommodation of all projected growth entirely to Alliston is the most consistent with the Provincial Planning Statement would best conform to County and Town Official Plans, and upholds the interests expressed by current residents and Town Councillors. It is the soundest financial and infrastructural option that can accommodate significant growth with the least amount of burden on the Town tax base. Due to these robust considerations outlined above, we recommend that the Town pause its consideration of the SABE on the basis that the County has yet to approve OPA No.7 and should further contemplate the recommendations put forth in the technical studies and information completed for the Growth Management Study to ensure the recommended SABE is the most appropriate recommendation presented to council. We appreciate the Town's consideration in the above comments and appreciate Staff's efforts with respect to the advancement of the growth management strategy. We look forward to engaging with Staff to continue the dialogue and assure that the most effective Official Plan Amendment and SABE are approved by Town Council.	Comment noted.

Comments received for Community Lands within Beeton Settlement Area Boundary Expansion

Subject land information	Submission summary	Staff response
Respondent: Frank Orsi (Millford Development Ltd) Date: April 9, 2025 Landowner ID: 34 Total hectares: 7.086 ha + 29.487 ha + 1.607 ha = 38.18 ha Address: 5961 8th Line, 2819 Sideroad 10 and 2851 Sideroad 10, Beeton Roll number: 432404000311702, 432404000311700, 432404000311703	We are generally satisfied with the SABE's and would have concerns if there were further changes. As it relates to the Subject Lands, we note the recommended SABE's includes features currently designated as EP1 or EP2 lands and we agree with this approach as it allows for further study and refinement during the secondary planning process. As an example, desktop mapping created the hatching for the western drainage feature; however, field investigation shows it consists of a dry agricultural swale that predominantly collets ephemeral drainage from the farm field and would not be afforded protections. We would like to emphasize that the woodlot feature, on the southeast corner of the Subject Lands, will be retained as it also provides for recreational opportunities as articulated in our previous letters.	Staff acknowledge the support for the Official Plan Amendment.
	We also note draft OPA 5 mapping designates the northern portion of the Subject Lands fronting Main Street (8th Line) and adjacent to the Simcoe Manor as Corridor Commercial. The opportunities that this presents are endless and especially considering in the context of the future expansion of the Simcoe Manor which is now under construction. The commercial component not only creates local jobs and a commercial tax base, but it aides in creating complete communities with more retail opportunities for the residents. As a gateway into Beeton, place making becomes paramount to foster a well balanced, vibrant community where the residents live, work, and play.	Staff acknowledge the support for the Official Plan Amendment.
	The remainder of the Subject Lands is designated as 'urban residential' and this flexibility allows for a variety of dwelling types from sought-after singe family detached to more attainable (e.g. townhomes) and affordable units. The slopping topography will create differing elevations thus avoiding a monotonous, run-of-the-mill subdivision; further, the woodlot shall integrate into the subdivision's design. This all leads to the highest ranked principle as selected by survey respondents from fall 2024 shown on pagination 25 of Staff Report PD-2025-03 which is: - Deliver a compatible mix of land uses in neighbourhoods that provide opportunities to live, work, learn, shop and play, promoting a healthy, safe and complete community. Therefore, designating the Subject Land within the settlement boundary constitutes good planning. We commend this OPA's very balanced approach to community building and we look forward to working with council, staff, residents, and stakeholders throughout the secondary planning process and over the long-term as the vision comes to fruition.	Staff acknowledge the support for the Official Plan Amendment.
Deputation received at Public Meeting by Frank Orsi (Millford Development Ltd) on April 9, 2025 for Landowner ID: 34	He noted he is in agreement with the staff recommendations, which represent a balanced approach to community building and meet the Town's criteria. The plan incorporates natural heritage features, including a woodlot, and avoids leapfrogging, making it the most logical expansion. It also avoids prime agricultural lands, utilizing Class 5 soils—noting that this parcel is one of the few parcels with lower soil classification. The decision to twin the forcemain will help spread the costs of infrastructure. He noted that they believe that all growth should not be concentrated in the Primary Settlement Areas of Alliston. Instead, complete communities can be developed, such as the commercial area across from Beeton Manor, offering endless placemaking opportunities. A commercial component is essential to create a commercial tax base, contributing to a well-balanced community and improving the Town's tax revenues. He also noted that they recognize that this is just the beginning of a long process.	Staff acknowledge the support for the Official Plan Amendment.
Respondent: N.H.D Developments Limited c/o Ryan Guetter (Weston Consulting) Date: April 23, 2025 Landowner ID: 53 Total hectares: 41.651 ha Address: 5842 8th Line, Beeton Roll number: 432404000315400	We have reviewed the OPA in its entirety and are supportive of the proposed changes to include the subject lands within the Beeton Settlement Area as depicted on draft Schedule 5.1 of the County Official Plan and draft Scheule B2 of the New Tecumseth Official Plan. In our opinion, the proposed SABE represent an appropriate distribution of growth across the Town of New Tecumseth, will support the development of complete communities, and are based on good planning principles.	Staff acknowledge the support for the Official Plan Amendment.
	We have reviewed the proposed text in the draft OPA and are generally supportive of the changes. We support the amendments to section 2.1 to reflect the updated planning horizon and distribution of growth across Alliston, Beeton, and Tottenham. In our opinion, the proposed amendments reinforce the role of Beeton and Tottenham as residential communities and will provide a logical and even development pattern across the Town of New Tecumseth. The SABE of Beeton to include the subject lands will support the draft OPA objectives to achieve complete communities that are compact, walkable, and make efficient use of land. The proposed Designated Greenfield Area for Community Use included in our 2024 SABE request demonstrates a development scenario that supports these policy objectives.	Staff acknowledge the support for the Official Plan Amendment. Further comments made in reference to policy changes are provided in the policy amendments section of this comment matrix.
	You will recall from our deputation at the meeting of April 9, 2025, that we expressed our clear support for the proposed amendments bringing the subject lands into the urban area and our comments above reflect suggestions for staff's consideration; however, we wish to reiterate our strong support for the proposed amendments.	Staff acknowledge the support for the Official Plan Amendment. Further comments made in reference to policy changes are provided in the policy amendments section of this comment matrix.
	Previous correspondence attached.	These documents were considered most recently through Phase 3 of the Growth Management Study and was considered in the technical comment matrix provided as Attachment 2 to Staff Report #PD-2025-03.

Deputation received at Public Meeting by Ryan Guetter on April 9, 2025 for Landowner ID: 53	The subject lands are situated on 8th Line and identified along a transit route. These lands fall within the Focus Study Area (FSA) and are located within the expansion area. Concept plans have been developed, and we are keen to see this developed as part of the process to establish complete communities. We are supportive of the direction outlined in Schedule 5.1 and B2.	Staff acknowledge the support for the Official Plan Amendment.
Respondent: Flato Developments c/o Shyane Connors (MHBC) Deputation received at April 9 Public Meeting Landowner ID: 12 Total hectares: 70.241 ha Address: No Address Roll number: 432406000200801	Fletcher Meadows Phase 2 is located along the south side of 9th Line. We express our support for its current inclusion as part of the Beeton SABE, viewing it as a logical extension of Fletcher Meadows Phase 1. This represents a balanced approach across the three settlement areas. We look forward to collaborating with Town staff.	Staff acknowledge the support for the Official Plan Amendment.

Comments received for Community Lands within Beeton Focus Study Area (outside of Beeton SABE)

Subject land information	Submission summary	Staff response
Respondent: Previn Court Homes c/o Matthew Halo (IPS Inc) Date: April 17, 2025 Landowner ID: 50.1 Total hectares: 41.233 ha Address: 5788 8th Line, Beeton Roll number: 43240400031570050.1	The landowner has been diligently participating in the Town and County's Official Plan Review (OPR) processes and has submitted written correspondence prepared by IPS and other technical experts to Town and County Staff on previous occasions. The materials submitted to Town and County Staff for consideration provided the position that the Subject Lands should be included as part of the Town's Settlement Area and that the inclusion of the lands into the Settlement Area aligns with the growth scenarios prepared by the County and considered by the Town, as well as is consistent with and conforms to PPS 2024. Additionally, the landowner and IPS have previously met with Town and County Staff to discuss the Subject Lands and desire to be included in the Town's settlement area.	Staff acknowledge the landowner's active participation in this process. Staff have reviewed and considered all submitted materials.
	It should be noted that the landowner has not received direct commentary on their numerous submissions to the Town of New Tecumseth and has not been provided the opportunity to meet with Staff to discuss the merits of their proposals. Furthermore, it is our understanding that Staff are recommending further public consultation, and that Council still has the opportunity to further refine and adjust the Settlement Area Boundary Expansion through public consultation.	Staff have considered numerous landowner requests and submissions made throughout the Town's Growth Management Study. A comment matrix was provided as Attachment 2 to staff report #PD-2025-03. Staff are not recommending further consultation at this time and have prepared a recommendation report for adoption of OPA #5. Link to Attachment 2 to staff report #PD-2025-03: https://www.newtecumseth.ca/en/business-and-development/resources/Planning/Webpage-updates/Attachment-2---Technical-Comment-Matrix.pdf
	It is understood that this is the first comprehensive growth management exercise since the Town amalgamated in 1991. This is a substantial milestone, and it is our opinion that the Town should give adequate regard to landowner that are committed to develop and invest in infrastructure needed to support sustainable and appropriate growth within the Town. Based on this, it is our opinion that the Town of New Tecumseth should afford the landowner the opportunity to continue to engage with Staff as part of the consultation process and the ability contribute to the Town's growth and the creation of complete communities by being awarded a Settlement Area Boundary Expansion on the Subject Lands. The Subject Lands directly abut lands owned by others that have been contemplated as part of the Settlement Area by Town Staff in the Growth Management Study and it is our opinion that the Subject Lands should be afforded the same opportunity given their proximity to the new Settlement Area and their general characteristics.	Consideration has been given to all landowner requests in the Focus Study Areas and materials submitted over the course of the Growth Management Study. At this time, staff are of the professional opinion that further lands in Beeton are not required and the recommended Settlement Area Boundary Expansion provides sufficient lands to the meet the requirements of the County of Simcoe's Municipal Comprehensive Review in order to conform to County of Simcoe OPA #7 (COPA #7).
	The landowner requests that Staff reconsider the proposed Settlement Area Boundary and recommend to Council that the Subject Lands be included as part of the new Settlement Area. Enclosed with this letter is the Fiscal Cost Impact Analysis Report that was prepared by UEL to support the expansion of Settlement Area Boundary to include the Subject Lands. Page 101 of the above-noted report provides the Conceptual Site Plan for the Subject Lands prepared by IPS. Directly abutting the Subject Lands to the west is the edge of the proposed Settlement Area Boundary.	Staff acknowledge the submission materials that have been submitted over the course of the Growth Management Study. Each of the referenced reports have been reviewed through the previous phases of the project.
	It is our opinion that expansion of the Settlement Area to include the Subject Lands is in the provincial interest (as identified in Section 2 of the Planning Act), as it protects the financial and economic well-being of the Province and its municipalities [2(l)] by promoting efficient land use patterns, leveraging existing and planned infrastructure, and facilitating economies of scale in the delivery of municipal services – thereby aligning with sound planning principles and contributing to fiscally responsible growth within the Town of New Tecumseth and Beeton.	Comment noted.
	As indicated in previous correspondence to Town Staff, the landowner is committed to working with the Town to support the achievement of complete communities, including, but not limited to, providing a range and mix of residential and non-residential development options to meet and exceed the needs of existing and future residents. This includes the provision of approximately 12.62 hectares of institutional/health land uses, 1.55 hectares of parkland, 9.57 hectares of low-rise residential and 7.88 hectares of medium density residential.	Comment noted.

