

Town of New Tecumseth

Official Plan Review

Phase 2 Engagement Summary Report



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Introduction

Project Background

The Town of New Tecumseth is undertaking a comprehensive review of its Official Plan (OP) and Growth Management Study (GMS) to guide future development and growth in the community. This review is crucial as the Town is expected to nearly double its population by welcoming an additional 35,000 residents and 31,000 jobs by 2051. The Official Plan will set the vision and policies necessary to accommodate the Town's growth into 2051 while maintaining the Town's character and addressing the needs and aspirations of its residents.

The Official Plan Review aims to ensure that New Tecumseth's planning framework remains current and effective. This involves aligning with provincial and county policies, addressing emerging issues, and incorporating community feedback to guide the priorities of complete communities. The Growth Management Study aims to identify the preferred location to accommodate population and employment growth to 2051.

This summary report shares the results of the community and stakeholder engagement activities conducted as part of Phase 2 of the Official Plan Review. It details the methods used, the feedback received, and how this input will inform the development of the Official Plan and Growth Management Study. The report aims to provide a transparent account of the engagement process and demonstrate how community and stakeholder comments have influenced the decision-making process.

Engagement Overview

Engagement Objectives

The Community and Stakeholder Engagement Strategy was endorsed by Council on January 29th, 2024. The strategy outlined the approach to consultation on the Official Plan and Growth Management Study, which included:

- Promote collaboration opportunities on the Official Plan Review and Growth Management Study.
- Tailor information to a variety of audiences to ensure intersectional engagement.
- Present technical information in a manner that is easily understandable for members of the public.
- Engage with Indigenous communities to inform growth scenarios and respect cultural heritage.
- Be convenient and worthwhile for members of the public to engage.
- Provide in-person and online engagement opportunities.
- Be compliant with Accessibility for Ontarians with Disabilities Act (AODA) requirements.
- Be thorough and meaningful, creating a dialogue and interaction between members of the public and the Town.
- Be transparent and accountable, ensure that participants understand how their feedback will be used to shape the Official Plan Review and Growth Management Study.
- Provide for an iterative and flexible process to allow for responsiveness to the ideas and feedback generated.

Engagement Methods

Various engagement methods were used to achieve these objectives to ensure broad and inclusive participation. These methods included public events, workshops, online questionnaires, and targeted meetings with specific groups. Each method was designed to gather meaningful input and foster dialogue about the Town’s growth and development. The following table summarizes the number of participants by engagement activity.

Engagement Method	Engagement Activities	Approximate number of Participants	Link to full responses
Council Working Session	The Council Working Session was held on February 28 from 6 to 8 p.m. It included a presentation and a discussion on the Town’s future growth.	10 elected representatives	
Development Community Workshop	The Development Community Workshop was held on March 1 from 10 am to 12 pm at the New Tecumseth Recreation Centre.	95	Appendix A
Public Launch Event	The public launch event was held on March 5 from 6 to 8 pm at Alliston Memorial Arena. This event introduced the project to residents and created a space for them to learn about the project, leave feedback on display boards, and ask questions about the Official Plan Review.	100	Appendix B
Online Questionnaire	An online questionnaire was available on the project website from March 1 to June 3 to gather feedback from residents that will shape and inform the Official Plan Review.	758	Appendix C
First Nations and Indigenous Engagement	Emails were sent to the First Nations and Indigenous communities provided in the Town’s Indigenous Communities Land Use Planning Engagement Policy. These provided information on how to respond in addition to an overview of the project and where to find additional information.	Majority of responses requested to be kept informed of the project’s progress.	N/A
Stakeholder Meetings	Between April 15 and 24, virtual and in-person workshops were held for various stakeholder groups (e.g., Conservation Authorities, the Heritage Committee, School Boards, members of the	Approx. 48	Appendix D

Engagement Method	Engagement Activities	Approximate number of Participants	Link to full responses
	agricultural community, and the Library Board).		
Advisory Committee Meetings	An Accessibility Advisory Committee Meeting (April 17) and an Environmental Advisory Committee Meeting (April 30) were held to gather feedback on their needs for the future of New Tecumseth.	15	Appendix E
Pop-Ups	Pop-ups were held to promote and gather feedback on the draft growth scenarios and priorities for complete communities: <ul style="list-style-type: none"> April 20 from 10 am to 3 pm at the Tottenham Artisan Market and Home Show. April 27 from 10 am to 2 pm at the Environmental Committee’s Earth Fest Event. May 25 from 9am to 4pm at Beeton’s Honey Fest. 	150	Appendix F
In-School Engagement	On June 7 and 12, students were engaged to gather feedback on their perceptions and needs for the future of New Tecumseth.	Approx. 240 students	Appendix G
Total Engaged = Approx. 1,416			

Table 1: Engagement Methods Summarized

Communications Methods

The Community and Stakeholder Engagement Strategy supported the engagement process to ensure widespread awareness and encourage participation. Various outreach methods were used to inform and engage the community, including print media, digital notices, social media posts, passive displays, and a dedicated project webpage. These methods were tailored to reach diverse populations and encourage active participation in the engagement activities.

The following table summarizes the number of recipients and views by outreach activity.

Outreach Method	Outreach Activity
Print Media (e.g., newspaper)	The project was shared in the Briar Crier, which included information on how to get involved and guided residents to the project webpage.
Digital Notices (e.g., eBlasts)	Six eBlasts were sent monthly to residents who signed up for email notifications between January 17 and June 3. These eBlasts shared information about the project, updated timelines, and invited residents to events occurring during Phase 2.

Outreach Method	Outreach Activity
Social Media	Posts were created on the Town’s social media pages on Instagram, Facebook, Twitter, and LinkedIn to share the public launch, promote the survey, inform on pop-up events, and highlight ongoing events in New Tecumseth.
Passive Displays	Passive displays were featured on community and recreation centre TVs to promote the project and inform the public about future events and engagement opportunities.
Project Webpage	The Official Plan Review project webpage on the Town’s website contained information on the project's background, purpose, and goals. The public could also find information on engagement events, such as the public launch and pop-ups, and take the online questionnaire.
Online survey	The survey was open from March 1 st until June 2 nd .

Table 2: Communications Methods Summarized

Summary of Participant Feedback

The following section provides a high-level summary of the feedback received on each Growth Scenario and the identified key themes that emerged during the engagement process. The appendices of this report provide a fulsome record of more detailed input.

What We Heard from the Developers Workshop

The Town of New Tecumseth held an in-person workshop on March 1, 2024, from 10 a.m. to 12 p.m. for developers, landowners, and planning consultants to share their feedback on draft Growth Management Scenarios. Feedback from attendees has been summarized below into descriptive text to extract key themes. Comments received were wide-ranging and are included in [Appendix A](#).

How much should future expansion be directed to Alliston?

Attendees were asked how much future expansion should be directed to Alliston. Many advocated for growth to be distributed more evenly in all three communities. Distributed growth was seen important as each community has a character they can develop, and there is an opportunity to make each a complete community. Each community was noted as requiring an intensification analysis and risk association study to account for adequate distribution.

Some respondents advocated for more growth in Tottenham and less in Beeton. This is due to the existing Minister’s Zoning Order (MZO) to the west of Beeton and Tottenham, which will eventually have a truck bypass road catalyzing more infrastructure and servicing.

A few mentions agreed that most growth should be directed to Alliston as it already has servicing capacity; however, most of the suggested percentages were closer to 40 and 50 percent and not over 90 percent.

Should the expansion of Allison be concentrated to the north of the community or dispersed to the north, south, and east?

Attendees were asked if the expansion of Alliston should be concentrated to the north of the community or dispersed to the north, south, and east. Much of the discourse was in reference to

the north of Alliston, as there was concern that growth here was not as feasible as in other locations due to limiting environmental factors such as floodplains. There was also concern that growth north of Alliston would create a disconnect from the rest of New Tecumseth.

Some attendees preferred to have growth dispersed to the north, south, and east, as this would create a balance across Alliston. In favour of growth in east Alliston, a few attendees mentioned that it would be easier to service; however, some also mentioned that the cost of those services would not make sense for development. For growth in south Alliston, attendees liked the closer proximity to other settlement areas in New Tecumseth and the flatness of the land. However, it was mentioned that this growth should happen in phases and not all at once.

Other comments on this discussion item were concerning general growth in Alliston. Some attendees suggested that Alliston should include more Smart Centres and build schools that become cost-effective concentrations of growth in those areas.

What are the opportunities or constraints to development in the SABE scenarios?

Attendees were asked what they believe are the opportunities and constraints to development in the Settlement Area Boundary Expansion (SABE) scenarios. Generally, attendees mentioned that transportation infrastructure and services, impacts on existing communities and residents, fiscal implications, interests for growth and development, natural heritage features, and floodplain issues are all to be considered when determining the opportunities and constraints for growth.

Some attendees identified the truck bypass, major transmission water main, and pumping stations as opportunities enabling growth in Tottenham. In Beeton, attendees saw the existing MZO as an opportunity for further growth.

Are there other areas in the FSA that should be considered in the SABE scenarios?

Attendees were asked if other areas in the Focus Settlement Area (FSA) should be considered in the SABE scenarios. One attendee noted that all proposed SABEs should be considered between the three communities to eliminate a sandwich effect of Employment – Residential – Employment; other general considerations included that the FSAs are not big enough, too much land was excluded, and there should be more consideration for evaluating the flood plains, rural land, servicing, and transportation needs.

For Alliston, some attendees noted that land to the south of the Alliston FSA should be considered, as there is an opportunity for transit accessibility between communities and large community uses. There was also mention of including Alliston's northeast corner, as road connections and servicing are built around it.

For Beeton, the east was seen as having opportunities for consideration, as there are said to be available capacity and infrastructure upgrades coming. Attendees also noted that OPA 31 lands in Beeton East and in Beeton North-West should also be included.

For Tottenham, it was noted that lands to the east around the river and those in the northwest should be considered.

Outside the proposed FSA's, some attendees noted that it is important to consider what other municipalities are doing for employment areas. For example, West Gwillimbury has an employment security plan to bring in and accommodate for growth expansion around Bond Head. Similar external factors should be considered.

How should the additional Employment Area south of Alliston be configured?

Attendees were asked how the additional Employment Area south of Alliston should be configured. Some noted that they should be squared to consider flexibility in the built form. One response suggests that adjacent surrounding and mixed land uses should be considered to ensure livability, traffic, and accessibility. The employment area in the south of Alliston would make expansion more logical and services more available in surrounding communities if there was an increase in transit services. One attendee noted that the minimums for employment areas and population targets were too small.

Final thoughts and remaining questions

Attendees were allowed to share any final thoughts during the discussion portion of the workshop. Some noted that several variables were missing in the SABE and FSA analysis, including the fiscal component and social and environmental determinants. A few attendees were concerned that the minimum hectares for growth of employment and residential lands were not enough. Below are some questions raised during this discussion portion:

- How were the criteria for the SABE selection chosen, and what are the details?
- How was the 61% allocation to growth in Alliston for Scenario 3 determined?
- What is the rationale behind the configuration of FSA boundaries? Why is it a uniform circle? What is the centre point of the radius?
- During the presentation, it was suggested that stormwater management can free up land previously considered high flood risk. What was that rationale?

What We Heard from the Public Launch Event

The Town of New Tecumseth held an in-person launch event on March 5, 2024, from 6 p.m. to 8 p.m., during which the general public could share their feedback on their vision and preferences on the future retail, housing, transportation, and infrastructure options possible in New Tecumseth. A fulsome record of the feedback received can be found in [Appendix B](#).

The feedback from the Public Launch Event emphasized the community's strong preference for supporting local businesses, particularly through farmers' markets and small-scale retail options. Residents showed less interest in large commercial developments like plazas and big-box stores, suggesting they would opt to shop locally. In terms of housing, residents favoured single-detached homes, with some openness to mid-rise apartments and townhouses, while high-density options like high-rises and semi-detached homes were less popular. Many participants saw themselves living in established rural or suburban neighbourhoods.

Infrastructure and transportation improvements were also key concerns. Participants highlighted the need for new developments to be integrated with existing services like water and wastewater systems and called for enhanced active transportation options, such as bike lanes and sidewalks.

Walking was identified as the most preferred alternative to driving, followed by cycling and public transit, indicating strong support for sustainable transportation solutions. Environmental sustainability was also a priority, with suggestions for increasing tree cover, implementing climate-adaptive stormwater management, and preserving green spaces.

Community members valued maintaining access to healthcare, safe walking and cycling routes, and recreational facilities as essential to their quality of life. There was significant interest in preserving farmland and strengthening the connection between urban residents and the agricultural community through policies that protect farmland and promote urban agriculture. Additionally, participants expressed a desire for more parks, natural open spaces, and recreational amenities like swimming pools and sports courts.

What We Heard from Survey Responses

The Town of New Tecumseth held an online questionnaire available on the project webpage from March 1 to June 3, 2024. This questionnaire allowed the general public to share their vision for the future Town and provide insight into their preferred Growth Scenario. The survey received 758 responses, and all documented feedback is available in [Appendix C](#). A thematic summary of survey responses is provided below.

Feedback on Complete Communities

First, respondents were asked to rank elements of a vibrant Town in order of importance. The table below displays which elements were ranked as most important, and each element’s average rank among all responses.

Rank	Element	Average Rank
1	Access to healthcare services close to home	3.93
2	Active recreational options (e.g., ice rinks, sports fields)	4.06
3	Nearby parks, gathering spaces and playgrounds	5.03
4	Safe ways to walk and cycle around the Town	5.13
5	Access to a variety of retail, restaurants, grocery stores, etc.	5.25
6	Access to learning opportunities like libraries and schools	5.45
7	Employment options	5.99
8	Affordable housing options	6.32

Rank	Element	Average Rank
9	Different types of housing (e.g., semi-detached, townhouses, etc.)	6.91
10	Convenient access to public transit	6.93

Access to healthcare and community services

Access to healthcare services close to home was consistently ranked highly desirable for respondents. This stems from a need for more accessible healthcare facilities to support the growing and aging population. Respondents frequently mentioned the need for healthcare facilities to be evenly distributed across all areas of the Town, particularly in Tottenham and Beeton. Many felt that current services were concentrated too heavily in Alliston, making access inconvenient for those living in smaller communities. Some participants also stressed the importance of urgent care and mental health services, noting that these should be available locally to reduce the need for travel to larger urban centers.

Active recreational options

Respondents expressed a strong interest in expanding existing recreational options, particularly mentioning that Alliston's arena needs upgrades to handle more sports events and community activities. There was also a desire for more multi-use sports fields in Beeton and Tottenham, as these areas lack sufficient recreational infrastructure. Some respondents suggested adding more facilities for year-round use, such as covered or indoor skating rinks and sports complexes that could host various activities throughout the seasons.

Nearby parks, gathering spaces, and playgrounds

Respondents mentioned new parks and playgrounds placed closer to residential developments to encourage outdoor activity, especially for children. Tottenham was mentioned as an area that needs more accessible parks within walking distance of homes. Many respondents also spoke about the value of community gathering spaces that double as event venues, such as local festivals, markets, or outdoor performances. Dog-friendly parks and natural playgrounds using sustainable materials were also specifically requested.

Safe ways to walk and cycle around the Town

Respondents highlighted the need for safe, well-lit sidewalks and bike lanes connecting residential areas to key destinations such as schools, parks, and commercial centers to improve mobility within New Tecumseth. They also highlighted the importance of developing more active transportation options, including multi-use trails and bike lanes, to promote healthier, more sustainable transportation.

One recurring suggestion was to establish dedicated bike lanes along key roads, as many cyclists feel unsafe on busy streets. Respondents also desired more crosswalks and pedestrian bridges, particularly near schools and playgrounds, to ensure children's safety. A call for sidewalks and pedestrian-friendly infrastructure in new developments was mentioned, as many felt new developments were not always created to be pedestrian-friendly. Another frequent request was to create walking and cycling paths connecting Beeton, Tottenham, and Alliston.

Access to a variety of retail, restaurants, grocery stores, etc.

There was a noted preference for locally owned businesses, emphasizing the importance of supporting farmers' markets, artisanal shops, and family-run restaurants. There was a desire to avoid the influx of big-box stores, which many felt would detract from the Town's character. Some mentioned a desire for more farm-to-table dining options that highlight local produce. Many respondents also felt that new commercial developments should be spread out more widely to better disperse the retail hub of New Tecumseth away from Alliston.