The Staff Report dated April 9, 2025 provides, the total of developable land is less than the total amount of land determined to be needed to accommodate the forecasted growth. It should also be noted that although these lands are constrained, through detailed site-specific studies and revision to mapping, to evaluate the Environmental Protection and the NVCA regulated area, a portion of these lands may be considered developable in the future. Potential future refinement of these constraints through further site specific studies may result in more efficient use of land thus reducing the need to further expand Settlement Area Boundaries in the near future and potentially, undertaking further growth management studies. We acknowledge the statements made above by Staff; however, we are not in support of this approach as the Town is not afforded enough detail from an environmental conservation and ecological perspective both on an area and site-specific basis to rely on a position that there is sufficient developable land to meet the projected growth targets for the Town. The Subject Lands are positioned to provide development-ready lands to the Town of New Tecumseth to meet provincial and local growth forecasts and to provide space for jobs and people.	Staff are of the professional opinion that at the this point in time, there are sufficient lands to accommodate the population and employment forecasted through County of Simcoe OPA #7 (COPA #7). Overall, 920 hectares are included in the recommended Settlement Area Boundary Expansion of which 457 hectares are considered developable, meaning lands that are not constrained by Environmental Protection designations 1 and 2, or regulated by the Nottawasaga Valley Conservation Authority (NVCA). Through discussion with the NVCA, staff understand that through further site specific studies, it will be possible to validate the extent of hazard lands including flooding, to define a more accurate hazard land boundary. Some flooding impacts can be mitigated and such proposals will be considered and approved by the NVCA. The NVCA are currently updating their regulated mapping which may result in some refinement to the extent of flood hazards in the recommended Settlement Area Boundary Expansion. Therefore, it is staff's professional opinion that further lands will be become available which will increase the amount of developable lands within the recommended Settlement Area Boundary Expansion which will use land more efficiently and promote compact communities. The Official Plan needs to be reviewed every 5 years and during this review, the amount of land needed for future development will need to be evaluated to ensure the Town has a sufficient housing land supply that meets the requirements of the Provincial Planning Statement.
We understand that a Master Servicing Plan (MSP) is being developed to facilitate phasing of development. The landowner has expressed interest to Town Staff of their involvement in the MSP process, with specific requests and indication of planning for oversizing of infrastructure to allocate future development on the Subject Lands and adjacent lands. It is our understanding that the MSP aims to ensure that growth aligns with infrastructure planning and that it is needed to manage the impacts of development. The Subject Lands provide may provide an opportunity to assist in minimizing impacts of development and provide for fiscal responsibility when managing the future growth of the municipality.	The Master Servicing Plan will be a Class Environmental Assessment which will require additional public input. Section 2.1.3 of the Provincial Planning Statement permits planning for infrastructure, may extend beyond this time horizon set out in the Official Plan. Consideration will be given through the Master Servicing Plan to consider long-term infrastructure planning and participation in the process.
Lands Needs Analysis Based on our review of other landowners' submission materials to the Town of New Tecumseth, it is our understanding that the Hemson Consulting Lands Needs Assessment ('LNA') was peer reviewed on behalf of Tribute Communities by Parcel Economics. We request that the Town provide a copy of this LNA as soon as possible for our review. We understand that, as a result of this peer review, Parcel Economics identified the need for a Settlement Area Boundary Expansion of at least 617 hectares of developable land in New Tecumseth to accommodated growth to the planning horizon of 2051, based on a 40% intensification target. Based on this, it is our opinion that the Hemson Report grossly underestimates the lands needed to meet the growth forecasts within the Town of New Tecumseth, and therefore, it is our request that the Subject Lands be included in the Settlement Area Boundary to capture and address the shortfall between the Hemson Consulting recommendation and the amount identified in the February 24, 2025 Staff Report #PS-2025-03.	The Land Need Assessment prepared by Hemson Consulting formed the basis of the County of Simcoe's Municipal Comprehensive Review and County of Simcoe OPA #7 (COPA #7) to which the Town OPA #5 conforms. If additional land is required, this will be reviewed at the next Official Plan Review in 5 years.
Growth-Related Infrastructure in Beeton The Town of New Tecumseth has made significant investments in growth-related infrastructure investments and continues to plan for these types of investments in Beeton. It is our opinion that additional infrastructure and community services / facilities are needed to service the existing and planned growth within Beeton, and the Subject Lands would provide the opportunity to service these needs.	The aim is to develop complete and compact communities guided by the Secondary Plan process. Tatham Engineering Ltd was retained by the Town to undertake a high-level conceptual design and cost analysis for major infrastructure requirements. Through this analysis, the most technically preferred properties have been identified from a feasibility perspective and as it relates to municipal infrastructure needs for the required servicing. A Master Servicing Plan will be undertaken as well as the Secondary Planning Process to ensure infrastructure requirements are planned comprehensively and phased in line with Town aspirations for long term infrastructure planning.
Transit and Transit-supportive Development to Support Growth It is our opinion that the Town of New Tecumseth has not adequately addressed the transit and transportation needs on a Town-wide basis to provide existing and future residents the necessary infrastructure to meet planned growth. It is our opinion that the Town needs to take a closer look at the necessary transit and transportation infrastructure needed to service existing and new residents and to provide for infrastructure to realize the Town's objectives of creating complete communities. Within the context of a concentric-based urban zone model, the Subject Lands would offer a development framework that is walkable, transit-oriented and transit-supportive, and would regularize the urban structure by providing a logical, contiguous extension of the Settlement Area that supports the efficient delivery of transit and active transportation infrastructure, in line with the Town, County and Province's goals for sustainable, complete communities.	The engineering report prepared by Urban Ecosystems Limited (UEL) is dated September 15, 2021 and was submitted through previous phases of the Growth Management Study. Through OPA #5, Schedules D1-D2 have been updated, and a new Schedule D3 has been added, to reflect the Town's Multi-Modal Active Transportation Master Plan. This will be used to inform the Secondary Planning stage to ensure the creation of walkable, transit-oriented and transit-supportive communities.
Attached to this letter is an engineering report prepared by Urban Ecosystems Limited (UEL) in support of the inclusion of the Subject Lands into the Town's SABE proposal. This report demonstrates the feasibility and key factors that make this expansion area both logical and economical for the Town.	The Fiscal Impact Analysis Report was prepared in August 2024 and was submitted through the previous phase of the Growth Management Study. Staff have considered this report alongside other submissions when preparing the recommended Settlement Area Boundary Expansions.
As part of this expansion area, Previn Court Homes is prepared to enter into an agreement to dedicate a portion of their property for institutional and other land uses purposes to the municipality to provide key foundational land uses to create a complete community.	Comment noted.

The expansion of the Settlement Boundary is expected to yield a net-positive benefit. This benefit extends to the local community by providing new opportunities for growth and development, to the Town of New Tecumseth by optimizing the use of existing resources and infrastructure, and to the Province of Ontario by supporting strategic growth and development objectives.	Comment noted.
Settlement Area Boundary Expansion Selection Criteria As indicated in this letter, the landowner has submitted to the Town of New Tecumseth assessments and written correspondence providing responses and justification to the prescribed methodology to assess whether lands are appropriate to be considered a candidate to be included within the Town's Settlement Area Boundary. It is our opinion that the Town may not have established an appropriate methodology to assess tests and principles in the Planning Act and PPS 2024 and have not afforded landowners the opportunity to address key threshold criterion to assess appropriateness for inclusion within the settlement area. We request that the Town provide landowners the opportunity to review and respond to a criterion that stems from the above-noted planning documents.	Staff have reviewed the Provincial Planning Statement (2024) in preparing the recommended Settlement Area Boundary Expansion and considered each landowner request on its individual merits. A new policy framework is provided in OPA #5 to manage growth over the long-term and includes new policy criteria to evaluate privately-initiated Settlement Area Boundary Expansions and new Settlement Areas. Staff have evaluated landowner submissions using Council's Settlement Area Boundary Expansion criteria which were previously endorsed. An evaluation of the recommended Settlement Area Boundary Expansion is provided in Attachment 6 of this report.
Tests Under the PPS 2024 The inclusion of the Subject Lands within the Town's Settlement Area Boundary aligns with the guiding policies and principles set out in the Provincial Policy Statement (PPS) 2024, and satisfies several key tests used to evaluate the appropriateness of settlement area expansions. PPS 2024 emphasizes the importance of planning for efficient land use patterns, supporting the development of complete communities, optimizing infrastructure investment, and ensuring the long-term economic prosperity of municipalities. The Subject Lands contribute directly to these objectives by offering development-ready land adjacent to the proposed Settlement Area Boundary, capable of supporting a mix of residential, institutional, and community uses in a walkable and transit-supportive framework. This is consistent with the PPS direction to accommodate projected growth in a manner that is financially sustainable and promotes the use of existing and planned infrastructure. Furthermore, the proposal supports intensification and redevelopment goals while balancing environmental protection through site-specific technical assessments. In this regard, the expansion of the Settlement Area to include the Subject Lands is not only consistent with PPS 2024 but also demonstrably furthers its vision for strategic, well-managed growth across Ontario's communities. It is our opinion that the Subject Lands demonstrate consistency and conformity with PPS 2024 and as such should be granted through the Town's OPR process a Settlement Area designation and Community Area / Employment Area land uses.	Staff note the policy analysis completed. As aforementioned, staff are of the professional opinion that sufficient land has been accommodated through the recommended Settlement Area Boundary Expansions to meet the population and employment forecasts set out in County of Simcoe OPA #7 (COPA #7). Section 2.3.2.1 of the Provincial Planning Statement sets out the policy framework for municipalities to evaluate Settlement Area Boundary Expansions. Staff have provided a policy analysis in the accompanying staff report and are of the professional opinion that the recommended Settlement Area Boundary Expansions meet the policies of the Provincial Planning Statement.
Conclusions, Recommendation and Next Steps In conclusion, the Rizzardo Family (Previn Court Homes), through Innovative Planning Solutions (IPS), respectfully submits that the Subject Lands at 5788 8th Line meet the necessary planning, infrastructure, and policy tests to be considered for inclusion within the Town of New Tecumseth's Settlement Area Boundary Expansion (SABE). The Subject Lands represent a logical, contiguous extension to the proposed Settlement Area and are development-ready, with supporting technical studies demonstrating both feasibility and benefit. Their inclusion supports a compact, efficient urban structure that aligns with the Town's objectives for sustainable growth, contributes to the creation of complete communities, and conforms with the Provincial Policy Statement (PPS) 2024 and the policies of the Planning Act. Furthermore, the Subject Lands are uniquely positioned to assist the Town in addressing the identified land supply shortfall and meeting long-term growth and infrastructure needs, particularly in the Beeton area. Given the absence of a transparent and standardized site selection methodology, and the acknowledgement that additional public consultation and refinement of the SABE is still underway, it is our respectful recommendation that Town Staff:	Comment noted.
1. Reassess the Subject Lands within the context of the Growth Management Study and SABE, recognizing their adjacency to the proposed boundary and their development-readiness.	Staff have undertaken a thorough review of all previously submitted materials to prepare the recommended Settlement Area Boundary Expansions. Following a review of all comments and submissions made through the statutory public process, staff are not considering revisions to the recommended Settlement Area Boundary Expansions which was presented through staff report #PD-2025-03. It is staff's professional opinion that the recommended Settlement Area Boundary Expansion for Beeton has sufficient lands to meet the objectives of building complete and compact communities. As previously stated, an Official Plan Review will be required in 5 years.
2. Recommend to Council that the Subject Lands be included within the revised Settlement Area Boundary to accommodate anticipated growth to 2051, and that Staff refine their Draft Official Plan Amendment and Draft OPA Schedules presented to Council to include the Subject Lands within the Settlement Area.	Staff are of the professional opinion that at the this point in time, there are sufficient lands to accommodate the population and employment forecasted through County of Simcoe OPA #7 (COPA #7). No change is recommended to the Settlement Area Boundary Expansion for Beeton.
3. Engage directly with the landowner to allow for meaningful consultation and to review the supporting technical and planning materials that have been submitted.	As noted in the consultant's letter dated April 17, 2025, acknowledgement is given that staff have previously met with the landowner and their consultant to discuss the subject lands. Opportunities have also been provided through previous engagement events, in addition to the statutory public consultation process.

	4. Acknowledge the contribution the Subject Lands can make in supporting the Town's infrastructure planning, fiscal responsibility, and delivery of complete communities, including commitments for institutional and community-oriented land uses.	Staff have thoroughly reviewed all submissions made through Growth Management Study made through the Growth Management Study. Following a review of all comments and submissions made through the statutory public process, staff are not considering revisions to the recommended Settlement Area Boundary Expansions which was presented through staff report #PD-2025-03.
	5. Consider adopting a transparent, criteria-based assessment process for Settlement Area Boundary expansion, similar to that used in comparable municipalities, to ensure all landowners are evaluated equitably based on planning merit and conformity with policy, and that Council not make a decision on Staff's recommendation until such time that the Town provides additional opportunities for consultation for the SABE as part of the Town's OPR.	Staff have reviewed all submissions and landowner requests on their individual planning merits and through analysis of the Provincial Planning Statement, County of Simcoe Official Plan, Town Official Plan and the Council-endorsed Settlement Area Boundary Expansion Criteria. Staff are of the opinion that the recommended Settlement Area Boundary Expansions meet the aforementioned policy requirements.
	We appreciate the opportunity to participate in this important growth management initiative and respectfully request that the Town give fulsome, holistic and transparent consideration to the inclusion of the Subject Lands in the final SABE recommendations. The landowner remains committed to working collaboratively with Town Staff, Council, and other stakeholders to support the responsible and strategic growth of Beeton and the Town of New Tecumseth as a whole. We are committed to engaging in further discussions to explore the planning and engineering aspects of this proposed expansion. To this end, we recommend arranging a meeting at the earliest convenience between the Town of New Tecumseth, their consultants, and the landowner, represented by Innovative Planning Solutions (IPS) and UEL. This meeting would facilitate a thorough examination of the feasibility and benefits of the proposed settlement boundary expansion and help address any questions or concerns that may arise.	Staff have provided rationale for the recommended Settlement Boundary Expansions in staff report #PD-2025-03. All information is available on the project webpage (link provided below). Staff have spoken to the planning consultation and property owner prior to these comments being submitted. A new policy framework is provided in OPA #5 to manage growth over the long-term and includes new policy criteria to evaluate privately-initiated Settlement Area Boundary Expansions and new Settlement Areas which is consistent with the Provincial Policy Statement.
	Previous correspondence attached.	These documents were considered most recently through Phase 3 of the Growth Management Study and was considered in the technical comment matrix provided as Attachment 2 to Staff Report #PD-2025-03.

Comments received for Community Lands within Tottenham Settlement Area Boundary Expansion

Subject land information	Submission summary	Staff response
Respondent: Orca Communities Inc c/o Kory Chisholm (MHBC) Date: April 7, 2025 Landowner ID: 13.1 Total hectares: 70ha Address: 6770 5TH LINE Roll number: 432404000122600	The Staff Report #PD-2025-03 recommends expanding the settlement area boundary for Tottenham to include the 'Phase 1A' lands. Orca supports this recommendation and the Town's balanced growth approach. The Town Council's 2021 criteria, which consider climate change, are met by these lands.	Staff acknowledge the support for the Official Plan Amendment.
Deputation received at Public Meeting by Lee Bull on April 9, 2025 for Landowner ID: 13.1	They request that additional land holdings be considered within the Tottenham Boundary Expansion, specifically all phases: 1A, 1B and 1C. The inclusion of Phase 1A as shown in the draft OPA is supported, and they believe that the lands shown as Phases 1B and 1C should also be incorporated within the SABE. They described how the lands would make it operationally efficient to bring forward the expansion lands from existing infrastructure, and that this represents a logical extension to Tottenham. It is proposed that Phases 1B and 1C will accommodate a diverse mix of housing and other community needs. These additional lands also provide an opportunity for a by-pass road. Comprehensive studies have been completed, and an integrated pedestrian trail network will support active transportation.	Staff acknowledge the support for the Official Plan Amendment. Lands that are located outside of the Focus Study Area are not being considered at this time.
Respondent: Tribute Communities Date: March 27, 2025 Landowner ID: 4.1 Total hectares: 38.4ha Address: 6370 4th Line Roll number: 432404000118500	We strongly support the Town's vision for growth in the three communities of Alliston, Beeton. and Tottenham, as arti culated in the Town of New Tecumseth's Official Plan. Maintaining this growth strategy is crucial to ensuring that development remains aligned with the Town's longterm objectives. When deciding where to purchase potential development land, Tribute Communities takes into consideration the logical, natural progression for futu re growth to occur similar to the vision of a Three (3) Community Growth Scenario which conforms vvith the goals and objectives of the Town of New Tecumseth's Official Plan. We thank staff for recommending the inclusion of 6370-4th Line in the Settlement Area Boundary Expansion for Tottenham, in the Town of New Tecumseth Official Plan Review, Phase 3 Engagement Summary Report.	Staff acknowledge the support for the Official Plan Amendment.

Comments received for Community Lands within Tottenham Focus Study Area (outside SABE)

Subject land information	Submission summary	Staff response
Respondent: Tribute Communities Date: March 27, 2025 Landowner ID: 4.2 Total hectares: 36.8ha Address: 6239 5th Line Roll number: 432404000119800	In April 2022, Parcel Economics completed A Community Area Land Needs Analysis ("LNA") on behalf of Tribute which identified the need for a Settlement Area Boundary Expansion of at least 617 hectares of developable land in New Tecumseth to accommodate growth to 2051, based on a 40% intensification target. To put this in context, in Staff Report #PD-2025-03, the Land Needs Assessment prepared by Hemson identified the need for 488 to 498 hectares of developable lands (page 8), an estimate that is 119 to 129 hectares less than the land needs identified in the Parcel LNA. Further, New Tecumseth Staff Report #PD-2025-03 identifies that although Hemson identified the need for 488 to 498 hectares, the Settlement Area Boundary Expansion being recommended is only 457 hectares of developable land. Therefore, there is a need to designate at least an additional 31 to 41 hectares of Community Area lands to meet the Hemson recommendation. Recommendation: The inclusion of the 6239-5" Line lands and 6303-5th Line in the SABE will go towards addressing the shortfall between the Hemson recommendation and the amount of land identified in the February 24, 2025 Staff report #PD-2025-03.	Staff are of the professional opinion that at the this point in time, there are sufficient lands to accommodate the population and employment forecasted through County of Simcoe OPA #7 (COPA #7). Overall, 920 hectares are included in the recommended Settlement Area Boundary Expansion of which 457 hectares are considered developable, meaning lands that are not constrained by Environmental Protection designations 1 and 2, or regulated by the Nottawasaga Valley Conservation Authority (NVCA). Through discussion with the NVCA, staff understand that through further site specific studies, it will be possible to validate the extent of hazard lands including flooding, to define a more accurate hazard land boundary. Some flooding impacts can be mitigated and such proposals will be considered and approved by the NVCA. The NVCA are currently updating their regulated mapping which may result in some refinement to the extent of flood hazards in the recommended Settlement Area Boundary Expansion. Therefore, it is staff's professional opinion that further lands will be become available which will increase the amount of developable lands within the recommended Settlement Area Boundary Expansion which will use land more efficiently and promote compact communities. The Official Plan needs to be reviewed every 5 years and during that review, the amount of land needed for future development will need to be evaluated to ensure the Town has a sufficient housing land supply that meets the requirements of the Provincial Planning Statement.
	Servicing Capacity Tottenham's existing infrastructure includes sanitary sewers, a wastewater treatment facility, and a municipal water supply and distribution system. Stantec Consulting Ltd., in a Technical Servicing Brief dated August 6, 2021, reviewed opportunities for extending sanitary and water infrastructure to service the Tribute lands. Given the location of existing municipal water and wastewater infrastructure at Tottenham's east end- including watermains, sanitary sewers, a sewage pumping station, and a forcemain- the logical next step is to extend these systems eastward along 4th Line or alternatively construct a new pumping station for lands south of 5th Line. This would support an expansion of the Tottenham Settlement Boundary to include both the Tribute lands and Property 7 lands.	Tatham Engineering Ltd was retained by the Town to undertake a high-level conceptual design and cost analysis for major infrastructure requirements. Through this analysis, the most technically preferred properties have been identified from a feasibility perspective and as it relates to municipal infrastructure needs for the required servicing. A Master Servicing Plan will be undertaken to ensure infrastructure requirements are planned comprehensively and phased in line with Town aspirations for long term infrastructure planning. There are constraints in the existing wastewater facility and the Mastr Servicing Plan will help determine options for servicing future growth.
	Traffic The proximity of both parcels to the new interchange at Highway 400 and Line 5 to the Greater Toronto Area (GTA), as well as being only 15 minutes south of the Honda Plant in Alliston conforms with the Town 's criteria for a settlement boundary expansion. Traffic congestion would be avoided in the Town Centre during morning and evening rush hours, as most traffic would flow to the east towards Highway 400 and the 5th Line interchange for employment south of Tottenham.	Comment noted.