Access to learning opportunities like libraries and schools

Respondents mentioned the need for more libraries, particularly in Tottenham, which was viewed as underserved. There was strong support for expanding libraries beyond traditional functions, suggesting that they also provide community workshops, maker spaces, and meeting rooms. Participants also mentioned that schools should be strategically located within walking distance of new residential developments. Beeton and Tottenham were often cited as needing more schools, particularly secondary schools, to reduce overcrowding and long commutes for students.

Employment options

Some respondents highlighted the need for more local job opportunities, particularly in sectors outside of traditional manufacturing. Several participants mentioned the potential for growth in the technology and service sectors, with suggestions for creating business hubs or co-working spaces that could attract new industries to the Town. A few also noted the importance of linking employment lands to better transportation infrastructure and public transit to reduce commuting times and vehicle use.

Affordable housing options

Several respondents mentioned that providing more affordable housing options is a priority, particularly for young families, seniors, and first-time homebuyers. Many felt that current housing prices were pushing residents out of the area, and there was a call for the Town to introduce policies that promote affordable homeownership. Some also mentioned the need for affordable rental units, especially in Beeton and Tottenham, where rental options are limited.

Different types of housing (e.g., semi-detached, townhouses, etc.)

Offering a mix of housing types, including semi-detached homes, townhouses, and single-family homes, was important for respondents. Many participants expressed a preference for low-density developments that align with the Town's suburban and rural character. Respondents also noted that new housing developments should prioritize open space and green areas, with some requesting developments that incorporate community gardens or shared outdoor spaces for residents.

Convenient access to public transit

Public transit was seen as an area in need of significant improvement but not of high importance. Many respondents suggested creating bus routes that connect Beeton and Tottenham to Alliston. Some participants also called for more frequent and reliable transit services to reduce the need for vehicular travel, particularly for students and seniors who may rely more heavily on public transportation. There were also suggestions of creating shuttle

services to nearby GO Transit stations to better link New Tecumseth with the Greater Toronto Area.

Additional elements that respondents identified to be important for a vibrant Town include the following:

Environmental sustainability

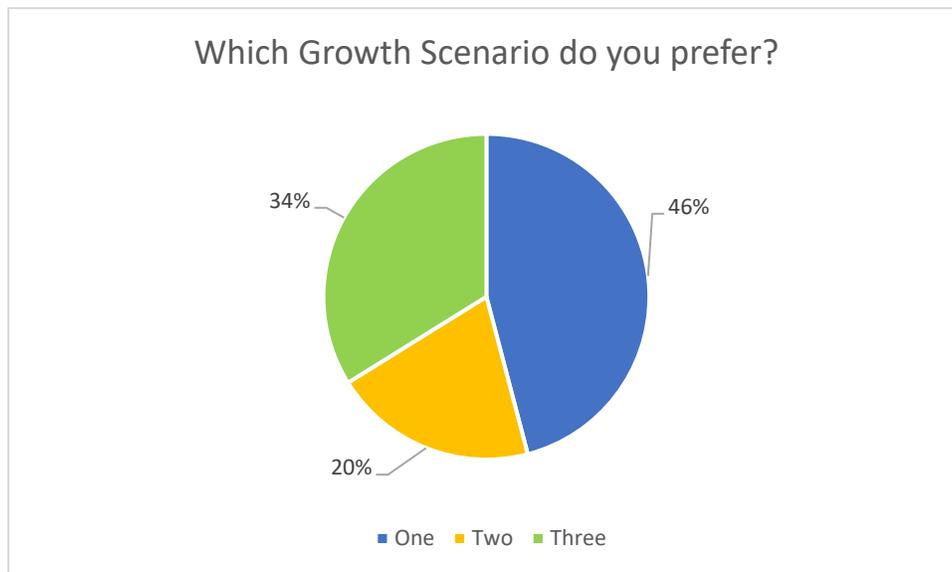
Many respondents emphasized the importance of protecting the Town’s green spaces and farmland from overdevelopment. There were also calls for more eco-friendly development practices, such as incorporating green roofs, renewable energy sources, and permeable pavement to reduce runoff. Respondents also advocated for more tree-planting initiatives and climate-resilient stormwater management systems. Some also suggested establishing more community-driven environmental programs, like tree-planting days or community composting initiatives.

Community identity and small-town character

Preserving New Tecumseth’s small-town charm and maintaining the appeal of close-knit communities, historical landmarks, and a slower-paced lifestyle was important for many respondents. Several participants expressed concerns that rapid growth might erode these qualities, calling for thoughtful development that reflects the Town’s heritage. Features such as historical buildings, the look and feel of the downtown streets, and local festivals were often mentioned as key elements that contribute to the Town’s identity. The desire to keep large commercial developments out of the Town's core was suggested to preserve its character.

Feedback on Draft Growth Scenarios

The following is a summary of the feedback we received on each Growth Scenario. The chart below depicts the Growth Scenario preferred.



Growth Scenario 1 Feedback

Growth Scenario 1, allocating 98% of growth to Alliston with minor expansion in Beeton and no expansion in Tottenham, was viewed as a centralized approach that allowed Alliston to expand

further while maintaining the small-town characteristics of Beeton and Tottenham. Focusing growth in Alliston would help preserve the unique character of the smaller communities, make most efficient use of services, and increase capacity for commercial and retail opportunities. However, the respondents who preferred this scenario and agreed that Alliston should be the focus of growth were concerned that there is potential to overburden local services and infrastructure.

As the community proposed to receive 98% of the growth, respondents indicated that the growth needs to be properly managed in Alliston so that resources and businesses do not become strained. Additionally, addressing concerns about expanding into flood zones and improving stormwater management were highlighted as integral to sustainable development.

Growth Scenario 2 Feedback

Growth Scenario 2, with 85% of growth allocated to Alliston and minor expansions proposed to Beeton and Tottenham, was viewed as a more balanced approach than Scenario 1 but was the least preferred option. Respondents agreed with allocating significant growth to Alliston while ensuring limited development in Beeton and Tottenham. This scenario was praised for addressing infrastructure and service expansion concerns, ensuring no single area would be overwhelmed by new growth.

Participants believed that spreading growth would help maintain the character and appeal of all three communities and help create more complete communities in Beeton and Tottenham, with better access to services and amenities.

Growth Scenario 3 Feedback

Growth Scenario 3, allocating 61% of the growth to Alliston and having larger expansions in Beeton and Tottenham, was preferred by some respondents to emphasize controlled growth. They believed these communities had more room for growth than Alliston and could benefit from increased economic and transportation development.

This scenario, which limits growth in Alliston, is seen as beneficial for preserving its current state and avoiding overdevelopment and overburdening of local services and infrastructure.

However, respondents expressed concerns about preserving farmland and significant sites, such as the Banting Homestead, from development and emphasized the importance of maintaining agricultural lands and heritage sites.

What We Heard from Stakeholder Meetings

The Town of New Tecumseth held various virtual and in-person meetings with diverse stakeholders between April 15 and May 29, 2024. These meetings were intended to gather feedback from the unique perspective of each stakeholder group on their preferred Growth Scenario and thoughts on the Growth Management Study. Feedback from attendees has been summarized below. A full record of notes is included in [Appendix D](#).

The Virtual Workshop with School Boards focused on the need for detailed data on settlement expansions to help the boards assess land requirements for new schools. The boards foresee a need for 10 elementary and 2 secondary schools, including the Banting replacement. Connectivity issues were highlighted, particularly in Alliston's Tree Tops area, where limited walkability may

necessitate bus-in schools. There was concern that growth in southern Alliston may amplify these issues. The school boards also supported the idea that schools should be integrated into the early phases of subdivision planning, especially in Beeton and Tottenham, which were identified as potential locations for new secondary schools.

During the Virtual Workshop with Conservation Authorities, representatives raised concerns about incorporating Wellhead Protection Areas into employment growth scenarios. They also provided updates on new Conservation Authorities Act regulations, which will affect wetland setbacks and watercourse definitions. Both conservation authorities are in the process of updating their environmental protection mapping and expressed interest in collaborating with the Town on the development of future Environmental Protection Official Plan policies.

The Heritage Committee emphasized the importance of downtown areas as cultural hubs that foster community interaction. They called for increased funding and more Town-initiated projects to revitalize heritage sites. Additionally, the committee highlighted the need for improved active transportation options to better connect residents to downtown areas, particularly in Tottenham, where walkability is currently lacking.

In the Agricultural Community Stakeholder Meeting, participants were generally supportive of the proposed On-Farm Diversified Uses policies but raised concerns about the limitations imposed by County roads, which do not permit new entrances. In discussing the growth scenarios, stakeholders emphasized the need for a bypass around Tottenham to ease traffic congestion and addressed constraints posed by the wastewater treatment plant. They also suggested considering soil composition in growth planning and incorporating parkland and trails around hazardous lands. Improvements to road infrastructure for agricultural traffic, including better signage and more shoulders on key agricultural corridors, were also seen as critical. Participants stressed the need for education on agricultural practices for new residents and advocated for increased enforcement on roads shared by both agricultural and commuter traffic.

The Library Board favoured Growth Scenario 1 as the best option to support the construction of a new library in Alliston while also expressing the need for an expansion of the Tottenham library, which is running out of space and currently utilizing the Recreation Centre. The board emphasized the importance of more meeting and maker spaces within libraries and called for more consultation with them during future library construction. They also raised concerns about the need for more commercial and retail spaces near housing developments and better active transportation infrastructure to connect these areas.

Finally, the Economic Roundtable Discussion centered on the potential impact of Honda's operations on the Town's Growth Management Study. Participants stressed the importance of considering social infrastructure in growth planning, such as support programs and welcoming services. The need for strategic bypasses as part of the cross-boundary highway network was emphasized, as was the allocation of employment lands, particularly near rail lines. The roundtable highlighted the importance of diversifying the Town's employment portfolio and attracting industries beyond manufacturing. Barrie was cited as a good example of large-scale employment land designation. Participants also underscored the need for the Town to take a more active advocacy role in managing growth, particularly in anticipation of future growth mandates.

What We Heard from Advisory Committee Meetings

The Town of New Tecumseth held a virtual accessibility advisory committee meeting on April 17, 2024, at 6:30 p.m., and an environmental advisory committee meeting on April 30, 2024, at 6 p.m. These meetings were intended to gather feedback from each advisory group's unique perspectives and expertise on their preferred Growth Scenario and thoughts on the Growth Management Study. Feedback from attendees has been summarized below. A full record of notes is included in [Appendix E](#).

The Virtual Accessibility Advisory Committee Meeting highlighted the need for more purpose-built rental properties for smaller families and single individuals. Members suggested a bypass road for Tottenham to divert truck traffic from downtown and emphasized the importance of integrating major transport infrastructure in growth plans. They also called for improved public transit to connect settlements and ensure that accessibility in downtown areas exceeds minimum standards.

Members of the Environmental Advisory Committee Meeting advocated for higher-density development and prioritizing infill over greenfield expansion. They suggested adding a fourth, higher-density growth scenario and called for greater clarity on the Secondary Plan process.

What We Heard from Pop-Ups

Pop-up events were held at various venues and community events between April 20 and April 27, 2024. These pop-ups were intended to gather feedback from attendees of these events on their thoughts on how the Town should grow. At the April 20 pop-up at the Tottenham Artisan Market and Home Show, there were approximately 45 engagements. At the Earth Fest Event on April 27, there were approximately 30 engagements. Feedback from attendees has been summarized below. A full record of notes is included in [Appendix F](#).

At the Tottenham Artisan Market and Home Show, participants emphasized the need for better connections to retirement communities like Briar Hill and the desire for more green spaces in new developments. A swimming pool was also mentioned as a priority. As reflected on the dotmocracy board, support was strongest for active recreational options, safe walking and cycling routes, and convenient public transport access.

During the Environmental Advisory Committee's Earth Fest Event, feedback focused on improving public transit, including a bus from Alliston to Georgian College and a Linx bus connection in Tottenham. There was also support for off-road access to the Trans-Canada trail and maintained cross-country trails at Earl Rowe Provincial Park. Suggestions included a farmers' market, an outdoor ice track at the new Admin Building, and affordable housing atop commercial buildings. Similar to the Tottenham event, active recreation, safe walking and cycling, and public transport access were the most popular choices.

What We Heard from In-School Engagement

The Town of New Tecumseth held in-school engagement events on June 7 and June 12, 2024. During these events, Town staff would gather feedback on students' visions of how the Town should grow. Approximately 120 students were engaged each day. Feedback from attendees has been summarized below. A full record of notes is included in [Appendix G](#).

Students identified a need for more retail and commercial opportunities, particularly mentioning the desire for a mall and a swimming pool. They also emphasized the need for different types of housing and developments that align with community needs. The need for a new high school and the importance of more parks and open spaces were highlighted. Students suggested considering higher-density housing to accommodate future growth. This engagement revealed a focus on enhancing retail, recreational facilities, housing diversity, and educational infrastructure.

Next Steps

The feedback gathered in this engagement phase will be used to determine the preferred Growth Scenario and inform the recommended Settlement Area Boundary Expansion (SABE) and Official Plan Review to be released in Fall 2024 with further opportunities for engagement.

Appendix A – Developers Workshop Summary

Introduction

The Town of New Tecumseth held an in-person workshop on March 1, 2024, from 10 a.m. to 12 p.m. for developers, landowners, and planning consultants to share their feedback on draft Growth Management Scenarios.

The workshop was held at the New Tecumseth Recreation Centre in Alliston. Approximately 95 people attended.

What We Heard from the Developers Workshop

The developers' workshop began with a presentation from Hemson Consulting to provide an overview of their research as well as the draft growth scenarios that will allow the Town to meet its population target of 80,590 residents over the next 30 years.

- **Growth Management Scenario #1:** 98% of future growth occurs within the settlement area of Alliston, with a small percentage of growth occurring in Beeton.
- **Growth Management Scenario #2:** 85% of the future growth will still be around Alliston, but more development will be proposed around Beeton and a small amount around Tottenham.
- **Growth Management Scenario #3:** There is less growth around the Alliston area than in the previous two scenarios, but the settlement still maintains 61% of the growth. Both Beeton and Tottenham receive more growth areas in this scenario compared to scenarios #1 and #2.
- **Employment Lands Growth Scenario:** The Town is required to set aside lands for future Employment growth. In all of the above scenarios, the growth of these lands remains the same and is focused solely on the settlement of Alliston.

Participants at the workshop were seated at tables with a map of New Tecumseth in the middle and pamphlets outlining each growth scenario. Each table had a facilitator who guided the conversation during the discussion portion of the workshop after the presentation and asked a series of questions to gather feedback.