	Growth-Related Infrastructure in Tottenham The Town of New Tecumseth has made significant investments in growth-related infrastructure in Tottenham, including a library, fire station, and parks and recreation services. Without additional growth in Tottenham, these facilities will remain underutilized. By expanding the settlement boundary to include Tribute's second property 6239-5th Line and 6303-5th Line (Property 7), the Town can maximize the use of its existing infrastructure without the need for new major or capital investments.	At this time, staff are not recommending to extend the Tottenham Settlement Area Boundary further east. In part, this is due to the land needs for forecasted population and employment being accommodated in other lands and also given the inclusion of these lands would start to push growth away from the core, when other lands are sequentially preferrable at this point.
	In closing , as expressed in our correspondence submitted to the Town in November 2022, April 2024 and December 2024, the easterly expansion of Tottenham represents logical and orderly planning. Including both the Tribute Lands and the Property 7 Lands would conform with the Official Plan and Town Council's criteria for Settlement Area Boundary Expansions.	Comment noted.
	In addition to undertaking all necessary technical report and studies that would be required for the 5th Line property, Tribute would make it a priority to engage with the public in our vision for the community of Tottenham. With more than 40 years experience as an award-winning builder, we have created desirable communities in the GT A. the Township of Springwater and the County of Simcoe.	Comment noted.
	While we fully support Planning Staffs recommendation and commend their detailed report, we respectfully request reconsideration of Tottenham's easterly boundary expansion to also include Tributes property at 6239-5th Line and 6303-5th Line (Property 7).	Staff acknowledge the support for the Official Plan Amendment. However, at this time, staff are not recommending to extend the extent of the Tottenham Settlement Area Boundary further east. In part, this is due to the land needs for forecasted population and employment being accommodated in other lands and also due to the inclusion of these lands exacerbating the linear form of Tottenham when other lands are sequentially preferrable at this point.
Respondent: Tribute Communities c/o Celeste Phillips (Celeste Phillips Planning Inc) Date: April 21, 2025 Landowner ID: 4.2 Total hectares: 36.8ha Address: 6239 5th Line Roll number: 432404000119800	I am writing to you on behalf of Tribute Communities to request your consideration of revisions to draft Official Plan Amendment 5 (OPA 5) to build in a flexible approach to land use planning approvals. More particularly, it is my recommendation that wording be adjusted, prior to adoption, to allow lands to proceed to development without the cumbersome and time consuming Secondary Plan process. The desperate need for housing in Ontario is undeniable and as we know, several Provincial directives have been issued, including the More Homes Built Faster Act, November 28, 2022, Bill 109, More Homes for Everyone Act, 2022, the Cutting Red Tape to Building More Homes Act, June 6, 2024 and the Provincial Planning Statement, 2024. New Tecumseth is now presented with the exciting chance to witness greenfield planning in 3 communities. In my opinion, this is the time to be bold, to be strategic, to do things differently, and to approach land use planning in a simpler but still comprehensive way. It is also a fortuitous opportunity for New Tecumseth to demonstrate to the Province that the planning process can be streamlined. As discussed briefly with you at the Open House, I believe that New Tecumseth can accelerate the construction of residential homes including attainable housing, on lands immediately east of Tottenham.	
	1. New Tecumseth can take a different approach to land use planning. Rather than a Secondary Plan process that will take many years to complete and effectuate, it is my respectful submission that consideration must be given to the organization of land uses through a Block Plan process. A Block Plan process does not compromise a comprehensive planning process -- it simply hastens the development of land. With decades of experience in the preparation of a multitude of Secondary Plans in Central Ontario, I can attest to the Secondary Plan process being an outmoded approach to land use planning. That process involves a legion of landowners, many with no experience in land development, the establishment of a Cost Share Group, the appointment of a Trustee, the establishment of a Landowners Agreement, cash calls, etc. As noted in the display boards from the Open House, it will take years to see the approval of one single Secondary Plan in the Town of New Tecumseth. That timeframe is not responsive to the housing challenges that Ontario faces, in my opinion.	Lands within the Special Study Areas have been designated for future land use through OPA #5 which will streamline the Secondary Plan process. Staff believe this is crucial stage of the planning process to achieve a comprehensive approach to building a complete community and to ensure alignment with the provision of services and infrastructure to meet the needs of the community. The geographic extent of Secondary Plan Areas will be determined by the Town and the timing of undertaking these plans will be informed by the Master Servicing Plan. The Secondary Plan process will incorporate elements of block planning to establish high level locations for development including residential, parks, schools, and commercial opportunities that take into account the phasing informed by the Master Servicing Plan.

	2. The preparation of Block Plans is a simpler approach to land use planning. The communities that Tribute builds are remarkable and award winning. Tribute has a proven track record in building desirable communities throughout central Ontario, including in Simcoe County, and stands ready to proceed immediately with the development of lands east of the current Tottenham settlement boundary. With this goal in mind, Tribute will consult with indigenous groups, the Conservation Authority, both School Boards, all commenting agencies, the public, other stakeholders and with Town staff and Council to prepare a Block Plan that organizes land uses for all properties east of the existing Tottenham Settlement Area Boundary. Similarly, Tribute will prepare and submit the appropriate engineering plans and usual technical reports that clearly demonstrate the servicing options and capabilities for these lands and if required, the phasing of development. This will permit subdivision and rezoning applications to proceed with great efficiency through the approval process. Tribute's efforts to date reflect this desire for comprehensive yet efficient land use planning. A brief summary of the status of Tribute's landholding at 6370 4th Line is as follows: - The planning rationale and technical studies have been completed in support of the residential development of the lands, including analyses in the fields of civil engineering, natural heritage, flood hazard, agronomy, and land economics. These technical reports were formally submitted to the County of Simcoe and the Town of New Tecumseth in March 2022. - In May 2022, the Town of New Tecumseth deemed the application complete (Town file: DEV413). - Based on preliminary planning, this landholding could accommodate approximately 500 residential units equating to 1,500 persons and 60 jobs, thereby achieving a density of approximately 78 persons and jobs per hectare, which exceeds the minimum density targets set by both the Province of Ontario and the County of Simcoe. A range and mix of housing types that are attainable can be provided within this density. - Technical Servicing reports prepared by Stantec Consulting, demonstrate that the Tribute Lands can be efficiently serviced through the extension of existing sanitary sewers and watermains, and that there will be sufficient capacity in planned infrastructure for Tottenham. Based on the Stantec analysis, there is sufficient reserve capacity in the existing Tottenham wastewater system to accommodate the Tribute Lands. The interconnection of water supply projects (Collingwood-Alliston-Beeton-Tottenham) provides sufficient reserve capacity in the Tottenham water supply system to accommodate these Tribute lands.	Comments noted and staff acknowledge the landowner's desire and willingness to advance immediately. Official Plan Amendment application DEV 413 is noted in addition to other submission materials received through the Growth Management Study. Staff encourage Tribute Communities to work with the Town to deliver a shared vision of complete communities which aligns with infrastructure planning for servicing and roads.
	3. The easterly expansion of Tottenham to include 2 additional properties (at 6239 5th Line and 6303 5th Line) is forward thinking and good planning. It has been over 2 ½ years since the County of Simcoe identified (COPA 7) the need for approximately 500 hectares of developable land in New Tecumseth. Since then, the Ministry of Finance has published population growth projections that show that Central Ontario, which includes the Town of New Tecumseth, is expected to be the fastest growing region in the Province of Ontario. The housing crisis has worsened since COPA 7 was adopted, yet the land area (457 hectares) recommended by staff for inclusion in expanded settlement areas in New Tecumseth is approximately 10 percent less than what was recommended almost 3 years ago by Hemson (498 ha.) and approximately 25 percent lower than the land area needed, as calculated by Parcel Economics (617 ha). With a shortfall of between 41 hectares (Hemson numbers) and 160 hectares (Parcel Economics numbers), New Tecumseth's land needs can be addressed through the inclusion of 2 additional properties east of Tottenham. Tribute's second landholding is located further to the east and is municipally known as 6239 5th Line. In dialogue with the intervening landowner (note map below), both Tribute and the owners of 6303 5th Line are prepared to move forward together with the development of these additional lands. In fact, technical studies for Tribute's second landholding are nearing completion. These two additional properties total approximately 75 gross hectares (assume 56 net hectares) and could proceed immediately with a Block Plan and plans of subdivision. Generally, this easterly expansion of Tottenham conforms with the land area needs put forward by both economists. It is also important to note that the addition of these 2 properties will allow for the new north-south collector road between 4th and 5th Lines, as illustrated in various Town documents. The rationale for the easterly expansion of the Tottenham Settlement Area has been well documented in various letters filed with the municipality in the past 5 years, and most recently in advance of the April 9th statutory public meeting. Tribute wishes to reiterate their request for the inclusion of these two properties into the Tottenham Settlement Boundary.	Staff are of the professional opinion that at the this point in time, there are sufficient lands to accommodate the population and employment forecasted through County of Simcoe OPA #7 (COPA #7). Overall, 920 hectares are included in the recommended Settlement Area Boundary Expansion of which 457 hectares are considered developable, meaning lands that are not constrained by Environmental Protection designations 1 and 2, or regulated by the Nottawasaga Valley Conservation Authority (NVCA). Through discussion with the NVCA, staff understand that through further site specific studies, it will be possible to validate the extent of hazard lands including flooding, to define a more accurate hazard land boundary. Some flooding impacts can be mitigated and such proposals will be considered and approved by the NVCA. The NVCA are currently updating their regulated mapping which may result in some refinement to the extent of flood hazards in the recommended Settlement Area Boundary Expansion. Therefore, it is staff's professional opinion that further lands will be become available which will increase the amount of developable lands within the recommended Settlement Area Boundary Expansion which will use land more efficiently and promote compact communities. The Official Plan needs to be reviewed every 5 years and during that review, the amount of land needed for future development will need to be evaluated to ensure the Town has a sufficient housing land supply that meets the requirements of the Provincial Planning Statement. Staff do not support adding the second (i.e. more easterly Tribute-owned) parcel at this time.
	As a final point, I offer this: "Progress is impossible without change, and those who cannot change their minds cannot change anything". (George Bernard Shaw) In order to accomplish a streamlined planning process, I respectfully request that the Town takes the time now, to re-consider the draft policies of OPA 5 with a view to establishing a flexible process that responds to Provincial directives. That process could eliminate the Secondary Planning process entirely, or establish criteria for the exemption of certain properties from a Secondary Plan process, or set out a succinct policy framework for the preparation of developer-driven Block Plans that are submitted and approved prior to subdivision approval.	Staff have aimed to undertake a comprehensive process to prepare a long-term framework to manage growth which will achieve complete communities through the policies provided in OPA #5.

Respondent: 2751833 Ontario Inc c/o Jonathan Sasso (Humphries Planning Group Inc) Deputation received at Public Meeting on April 9, 2025 Landowner ID: 7 Total hectares: 38.349 ha Address: 6303 5th Line Roll number: 432404000119700	We acknowledge the efforts of the staff and have reviewed the recommendation report. However, we disagree with the staff's recommendation to exclude the subject lands. These lands were part of Scenario 3 in the original scenarios, with no future lands to the north. Phase 3 scenarios did not include the subject lands, a point raised by Councillor Cox during the working session on October 30. We also disagree with the recommendation to include other lands, as it does not account for the railway, which could pose safety hazards. Additionally, other parcels contain Environmental Protection (EP) areas and would create two isolated parcels. Studies conducted and reviewed as part of Phases 1 and 2 should be reconsidered. How were these lands considered for inclusion when the subject lands are not constrained by EP or railway concerns?	Through the comprehensive review of information submitted through the Growth Management Study over the various phases, and as further information has become available, the final configuration of the recommended Settlement Area Boundary Expansion has evolved. Staff are of the professional opinion that the lands included to the north of Tottenham provide more opportunities for developing a compact and complete community, for example, being located close to the high-school, rather than promoting a linear form of development in Tottenham. Through discussion with the NVCA, staff understand that through further site specific studies, it will be possible to validate the extent of hazard lands including flooding, to define a more accurate hazard land boundary. Some flooding impacts can be mitigated and such proposals will be considered and approved by the NVCA. The NVCA are currently updating their regulated mapping which may result in some refinement to the extent of flood hazards in the recommended Settlement Area Boundary Expansion. Therefore, it is staff's professional opinion that further lands will be become available which will increase the amount of developable lands within the recommended Settlement Area Boundary Expansion which will use land more efficiently and promote compact communities. The Official Plan needs to be reviewed every 5 years and during that review, the amount of land needed for future development will need to be evaluated to ensure the Town has a sufficient housing land supply that meets the requirements of the Provincial Planning Statement.