Map Notes

Table No.	General comments	Alliston	Beeton	Tottenham
1	<ul style="list-style-type: none"> Intensification target is too high – need less intensification and more greenfield 	<ul style="list-style-type: none"> North expansion heavily constrained due to flooding. East of Sir Frederick Banting is less constrained. Prefer east of Sir Frederick Banting over west of King St. South of 14th Line is isolated and not well connected. Need complete community over incremental growth. Employment land is in a strategic location. Utilize existing connections to 400 eg Highway 89. Possible 12th Line upgrade? Consider Harvest proposal and possible phasing ie include some of growth in this GMS. Would contribute to development of complete communities including transit and community infrastructure eg rec centres and fairgrounds etc. 	<ul style="list-style-type: none"> Add all of landowner request #34 south of 8th Line No further expansion into FSA of Beeton 	<ul style="list-style-type: none"> Add landowner request #7 Possible infrastructure connections between landowner request #20 and subdivision above No to expansion north of Tottenham No to lands west of Tottenham No to lands to north of 'Additional NE lands'
2	N/A	<ul style="list-style-type: none"> Employment expansion – seems logical – wouldn't make sense in other areas 	<ul style="list-style-type: none"> Existing pumping station located on north west side of Beeton 	<ul style="list-style-type: none"> Add landowner request #7 to east of Tottenham to compensate for NHS take-outs

Table No.	General comments	Alliston	Beeton	Tottenham
		<ul style="list-style-type: none"> • Employment – look at in terms of how this aligns with residential. • Employment – possible conformity challenge with sensitive land uses • Bump out rounding out as services already present (see map) 	<ul style="list-style-type: none"> • Add partial amount of landowner requests #12 and #14 • Prefer east side for expansion due to infrastructure servicing • 5842 8th Line: 100 acres; can be easily serviced. Existing development already occurring south (800 homes) by some developer – significant investment 	
3	N/A	<ul style="list-style-type: none"> • Remove lands to north and add more expansion to ‘South of 14th Line’ to the east and south of this 	<ul style="list-style-type: none"> • Add more lands to east of Beeton 	<ul style="list-style-type: none"> • Remove lands ‘east’ of Tottenham and add parcel to south along rail tracks • Add landowner requests #13 and #41
4	N/A	<ul style="list-style-type: none"> • Add all lands to north including all of landowner requests #3 • Consider lands outside of Town boundary (located in Essa) 	N/A	<ul style="list-style-type: none"> • Add landowner request #43 • Add #49 for residential or commercial

Table No.	General comments	Alliston	Beeton	Tottenham
		<ul style="list-style-type: none"> Connectivity and arterial roads to be considered for northern expansion 		
5	N/A	<ul style="list-style-type: none"> Add landowner request #51 for 4886 Sideroad 15 	<ul style="list-style-type: none"> Add partial amount of landowner requests #12 and #14 	<ul style="list-style-type: none"> 5th Line – County upload? Arterial needed through expansion lands to east / north east of Tottenham Add landowner requests #13 and #41
6	N/A	<ul style="list-style-type: none"> Expand employment further south – railway is key School located on Sir Frederick Banting Homestead site 	<ul style="list-style-type: none"> Consider OPA 31 – landowner request #34 	<ul style="list-style-type: none"> Flooding takes out approximately 30ha for both east and north expansions Include landowner request #7 to account for take-outs
7	<ul style="list-style-type: none"> Consider rural lands north and south of 7th line for future development County should greatly consider transformational growth and go beyond the minimum to include complete communities, employment areas, consider Bill 162, immigration growth, digital commuting and local 	<ul style="list-style-type: none"> Remove west of railway tracks and move expansion land to landowner requests #13 and #41 (ORCA) Add community lands south of Alliston 	<ul style="list-style-type: none"> Remove all expansions in Beeton except Simcoe Manor and add to landowner requests #13 and #41 (ORCA) and landowner request #7 	<ul style="list-style-type: none"> Landowner request #7 – possible expansion to factor in NHS (loss) for north expansion lands and / or inclusion of 15ha from Beeton expansion (Beeton doesn't want growth beyond MZO) ORCA lands: these lands are excellent candidate to allocate expansion: #1 - provide better opportunity to locate the future potential bypass road #2 - can utilize the existing and planned services. This

Table No.	General comments	Alliston	Beeton	Tottenham
	<p>employment. Impacts - excess growth will have to go somewhere i.e. New Tecumseth</p>			<p>area provides for viable and feasible option for service expansion. Cost and timing of the services expansion should be considered.</p> <ul style="list-style-type: none"> • #3 – are logical extension to existing settlement area of Tottenham • #4 – are contiguous to the existing County of Tottenham settlement area boundary • #5 – can lead to a complete community • Plus these lands meet the growth plan policy of SABE • Also there are sufficient capacity to service these lands immediately • These lands can be developed with no adverse impact on agricultural and environmental lands • What was the logic and rationale behind the FSA boundary? • Without having the capital infrastructure study and fiscal assessment it is premature to not include NW

Table No.	General comments	Alliston	Beeton	Tottenham
				lands in the growth scenarios? <ul style="list-style-type: none"> Eliminate north lands due to proximity / crossing of railway
8	N/A	<ul style="list-style-type: none"> Takeout employment lands south of 13th Line and add to rural lands east of current employment expansion Flood issues west of rail tracks Add all of landowner request #3 	N/A	<ul style="list-style-type: none"> Include all lands within FSA minus takeouts
9	N/A	<ul style="list-style-type: none"> Add lands west of rail tracks to employment area. Exclude south of 13th Line. 	<ul style="list-style-type: none"> East Beeton Development – add landowner #14 	<ul style="list-style-type: none"> Add landowner request #7 Scenario 3 154ha
10	<ul style="list-style-type: none"> Better define the NHS for takeouts and land budget 	<ul style="list-style-type: none"> MOU – San Marcos 	N/A	<ul style="list-style-type: none"> Potential land conversion west of Tottenham Coventry Park OPA submitted 2020 – rural designation NHS takeouts for north and east expansion lands Add landowner request #7
11	N/A	<ul style="list-style-type: none"> Add south-west Alliston for employment / residential 	N/A	N/A
12	N/A	<ul style="list-style-type: none"> Remove lands south of 14th line 	<ul style="list-style-type: none"> Include all of Beeton FSA 	<ul style="list-style-type: none"> Remove expansion lands to east of Tottenham Include lands to north and northwest of Tottenham

Appendix B – Public Launch Event Summary

Introduction

The Town of New Tecumseth held an in-person launch event on March 5, 2024, from 6 p.m. to 8 p.m., during which the general public could share their feedback on their vision and preferences on the future retail, housing, transportation, and infrastructure options possible in New Tecumseth. Attendees were also able to share their thoughts on the Growth Scenarios.

The launch event was held at Alliston Memorial Arena, and approximately 100 people attended.

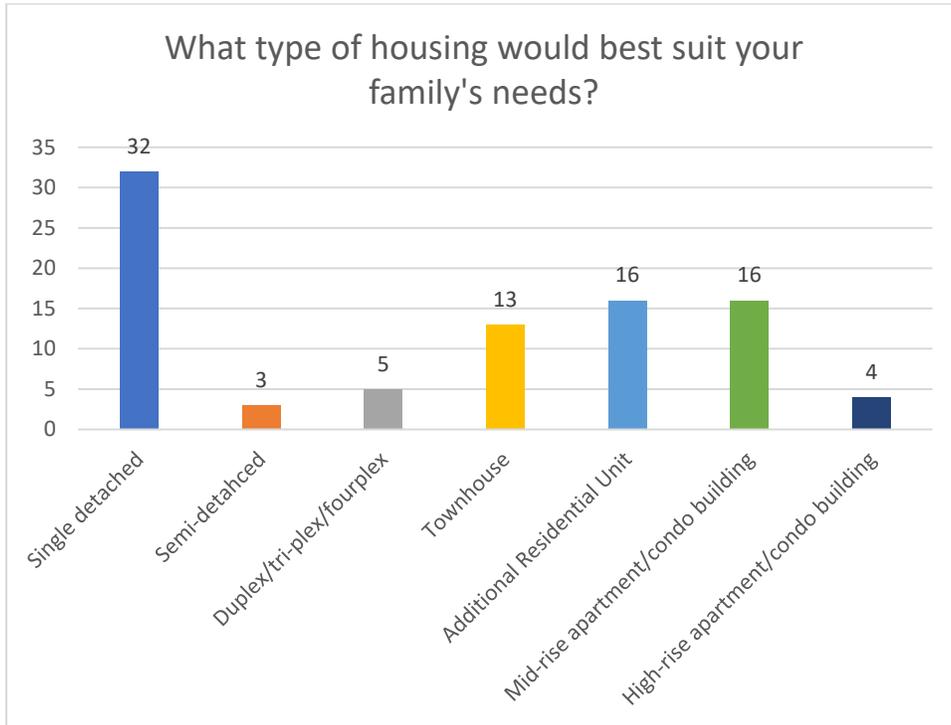
What We Heard

What type of retail choices would you like within your neighbourhood? [Select your top 3 | Total number of respondents = 123]



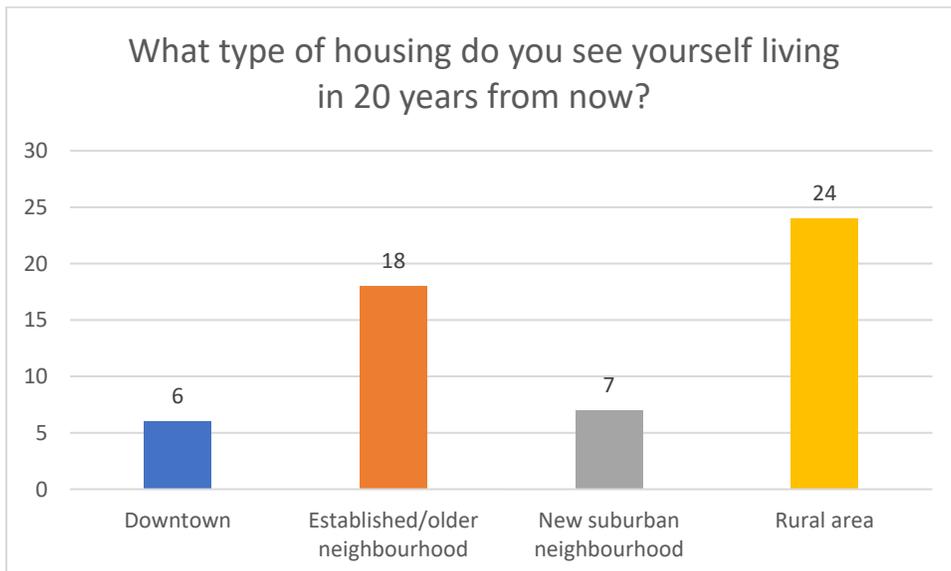
Most respondents would like to see more farmers' markets and local places to buy food and goods. There was less interest in plazas and big box stores, hinting that respondents appreciate shopping and supporting locals. Additionally, small mom-and-pop stores and boutiques were noted as desirable.

What type of housing would best suit your family's needs? [Total number of respondents = 89]



Launch event attendees described single-detached housing as best suiting their family's needs. Some also desired Additional Residential Units, mid-rise apartments, and townhouses. The housing types that least suited family's needs included multi-plexes, high-rises, and semi-detached housing.

What type of housing do you see yourself living in 20 years from now? [Total number of respondents = 55]



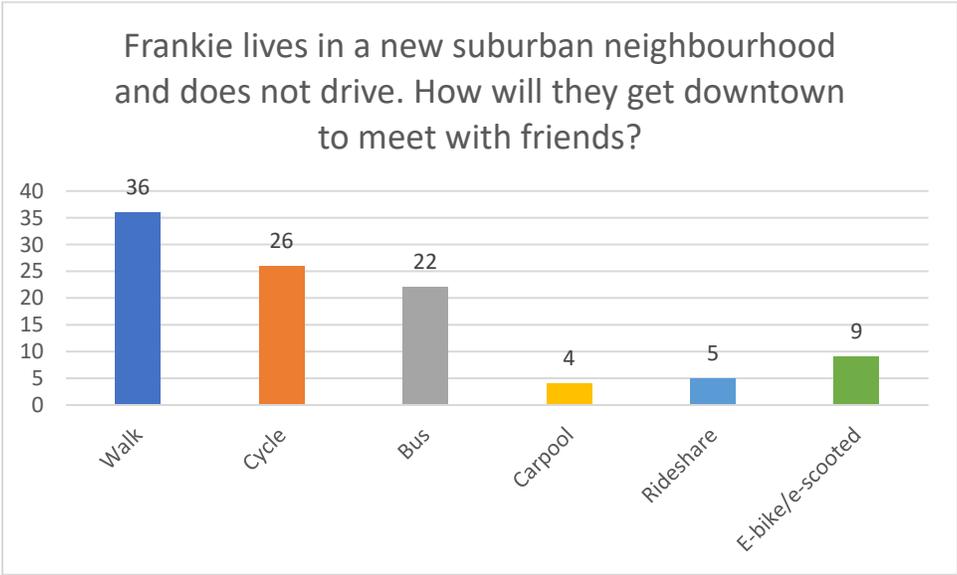
Approximately 44% of launch event attendees envision living in rural areas 20 years from now, while 32% envision living in older neighbourhoods, 13% envision living in new suburban neighbourhoods, and 11% envision living downtown.

Municipal infrastructure means transit and roads, water, wastewater and stormwater management. Share whether you agree or disagree with the following statements by answering yes or no. [Total number of respondents = 120]

Statement	Yes	No
New housing should be built in areas with existing water and wastewater services.	28	2
I want to have the option to walk and/or cycle safely using sidewalks or bicycle lanes to local services and stores rather than drive.	31	2
I want to see more trees planted in the Town.	31	0
Stormwater management areas such as rain gardens, permeable pavements, and bioswales should consider climate change adaptability.	26	0

Respondents unanimously selected “Yes” to wanting to see more trees planted in Town and agreeing that stormwater management areas should consider various climate change adaptabilities. Most respondents selected “Yes” to housing being built in areas with existing water and wastewater services, and they would like the option to walk and/or cycle rather than drive. However, a couple of respondents selected “No”, indicating that new houses should be built in those areas and they would prefer to drive.

Frankie lives in a new suburban neighbourhood and does not drive. How will they get downtown to meet with friends? [Total number of respondents = 102]



Most respondents identified walking as the preferred method to get downtown from a new suburban neighbourhood, if driving was not an option. Cycling and taking the bus were the next most selected. This indicates that respondents prefer to use active and sustainable transportation options over vehicular use.

What does New Tecumseth need to consider for it to continue to be one of the best places to live, work, and play? [Total number of respondents = 126]

Element	Count
Access to healthcare services close to home	30
Safe ways to walk and cycle around the Town including cycle routes and multi-use trails	18
Active recreation options (e.g., ice rinks, swimming pools, fitness centres)	14
Affordable housing options	13
Employment Options	11
Different types of housing (e.g. semi-detached, townhouses, apartments, condos)	10
Convenient access to public transit options	10
Access to learning opportunities like libraries, schools, post-secondary	7
Access to a variety of retail, restaurants, and grocery stores	6
Nearby parks, gathering spaces and playgrounds	4
Access to family-friendly entertainment options	3

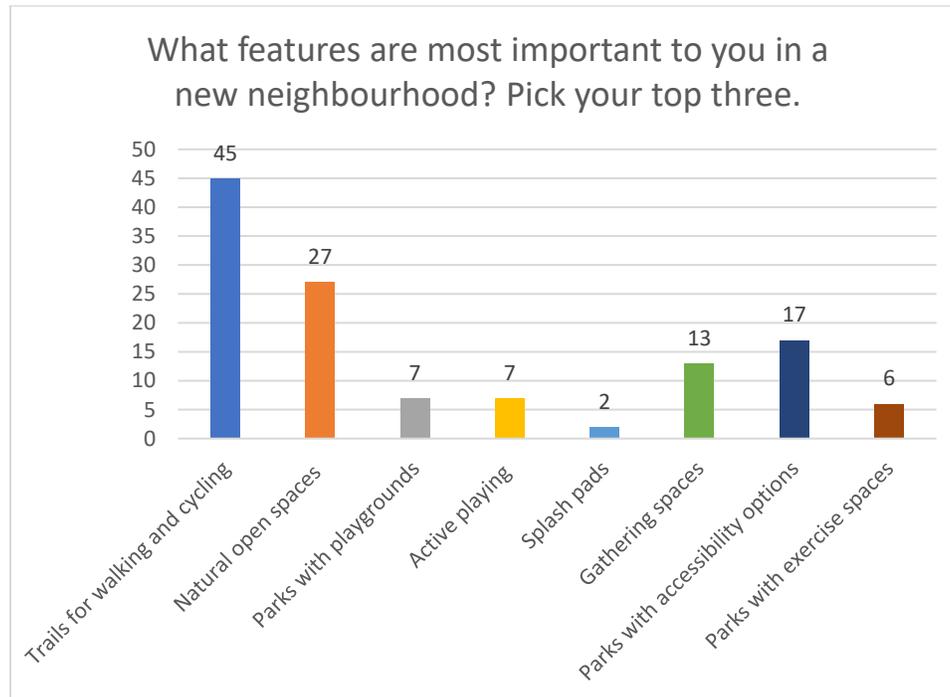
Respondents were asked to identify what element would continue to make New Tecumseth a desirable place to live, work, and play. The top three choices were access to healthcare services close to home, safe ways to walk and cycle around the Town, and active recreation options. This feedback suggests that respondents value active transportation options and increased healthcare access.

What ideas do you have for strengthening our ties to agriculture?

The following suggestions were made with respect to strengthening ties to the agricultural community:

- Land use planning priorities for agricultural land
- More accessible space for agrifood
- Urban chickens
- Food forests in public parks
- Agroforestry

What features are most important to you in a new neighbourhood? Pick your top three.
[Total number of respondents = 124]



Respondents' top three choices were trails for walking and cycling, natural open spaces, and accessible parks. Additionally, respondents noted they would want swimming pools, tennis and pickleball courts, and gathering spaces for teens.