Comments received for Employment Lands within Employment Settlement Area Boundary Expansion

Subject land information	Submission summary	Staff response
Respondent:Brian Snell c/o Kevin Bechard (IPS Inc) Date: April 8, 2025 Landowner ID: 47 Total hectares: 57.020 ha Address: 7110 13th Line Roll number: 432404000513200	On behalf of our client, we confirm acceptance of Proposed Official Plan Amendment #[4] as it relates to subject lands. We also note that abutting lands to the west, fronting on the Adjala-Tecumseth Townline, are proposed to be subject to an 'Employment Transition' land use designation (Policies 5.4.3. a)) which limits the development of sensitive land use on adjacent properties. We support this land use designation.	Staff acknowledge the support for the Official Plan Amendment.
Respondent: Sarav Sanjha Darbar c/o Jane MacFarlane (Weston Consulting) Date: April 8, 2025 Landowner ID: 46 Total hectares: 29.316 ha Address: 4387 Adjala-Tecumseth Townline Roll number: 432404000512700	Under the Draft Official Plan Amendment (the 'Draft OPA') the Subject Lands form part of the Alliston Settlement Area, are designated Employment Transition, and are identified as being within the Special Study Area, see Figure 2. We are generally supportive of the proposed designation and the inclusion of the Subject Lands within the Alliston Settlement Area.	Staff acknowledge the support for the Official Plan Amendment.
	The Draft OPA designates the Subject Lands Employment Transition. We are supportive of the Employment Transition designation which would permit a place of worship on the Subject Lands, and ultimately supports the planned growth for Alliston, the municipality and the Region, by providing for new community uses. The Draft OPA further provides development policies intended to guide proposals for new development on lands within the Employment Transition designation, encouraging a wide variety of built forms, strong street presence, and active transportation requirements, in which we are supportive of. We further acknowledge that uses such as a place of worship, will need to demonstrate compliance with provincial regulations regarding setbacks from major facilities and employment area uses and may require a re-designation to Institutional designation depending on the scale of the proposed use.	Staff acknowledge the support for the Official Plan Amendment.
	Based on the foregoing, we are generally supportive of the recommended settlement area boundary expansion and the draft OPA, however, we request additional flexibility be provided in the policy of Sections 3.3 and 3.4. It is our opinion that by allowing for additional flexibility within the policy, development can take place in an expeditious manner while ensuring that the appropriate studies are undertaken, servicing is available and appropriately planned for, and that secondary plans are prepared in the interest of both the Town and landowners.	Clarification has been provided in the policies and schedules of the Official Plan Amendment to further calrify the requirement for Secondary Plans.
Deputation received at Public Meeting by Jane MacFarlane (Weston Consulting) on April 9, 2025 for Landowner ID: 46	They represent a religious group seeking to develop lands for a religious institution. They expressed support for the inclusion of these lands within the proposed Alliston SABE and supported the proposed Employment Transition designation and see the importance of remaining in the employment transition phase. They would like to see policies added that incorporate additional flexibility, and would allow secondary plans to be advanced sooner.	Staff acknowledge the support for the Official Plan Amendment. Comments relating to policy amendments are addressed in the Policy Amendments table.

Comments received for Employment Lands within Employment Focus Study Area (outside of Employment SABE)

Subject land information	Submission summary	Staff response
Respondent: Fabio Peticca Date: April 9, 2025 Landowner ID: 66 Total hectares: 38.9 Address: 6566 13th Line Roll number: 432404000514700	Currently, my property is designated as "Rural" and "Environmental Protection Zone 1" under the Town of New Tecumseth Official Plan (2019). Under the proposed OPA 5, certain lands designated as "Agricultural" are proposed to be re-designated to support future development as part of the Settlement Boundary Expansion. In contrast, my property is located within the "Rural" land use designation. Therefore, the inclusion of my property within the proposed settlement boundary would not result in the loss of agricultural lands, nor would it conflict with the principles of agricultural land preservation. Instead, it offers a low impact opportunity to accommodate planned growth in a manner that aligns with both the objectives of OPA 5 and the broader intent of the PPS 2024. It is understood that the Town is considering the re-designation of various parcels throughout the municipality, particularly in and around the Alliston area to "Employment Area," "Employment Transition," and "Urban Residential." As such, I respectfully request 6566 13th Line to be considered for inclusion within the Expanded Settlement Boundary. We are open to any land use designation that would support future development potential, whether its residential, commercial, mixed use, or employment related.	The subject lands were considered through previous phases as per their location within the Focus Study Area and following dicussions with the Town's Engineering Department, partially upgrading the 13th Line to accommodate traffic is not feasible and would require the upgrading of the entire 13th Line for development to occur. At this time, the Town is not considering the upgrade / urbanisation of the 13th Line. The Official Plan needs to be reviewed every 5 years and during this review, staff will review the land needed for future development to ensure the Town has a sufficient amount of land for population and employment to meet the requirements of the Provincial Planning Statement.

	In further support of this request, “Schedule D1” of the proposed OPA 5 identifies 13th Line as a designated “Collector Road”. Moreover, “Schedule D3” of the proposed OPA 5 designates 13th Line as a “Proposed On-Route Road” within the Active Transportation Strategies, as outlined in the Simcoe County Transportation Master Plan 2041 (TMP). According to the proposed TMP (2041), 13th Line is planned for significant infrastructure upgrades, including its expansion into a four-lane roadway. These planned improvements reinforce the suitability of the area for future growth. The property's proximity to a collector road with enhanced transportation infrastructure makes it a logical candidate for inclusion within the Expanded Settlement Boundary. I respectfully request that the Town of New Tecumseth give consideration to my property to be included in Official Plan Amendment No. 5 (OPA 5). Including this parcel in the expanded boundary would support a more strategic and coordinated approach to growth, while maintaining the character and integrity of the surrounding area. It would also align with the Town’s broader planning objectives and the direction provided in the PPS 2024.	The Town's Multi Modal Active Transportation Master Plan, in line with the Proposed Active Transportation Strategies as part of the Simcoe County TMP (2041), identifies the 13th Line as a propsed on-road route which would include a paved shoulder or separate multi-user trail rather than a full road upgrade. As previously mentioned, this upgrade is not envisaged at this time.

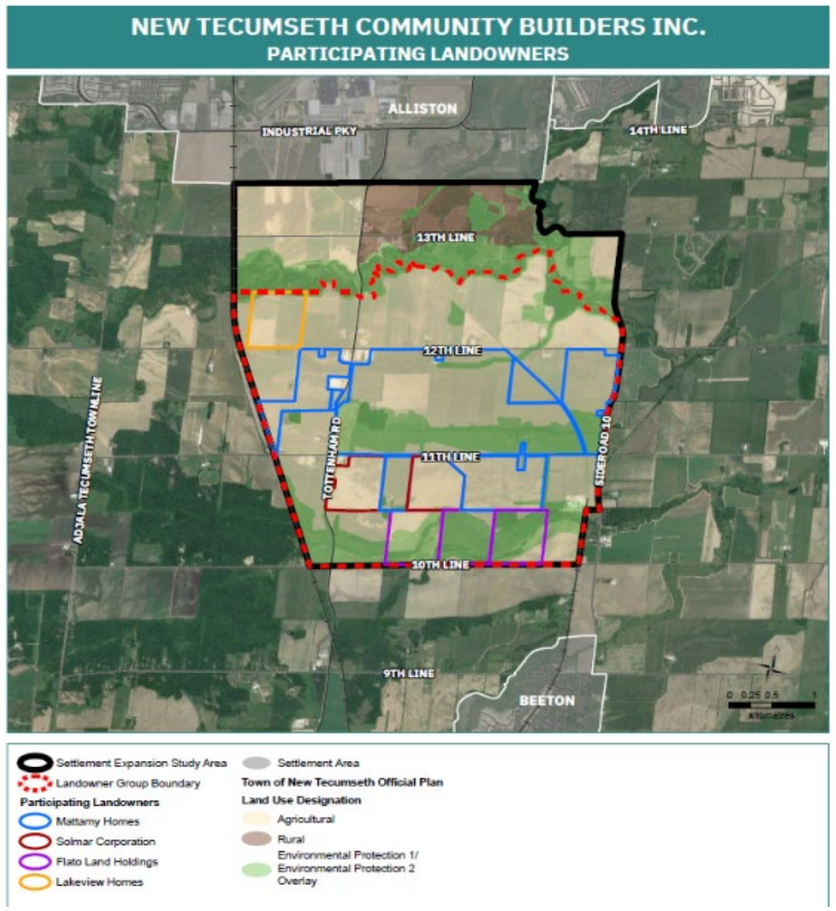
Comments received for Employment Conversions

Subject land information	Submission summary	Staff response
Respondent: 256 Victoria Alliston Inc c/o Dan Stone (Thorstone Consulting Services Inc) Date: April 3, 2025 Landowner ID: C Total hectares: 17.7ha Address: 256 Victoria Street West Roll number: 432401000107000	We have prepared this submission in response to the Town's Official Plan Review process, specifically draft Official Plan Amendment No. #5. We support the redesignation of the subject lands to Major Commercial as identified within draft Official Plan Amendment No. #5. Our client is committed to working with the Town to ensure the development of the land meets and exceeds the needs of Alliston, the Town of New Tecumseth, and the community as a whole.	Staff acknowledge the support for the Official Plan Amendment.
Respondent: Chris Piersanti Date: April 7, 2025	We are the owners of 689 Victoria St. E., Alliston which are designated Major Commercial. 1.We are at a standstill in the development of our property. We have services to the south/west of our property, but we are not allowed to connect to them. We have been forced for only merely political reasons to service east waiting upon a new/expansion pumping station. So great you want to expand the urban boundary. But what about the existing boundary. The second last head of the Engineering Department 7 year ago said it would be last year, the last head didn't even know about any time line. The Town also wants DC's paid, when there is no servicing plan? We oppose any expansion until we can service our own property. 2.Again, you are adding an expansion of Major Commercial to the east. We strongly oppose this. Not only has the demand not been met on existing Major Commercial, expanding it is without merit. At best, this should be corridor commercial.	The conversion of 256 Victoria St West from Employment Area 2 to Major Commercial aligns with the Town's long-term objective for protecting employment lands and creating compact and complete communities. The conversion meets the policy requirements of 2.8.2.5 as the Town is designating sufficient employment lands to meet the projected employment growth to 2051. This locates employment away from sensitive land uses to avoid land use compatibility issues. The Major Commercial designation aligns with adjacent land use designations. An Intensification Study will be undertaken once OPA #5 is adopted which will evaluate servicing constraints and locations for higher density intensification opportunities. The Land Needs Assessment to accommodate future employment growth identified a need of 175 hectares beyond land already designated within the Settlement Areas. Development will be aligned with the provision of infrastructure and servicing.