Feedback on Urban Design Guidelines

When asked to share some good examples of urban design they have seen and would like to see in New Tecumseth, participants said rooftop gardens, markets, and community gathering areas.

Feedback on Growth Scenario 1

- More east-to-west connectivity is needed in Alliston
- Connect communities to 400 and other major transportation routes
- More land to the east
- Flood zone 10th and 14th?
- More growth to the southwest
- More development for the south. Utilize the land adjacent to the railway
- Northeast of Beeton would be my preference
- Bypass for Tottenham
- Distribute growth more evenly

Feedback on Growth Scenario 2

- More development for the south
- Fill Alliston west before south
- Has anyone given thought to the existing helipad?

- Use as little agricultural land as possible
- Tottenham bypass
- Water for Tottenham
- I would recommend adding a Source Water Protection zone on the maps

Feedback on Growth Scenario 3

- More development in the south of Alliston
- Southwest Alliston?
- Alliston Library and high school expansion
- What limit does water, sewer, and hydro availability have for the scenarios?
- If agricultural land is used for housing, how will people be able to eat?
- Tottenham Road bypass
- No water - no development
- How can we service the east without ripping up roads in Tottenham?
- Best of the scenarios

Appendix C – Online Questionnaire Summary

Introduction

The Town of New Tecumseth held an online questionnaire available on the project webpage from March 1 to June 3, 2024. This questionnaire provided the general public an opportunity to share their vision for the future Town and provide insight on their preferred Growth Scenario. In total, the survey received 758 responses.

What We Heard

When planning for growth in New Tecumseth, what elements of a vibrant Town are most important to you? [Ranking exercise | Total number of respondents = 758]

Rank	Element	Average Rank
1	Access to healthcare services close to home	3.93
2	Active recreational options (e.g., ice rinks, sports fields)	4.06
3	Nearby parks, gathering spaces and playgrounds	5.03
4	Safe ways to walk and cycle around the Town	5.13
5	Access to a variety of retail, restaurants, grocery stores, etc.	5.25
6	Access to learning opportunities like libraries and schools	5.45
7	Employment options	5.99
8	Affordable housing options	6.32
9	Different types of housing (e.g., semi-detached, townhouses, etc.)	6.91
10	Convenient access to public transit options	6.93

Are there other elements of a vibrant Town that are important to you that are not captured in the list above? [Total number of respondents = 332]

Other elements respondents identified that are important to them but not listed above include:

- More density within urban boundaries, less sprawl & car dependence. More one & two bedroom apts to keep our talent (new grads, newlyweds, singles) who leave because there are so few 1 & 2 bedroom apts
- Accessibility

- Control of offensive lighting and noise
- Law enforcement presence
- We need to keep a large amount of green space. Natural green spaces.
- Active transportation options that connect communities to community centres. These paths should be open ALL seasons
- More day care options in Beeton other than “the lady down the street”.
- Lots of green space and trees
- Can’t think of anything right now
- A rec centre is needed the most. It’s extremely difficult to get into swimming lessons for kids in the area. As there is no indoor pool in the community, residents are forced to try to secure spots in Bond Head, Bradford, Innisfil or even Vaughan, however, priority is given to residents of those particular areas, so often you are forced to attend costly private lessons. This is extremely disappointing. A rec centre would provide jobs, provide a place for kids and teenagers to socialize to stay out of trouble, etc.
- A indoor pool for children’s swimming lessons.
- Town events, like Monster Mash, Canada Day celebrations, etc. to foster community. Must appeal to a wide variety of ages and interest.
- Theatre. The arts.
- A single, well-maintained online resource for events happening in the Town. Communication of events to places with community boards to spread awareness to the public.
- "Keeping with the small town feel.
- Regulating the types of businesses that open up in the downtown area to ones that invite more pedestrian traffic such as restaurants, cafes, more gift shop type businesses.
- Town needs a more artsy vibe to it, one that invites and promotes art from all ages not just those who paint bowls of fruit or landscapes. Need more eclectic artists to be invited to share and promote their art. "
- Stronger mobility and connectivity between retail, residential, and services
- Cultural initiatives including supporting heritage, the museum, artists, art groups and similar.
- Indoor pool, more parks for kids
- What would be really nice is if the town of Alliston valued fitness. The lack of fitness available to us is ridiculous. I should not have to drive 20-25 min to access regular available fitness classes. Tottenham has a wide variety of classes 7 days a week at various time. Alliston has very limited classes. Not to mention that fitness classes have been moved around from a restaurant to the top part of the arena that gets cancelled for events such as your meeting last night. There are very little winter maintained walking trails. The “walking” path in the rec centre is often closed due to sports or has sports happening so you are dodging balls as you walk. It’s also not in the same location as fitness classes so to go for a walk first and fitness a class is not possible. Looking at the Tottenham rec centre its is very inequitable. People in Alliston should not have to leave their town to have access to these fitness classes. We need to do better. The fitness access in Alliston should mirror what is available in Tottenham. As well, there needs to be an indoor pool. Again for fitness and for swimming lessons. Maybe there would not be a shortage of lifeguards if kids in Alliston had access to regular lessons.

This community is big enough that there should be no reason why residences should have to leave town to access these resources.

- It's unfair that we have to go to Tottenham for any kind of a fitness program. The program offered at the Alliston Memorial Arena is a quarter of what we offer at the Tottenham recreation center. You need to even that up. I would join the Allison Memorial Arena fitness program if you added more classes.
- Walking and biking trails, parks, a vibrant downtown
- Safety! More Police, Fire and Ambulances to deal with the uptick in crime
- More pedestrian crosswalks on busy roads with overhead lighting to alert drivers and add sidewalks to older core Alliston areas that never had sidewalks.
- A Council that listens and interacts with their community
- number one to me is a vibrant downtown historic area.
- My main item is that New Tecumseth requires an indoor aquatic Center where residents have access to public pools for year round aquatic fitness and youth swimming lessons, as current state requires residents to pay for these services with a private entity. Additionally, the town requires additional capacity in their ice rinks with either a double ice rink in Beeton or a single rink in Beeton with an addition of a second rink in Tottenham.
- Widening highway 89 and line 14 into four lanes each
- Better roads, indoor swimming pool
- indoor swimming pool and bigger library
- Indoor swimming pool and library come
- Indoor swimming pool and library complex, improve road system (some need widening)
- Multiculturalism, mental health resources etc
- I know it does mention a pool above; but having an indoor public pool is extremely important to me.
- Affordable access to the arts.
- Keeping the town a farm town and using the borders that are in place now, After they are full rethink the plan. We are under no obligation to move any borders at all. If you must make the town larger keep the area where the housing is now. Putting entire new areas does not make a town better./
- Safe streets.No Oventario housing only single family homes or condo ,townhomes. Enforcement of zoning laws as to stop the flop houses that are popping up all over town Truck and trailer parking on residential homes ect.
- Indoor all year public pool
- Why do we not have a public indoor pool but like 6 ice rinks?
- Help for the homeless
- Better roads , pavement on unpaved roads
- Protecting heritage properties and protecting farmlands from development community
- I'd like to reiterate we need a 25m, 8 lane pool.
- Make everything walkable. Avoid having to rely on cars. Also be a leader in sustainable design!
- improved more efficient road network including over/underpasses around railways
- Secure Water first

- Town events. We love them. I think more people would participate if more advertising was done by the town. Therefore more community spirit and more positive attitudes about our town.
- We loved the introduction of Winterfest this year.
- Better traffic control
- Truck detour routes avoiding downtown areas
- A healthy green canopy and foliage is a sign of a vibrant Town that puts a priority on the health and wellness of its Residents.
- Indoor pool!!
- An open space where events can take place so as not to ruin the baseball diamonds at PPG or Donor and take away time for sports to operate.
- Ex potato fest and ribfest
- Another public elementary school. Both schools are overcrowded and have more portables every year taking away yard space for the kids to play. "
- Housing for seniors
- supports for seniors
- Indoor pool. Outdoor field with lights.
- suggestions for emergency situation contingency plans: (1) Each street or block having an Emergency centre with a electricity Generator for when the power hydro goes out, since the hydro-power outages are a regularly happening for several hours and cause food to spoil and winter heating concerns. (2) Each street or block could have a community fruit-veg garden on a public corner in boxes or designated greenhouse in a small space where volunteers to tend the garden or greenhouse. Tomato plants or other easy to grow and abundant veggies and the crop would be freely given to all the residents on that street regardless of their participation in gardening, this may encourage their participation in the next crop. Or, it may just foster community good neighbour relations. (3) Basic essentials for survival in case of natural disaster kept in a secure yet accessible location like the Fire House if it's not already, letting residence know where to go for help 24/7 or just a hot-line telephone help line for all sorts of issues. When residences are in trouble but it's not a medical or physical emergency it would be great if they were aware of a safe place they could go for support like the Fire Station if that's manned 24/7. Just a few ideas that the ideal vibrant Town could offer.
- Walkability, intentional design traffic slowing measures, parks and trails.
- Safety - feeling a sense of security and safety
- More high school options
- We need a fully functioning community center with a pool and activities for youth.
- We also need better cleaning of snow on side roads"
- being close to the Downtown
- Less multinational corporate stores
- Alliston needs a new library
- Indoor Swimming pool , in Centre of the town (Beeton) to enhance public transit use and expansion to Tottenham.
- A variety of housing options which includes a broad range of different builders to choose from.
- I fear that the Town is not looking long term for the best Industrial/Manufacturing growth for the municipality. We have the most important railway lands for commercial trains/shipping in the

province with lands surrounding that if zoned for industrial growth would effect less than 20 residential properties. Zoning the land between the river and the north side of concession 12 from the Tottenham road to the town line will accomplish two major things. The lands now zoned industrial employment lands to the south of Alliston are limited by ownership and should be preserved for business and housing supporting the Honda Manufacturing. Adding more trucks to what used be an intended Industrial bypass will compound complaints by residents and lead to decisions by companies to leave the area just as has been experienced by the city of Barrie, The Highway 7 corridor in Vaughan and St Catherine. By utilizing those lands a buffered industrial/manufacturing area can be linked through to highway 50 on lands running through Adjala-Tos along the 25 sideroad route where no bridges would be needed and no impact on present housing giving opportunity to build a 5 or 6 lane bypass with a round about at both the town line and the 50 intersections. To the east the 12th could connect eventually by an arterial road to the 400 corridor. The infrastructure could be engineered in conjunction with the Mega Mattamy development already proposed by the province and proponents.

- Accessibility !
- A council and town employees that work together to bring back the vibrant communities, instead of dividing us citizens.
- Support agricultural operations beyond the promotion of local food.
- better police presence
- A downtown that can be enjoyed without noisy and dangerous traffic
- Educational and entertainment options geared to drawing families to New Tecumseth from the rest of Southern Ontario as a weekend or special holiday destination.
- Prompt shout out on on all thing Beeton platform for town meeting. Or a weekly link to town website to look at updates.
- Healthy Agriculture sector, Recreational Outdoor opportunities (Hunt, Fish, Sport Shooting)
- Protecting agriculture land! It's important
- These are all factors that are important and difficult to rank
- Focus on nature is big and can improve our town's feel and health factor
- Keeping our Agricultural community along with the town, if you keep taking the good agricultural lands there will not be enough farmland to feed Ontario
- Equity services and access throughout the town
- Maintaining an abundance of green canopy will: (1) ensure that future generations have a sustainable supply of quality air, (2) help to offset the impact of global warming, (3) provide natural habitats for fauna and flora at risk due to urban sprawl, (4) reduce the spread of airborne pollutants and pathogens, (5) protect against soil erosion from flood and other natural causes, and (6) enhance the Town's attractiveness and aesthetic appeal.
- This is a town in name only - as we know it is a rural township with separate villages and a small town (Alliston). I like it the way it is. If it changes dramatically I will probably move to a place I find more to my liking.
- maintaining the downtown core on Victoria St
- Community Gardens and different trail user groups in our urban boundaries

- We are destroying our Culture and our History by Overwhelming our Historic Little Towns, and way of Living, with Massive Developments containing Huge Houses that are far too Costly for any of our Local Families, and their Children to afford.
- The founding families and Culture of New Tecumseth are systematically being driven out (displaced), and our Culture is being deliberately Eradicated
- Quiet country properties that are left alone, farm fields that continue to grow food to feed families.
- Parking and the re-routing of trucks and through traffic
- Nature and greenspace.
- Keeping our small town character and identity.
- Parking and secondary roads
- You guys are not focusing in Tottenham, all you care is about Alliston.
- Clean water. Proper infrastructure (roads, parking, etc) to make living comfortable for those that are already here and those who are coming.
- Stop building houses so close together with no parking spaces anywhere. The new subdivisions look awful. There should be requirements that new builds have more outdoor space. Tottenham also needs a dog park!
- Accessible parks/playgrounds, wellness facilities beyond just fitness,
- Would like to see the town adopt a remote and or hybrid work policy and repurpose the new admin building to meet some of the needs listed above.
- Safe spaces for pets ie/ dog parks, pet friendly patios.
- Sports. New Tecumseth needs to support sports organizations more. Not just hockey, but support the growth of other sports within the community (ex. mel mitchell being under utilized)
- Get rid of the train horn.
- We need to have hospitals, schools and roads that will accommodate all this growth. We dont have enough room now for the people we have .and our taxes are out of hands for what the people in the country have
- Keep the population low and keep the nature in the town. People moved here and grow up here because of the type of family oriented, quiet, clean, town it is.
- A bank would be great for convenience. But keep Beeton small. Every town around us is getting built up and overwhelmed by population, traffic, big box stores, housing, etc. Leave one part to be a quiet family town. "
- Replace all the trees that have been removed in the last five or more years. There are many, many stumps that have been waiting for new trees for a long time.
- Major stores like grocery and hardware being more integrated with the community. Less of a public vs. the stores feeling. Sponsored events, yard sales active with the community.
- I believe you have covered most of it, Alliston just needs to level up.
- The small town I moved to, from a big town, is not becoming a big town, guess it's time to move again.
- Community events (e.g. music in the park, etc)
- We need amenities like retail, restaurants, grocery stores and entertainment spread more in to the new development areas. All these options are located and confined to one part of Alliston.

Make the Shops in TreeTops plaza a top priority. It's been a long, overdue promise that would attract more people and businesses here!

- Walkable downtown cores and a safer community
- Safety, police presence
- Community activities
- A thriving downtown core with unique/trendy shops, restaurants entertainment options; a community focal point such as a well designed waterfront and trail (that extends throughout the entire community)- its a shame that we have an amazing water feature in the Nottawasaga River with little access with the exception of Riverview Park- this needs to be extended; preservation of history and culture (historical buildings, promoting rural community and agriculture through a permanently established farmers market etc.). Preservation of "urban" trees (need tree cutting bylaw to be applicable to in town residents)
- Access and preservation of historical and cultural spaces to build sense of community (museums, cenotaphs, public fountains, memorials, theatres, historical plaques, etc.)
- A plan to assist current and new residents who need access to additional social services. Funding available to these services like the food bank.
- Catholic Secondary school
- Catholic Secondary School in Alliston
- Creating an alternative road for trucks - not through Tottenham downtown, please. Trucks zooming through the main street really kill any vibe!
- Walkability is key, not car centred planning. It would be nice to have the option to be car free in new tec but it's nearly impossible right now.
- use smallest footprint possible to limit sprawl by using infill, increased density and regulating multiple housing types...ie less single-family homes, more apartment buildings, multi-plexes. Use as little prime agriculture land as possible,
- Safe liveable streets that are built for people not cars!!!
- Social senior housing based on income
- I'd like to emphasize the importance of an indoor public swimming pool for Alliston. Please look at the Magna Centre in Newmarket and the pool in Bradford. Perhaps Honda could do a sponsorship. We really need a place to swim laps locally. Maybe a YMCA? I've been waiting 10 years (since we moved from Newmarket to Alliston) to see a pool be built here.
- A safe, walkable downtown core. Victoria street has some thriving businesses and we need more of it! Unfortunately it often feels unsafe to walk on Victoria St. I've had multiple experiences with some unhoused people where they will heckle at you when you walk by, or be urinating publicly, etc. Especially on the West End of Victoria, there seems to be a drug-affiliated area in one of the buildings. Let's commit to Victoria St and a historical downtown core. The plazas are convenient but lack a community feel and obviously don't accommodate small business with local owners.
- More Cafe's, Ma & Pa restaurants. No more chain restaurants or stores!
- Tree canopy should be a minimum of 30 % and be evenly spread across the Town
- resources for the arts
- Pride in Community -- something to be proud about and brag -- a reason to invite visitors
- Providing a large variety of housing types and quantities for people to purchase.