Requests received for lands located outside of Focus Study Areas		
Subject land information	**Submission summary**	**Staff response**
Respondent: Colin Walker Date: April 1, 2025 Landowner ID: 63 Total hectares: Address: 5389 Scotch Line Roll number: N/A	Represents 215 acres of land when combined with land holding opposite, of premier future development lands which may one day soon also have full municipal services at their lot lines up against the boundary that got previously expanded up to their lot lies with full services. The boundary is shared with Essa to the north and New Tecumseth to the south but ultimately the final decision on these maters rests with Essa but ALSO with the County of Simcoe. I have also included supporting documentation as it relates to Municipalities collaborating on mutual political boundaries across municipalities(townships) borders and SHARING agreements for both municipal water and sewage services. Perhaps the area that these two farms occupy is a natural candidate for a Special Economic Zone study by Simcoe County/Essa. Many many hundreds of homes can be built on these two farms and they could be sitting up against built homes and full municipal services sometime soon. The County of Simcoe should examine this node as a potential special economic zone sooner than later, launch a formal study and "dovetail" the upcoming development and the services that will come with it along with the Alliston Boundary expansion in this node to the lot lines of the two farms above.	The subject lands are not located within the Town boundary, are not located within a Focus Study Area and therefore are not being considered through the Growth Management Study.
Deputation received at Public Meeting by Colin Walker on April 9, 2025 for Landowner ID: 63	Noted support of the plan presented and commend the thorough comprehensive review that has been undertaken. There has been considerable thought put into the allocation of residential and employment lands. They fully embrace the inclusion of employment lands, especially as other countries are trying to retract factories. It is crucial to support industry and help it flourish. This plan is well thought out.	Staff acknowledge the support for the Official Plan Amendment.
Respondent: Orca Communities Inc c/o Kory Chisholm (MHBC) Date: April 7, 2025 Landowner ID: 13, 13.1 (parts not within FSA) & 13.2 Total hectares: approx 385ha Address: 6866, 7019 and 7141 6th Line, 2439 and 2442 Tottenham Road, 6843, 6770, 6882, 7004 and 7242 5th Line, & Roll Numbers 432404000303310 & 432404000122340	Orca formally requests that their Phase 1B and Phase 1C lands also be included within the Tottenham Settlement Area Boundary. • The Orca Phase 1B and 1C lands would allow for the key Tottenham arterial by-pass road to be completed to help alleviate traffic congestion and increase road safety; • From a servicing perspective, it is both cost-effective and operationally efficient to bring Phases 1B and 1C online concurrently with Phase 1A, as Phases 1B and 1C will utilize existing and planned infrastructure that would extend from Phase 1A (see Appendix 2); • The Phase 1B and 1C lands would serve as a logical extension of the larger community of Tottenham; • Phases 1B and 1C present a valuable opportunity to deliver a complete and well-rounded community by accommodating a diverse mix of residential uses — including purpose-built rentals — alongside essential community infrastructure such as additional parks, school and/or recreation centre, and a neighbourhood-serving commercial component. • The Phase 1B and 1C lands are fully outside of the Oak Ridges Moraine boundary; • The Phase 1B and 1C lands can accommodate an extensive trail network; and, • ORCA has engaged a sustainability consultant to provide recommendations on sustainable development practices and to identify key sustainability targets for both the overall subdivision and the future homes. These recommendations will be considered for implementation in Phases 1A, 1B, 1C, and any other future phases of the Subject Lands.	The subject lands are not located within a Focus Study Area and therefore are not being considered through this phase of the Growth Management Study.
	A Concept Plan showing what is envisioned for the Phase 1A, 1B and 1C lands is included as Appendix 1. The plan also presents three potential alignment options for the Tottenham Arterial Bypass Road. Our Client is committed to working collaboratively with the Town to identify the preferred alignment that best serves the needs of the community and to help facilitate the timely delivery of this critical project to the community. A letter prepared by Crozier Consulting Engineers demonstrating that it is both cost-effective and operationally efficient to bring Phases 1B and 1C online concurrently with Phase 1A has been provided as Appendix 2. The letter indicates that Phases 1B and 1C will utilize existing and planned infrastructure that would extend from Phase 1A. Significant work has been completed for the Phase 1A, 1B and 1C lands including Phase 1 and 2 environmental site assessments, servicing and stormwater studies, hydrogeological and geotechnical reviews, an agricultural impact assessment, Stage 1, 2 and 3 archaeological assessments, and environmental impact studies.	
Deputation received at Public Meeting by Lee Bull (MHBC) on April 9, 2025 for Landowner ID: 13.1	They request that additional land holdings be considered within the Tottenham Boundary Expansion, specifically all phases: 1A, 1B and 1C. The inclusion of Phase 1A as shown in the draft OPA is supported, and they believe that the lands shown as Phases 1B and 1C should also be incorporated within the SABE. They described how the lands would make it operationally efficient to bring forward the expansion lands from existing infrastructure, and that this represents a logical extension to Tottenham. It is proposed that Phases 1B and 1C will accommodate a diverse mix of housing and other community needs. These additional lands also provide an opportunity for a by-pass road. Comprehensive studies have been completed, and an integrated pedestrian trail network will support active transportation.	Staff acknowledge the support for the Official Plan Amendment. Lands that are located outside of the Focus Study Area are not being considered through this phase of the Growth Management Study. The landowner can participate throughout the Master Servicing Plan process.

Respondent: Corbett Land Strategies Date: April 22, 2025 Landowner ID: 29.2 (Riverside) & 29.3 (Parkside) Total hectares: 38.900 ha + 9.789 ha = 48.689 ha Address: No Address and 4444 Sideroad 10 Roll number: 432404000516301 & 432404000516500	On behalf of Indy Properties Inc. and DG (Alliston 2) Inc., (the 'Owners'), Corbett Land Strategies Inc. (CLS) is formally submitting comments for consideration with respect to the Town of New Tecumseth's Official Plan Review and Growth Management Study. The Owners are continuing to participate in the Town of New Tecumseth's ('The Town' or 'New Tecumseth') Official Plan Review with the goal of including several properties within the ultimate Settlement Area Boundary Expansion (SABE) (See Appendix A). For context, the Owners have been identified as Number 29 within the Summary of Landowner Requests prepared by the Town in October 2024 (See Appendix B). 1. Parkside Property - Located at the northwest corner of 13th Line and 10th Sideroad and has a total area of approximately 48 hectares. 2. Riverside Property - Located northwest of the intersection at 12th Line and 10th Sideroad. The northern edge of the property is bounded by the Nottawasaga River and Innisfil Creek. It is approximately 150 hectares. 3. Railside Property - Located at the south side of 12th line and on the east side of Canadian Pacific Railway. It is approximately 34 hectares. The Town is looking to present the recommended SABE as well the draft Official Plan policies through a series of events including a Joint Public Meeting scheduled for April 9th, 2025. All public comments will help inform and revise the Official Plan Amendment (OPA), which will support the recommendation report to the Committee of the Whole, presented in Q2 2025. We understand that it is intended that following Council adoption, the OPA will be sent to the County of Simcoe for approval in Q3 2025. However, it is critical to recognize that as County of Simcoe Official Plan Amendment No.7 (OPA 7) (reflecting the results of the Municipal Comprehensive Review (MCR)) has yet to be approved by the Minister, the implications of OPA7 on the New Tecumseth SABE and OPA cannot be assessed. Overall, it is recommended that the Town pause its consideration of the SABE and OPA on the basis that the Minister has yet to approve OPA No.7, and accordingly it cannot be determined whether the OPA will conform to the County Official Plan, as required by the Planning Act and provincial policy. Further, the pause is necessary to allow the Town time for further consideration on the appropriate location of growth (as is noted throughout the following letter), given that the recommended SABE includes areas outside of Alliston (i.e. Tottenham and Beeton) which does not lend itself to achieving provincial policy.	Lands that are located outside of the Focus Study Area are not being considered through this phase of the Growth Management Study.
Respondent: New Tecumseth Community Builders Inc. c/o Matthew Cory (Malone Given Parsons) Date: April 8, 2025 Landowner ID: 15 Total hectares: 720 for community uses Address / roll number: See landholding map below	On October 20, 2024, the new 2024 Provincial Planning Statement ("PPS 2024") was issued and came into effect, which replaces and revokes A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 ("Growth Plan") and the Provincial Policy Statement, 2020 ("PPS 2020"). This has resulted in a significantly different policy and growth management context within which the County and Town must assess growth and land needs to 2051.	A partial area of the subject lands are included within the Employment Settlement Area Boundary Expansion. The majority of the lands are not located within a Focus Study Area which are not being considered through this phase of the Growth Management Study.
	We are also concerned that we have never received a response, nor is it clear that any of our numerous technical, financial, and planning submissions have been considered during either the County or Town's growth management process. In our review of COPA 7 and the proposed Official Plan Amendment No. #5 ("OPA 5") for Town File No. D09-2025-001, none of the NTCBI submissions appear to have been included. Therefore, we request that the OPA 5 be deferred until an updated Growth Management Study has been completed by the County and the Town that considers the Provincial changes in the planning system, and so that a response to the submissions made by the NTCBI can be provided.	As noted in previous staff reports, all submissions have been recieved and considered through the Growth Management Study. Section 6.1.5 of the Provincial Planning Statement states that where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement. Section 2.1.2 of the Provincial Planning Statement allows for previously issued population and employment forecasts to be used for the purposes of land uses planning. As such, staff are of the professional opinion that it is within the Town's best interests to advance this comprehensive growth exercise as it meets provincial objectives relating to growth and a delay or deferral is not warranted.

	An updated GMS is required to reflect the revised provincial policy framework NTCBI have been involved in the County's municipal comprehensive review (which culminated in the adoption of COPA 7 in August 2022) since its inception. NTCBI and its consultant team prepared numerous submissions to the Town, County, and Province leading up to the adoption of COPA 7 and the Proposed OPA, attached hereto. Since the inception of COPA 7 and the Town's GMS, major changes in planning policy have occurred, notably the introduction of the new PPS 2024 and the revocation of the Growth Plan and the PPS 2020. In addition, a historic investment of approximately $15 billion by Honda Canada for its Alliston facility was announced in April 2024 that will spur significant economic and associated residential growth in the Town. Neither of these were accounted for when COPA 7 and the supporting County Land Needs Assessment ("LNA") was originally completed in 2022, which results in a flawed, incorrect, and irresponsible planning study that will not result in good future community building. The approval of the proposed OPA 5 is premature until such time as COPA 7 has been updated to be realistic, justifiable, and consistent with the policies of the PPS 2024. Previously, under the Growth Plan, every square meter of settlement area was considered as having growth potential and was included in the housing supply calculations, even in areas where development was unlikely due to servicing constraints. The new PPS 2024 shifts this approach towards ensuring that housing supply is not just theoretical but also adequate and achievable. Correcting COPA 7 to align with this new direction involves removing housing supply from areas that lack feasible servicing solutions, thereby reducing reliance on growth in unserviceable rural settlements. MGP has conducted a full LNA that properly re-calibrates the growth and housing needs of this region against the PPS 2024 and identifies a much greater land need than previously identified. This is largely a factor of the need to consider all of southern Simcoe County as defined in COPA 7 and shortfall in land supply from the City of Barrie as one regional market area. In addition, our analysis indicates that the proposed intensification rates and greenfield area densities established by the County are unrealistic and therefore unachievable. In particular, the City of Barrie has adopted an Official Plan that far exceeds forecasted apartment demand, which will likely undermine demand for these types of units elsewhere in Simcoe County. Based on our analysis, we strongly believe that there is a reason to reassess the growth management and land needs for the County which will have significant changes to the quantum and location of Settlement Area boundary requirements in the Town of New Tecumseth and the rest of Simcoe County. As such, there should be a reassessment now, with recommendations as to updates to COPA 7 and OPA 5.	The Land Need Assessment prepared by Hemson Consulting formed the basis of the County of Simcoe's Municipal Comprehensive Review and County of Simcoe OPA #7 (COPA #7) to which the Town OPA #5 conforms. The Town's Land Needs Assessment was subsequently adjusted following the announcement by Honda to provide additional lands for both population and employment growth. If additional land is required, this will be reviewed at the next Official Plan Review in 5 years. Despite the fact that COPA #7 has not been approved by the province, and provincial legislation and policy framework has changes, the approach taken by the Town has been comprehensive and is consistent with the Provincial Planning Statement (2024) Section 6.1.7 and Section 2.1.2. Delaying consideration of the Settlement Area Boundary Expansion and Official Plan Amendment is not appropriate. Staff will be undertaking an Intensification Study to validate the Town's intensification target and identify opportunities for higher density development within the Town including the location of potential Strategic Growth Areas, in addition to the servicing capacity and public service facilities.
	Harvest lands are an appropriate and logical location for growth in the Town In considering where to direct growth in Alliston, the NTCBI Harvest lands represent the best opportunity around Alliston to ensure growth will be comprehensively planned, resulting in a complete community. NTCBI, through the work already completed by its consulting team and presented to the Town and the County, has demonstrated that the inclusion of its lands within the settlement area will achieve the goals of the Town, County, and Province, including: 1. Directing growth to Alliston, as the Town's primary Settlement Area where most of the growth should be focused, 2. A commitment to a robust Natural Heritage System including trails, multi-use paths, and recreational uses, 3. The early delivery of significant community parkland to the Town prior to development approvals so that it can be of benefit to the existing community as early as possible, 4. A financial commitment to participate in front-funding water supply, sanitary treatment and road infrastructure for immediate and future community needs reducing the debt and financial risk for New Tecumseth, 5. A complete community that is comprehensively planned to provide a range of housing, transportation, education, recreation, shopping, and employment uses, and 6. A commitment to sustainable development including initiatives such as energy efficient homes, a focus on water resources, biodiversity and climate change resiliency. The details of how the Harvest lands conform to the settlement area boundary expansion criteria has been previously provided and can be found attached to this letter.	

	There is no financial or servicing solution in place to deliver the infrastructure required for the growth identified in OPA 5 The servicing requirements and costs to realize the recommended boundary expansion areas within OPA 5 are considerable challenges that have not been appropriately addressed. The Town's GMS (including the Fiscal Impact Study prepared by Hemson Consulting) does not analyze the financing of servicing infrastructure required to build out the proposed settlement area boundary expansions, in particular the unfunded portion of the Collingwood water treatment plant, and notes that "mitigating strategies such as front-end financing arrangements with developers, may be required". The NTCBI have provided a front-end financing commitment of up to $380 million to the Town to not only allow for the Harvest lands to proceed with urban development but also to mitigate financial risk associated with growth in the current Official Plan. The Harvest lands provide 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 have been prepared to partner with the Town to realize these goals but no response on their financing commitment has ever been received.	Tatham Engineering was retained by the Town to identify the major infrastructure requirements and indicative cost estimates. At a high-level, this has helped staff to understand servicing for the recommended Settlement Area Boundary Expansions can be achieved through upgrades to existing and new infrastructure. These costs will be addressed through cost-sharing agreements with landowner groups and collected through Development Charges. The Master Servicing Plan which will be required prior to the consideration of further Planning Act applications, will inform the phasing of development in addition to the identification of infrastructure that is required to service the new growth. The Fiscal Impact Analysis completed by Hemson Consulting examines growth-related capital costs to be funded through direct developer contributions and development charges (DCs), and any non-growth shares of projects to be funded by the Town. The Fiscal Impact Analyses prepared by Hemson Consulting conclude that the recommended SABE is expected to benefit the Town financially by 2051. Although utility rate revenues will be slightly less than needed to cover utility costs, the extra tax revenues will more than cover the tax-funded costs. Between the previous scenarios that were considered, the costs between the options are negligible.
	We are concerned that there has been no stakeholder engagement with the NTCBI or its consultant team prior to the release of the proposed OPA 5. The determination of Settlement Areas without any response to all of the stakeholder engagement does not align with good planning principles. We are disappointed by this lack of engagement, given the significant work that the NTCBI have prepared and submitted to the Town for consideration prior to and during the GMS. There have been no meetings, discussions, outreach, response or recognition of the NTCBI's substantive submissions made throughout the Town's study process despite numerous requests to meet with Town staff and its consultants. We request that Council defer consideration of the proposed OPA 5 until response to public and stakeholders (including the NTCBI) has occurred and that should Council recommend the Town proceed to adopt Settlement Area boundaries, that the Harvest lands should be included.	Significant community and stakehlder engagement has been undertaken through the Town's Growth Management Study. This has included a Development Workshop held on March 1 which was attended by the landowner's planning representative who has also attended drop-in sessions to discuss the proposal with staff and has presented at a Special Council meeting earlier in 2024. As noted in previous staff reports, all submissions have been recieved and considered through the Growth Management Study.
NTCBI landholdings:		

Comments received for Official Plan Policies

Proposed deletions	~~Strikethrough~~
Proposed additions	**Bold**

Respondent	Comment	Staff response
NVCA Date: March 19, 2025	Add new secondary planning principles in Section 3.3.2: To direct *development* to areas outside of *hazardous lands* adjacent to river and stream systems which are impacted by *flooding hazards* and/or *erosion hazards* ; and *hazardous sites* .	New principle added to Section 3.3.2 to reflect the proposed amendment.
NVCA Date: March 19, 2025	Propose revisions to 3.4 Phasing of Development: c) Within the Town's three *settlement areas* , development within the *settlement area* expansion lands shown as Special Study Areas on Schedules B1, B2 and B3, shall occur contiguous to or abutting the existing built-up area and progress from there, except where it is demonstrated that physical barriers, ***hazardous lands* , *hazardous sites* ,** or *significant natural heritage features and areas* and their *ecological functions* intervene, thus pushing urban *development* beyond those constraint areas.	Policy 3.4 c) has been updated to reflect the proposed amendment.
NVCA Date: March 19, 2025	Add new definition: Hazardous sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).	The definition has been added to Official Plan Amendment #5.
GB Alliston c/o Tim Shilling (KLM Planning) Date: March 19, 2025	Propose amendment to Section 3.3.3 g): iv) a description of the housing strategy incorporated into the secondary plan area that outlines how the objectives of the County of Simcoe's Affordable and Attainable Housing Strategy including the ~~requirement~~ **target** of 10% of all new housing units to be affordable housing, will be achieved, as well as a description of the proposed mix of housing types, tenures and densities;	Section 3.3.3 h) i) has been updated to replace requirement with 'target' for consistency with other policies in the Official Plan and County's strategy.
GB Alliston c/o Tim Shilling (KLM Planning) Date: March 19, 2025	Propose amendment to Section 3.3.3 a): 3.3.3 (a) It is a policy of this Official Plan that secondary plans for the lands within the Special Study Areas identified on Schedules B1, B2 and B3 will be led by the Town **or may be privately initiated** and **will** involve all private landowners in the secondary plan study area. Other agencies and stakeholders will be identified and involved in the planning process as appropriate. ~~Requests to pursue privately initiated secondary planning initiatives shall require the prior approval of Town Council.~~	Section 3.3.3 a), b), and d) have been updated to reflect the proposed changes and provide flexibility for privately initiated Secondary Plans which align with the Town's phasing policies and which will require a Terms of Reference.
GB Alliston c/o Tim Shilling (KLM Planning) Date: March 19, 2025	We have concerns that approaching this work sequentially would substantially delay the realization of new complete communities in New Tecumseth, including growth areas like Alliston. In the interest of efficient planning for growth, we recommend that the policies in OPA #5 provide flexibility to enable the completion of Master Servicing Plans and secondary planning processes concurrently. This would permit the Town, residents and landowners to develop a shared vision for growth while also thoroughly evaluating specific servicing requirements to accommodate that vision. Aligning planning for servicing with secondary planning would also streamline future processes by enabling detailed land use planning to occur alongside the implementation of Master Servicing Plans.	The phasing of development to align with the infrastructure and servicing provision is a key objective of the Town's ability to responsibly manage future growth. The Master Servicing Plan is a Class EA project and will require further input and through this process there may be a level of certainty that further planning act processes can be initiated.
San Marco in Lamis Ltd. (Huntington Woods) c/o Russell Cheeseman Barrister and Solicitor Date: April 4, 2025	Add a new sub-section cc) to Section 5.2.2 Huntington Woods policies as follows: cc) A Special Policy Area (SPA#X) has been identified in the south Alliston urban boundary expansion area for the Huntington Woods property. Notwithstanding Section 3.3.3 and Section 3.4, the development of the Huntington Woods project may proceed without requiring a Secondary planning process with adjacent lands or a Master Servicing Plan and may proceed to development through a Draft Plan Approval under Section 51 of the Planning Act.	Clarification has been provided by splitting the Special Study Area into Special Study Area 1 and Special Study Area 2 to clarify which lands are subject to the Master Servicing Plan and which lands are subject to Secondary Plans.
San Marco in Lamis Ltd. (Huntington Woods) c/o Russell Cheeseman Barrister and Solicitor Date: April 4, 2025	The portion of the 14th Line which the subject properly fronts on is identified as a Town Road Widening on Schedule D1 and Arterial Road 36m on Schedule D2 to the Draft Official Plan. Based on our review, no specific policies are included that speak to the timing of the reconstruction of the 14th Line or any associated bridge or watercourse crossing.	The timing details for the 14th Line reconstruction are too specific to be included in the Official Plan policies. Town staff will collaborate with the applicant to further discuss this matter.

Simcoe County District School Board Date: April 9, 2025	Subsection 3.3.2 Principles The Special Study Areas for Alliston, Beeton and Tottenham are identified on the Town's Draft Official Plan Schedules and contain the proposed lands for the settlement area boundary expansion for each community above. SCDSB planning staff are pleased to see section 3.3.2 c), d), and h) as they highlight the importance of planning for the provision of public service facilities, which include schools, and promote active transportation networks to meet the projected population growth. SCDSB planning staff recommended inserting the following policy language below from section 3.1 (4) of the PPS, before section 3.3.2 d) in support of co-location and collaborative community uses adjacent to public schools: Public service facilities should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.	Section 3.3.2 h) has been updated to reflect the intention of the proposed amendment.
N.H.D Developments c/o Ryan Guetter (Weston Consulting) Date:	The draft OPA provides policy direction with respect to the timing and phasing of growth and development. We request that town Staff consider revising the OPA to state that privately initiated, site specific development applications can be submitted concurrent with a Secondary Plan process. Draft section 3.1 directs that development is to be informed by the results of a Town-initiated Master Servicing Plan and states that Secondary Plans will be required for lands added to settlement areas. Policy 3.1(d) states, *Given existing infrastructure constraints, the timing of approvals of new growth and development will be informed by the results of a Town-initiated Master Servicing Plan. Secondary Plans will be required for lands that have been added to the settlement areas as part of the Town's growth management study concluded in 2025, as identified on Schedules B1-B3. The phasing policies of this Plan and the further analysis undertaken through the master servicing plan and secondary plans as described in policies of this Plan will determine the ultimate progression of growth and development in any one or all three of the settlement areas over time."*	Comment noted.
N.H.D Developments c/o Ryan Guetter (Weston Consulting) Date: April 23, 2025	Draft Policy 3.3.3(a) establishes that Secondary Plans will be led by the Town and draft Policy 3.3.3(b) requires the Town to prepare a Terms of Reference to determine the intended scope of the Secondary Plan. The policies of Section 3.3.3 also permit privately initiated Secondary Plans provided the request is approved by Council. In our opinion, Policy 3.3.3(a) should be amended to indicate that Secondary Plans may be led by the Town or may be privately initiated.	Section 3.3.3 a), b), and d) have been updated to provide flexibility for privately initiated Secondary Plans which align with the Town's phasing policies and which will require a Terms of Reference.
N.H.D Developments c/o Ryan Guetter (Weston Consulting) Date: April 23, 2025	Draft Policy 3.3.3(f) states the Town shall determine the overall sequence of Secondary Plans, which will rely on the findings of Master Servicing Plan, and Secondary plans will not be commenced at the same time. We agree that a Secondary Plan should be informed by the Master Servicing Plan. However, we request that town Staff consider revising the policy to provide flexibility that allows site specific development applications to be advanced concurrent with a Secondary Plan	The phasing of development to align with the infrastructure and servicing provision is a key objective of the Town's ability to responsibly manage future growth. The Master Servicing Plan is a Class EA project and will require further input and through this process there may be a level of certainty that further planning act processes can be initiated.
N.H.D Developments c/o Ryan Guetter (Weston Consulting) Date: April 23, 2025	Draft Policy 3.3.3(d) states, "The Terms of Reference for any Town initiated or privately initiated secondary plan shall establish the expected role of any landowner group that represents multiple landowners within a Special Study Area, and outline the management, structure and operational details of the landowner group and if applicable, procedures for sharing costs." In our opinion, this policy should be revised to enable cost sharing principles more generally. We request that town Staff consider revising draft Section 3.3.3 to clarify that both Town-led and privately initiated Secondary Plans do not necessarily require landowner groups where cooperation can be achieved without.	The aim of the policies of OPA #5 is to comprehensively plan for complete communities which align with the phasing of development in alignment with the provision of servicing and infrastructure. All parties within a Special Study Area 1 must be included within the process to achieve a cohesive approach to infrastructure. The geographic extent of any given Secondary Plan area will be determined through the Town.
N.H.D Developments c/o Ryan Guetter (Weston Consulting) Date: April 23, 2025	Draft Section 3.4 of the OPA provides policy direction for the phasing of development. According to Draft Policy 3.4(b), *It is not the intent of this policy to require the establishment of a rigid set of criteria to be included within the Secondary Plan. The intent of the policy is to provide a general understanding of how and when infrastructure is to be upgraded and when service delivery is to be enhanced. Given that it is at times difficult to anticipate the timing of private development, flexibility is required to respond to changing circumstances in a manner that does not affect the basic intent of the overall phasing plan for lands within a settlement area expansion and the financial plans and studies that support the phasing plan."* In our opinion, flexibility should be provided to allow privately initiated, site specific development applications to be advanced concurrent with a Secondary Plan. We request that town Staff consider revising the policy framework to state that site specific development applications be reviewed concurrent with a Town-led or privately initiated Secondary Plan. Policy 3.4(d) establishes criteria for determining the phasing of development as part of the secondary planning exercise as well as within large development blocks within a secondary planning area and we believe these criteria can be met through privately initiated development applications.	Comment noted. The Terms of Reference of a Secondary Plan may contemplate specific situations based on the range and scope of studies needed.