- Use intown space before farm lands
- More police visible
- Age is a critical determinant in this geoeconomic survey sampling
- Briar Hill needs are significantly different than the general municipal population but we represent a significant part of the overall aging group
- Factors considering our needs must be integrated into overall future plans addressing where our population is transgressing
- Adult recreation opportunities
- A walkable downtown core with thriving businesses.
- While a large commercial plaza like SmartCentres can have their pros, smaller stores that are being constructed within these plazas such as Great Clips, Dollarama, LCBO, should be forced to stray from their cookie cutter builds and forced downtown where people can walk to use them.
- more outdoor activities and more caution with how quickly the town grows.
- We need more services for the unhoused people in downtown Alliston
- A rich, vibrant tree canopy within the Town enriches quality of life in so many different ways for residents:
 - Helps improve air quality by managing CO2 and O2 levels. Protects from UV rays and absorbs pollutants.
 - Helps regulate temperatures by providing shade, reducing urban heat island effect and enhancing passive heating and cooling of buildings.
 - Conserves energy by regulating temperatures.
 - Manages stormwater by reducing runoff and preventing flooding.
 - Provides habitat for wildlife and fosters biodiversity.
 - Adds esthetic appeal to communities.
 - Supports health and wellness of residents by encouraging outdoor activity.
 - Provides economic value by increasing foot traffic and attracting business.
 - Reduces noise pollution from traffic and other sources.
- More bike paths. ATV paths. Circular paths that are joined. Also, I am very shocked that we live in an agricultural area and our Farmers Market is pitiful. I do not understand that. I come from Milton, where the Main Street was closed on Saturday mornings for a fantastic farmers market. Walking, biking paths along creeks.
- Public safety and stolen vehicle
- Police
- Strong support of local food banks from volunteers and businesses.
- No, but we do need an indoor pool.
- More town events, promoting Alliston and bettering the downtown with upscale retailers and restaurants. Too many churches and real estate offices, downtown is sad and nothing worth visiting.
- More apartments, 4plexes & stacked housing. More densification. Line ups at food banks are getting longer. NewTec is mostly a humble community, & needs more affordable housing options. On large lots with lots of parking, allow garden suites. Rent controlled seniors apartments close to transit.

- Not overcrowded. Rural land protected.
- Traffic control, sidewalks, safety for people crossing streets
- everything above needs to be built and/or in better proximity to the east end of town where Tree Tops and the Briars are.
- Creative housing solutions that support those with low incomes, the unhoused, etc
- Support for those who need help staying in their homes (seniors, people living with disabilities etc)
- Outreach services for those with mental health challenges, who are socially isolated, who are new immigrants etc
- Public safety incorporating Policing and regulations to ensure the safe flow of traffic in and around Alliston.
- More accessible parking
- Reduce expansion of housing. Population growth should increase in the north. Central Ontario is becoming dense and a metropolis.
- Lower taxes, stop spending money
- Options for senior living
- Heritage Districts established and maintained
- Yes - the train passing through the town is very loud day and night. It is hard to go for walks with a baby when the train honks so loud as well as sleep. Is there anything we can do about the train situation?
- Quality of roads. Many roads in our area (Tottenham) are badly damaged and require paving.
- Daycare /before and after care facilities-subsidized
- Proper law and bi-law enforcement seem to be non existing the past few years. Our roads have become very un safe
- Places of worship
- Preservation of Heritage elements.
- Roads are all one lane and trains block traffic
- I would like to see a community centre in Beeton , with rinks and a pool
- Yes, don't be taken advantage of by developers.
- Lane widening of the roads before more developments come in. Definitely street lighting and not too many dense residential.
- Greenspace, farmland and rural character. We need local food to survive and local water to drink.
- Bring in speed camera's. The fines would probably help keep the taxes at bay
- Senior housing options
- Safe Roads - more police presence and enforcement
- Maintaining the "downtown" core - clean, well maintained...
- I'd love to see more independent markets, restaurants, and shops. Supporting small businesses and shopping local!
- Accessibility across town for residents that have physical disabilities
- Traffic control, routes outside the village to handle heavy truck traffic
- Too many recent developments have been pushed together and the result has been chaos for parking and other uses of the streets. More small parks are needed dispersed throughout.

- Police presence in Beeton, tec centre in Beeton, sidewalks and safe roads in beeton
- Affordability ie: property taxes and municipal services
- Speed bumps and traffic calming measures to keep streets like Haines, Dayfoot, Patterson & Maple from becoming speedways! So surprised there haven't been any major incidents yet.
- Our roads have too many potholes. The bridge on the 7th needs more/better signs.
- No urban sprawl
- Quiet neighborhoods with large lots. No high density housing.
- Open COMMUNICATION TO ALL
- Maintain lot sizes instead of jamming bigger homes on smaller lots
- To be honest all the answers above are equal. It would be ideal to have them all at great importance to create a holistic town that strives and provides for the community and residents.
- More involvement from public works. Beeton is such a charming small town and it could really benefit from a facelift while retaining what makes it special.
- There are so few garbage cans, litter receptacles south of Victoria Street . A couple more near the new admin centre or near Rob Lowe Way walking path would be helpful
- I think all of these options should be taken seriously and not pick and chosen from as they are important for creating a usable town. The use of roundabouts or alternative intersections, traffic calming measures that are not painting white lines on the road. The integration of subdivisions into the communities/towns they are in to create a more usable town and space.
- Yes controlled speed through town
- No transports driving through make them use by pass
- Patterson at is the new 401
- No cops in town
- Less housing, more quiet. Keeping the community small is a main priority.
- Road conditions and maintenance
- More farmers market type events! Maybe held in the park?
- Less people, less housing, more farms and quite frankly the town taking responsibility for the increased property tax whilst charging home owners for things the town is responsible for which should be paid by our increased income tax, lack of common scence .. letting people outside of a riding/municipality be elected into the municipality or town.. this town wants to spend tax payers money to fund new resources due to the increased development of new tecumseth .. either tax the builders and new homeowners of these new homes or don't change anything .. having more money than brains is easy I would like to see the town start to ponder there purchases
- Water.
- Safety! Fund the downtown for more patios and closures for more events that aren't boring.
- A Go Train Station in Beeton
- More bike trails and places to swim
- Better roads,
- Equality for all of New Tec. ;Beeton and Tottenham "
- Restaurants and stores that are open later
- Transit
- Teenage geared social gathering options

- It would be nice if our adult children could afford to move out and have their own homes
- Public greenspace with trails that are connected and accessible.
- Slow to no growth please
- More stores needed
- I want to emphasize the need for an indoor swimming pool in New Tecumseth. The Nottawasaga is way too expensive for families to use, and the rotary pool is great but only open two months of the year.
- Community events like festivals etc.
- Important to keep space for Churches
- The Main Street should have a plan to remain quaint and with a small town vibe. A historical look and feel.
- An indoor pool and Rec centre for families to enjoy
- Official plan to have large garbage bins and donation bins for one week in community centre parking lots every Spring and Fall for people to come and dump garbage and unwanted items and items that can be salvaged to deter people from dumping garbage and large furniture throughout the year.
- Slow population growth. Try to keep the “small town” feel.
- Year round swimming pool!!!
- We need more policing like we used to have. More police presence will cut down on crime. I’ve lived here for almost 40 yrs and the past few years have been eye opening. It’s a real shame.
- Increased safety on our streets and speeding deterrents
- Community events (i.e. festivals, fairs, exhibits)
- Affordable childcare, naturalization efforts on town property
- Indoor swimming facility in Alliston
- I don’t like the idea of adding housing to over populated our little town and changes the feel of it. It’s a safe community that is already changing. We need more family friendly options like water parks, arena and swimming
- Police visible and accessible for safety
- Better roads and cross walks
- Safe environment all around
- Trails to get around Beeton. An indoor pool anywhere in New Tecumseth.
- Sports / town events - would be awesome to create a more interactive culture
- More ways this town can be more accessible
- Trails throughout town.
- Good traffic flow, more space for families to grow.
- Alliston has no central gathering area like a park where for example you would have a Christmas tree. There is a lovely cenotaph but it’s beside an arena on a side street. The downtown needs a plan, not more strip malls being thrown up willy-nilly. The Main Street needs trees or greenery and Briscoes need to paint their building
- More community activities for teenagers
- Safe streets, traffic calmed neighbourhood, maintained paths and public spaces
- More parking available for multiple family homes

- Controlled and planned development. Get infrastructure sorted out and built before allowing any more development. (Water and sewage treatment)"
- Fire service improvements.
- Preservation of green spaces. Swimming pool
- Water
- Proper drainage, keeping small town, protecting heritage.
- Accessibility
- Go Train links to Toronto for sporting events, concerts, etc. (there are enough train tracks around here)
- Increase in services (eg police, schools, doctors, etc.) in proportion to population growth.
- preserving farmland, environment, heritage. No Urban sprawl, making sure green components are used in all builds
- Softball Diamonds
- Trees, we need a lot more trees!
- more community gardens
- Good leadership.
- Festivals and fairs
- more nightlife
- Start considering your rural homes when looking at sewer, water and gas supply. We are all worried our wells will go dry with the fast paced growth in our surrounding area and no thoughts to how we would be affected or supported
- Traffic flow, road conditions
- No train horns , at least at night.
- Lack of entertainment.
- Would be nice to have a decent main st
- Thought must be given to servicing needs, water and sewage. The limitations of these services need to be held in account for where development should happen. Those pipes can only carry so much water and sewage.
- Infrastructure like roads
- Properly maintained roads.
- Indoor swimming pool options.
- Garbage disposal. The garbage stacked on the streets in Tottenham on the curb where pedestrians walk is awful. There should be sufficient back alleys to keep trash off the sidewalks.
- Transport Connectivity. When the train tracks on Mill st. We're being worked on the traffic to get out of Tottenham to Beeton road took over half an hour. There needs to be other ways to get out of the town if more people are coming.
- Bus service to GTA. There should be a bus that can take you to the go train and connect with the TTC for those of us who work downtown.
- A pool in Alliston. YMCA
- Proper water, sewer, emergency services
- Important to have both catholic and public high school near by and transportation to go train or near by university/colleges, malls

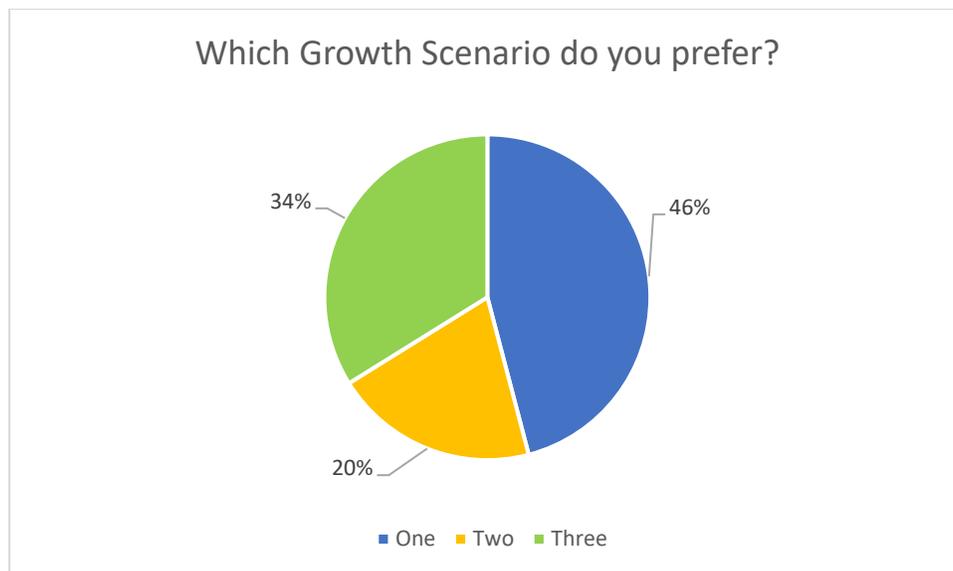
- Master parks and trails plan plus active transportation infrastructure so people can go places without always driving everywhere. Update the engineering standards so new growth areas have active complete pedestrian friendly street designs.
- Have facilities, parks and spaces that we can be proud of and not what currently exists.
- Parks that are meant for children only (I.e. no teenagers loitering and/or smoking/vaping)
- Investments in newly paved roads instead of patch work. Turn signals during busy times in main intersections. More infrastructure with roads connecting one side of town with the other instead of the current situation which consists of one route. No street parking on main roads in and out of town during rush hour.
- Better infrastructure planning to accommodate growing population.
- More family clinics/walk-in clinics.
- We need a walk-in clinic in Tottenham
- More public high schools, not just catholic
- Big splash pad
- Clean water
- Upkeep of the community by workers
- ability to get from one side of town to other without a car
- Public parking and easy accessibility to storefronts, restaurants, etc
- More schools that can accommodate the growing community
- Traffic control - safe speed limits and proper enforcement.
- Parking !!!!!!!!
- Swimming pool
- Indoor public pool
- Lessen the bureaucracy & red tape of the township.
- Heritage Sites
- More splash pads
- Street conditions are terrible.
- 1. Road Infrastructure / maintenance to keep up with increased traffic demand 2. Child Care options 3. Recreational activities for the youth - free programs
- An indoor swimming pool so that our community members do not have to travel to other towns for lessons/leisure/sport.
- More planning in Beeton is needed now more than ever with the growing development. The single stoplight makes it difficult for pedestrians to cross safely anywhere else along Main Street. We have great park space, but little else, and programming is not offered in Beeton like in Alliston, and I hope facility expansion is considered. There are also no forms of entertainment in Beeton, and very little option for food and retail. The Beeton population is quickly growing, and the Official Plan should consider our infrastructure growing as well.
- Promote inclusion and diversity
- Traffic control (advance green at 4 corners, light at Rogers/Queen for turning traffic, speed management in areas where kids frequently play ex. Pridham Place)
- How about fixing what we have ...roads in our town need fixing... rogers road is being fixed however dillane is much worse and not as safe with no sidewalk on half of it and motorists that drive to avoid the bumps

- Bypass routes for large transport trucks to keep main intersections safe
- drainage in beeton to prevent flooding. crime prevention.
- Projects that don't take 3 years to complete.
- Inclusive and safe
- A Bureaucracy that runs itself like a business. Fiscally responsible. If unable to meet a budget and timeline, then employment consequences need to be structured.
- Recreational and social activities other than hockey.
- More doctors and kid/teen friendly activities/ stores to accommodate
- I cannot over emphasize how important good affordable housing will be. All the homes being presently built are either made to be rented out in sections or far too large for a couple or a small family. Townhouses with 2 or 3 bedrooms and bungalows should be prioritized over 2500 sq foot homes.
- Indoor swimming pool would very beneficial for everyone in town and for a few dollars per person per swim or by yearly pass, it would allow the town to gain revenue plus give people a chance to also gain employment by creating multiple year round jobs. It could also be combined with a fitness centre and maybe even create spaces for things like town run physical/sports therapy, massage therapy, acupuncture, and chiropractic that can all be put through people's insurance if they have insurance.
- Community events i.e. true farmer market, special events, parades, activity clubs and groups
- -Safe ways to walk around town. Pushing a stroller from GoodLife area to zehrs is frustrating and dangerous. -help the homeless -the preteens are getting in trouble, they need more resources to keep them busy and out of trouble
- Providing retail places listed below will keep a lot of people to stay and shop local and not go outside Alliston. I find myself leaving town a lot to go shopping in a city like Barrie or Bradford because everything is there.
- Outdoor Outlet Mall
- Winners/homesense
- Home Depot or Rona
- Fortinos or Longos
- Italian bakery
- Greek Restuarant
- Portuguese restaurant
- Government supports for addiction and homeless issues
- we need an indoor pool there is no where to earn your red cross - now wonder we have no kids qualified to be life guards at Earl Rowe and other pools
- As the town continues to grow, and more housing being built, it is important to make the necessary changes to the rail line in order to stop the train from sounding it's horn all hours of the day, as it's very disturbing. This should be the number 1 priority of the town, if it wants to be taken seriously.
- We should never build more houses without a school being built first. Why are our kids being shipped to beeton to go to school.
- Overall accessibility of the town
- Re pave Tottenham Road to withstand and support the towns growth

- Multiculturalism
- Safer, cleaner downtown core. Maintain its heritage look and feel. Have some sort of consistency when deciding what stores should be allowed to open. Our tacky storefronts and lack of options to shop/browse or restaurants to eat at are not attracting tourists or even locals. There is a lack of consistency and we should have standards when it comes to what businesses should allow to open in downtown and how they should look on the outside. Our core has too many of the same businesses. our town does not need any more nail or hair salons, dispensaries. pizza, gas stations, chinese,
- Indoor swimming pool
- Clean water, highway extended from 427 so as to beat all the traffic congestion
- Cleaner streets
- Keeping it a small town
- Activities for youth, always been lacking
- Appropriately staffed emergency services, especially police services. Resources for managing homelessness in the community.
- The Arts.
- There is no arts centre. The Gibson centre is NOT for everyone, it was poorly designed and is now considered an events venue at best, the stage is horrific and not viable for proper theatre shows that they originally stated it would be for. There is no local community theatre, several have come and gone over the years, but due to lack of funding and space have moved on. Major cities and town all have at least a minimum of one community theatre that brings people of all ages, races, and backgrounds together.
- The Blackhorse Village Players Theatre used to be in Tottenham, but found a place outside Caledon because they needed a fixed space, they are in desperate need of a new building and are currently looking. The town should work with them to find one and ensure a thriving arts community stays within New Tecumseth.
- Arts and Entertainment bring dollars back into the economy. It keeps people busy and putting money back into local businesses.
- Local jobs should be offered to local residents first. I don't understand why certain establishment won't hire local residents.
- Community Events
- A fair grounds, outdoor event space. Possible uses like a Fur & Feathers, rodeo, car shows, farmers market
- Inclusive and universal design so the residents can age in place and those with disabilities can actively participate in their community.
- STOP ADELIN SIDEWALKS
- More shopping accessibility to treetops subdivision walking distance and not a 20 minute drive into town
- More local restaurants and higher end Grocery Stores (Longos, Vince's)
- Preserving forestry
- Stop taking away our valuable farmland.
- Large central dog park. More parking.

- Designated heritage areas and maintenance of heritage features, especially the historical feel of downtown
- We need more and safer pedestrian crossing on many roads. It is not safe to cross and lots of people walk.
- Safety
- Good clean water as we grow.
- growth of all emergency services and hospital and diagnostic services
- An arcade

Which growth scenario do you prefer? [Total number of respondents = 771]



When asked to explain why they chose their answer, respondents stated they liked Growth Scenario One for its centralized growth in Alliston that maintained the small-town charm of Beeton and Tottenham while solidifying Alliston as the major hub for development. Allocating most of the growth to Alliston meant that Beeton and Tottenham's unique character and environment could be maintained. There was some concern about this scenario overburdening local services and infrastructure in Alliston if not managed properly. The expansion into the flood zone and stormwater management were also concerns for growth around Alliston.

Growth Scenario Three, the second most preferred, was noted to be more controlled growth. Respondents who chose this option believed that Beeton and Tottenham had more capacity for growth than Alliston. Limiting growth and expansion in and around Alliston would attract more businesses and people to Beeton and Tottenham. Additionally, respondents who chose scenario three did so due to a desire to preserve farmland but were concerned about preserving significant sites such as the Banting Homestead.

Growth Scenario Two was the least chosen but was stated to be a good balance between scenarios one and three. Respondents appreciated a large percentage of the growth to be allocated in Alliston but also see benefits in ensuring growth in Beeton and Tottenham. This way, Alliston is still seen as a hub, but growth is still possible elsewhere, with infrastructure and service expansion not being too much of a concern.

Additional feedback on why Growth Scenario 1 was selected:

- Maintain the small town charm of our smaller villages by keeping growth centralized. Oakridges Moreau e is too close to Tottenham to allow further development. Growth appears to be in creek watersheds which will be detrimental to ecology
- There are large employers in Alliston and we have the room to expand to bigger companies.
- Keep alliston as the major hub, we want Beeton staying small
- Increasing numbers of people without services to support is difficult. The elementary school experience was far better 10 years ago before the new homes arrived.
- Option #1 is closest Choice but would prefer zero expansion in Beeton. The exception being Simcoe manor.
- I do not mind expansion. As long as the storm water management pond behind 14 Shephard avenue does not get relocated as shown on File No. Dev 425. This is our only defense against flooding.
- The majority of development should be taking place in Alliston, not Beeton or Tottenham
- Would like to see Beeton stay as small a community as possible. I've lived in small towns that expanded too quickly and too much for the area and it turned into a nightmare.
- Growth should stick to Alliston, that is where industry and commercial opportunities are
- Breton's water supply has already been compromised with the addition of the Tottenham connection. The water tastes and smells bad. Further growth could compromise this further.
- Beeton does not have the infrastructure (schools, roads, etc) to support even more housing expansion. Also, Beeton is a very small town and that is what the community is all about. People like the small down vibe and that is what has brought them to live here/what they value. Please don't change that even more that what has already been built. In contrast, Alliston is already a small city and has more infrastructure to support that.
- It's my belief that Alliston is better-equipped to manage the majority of the proposed growth, given the resources and established infrastructure the town already has. Tottenham has grown quickly in recent years, and while Beeton is growing at a more moderate pace, it's still important to consider the limitations of these two towns' infrastructure. My primary worry revolves around the demographic of newcomers to the area, particularly families with school-aged children. Are we adequately prepared to accommodate this influx? Do we have plans in place to construct additional schools to meet the growing demand, or will the overflow burden smaller surrounding towns? Furthermore, the strain on our roads due to increased truck traffic for development purposes is a pressing issue. Smaller towns like Beeton have limited exit routes, and recent years have seen frequent detours. Given that these towns are commuter hubs, any additional drive time due to road congestion could have significant impacts on residents' daily lives
- We need to grow. Housing and businesses. A new hotel. More business options by the Walmart. Why is treetops commercial area still sitting empty? This is no longer a small community and we need to start going to support its population.
- Monitor growth and keep rural areas surrounding towns.
- Alliston and Tottenham have all the shopping and services

- Beeton does not have infrastructure to support more housing.
- Alliston appears to have the majority of the development for commercial/industrial and residential. It would seem logical to continue the expansion of New Tecumseth with the majority of the development surrounding the settlement of Alliston as this would improve access to services for the majority of residents in New Tecumseth. While development of the settlements of Beeton and Tottenham have accelerated in recent years they are far behind the rate of development seen in Alliston over the last 10-15 years.
- Scenario 1 makes sense since it is adjacent built up areas and would have existing services to tie into.
- Alliston has the space i feel better equipt
- To enhance our public transit, Proximity to high school, to keep taxes down we need new development nearby the existing infrastructure (wastewater treatment plant etc...).
- Growing in Alliston as an extension of the existing housing makes sense.
- Why would you need to run housing on the beeton creek and other important natural sites, We need food and by getting rid of farm land we are shooting ourselves in the foot. Pleasew be careful not to screw up all three areas.
- Why destroy the entire area any more than it is .,All srevices 4 lane roads water ect is in Alliston that shoud be the main hub on or arond hw 89 not on 2 lane roads.Please look at Colgan and the traffic that that huge housiing area will cause on Tottenham road a 2 lane road to no where but Alliston
- It makes sense to concentrate on Alliston and increase services in Alliston to meet this growth
- Beeton does not provide infrastructure needed for population increase.
- The Town is set up such that growth centered in the northern areas aligns with the lifestyle of its Residents. Residents throughout the Town tend to our daily and weekly affairs in the Alliston area (banking, shopping, etc), so the expansion outlined in Scenario #1 would continue to minimize the driving time and improve the efficiency of our tasks.
- I live in Alliston and would love to see it grow and develop
- It appears, as though cancel, is trying to create three separate towns. To realize economies of scale, and more efficiently, create one town hub, the focus should be encouraging development of our core area in Alliston, and improving transit access to give outlying areas more access to the central core.
- Alliston is a growing community and need its own developments instead of having to continually travel over 20 minutes
- Beeton already has significant construction already, so I prefer the scenario with the least additional development in Beeton. The Manor expansion however is a good idea if the plans are to create long-term care facilities for the elderly that will need it in the near future. Keeping the small-town quaint and relatively quiet living of Beeton is paramount to my decision to pick scenario one, considering that Alliston and Tottenham both have cultivated a town-persona of a busy-lifestyle in town and country living I think it is logical to add to their development and market Beeton as the respite from city-life with all the necessities nearby in a friendly family village.

- Expansion to Alliston as it has the larger population, hospital and major amenities so ideally it would be the most efficient way to make a metropolis for the other communities than piecemealing all the areas one at a time.
- I'm concerned about the towns ability to ensure adequate amenities in the communities of Breton and Tottenham to support growth there (vs in alliston)
- More growth in Allison which is the primary settlement area and can support the Downtown
- Alliston has better infrastructure for growth
- Alliston population has grown but many of the resources (schools and health care) have not kept up with this growth
- Alliston is growing rapidly. New tech has been spending a lot of money in Tottenham and Beeton (outdoor rinks, libraries) Alliston needs a new library
- Our original Town Official plan had been for Minimal growth , was the reason why people settled here, including my family. A promise previously not met.
- Alliston has been recommended by the county & Province as the growth centre. concentrating primarily in one location maximizes the return of investments in both infrastructure and community services. Spreading out the growth too much will lead to conflicting demands and expectations which will be more expensive to build and operate over the longer period.
- growth should be targeted toward Alliston, where there is greater access to municipal services and local retail
- But as per my previous comment restricting the employment lands to where they are in 1,2,3, will deter Honda from making future investments around their plant because you restrict their ability to control those lands by forcing any competitive industrial investors to compete with them. There is a stark history in the province already of businesses moving due to traffic congestion and lack of growth models. The province looked in 1980's to build our industrial between Alliston and Tottenham to the west of Beeton, but politicians and Tecumseth politicians were narrow minded and forced industry on the edge of Allistn which is less than ideal location for te future.
- Leave Beeton the way it is... we moved here because it was small, quaint and agricultural... now all I see is houses being built and it disgusts me! The farmers fields are now huge million dollar homes and our infrastructure isn't here to support all the new development.
- It makes the most sense
- When growth is forced, infrastructure should focus on one overbuild which is Alliston. Keeps congestion and chaos in one area.
- Hard choice because Alliston north expansion has infrastructure available in close proximity to existing infrastructure, as does Alliston East. Very disappointed to see prime agricultural lands destroyed for ever!!! Build significantly less huge houses. Revert back to the 1950's and 60's and build 1500 sq ft homes. Stop the sprawl. Beeton expansion for the manor is justifiable. Cannot support the MZO area as it is too far away from existing infrastructure. Tottenham, expansion should be limited to a small section where infrastructure already exists nearby. Build some low rise apartment buildings for families near schools or on brownfield areas within the existing settlement areas. I am struggling to understand how the growth will occur when water supply is such a large issue for New Tecumseth.

- I believe focusing growth on Alliston allows for a more integrated approach in managing growth to form a complete community. This requires a measured approach to reduce sprawl in favour of intensification and densification. Incentives should be reviewed and adjusted to steer the types of housing being developed to cover housing demand in alignment with market realities (multi-family and multi-generational housing, single and two-person households as well as seniors). Fragmentation of growth might ease the burden on current residents but could also leave possible synergies untapped. Alliston also seems to be better suited to accommodate growth with its existing infrastructure. Reaching critical mass for the viability of public transit options is another factor in this decision, that should be looked at and seems more likely in Alliston.
- The slower the growth the better in my book. Should spend more on making Beeton a gem of a very small town rather than a booming expanding town.
- Continued expansion and development in the Alliston area is efficient. For most New Tecumseth residents, the majority of our business errands are located in this area already. Expanding Alliston is well-aligned with our day-to-day commitments and reduces the travel distance from one errand to the next.
- Growth should be concentrated in the town of Alliston rather than spread our resources.
- Alliston is an identified growth community - all resources are there - including employment and industrial lands for growth. It makes the most sense to grow. Tottenham has sewage capacity constraints and Beeton is already growing through the Manor and MZO developments.
- "It would be Nice to be able to preserve the History and Culture of at least some of our little towns. Alliston has already been almost totally destroyed. Limit the ongoing damage to the Alliston area as much as possible. Current development around Beeton and Tottenham should be stopped. We have no Water. Put Future development in North York and Innisville.
- I think that Alliston has the most to offer new residents and it makes the most sense to expand. I think Beeton is already growing enough. I don't think Beeton should grow west over the Creek, it doesn't seem like a natural extension.
- Alliston has always been the hub with much more people. People move to Tottenham and Beeton for the QUIET small town feel. It's already being damaged beyond repair by city folks.
- Seems better overall
- Leave Tottenham alone
- Keep the population low and keep the nature in Beeton. People moved here and grow up here because of the type of family oriented, quiet, clean, town it is. Every town around us already is or plans to be built up and overwhelmed by population, traffic, big box stores, housing, etc. Leave one part to be a quiet family town.
- I prefer to keep Beeton small as it is with minimal housing added.
- Small to little expansion in Beeton, more expansion in Tottenham and north of Alliston
- Tottenham & Beeton don't have the infrastructure
- Alliston is the "hub" of New Tecumseth. It should be the main focus of expansion.

- I think all the scenarios have merit. #1 is more likely especially with the new Honda announcement, housing and services will be in demand as the community grows with new jobs.
- I'd prefer 1, but Beeton is still going to be growing, so my family and I will be moving.
- Beeton should stay a small town
- Beeton and Tottenham already have some amenities that are not accessible for residents around Nottawasaga Resort and the Honda plant.
- Alliston has more infrastructure in place (namely roadways i.e. hwy 89) to support more growth, than both Tottenham and Beeton
- Preference is to develop the town I live in ...
- I would like to see the majority of future development in Alliston with some expansion in Beeton and Tottenham.
- I live in Beeton and moved there for the small town charm. It has already expanded and is losing that vibrancy. Option 1 seems to be least intrusive to my town.
- Focus in the major development around Alliston before going outside due to demographic factor. More residents means more basic services needed.
- Living in Alliston:)
- None of the scenarios are good as I don't want any growth in Beeton. All growth should be in Alliston.
- Alliston is better equipped and infrastructures to handle growth. Beeton needs more services including a revitalised downtown before any more development. Tottenham is overcrowded. That town wasn't built to handle so much development
- we need more housing and growth. let do it in a location with the most amount of infrastructure in place to help make the growth affordable.
- This scenario 1 seems to be the most logical based on existing subdivision growth and town consistency urban design. North of Highway 89 is the obvious logical area for housing growth where the schools and transit and retail are located in proximity. Also, this is where the most recent subdivisions have been built so I assume the infrastructure is ideal in this location. Employment is logical south of 89 near Honda.
- The infrastructure in Alliston already exists and with the expansion of Honda there will be more demand for housing
- Beeton and Tottenham cannot expand much further without loss of Farmland due to property boundaries and town lines. Alliston can spread out much further and has more infrastructure to support this expansion - once new high schools are built and Stevenson Memorial is improved
- Alliston already is a town and growing into a small city, why not leave it to grow and let the rural areas remain rural. It's disgusting how developers are chopping up the countryside willy-nilly.
- Continued development around Alliston makes sense as the majority of town residents complete their errands and business in this area already. It is more convenient to residents and will help reduce traffic in the Town by preventing unnecessary and time-consuming travel from place to place to place.