Sarav Sanjha Darbar c/o Jane MacFarlane (Weston Consulting) Date: April 8, 2025	3.3 Secondary Planning for Special Study Areas 3.3.3 Secondary Planning Policies a) and f) While we understand and agree that a Secondary Plan should be prepared for lands located within the SABE Area, it is our opinion that there is opportunity to allow for more flexibility within the policy. We further understand that involvement and collaboration with the Town and private landowners is important to ensure good planning practices. It is our opinion that more flexibility should be provided within the policy to allow for applicant initiated secondary plans. Not all landowners may understand, have interest, or have the funds to participate in a secondary planning exercise. It is our opinion that by allowing for applicant initiated secondary plans, in collaboration with interested landowners and the Town, the preparation of secondary plans can move forward in a timely manner and not be held up by uninvolved landowners. Additionally, it is our opinion that in allowing for applicant initiated secondary plans, the preparation of multiple secondary plans throughout the Town can coincide with one another. This will ensure secondary plans are prepared for and development can take place in a timely manner, while further alleviating backlog on the Town.	Clarification has been provided by splitting the Special Study Area into Special Study Area 1 and Special Study Area 2 to clarify which lands are subject to the Master Servicing Plan and which lands are subject to Secondary Plans.
Sarav Sanjha Darbar c/o Jane MacFarlane (Weston Consulting) Date: April 8, 2025	3.3 Secondary Planning for Special Study Areas 3.3.3 Secondary Planning Policies h) 3.4 Phasing for Development a) While we understand and agree that a servicing plan will be required for new development taking place within the SABE Area, it is our opinion that more flexibility within the policy can be provided to expedite development of these lands. It is our opinion that more flexibility should be provided to permit area specific servicing plans prior to the preparation of secondary plans. Requiring a Town wide Master Servicing Plan to be completed prior to the preparation of a secondary plan may extend development timelines in instances where servicing plans are not yet established for Tottenham or Beeton Settlement Areas but may be established for Alliston, and ice versa. Permitting area specific servicing plans will prevent the delay of secondary planning in the event where a servicing plan has not yet been established Town wide, but has been established for the development area.	The phasing of development to align with the infrastructure and servicing provision is a key objective of the Town's ability to responsibly manage future growth. The Master Servicing Plan is a Class EA project and will require further input and through this process there may be a level of certainty that further planning act processes can be initiated.

Comments received for Official Plan Schedules

Respondent	Comment received	Schedule	Staff response
NVCA Date: March 19, 2025	Adding a streams layer to the maps to help explain the reason for the associated Environmental Protection Area 1 and/or Environmental Protection Area 2 designations.	All	The purpose of the Official Plan Schedules is to provide land use designations and implementation guidance for the policies contained within the Official Plan. Staff have reviewed the request and determined that adding the streams layer would compromise the interpretation of the land use schedules and have not included streams to the Official Plan Schedules. Staff will review this request when completing the balance of the Official Plan Review once the revised mapping from NVCA has been completed and received by the Town.
San Marco in Lamis Ltd. (Huntington Woods) c/o Russell Cheeseman Barrister and Solicitor Date: April 4, 2025	In reviewing draft OPA #5, we note that there is no specific policy that allows for development of the Huntington Woods project without first undergoing a Secondary Plan process and associated Master Servicing Plan in conjunction with surrounding property owners. We find this particularly troublesome given that the Huntington Woods project has undergone several years of planning and technical review including the preparation of transportation and servicing studies.	B1	Staff have revised the policy and Schedule B1 to provide clarification that only a Master Servicing Plan will be required for certain Settlement Area Boundary Expansions.
Cable Bridge Enterprise Holdings c/o Jamie Robinson (MHBC) Date: April 24, 2025	MHBC and the Owner are supportive of Staff's recommendation to bring several lands that are owned by Cable Bridge Enterprises into the Alliston Settlement Area as shown on Draft Official Plan Schedule 'B1' submitted as part of Official Plan Amendment (OPA) No. 5 to the Official Plan of the Town of New Tecumseth. We believe it represents good planning and effective growth management for the long term.	B1	Staff acknowledge the support for the Official Plan Amendment.
Cable Bridge Enterprise Holdings c/o Jamie Robinson (MHBC) Date: April 24, 2025	Upon review of the Draft Schedule submitted as part of OPA No. 5, we respectfully request that several lands be designated as outlined below and in Attachment 1. Based on the surrounding land uses, designations, and anticipated future development, we believe that the proposed designations will better align with the long-term vision contemplated in the proposed OPA. Portions of Belterra Estates (Treetops), Roll No. 432404000531190 These lands, as shown in Figure 1, are included as part of the Belterra Estates (Treetops) subdivision. Their proposed designation under OPA No. 5 is currently Urban Open Space. Due to the abundance of parkland in the subdivision, the demand for additional residential lands in the Town, and the adjacent land uses and designation, it is more appropriate for these lands to be designated Urban Residential. The residential designation of these lands and future buildout would provide additional cash-in-lieu of parkland fees to enhance the existing parkland in the Town.	B1	Staff are not considering the re-designation of the subject lands through Official Plan Amendment #5 which implements the approach to Growth Management to provide a long-term framework to manage growth. The re-designation of these lands can be pursued through Official Plan Amendment applications which will require public consultation as per the Planning Act.
Cable Bridge Enterprise Holdings c/o Jamie Robinson (MHBC) Date: April 24, 2025	Highway 89 and Sideroad 10 These lands, as shown in Figure 2, include the following addresses and roll numbers: - 6037 Highway 89, Roll No. 432404000530000 - 6015 Highway 89, Roll No. 432404000520801 - Roll No. 432404000530200 - 4802 Sideroad 10, Roll No. 432404000520800 - 5985 Highway 89, Roll No. 432404000530300 - 5967 Highway 89, Roll No. 432404000530400 - 5957 Highway 89, Roll No. 432404000530500 - 5949 Highway 89, Roll No. 432404000530600 - 5941 Highway 89, Roll No. 432404000530700 - 5937 Highway 89, Roll No. 432404000530800 - 5929 Highway 89, Roll No. 432404000530900 - Roll No. 432404000531187 - Roll No. 432404000531189	B1	Staff are not considering the re-designation of the subject lands through Official Plan Amendment #5 which implements the approach to Growth Management to provide a long-term framework to manage growth. The re-designation of these lands can be pursued through Official Plan Amendment applications which will require public consultation as per the Planning Act.

Cable Bridge Enterprise Holdings c/o Jamie Robinson (MHBC) Date: April 24, 2025	The proposed designation of these [above] lots under OPA No. 5 is currently Major Commercial, Urban Residential, Rural, Urban Open Space, and Corridor Commercial. The planned future development of these lands involves mixed-use buildings with ground-floor commercial uses and residential units above, currently permitted in the Major Commercial and Corridor Commercial designations subject to a Zoning By-law Amendment. Based on long-term development plans for these lands, we believe these lands should be designated Major Commercial to provide a contiguous designation and mirror similar land uses and designations further west on Highway 89 (intersecting with C.W. Leach Rd., Durham Dr., and Industrial Pkwy.) The amended designation does not preclude the current uses but facilitates future development potential in line with the Township Official Plan's planning horizon. It is noted that the Corridor Commercial designation is predominantly located in the area of Victoria Street East and Tottenham Road while lands east of Industrial Parkway are predominantly designated Major Commercial. It is our opinion that it would be good planning to have the entire area within the red boundary in Figure 2 located within the Major Commercial designation.	B1	
Cable Bridge Enterprise Holdings c/o Jamie Robinson (MHBC) Date: April 24, 2025	Briar Hill Heights These lands, as shown in Figure 3, include the following addresses and roll numbers as part of Briar Hill Heights: - Roll No. 432404000519970 - 4795 C.W. Leach Road, Roll No. 432404000519963 - Roll No. 432404000534337 Their proposed designation under OPA No. 5 is currently Urban Open Space and Environmental Protection Area 1 as part of The Ridge golf course. These lands are no longer being used as golf courses. Due to the surplus of golf course lands, the planned future development of these lands contemplates residential uses to fully buildout Briar Hill Heights. Based on long-term development plans for these lands, we believe these lands should be designated Urban Residential to support the buildout and provide a contiguous designation. Portions of The Ridge golf course will be retained so that all currently existing residences will continue to back onto the golf course currently in operation or open space lands. Figure 3 illustrates this point. It is our opinion that it would be good planning to include all land within the red boundary in Figure 3 to be designated Urban Residential.	B1	Staff are not considering the re-designation of the subject lands through Official Plan Amendment #5 which implements the approach to Growth Management to provide a long-term framework to manage growth. The re-designation of these lands can be pursued through Official Plan Amendment applications which will require public consultation as per the Planning Act.
Cable Bridge Enterprise Holdings c/o Jamie Robinson (MHBC) Date: April 24, 2025	235 Ridge Way, Roll No. 432404000500375 These lands, as shown in Figure 4, are included as part of the Briar Hill West Secondary Plan and contain portions of The Ridge golf course. The proposed designation under OPA No. 5 is currently Urban Open Space as part of The Ridge golf course. Due to the surplus of golf course lands, the planned future development of these lands contemplates residential uses to fully buildout the Briar Hill West Secondary Plan area. Based on the long-term development plans for these lands, the Urban Residential designation would support the buildout and provide a contiguous designation along Ridge Way (PVT). Portions of the golf course will be retained so that all currently existing residences will continue to back onto the golf course currently in operation or open space lands.	B1	Staff are not considering the re-designation of the subject lands through Official Plan Amendment #5 which implements the approach to Growth Management to provide a long-term framework to manage growth. The re-designation of these lands can be pursued through Official Plan Amendment applications which will require public consultation as per the Planning Act.