- Alliston needs more growth and opportunities. With the amount of housing there is not enough services. There needs to be more retail opportunities, hotels and most especially Alliston needs to prioritize fitness for its community members. Most people do not have access to be able to travel to Tottenham. As well Alliston has to put in an indoor pool for children to take swimming lessons and adults to be able to swim for fitness!
- Alliston has Honda and many people living here so making sure Alliston got everything before Beeton & Tottenham
- Really don't care where growth occurs.
- This would support the addition of the new Honda battery plant
- Focus on one main community (which may offend Beeton & Tottenham) creates more opportunities to attract businesses, retail, Uber, etc. more cost effective
- Alliston can manage this new growth.
- Maintain gradual growth while ensuring the preservation of as much green space as possible.
- Without access to recreational activities at centres, people will move out and venture to other cities, towns that have these amenities. People looking to move to this town may look elsewhere as they want these amenities. Quite a few young families have decided to move elsewhere because of the lack of amenities for recreational use.
- Alliston is the main urban area in New Tec
- Beeton & Tottenham expansions don't have the needed infrastructure in place to support for further expansion. Right now kids are being bused from Tottenham to Beeton & Alliston. New subdivisions were built in Tottenham & Beeton within the last 10 years without adding additional schools in the area. So more pressure is being put on existing infrastructure with larger class sizes and portables.
- hope that having more homes in the Alliston area will provide better fitness facilities, another large grocery store and more restaurants
- Alliston has more access to many different things and is much more capable of handling the growth
- the area for growth makes the most sense
- I would like to keep the small town feel of Beeton which is why we moved here. I think it would be better to have the majority of the growth in Alliston where it is already big. It would probably be more financially responsible too.
- Furthest from my land
- I moved to Beeton because I love living in a small town. I feel with more development in Beeton that small town feel and community will be lost.
- Only area you should grow!! No proper services in other areas.
- Keep the town of Alliston vibrant and leave Other two as hamlets
- The beauty of Beeton is that it's relatively small. Small growth at a time in Beeton will protect the green space around it and not create a traffic gridlock. Especially when major routes including the 400 is not wide enough to support more traffic.
- All the amenities are in Alliston already
- Focused expansion in Alliston and limiting expansion in Beeton to the current MZO and Simcoe Manor expansion

- Most sustainable with minimal farmland loss.
- Alliston is better equipped for the increased population
- I think you get the best balance between rural and urban for our municipality if you concentrate the growth around the existing growth area which is Alliston.
- I think it makes more sense to invest finances to a more established area, like Alliston. Invest in public transportation, increasing local jobs, and varieties of affordable housing and community supports (Healthcare for example) Then the return on investing in smaller towns afterwards will be greater. More efficient, effective, and costs less.
- I would prefer Beeton to not grow much more than exists, as there has been no thought whatsoever given to traffic from added housing, truck routes or safety of the residents due to increased traffic
- Alliston is and should remain the main urban area in our town.
- Beeton needs to remain the small quaint town it once was
- Stop putting growth in Beeton until we have at least half the services Alliston and Tottenham have. There's too many houses and speeding commuters
- Leave Beeton alone! We moved here because it was a quaint, quiet little town and I could watch the farmer plow his field from my front window... yeah, 10 years later and that farmer's field is now the Flato development, which is on hold because of issues...
- I want as little expansion in Beeton as possible. I would prefer the growth to focus on Alliston and Tottenham and leave Beeton as the small town. Oasis.
- Beeton has enough growth to last a while
- I want to keep the Beeton small town culture
- Do not support more urban sprawl taking up farm land and forests near Beeton
- Alliston is the hub so keep it that way
- People love to live in Beeton because it's a small town. It should remain small.
- Because I wanted that one.
- No preference, but prefer less development in Tottenham and Beeton
- Although expansion in Beeton is nice it should be at a slower pace.
- I feel that option three will cause additional traffic and perhaps is a bit aggressive in its approach.
- The Simcoe Manor expansion and MZO will be more than Beeton can handle.
- Beeton cannot handle any further growth. Unless you fix the water issues
- Want to keep Beeton a small, quiet, rural community.
- Beeton doesn't have the facilities or roads to manage growth
- More employment opportunities in Alliston, housing development should follow the employment opportunities.
- Shouldn't be any growth we don't have the water .. we will kill our resources ... flood the small towns with crap and increase the crime rates which is all proven fact
- Would love to see Alliston get an indoor swimming pool!!! More growth to Alliston, means hopefully we will finally get a year round swimming pool.
- Alliston is already big, Beeton has a small town vibe that makes it special. It also has flooding issues that can only get worse with building
- The less farmland disturbed the better.

- It time for some development as regards to recreation in Beeton
- Alliston is more equipped based on the current geography, layout and major road/hwy for growth
- Alliston is the best place for growth.
- Beeton does not have the infrastructure needed for growth (e.g. we flood every time the Town approves more building). Additionally, expansion ruins the small town charm and destroys property values.
- I want Beeton to stay a small town. Limited growth only. Alliston is the main hub and should stay that way and grow. Leave Beeton to be quiet and small as its residents moved here because it's small. We don't want growth.
- Beeton is a small town. Keep it that way.
- More growth can happen in alliston, Beeton is too small to grow, it will be too congested
- I want to protect green land. I live in Beeton and want to maintain the charm of the town. The newer subdivisions aren't walkable. The roads are confusing and the small lots and lack of trees and green space make them feel like they aren't really part of Beeton.
- Beeton is a cute little town. With too much expansion that could be ruined and it would just become a bedroom community. With its historical significance it has the potential to be like Creemore, but it is not very appealing with an eyesite subdivision at every entrance. I would rather keep Beeton small and have the small town quiet feel and have to drive to Alliston or Tottenham to do my shopping and activities, which I already do now.
- Alliston has more amenities and has opportunity to become a mid sized city with resources like Bradford or Newmarket. Make Alliston better
- I suggest that higher density housing be prioritized in order to reduce urban sprawl, this will be easier to fit in scenario #1
- Alliston is the main hub of New Tec and therefore should continue to grow. Beeton and Tottenham should have minimal growth and therefore have a chance to maintain a smaller town feel. This will give New Tec the opportunity to balance small town and big town feels.
- I like the small community of Beeton and have better equipped public transportation to Alliston and other larger communities
- Beeton has already had way too much expansion, especially with infrastructures that cannot support this growth. A potential disaster for all residents if/when this infrastructure collapses. Also, the small town feel has been destroyed. Thousands of more people, but no expansion for things like a new arena/recreation centre for the town. And no new job opportunities.
- We moved to Beeton because we wanted a small safe town to raise our children and we want it to stay that way. If we wanted to live in a city like Alliston we would have moved there.
- Want to remain a small town in Beeton
- Reduce expansion until infrastructure and transportation is sufficient for the target demographic
- I didn't like any of the options. I chose 1 because it's the least amount of overall growth.
- Beeton is a small, but established, community with strong ties to agriculture. Stop paving the valuable agricultural land! Alliston is already established as the largest of the 3

settlement areas, with affordable housing and transit needed, especially for all the workers at Honda, who don't need/want to have a long commute.

- Alliston has better access to the hiway and it a short trip to get to from Tottenham and Beeton. It's nice to leave some small town feel in new tech.
- Alliston is the economic hub. I believe both Tottenham and Beeton should continue there small town ambiance
- Alliston has the most commerce and retail, and has better infrastructure.
- I don't like how the existing development has been handled. Houses do not fit in with old neighborhoods. Small lot sizes ect
- Beeton does not have the infrastructure to hold more people
- Allistons growth is inevitable. We don't have much say. As well I don't see why we don't acquire the new manor site into Beeton. And amalgomagibg the new expansion for Tottenham makes sense
- It allows a different variety in each town. For those that want s lot of close amenities and stores then they can choose to love in Alliston. I feel Beeton should be least developed and Tottenham in between. Much like it is now.
- Tottenham and Beeton are lacking the transportation planning for expansion, the current development has already significantly impacted travel times. And apartments have changed the towns culture and skyline in recent years.
- Small town living just can't be beat!! It's the best
- Alliston should be the hub for New Tecumseth. I believe it has the largest population and is lacking in full medical and leisure activities. Tough to believe there is no indoor pool.
- I feel we need more options Tottenham and Beeton way. I do enjoy keeping beeton as a small town but things need to grow to support the new people coming into town. Closer options for beeton and tottenham to get to.
- No more expansion in Beeton. We are close enough to resources
- Alliston is the best location for expansion as it already has all the retail, restaurants and hospital. Beeton wishes to stay a village and Tottenham has grown so much so quickly that it already feels that it can't accommodate more people.
- Tottenham and Beeton aren't equipped to handle the influx in population. There aren't enough essential amenities in these areas to support significant growth.
- Enhance allistons commercial and larger town amenities while preserving beetons small town feel
- I prefer Beeton to stay the safe small town that it is... I agree progress and growth is important but keeping our families, homes, properties safe is a priority.
- I think Beeton is/has grown enough. It is being destroyed by traffic and subdivisons that dont fit. The MZO is very bad planning. Alliston has the room to grow without ruining why people bought homes there.
- The Town needs to grow quickly to survive in the near future and I feel # 1 will provide growth to all parts without impeding onto existing infrastructure.
- Alliston getting the majority of the growth seems the most logical and financially responsible. It has the most servicing, infrastructure, amenities and employment opportunities. The expansions for Beeton do not seem like natural extensions to their

boundaries. Beeton seems like we are trying to fix the Urban Sprawl issue that approval of the MZO has caused.

- The beauty of beeton is the land and farm that surrounds us. We do not want change!!!! Put it somewhere else!
- Keep growth where the infrastructure and amenities are... in Alliston!
- Keep it all in Alliston. Seems like Nothing is being proposed for Beeton or Tottenham???
- I would rather see the bulk of housing in Alliston
- Alliston is already established to handle growth with local Police station, ambulance stations and Admin building and a bypass route (Industrial). Beeton has difficulty with water (both in the basement and in the taps) that makes it problematic and an obvious complete lack of services. Tottenham has already seen super rapid growth and the infrastructure needs to catch up. Traffic jams are now common on Tottenham road both through Tottenham and with people (like me) on the sideroads trying to enter Tottenham road.
- Need to keep commuters off Tottenham Rd and Albion Vaughan as it is already too busy. Alliston expansion can use Hwy 50, Beeton can use Hwy 27
- Tottenham does not have the capacity to support more houses. I would change my mind if other things changed to support more people living in Tottenham such as more schools, more family doctors, bigger roads, etc.
- No one wants Beeton or Tottenham to grow. Tottenham has become a mess since three new subdivisions were added. Too much traffic, too many people.
- Growth in Alliston as there is infrastructure able to support. Tottenham and Beeton lacking
- Hard to support growth outside of Alliston when all the amenities are there. Beeton currently had no recreational options to support growth
- Prefer to keep Tottenham and Beeton the way they are as long as public transportation improves to facilitate commuting to Alliston from Tottenham and Beeton.
- Servicing and flooding issues with growth, especially in Beeton
- We already have seen too much housing growth in Beeton but no forward thinking regarding how we can accommodate all this expansion. No water, no recreational facilities, no bank, no encouragement regarding attracting business into Beeton.
- Alliston has overwhelming more resources than what Beeton and Tottenham have and is thus better able to take on the proposed growth. To further expand Tottenham along Mill Street East where traffic is already a nightmare and thousands of residents staying there only have Mill Street as a way to exit in case of emergency it would turn an already disastrous area into something far more catastrophic in the situation of an evacuation due to an emergency.
- Alliston is already quite big and has that culture. Tottenham and Beeton have an enjoyable small-town feel. It would be nice for Tottenham and Beeton to keep their heritage and community atmosphere while having access to all the retail and amenities that come with Alliston growing. It's like Kleinberg compared to Vaughan. Kleinberg is a beautiful, heritage-dominated area that attracts visitors for its boutique shops, restaurants, and coffees while Vaughan is growing beside it. It would be great for Tottenham and Beeton to get sufficient funds for development to promote that herotage feel

- We should not be expanding Tottenham, which is already overpopulated for the services it can support
- Out of the 3 it seems the best for TNT. Tottenham and Beeton don't yet have the infrastructure for the other proposed growth scenarios.
- The roads are developed for more growth in Tottenham and Beeton
- Tottenham is too big already. Stop building!
- Alliston is the centre with the best opportunity to grow. Beeton is the village of the town and should generally remain that way, and Tottenham is too expensive to upgrade water and wastewater so has growth limitations.
- Don't want housing growth around Beeton. Alliston can have it all.
- Tottenham is saturated and there is no appreciation for the pressure the nearby Colgan development will put on Tottenham (despite it being in another twp)
- focus on one that has infrastructure in place then expand
- I do not want more growth in Tottenham. Things are getting very busy around here and also my daughter has to travel to Beeton for grade 7, meanwhile I've been from this area my whole life. It's not right. Slow the growth!!
- Tottenham does not have the roads or infrastructure to accommodate the increase in traffic, the need for space in schools or the policing to keep the community safe
- Tottenham and Beeton do not have the necessary infrastructure (water, roads, parking) to accommodate mayor growth.
- It keeps Tottenham smaller.
- Tottenham is fine now, no need for more development
- Alliston is already a massive upcoming town with a lot more potential especially with the Honda plant and their electric vehicle expansion. More retail stores should open up
- Water
- What is needed is a central place that people can call downtown New Tecumseth.
- Beeton can't handle more demand on water. As is new residential use is draining pressure. We also choose to live in small towns so let's keep them small.
- Alliston is the hub. Growth should be concentrated to Alliston
- Alliston already is good.
- More retail and job opportunities is needed in Alliston. This will bring that and keep people living in Alliston to stay in Alliston.
- I think Alliston is a great community
- The expansion of the city will help with the economy and growth of the town, more people are going to invest in, so more cash flow .
- Makes more sense for growth to be closer to main employment options and where the public highschool is located, especially considering the lack of inter-town public transport
- Start connecting Tottenham to Alliston via Tottenham road

Additional feedback on why Growth Scenario 2 was selected:

- Growth is spread out across the entire area. enhanced growth is needed in alliston
- Alliston is identified as a primary settlement area and we should direct growth to Alliston.

- It all depends, will more public services, schools and medical access be available to manage the growth. At this time only Alliston may be able to support additional growth. We also need more affordable grocery stores.
- Alliston receiving the majority makes sense, I do wonder if those in Beeton will want much expansion compared to Tottenham - unless the reason for Tottenham receiving the least is because in recent years it has grown the most, proportionately, and there's only so much more that can be done over the next several years?
- Alliston is the established economic hub but both other areas need to grow if they want the enhanced services for recreation etc
- More houses to be built at east side of Alliston using green land way better option than to use agricultural land in Tottenham (NE)
- I believe that the majority of growth should remain in alliston being the main hub of the community, however with small increases to Tottenham and Beeton. ONLY if a solution for our current water problem is resolved.
- I believe the infrastructure in Alliston is better equipped to support growth in industrial and residential areas. I like the quite clear delineation between residential and industrial zones in Alliston which supports this belief. I see industrial growth in Beeton and Tottenham as dangerous to the public due to narrow roads and also the cost to develop industrial areas as well as roads to support heavy trucks/traffic may be prohibitive. I see Tottenham and Beeton as primarily residential areas with commercial activities supporting small business.
- Growth 2 provides development in both areas of the town. Growth in Beeton can help in development of Hwy 8 or 9 that connects to Hwy 400 and reduces the pressure on Hwy 89. With the new Bradford By pass coming, this will be a great opportunity for residents to access the major highways 400 and 404.
- Continue with smaller developments not in Alliston
- Alliston has more land that needs to be developed with Beeton being second. Tottenham has smaller land mass so further development may be too crowded
- It creates balance and won't have too much traffic congestion in alliston
- There is potential for growth in all areas of New Tecumseth with an emphasis on making it a tourist destination.
- As Tottenham is a part of New Tecumseth it should get more services not just everything going to Alliston. We need transit here!
- Along with growth and proper planning, Beeton and Tottenham could use more services and infrastructure.
- I don't like any of them. You are forcing us out of our peaceful house we have lived in for 20 years! You list our road as agricultural land, but we have been living and working here for decades. I am disgusted that we are being pushed out of our home!
- Our industrial parks are geared to the auto industry and residential growth would support residents closer to where they work reducing personal vehicle use and the expansion of public transit
- Purely selfish. With growth comes issues and as a Tottenham resident I'd prefer to stay clear of criminality issues that seem to be on the rise in Alliston.

- 1. Water in Tottenham is horrendous. 2. Consolidation of residential growth, arguably, concentrates residents enough to launch additional recreational services (pool, trails etc). 3. Attraction of both small and medium sized businesses easier to concentrated areas."
- keep Alliston as main hub
- Tottenham is small and quaint.
- Beeton should be the hub of new tecumseth. with it being geographically in the middle of our township, it makes sense for growth to stem from beeton.
- Tottenham has nothing. Inconvenient.
- Seems best
- How these places grow is more important to me than where. Will they be walkable/bikeable? Will they be connected to other neighborhoods? Will there be local options for services and retail or will residents have to drive to the downtown cores?
- If we are ever to get decent public transportation, Beeton and Tottenham should have an opportunity for growth to warrant it.
- I like the idea of having balanced growth
- By emphasizing growth in all the town we will reduce the amount of farm land use change
- Better growth for beeton
- Alliston is situated historically, geographically, industrially centroid to potential growth in new Tecumseth. From a critical servicing perspective it offers more stability & sustainability on an economic macro scale
- I prefer compact growth, well thought out with multiple use living space rather than expansive growth where only large homes are built. The Growth Scenarios didn't seem to describe any of that but I hope it is taken 8th consideration
- Need more things to do in Allis
- I live on the east end of Alliston in Green Briar and we desperately need more things built on this side of town. Grocery stores in particular. Even better if they are in walking or biking distance.
- Scenario 2 spread development better over three centre and keeps it away from green belt areas better than other two scenarios. However, all scenarios show too much development in Alliston eliminating agricultural lands. I am very concerned such development will be more single homes and not require new development of multifamily dwelling in the already populated areas (i.e. multiplexes, low rise apts in the centre of the towns etc). Any new housing development should require a percentage to be subsidized or low rent
- Take a five year sabbatical and let growth begin in northern Ontario
- So it keeps the sprawl more south of Alliston than North. I would prefer no extra growth.
- We need some growth in Beeton and Tottenham too.
- Spread growth around
- Beeton needs to grow to have access to more amenities
- Beeton needs some growth but not too much at once.
- Have one major hub, with small growth to surrounding areas.
- New Tecumseth has to be realistic about its growth and needs to take into account the added stresses of growing in terms of services and utilities
- Tottenham gets overlooked for services frequently

- Beeton and Tottenham seem to always be left behind so more infrastructure should be focused on those towns in the future
- It is the more balanced option
- More growth in Beeton- hopeful that that means parks, trails in addition to affordable housing.
- Some extra growth in Beeton, hopefully affordable housing, entertainment options
- Would love for our small town to stay smaller. Alliston is larger and already has growth which they can add to easily
- Beeton is smack dab inbetween Alliston and Tottenham and has the least amount of anything. Beeton should have more shopping and homes to build a better transition between Towns. They could do with a nice Smartcentre Plaza with a Winners, Food Basics, Dollarstore and possibly a Starbucks. Another gas station is also needed as the sole Petro Station has jacked up their price per lite solely based on their convenience of being the only gas station.
- I think having growth in Beeton and Tottenham will be good
- Allison is already the bigger town, keep expanding that the most. We can't not grow the other towns, so a little at a time for Beeton and Tottenham.
- I feel like Alliston is the hub, however it seems Beeton has been neglected.
- Two has some growth options for everyone and has logical places for growth marked that will help to connect the town. Having most of the growth in Alliston Makes sense since it is the largest, but having some growth also allowed in Beeton and Tottenham is good. Scenario three reduces the growth in Alliston too much.
- Majority of growth to occur around alliston due to Honda and other employment. Resources should be allocated to Tottenham and Beeton which will continue to see growth as well.
- I like the smaller of the towns getting a wee bit bigger to encourage more services
- A more balanced growth approach for all 3 towns
- Both of the smaller towns should grow to some degree to enable options in the township, but Alliston should see the most growth since there are significantly more employment options. That said, new industry in both Tottenham and Beeton would be welcome.
- I enjoy having Tottenham as a small town and would not like to see more expansion
- Provides some growth in all three towns. Only knowing the Tottenham area, option 3 is very invasive to existing property owners. Option 2, while not quite expansive within the town, at least provides some relief.
- I don't know the links would not open....
- I believe there should be equal growth between the 3 towns. But where is the water coming from, and why don't we have a Public Highschool in Tottenham. NO MORE Religious schools.
- Keep it central
- Don't want Tottenham to be too populated
- provides a little growth for Tottenham hopefully encouraging a little more retail stores and enough population to finally get some bus service

- The existing and/or expanding Honda plant in Alliston will require better infrastructure, housing, shopping etc...
- Scenario two would allow the easiest access for the largest number of people. While development in Tottenham is important, there needs to be more work done to ensure the water system can handle increased demand
- My thought process is a reflection of what has happened with the Toronto, Eglinton LRT. When it first started, over 100yrs ago, a Mayor came into power and decided to not continue with the plans a fill in all the hard work initially done. Now, in the 2020s, it's finally being completed. I don't think the actions of that Mayor should happen again. It would be smart to continue with the development of Alliston, as it has already been equipped for that, and slowly begin the process of expanding Beeton and Tottenham. That being said, Beeton and Tottenham border the Peel and York region more directly. Geographically, it makes sense to expand Tottenham and Beeton faster, to better prepare the growth in the municipalities neighbouring us. That lack of expansion can cause more harm than good.
- Tottenham is the town closest to the GTA and so I think expansion needs to happen in Tottenham. However, keeping with the small town vibe just outside the city, in Tottenham, it would be nice to keep the majority of the growth within Alliston. I'm ambivalent about Beeton's growth as I don't live there nor do I visit often.
- less growth in Beeton
- This allows for employees at Honda to walk or cycle to work.
- I think it's important for all three towns to share the growth
- We need more schools as it is. I think we do need more job opportunities here so more stores would be great
- Don't want Tottenham to grow so much
- Alliston must prepare for Honda expansion. Tottenham has enough new houses for now, with 3 new developments including Colgan. Beeton has room to grow.
- I would like to see more stores in Tottenham but not a lot more homes, except for lower priced options. Tottenham does not have the infrastructure to support all the traffic.
- Scenario 2 seems to balance the amount added to each town to hopefully maintain a small town feel for all three areas. Scenario 1 looks impossible for Alliston without changing the infrastructure- the train cuts through the town and an over or underpass is already sorely needed. I can't imagine the traffic backups during a 'Honda train' with this added population. Also- disappointed not to see clearly spelled out how neighbourhoods could be linked by greenspace- Hazel Maccallion did a great job of this in Mississauga with interlinked paths through new developments.

Additional feedback on why Growth Scenario 3 was selected:

- I was forced to choose. There should have been an option of none of the above.
- You need to consider that on scenario 1&2 there is a functioning helicopter pad in operation on the 14th line. How could houses be built there with the noise, dust, risk of a helicopter crash? From what I understand this pad is also back up for Alliston Hospital.
- It doesn't affect my property. As I am in the east end proposed sight. There is a federal heliport landing sight in on my property. And it will affect me if you build houses near there
- growth is necessary but needs to match the destiny that it is adjacent to

- Limiting expansion within and around Alliston is preferable. Build up Beeton and Tottenham to attract more businesses there as well.
- Alliston is growing beyond its infrastructure. Tottenham is growing quickly too. There is more room for growth in Beeton.
- Alliston and area has grown in recent years. Tottenham & Beeton have not kept pace. Preserve farmland as much as possible.
- Alliston has already grown so much in the last 5 years, we need to slow it down
- I selected three, however if I am reading the proposed map correctly, even though the amount of expansion has been reduced I am still not happy to see the Banting Homestead land being used as part of the expansion project at all.
- Alliston is already struggling with growth including traffic issues and crime. Development at the smaller towns will help sustain businesses in those centres.
- More equitable growth across all three villages.
- I think there is lots more space around Tottenham and Beeton to build more expansion.
- Reduce the amount of growth in Alliston, We are not able to support the infrastructure in water management, i.e treatment. To take out farmland to build homes is not helping anyone.. Tenants can not afford to buy or pay the rents here as it is. Our food prices for fresh vegetables and fruit are already out of reach for many. Why take away farming land?
- Alliston doesn't currently have amenities to cater to new families with young children. Adding expansion brings more young families with children. Our rec center doesn't target kids but perhaps older kids. We don't even have a good public pool here for lessons. The Nottawasaga isn't an option nor affordable for most. Other towns have lots of room for those types of expansions and already have areas to accommodate!!
- Alliston is growing too quickly
- I think growth should be balanced around all three areas.
- Beeton and Tottenham are farther south which is good for commuters. It is better than more people in Alliston.
- I just worry we need to control better the population growth in Alliston.
- Growth should happen in all areas of the town thus encouraging commercial and employment opportunities throughout.
- It makes more sense to spread out the population across the 3 towns than to focus it all in one area. There is already a large disparity between them and the other options would make it even worse.
- More growth should develop in other parts of new town equally
- I think more growth should take place between all of the villages. There should be an effort made to unite the communities. Separation keeps things isolated.
- Alliston has a nice balance of houses/shops, although would love more green spaces. Beeton seems to need the most.
- Spread things out and each community can have its own stores etc to reduce having to drive everywhere.
- Alliston is the Hub, With New Firehall coming and New admin building, it makes sense to grow in the north first

- Alliston has a lot of amenities that Tottenham and Beeton do not. As a resident of Alliston I am content with the amenities we have and think the wealth should be shared amongst the rest of the towns residents.
- Already too much growth in Alliston and no infrastructure to support
- Alliston is already overwhelmed with people. We don't have enough access to sufficient healthcare or schools
- More housing is important for the communities to survive.
- A more balanced approach to growth. By not developing Beeton and Tottenham further these towns will either become high price exclusive enclaves or low price areas devoid of services.
- All three areas deserve better recreation facilities and schools. If everyone grows, everyone should get money to support that growth
- I have selected this answer because it is the most ambitious plan for total growth in terms of New Tecumseth as an entity.
- More opportunity for Tottenham and Beeton
- I live in Tottenham and would like it to grow larger due to more retail etc. unclear if the growth plan is only for housing or housing/retail?
- Beeton and Tottenham are lacking in some services. There are many concerns about Beeton not having a viable community Centre/ice rink or a strong enough voice on council. This could help correct that perception.
- we need more population in Beeton to support more retail
- Tottenham needs more growth as it is a young vibrant community.
- there's already too many people in Alliston.
- Protects vegetable producing land
- Protecting potato / food land to keep New Tecumseth a farming community
- It is sad to see land used up, destroyed etc. However, I feel as though each community would benefit from having growth - new people, new businesses, new ideas. It is worth investing in expanding all towns. I like that this scenario eliminates further expansion to the area around the Nottawasaga Inn. Development in the middle of nowhere only leads to unnecessary sprawl and a reliance on vehicle transportation.
- this keeps houses off the potato lands and farm lands
- spread growth amongst the three towns.
- Makes more sense to build on the low yield fallowed fields identified around Tottenham (plan#3) than to use very rich farmland around Alliston (Plan #1). We still need food.
- Tottenham needs alternative housing options, more bungalows, condo options. More growth will help facilitate these options. We need more retail, restaurant options. Driving to Alliston for these options consistently is frustrating.
- None, maybe earn your salary by talking to the people door to door.
- The other options encroach significantly more to greenlands which worries me for wildlife and ecosystems
- Without more infrastructure development in Alliston, adding more housing is irresponsible. Alliston is also more developed than surrounding areas. Focus should be in these areas catching up and expanding growth for New Tec

- I would love to see more growth come to Beeton and Tottenham. I think Alliston has had plenty of opportunity to grow over the years and the other villages within New Tecumseth deserve the same. That being said, the infrastructure of Beeton and Tottenham MUST be considered first. The answer is not to rapidly throw together multi-million dollar subdivisions that average people looking for single family homes will not be able to afford anyway. Currently, the roads, schools, water supply, etc. cannot support a large increase in population, however with the proper care and planning I think these areas can flourish. We need to make sure we aren't putting the cart before the horse. Myself and my fiancé love Tottenham, but unfortunately we are quickly being priced out of the area given the lack of housing options here. We do not want to leave because we love being involved in the community, however if it cannot grow to support us we will have no choice but to go elsewhere.
- I live in Beeton and would like to see more expansion in Beeton as we seem to be the last to get growth of any kind.
- Alliston has expanded enough
- Alliston is inundated with growth and Beeton and Tottenham get very little
- This seems to be more balanced between all three communities. And has less interference with green spaces.
- Increase job opportunities and allow the businesses' to contribute to the community
- Scenario 3 is preferred as development is more evenly divided between the three settlement areas. This would reduce transportation/traffic strains in Alliston and better stimulate the local economies of each settlement area.
- Why do all the new homes need to be in Alliston? I think it would be nice if it was spread across all of New Tecumseth
- Think it's good for all 3 towns to expand, not just Alliston
- Alliston too big already now!!!!
- Growth to beeton and tottenham would hopefully result in more funds dedicated to public resources in these towns such as recreational facilities, Healthcare services, daycare services, etc. As they currently have very little (specifically Beeton). Beeton has lost its charm as ample green space has been destroyed, may as well populate it.
- Keep the development closer to the city
- Even with the employment lands being located south of Alliston, majority of residents do not work in town and are commuting south towards Toronto. People want to live closer to where they work so growth should occur across all three locations. Additionally, for New Tecumseth to grow and accommodate at least another 40,000 people consideration needs to be given to creating roadways that will go under/over the train tracks.
- Growth should be absorbed by all three urban centres. Recent census numbers suggest a majority of working residents commute to work. Growth in Tottenham would put those commuters closer to their employment improving quality of life and supporting climate change interests. Tottenham is also situated beside Hwy 9 and nearer to growing communities of Schomberg, Bradford and Orangeville. These nearby communities would offer future Tottenham residents employment, healthcare, educational, and recreational options. Any growth in Alliston should be considered in parallel with improving East-West connectivity. The Downtown Victoria street cannot accommodate the entire load of the

additional growth (~ 40K new residents). Another East-West Artery north of Victoria, coupled with a bridge/tunnel beneath or above the rail track at either Victoria or Industrial Pkwy will support all forms of transportation. Growth in Beeton should remain modest to maintain the small hamlet character of the community. If additional growth occurs, the municipality would then have to consider adding healthcare, education, recreation, etc. Which could become expensive. That infrastructure already exists in Alliston and Tottenham.

- I think growth should be in all 3 towns to distribute the population throughout New Tecumseth.
- Too much in Alliston already that cannot be supported
- Alliston is big enough, stop building homes here and build in Tottenham and Beeton
- Growth into the middle of New Tecumseth - not away from it. More development in Tottenham - we need people in order for businesses to come and rejuvenate the downtown area.
- Equal distribution of development
- Before building more subdivisions in Alliston, the issue of a new high school needs to be resolved. I would also like to see affordable senior housing options, which we do not currently have. A large percentage of our Alliston and area residents are retired or close to retirement. Until then I would prefer that growth be kept to a minimum. Adding housing at this point will only exacerbate the existing problems.
- Alliston is already the largest of the 3 towns. I think there should be a balancing between them.
- Alliston's getting too big
- Shares growth in all areas of the town
- Agricultural lands are important. Especially south of alliston
- Alliston, Beeton and Tottenham should all have growth
- Option 3 seems to utilize existing infrastructure around the 3 communities the best. Continued expansion out around Sideroad 10/14th Line (treetops) is not preferred as it only adds to the urban sprawl. Developing out here would not allow residents to walk and support the downtown cores of each communities. How would students or residents without access to a car be able work and run errands (groceries) easily.
- It looks like Alliston is already experiencing problems keeping up with the growth. There are people on the streets, addicts downtown, bad traffic, accidents almost daily and an overcrowded hospital.
- Alliston makes sense for industrial growth
- Fast growth in a small town will and can be dangerous with higher crime, lower income. North oshawa development was Fast n the crime is high, run down properties, dirty streets, etc.
- Lived in Alliston all my life! Getting to big! It's horrible now! ENOUGH
- Alliston too busy infrastructure unable to support growth
- Alliston now already feels unsafe

- With number 3, all communities receive additional significant development, which helps to supply housing units to all 3 communities, thus lowering housing costs (supply and demand)
- More growth In Tottenham means more services available for people living here.
- Understandably, Alliston holds the majority of resources and employment at the moment, but we need to consider the municipality as a whole... we are not here to just service Alliston. Many work outside of the municipality for better financial gain, and would prefer to live at the south end of New Tec. (i.e. Tottenham) to shorten the commute. Many are also accessing resources in Caledon and Bradford, so focusing expansion and connection to areas closer to these neighboring municipalities is probably better than isolating everything to Alliston, or start creating equal resources across our 3 towns.
- Putting all new developments in one area is poor redundancy. What happens in the event of a natural disaster or Communication outage. If it's all.in alliston the loss of revenue is too high. Option 3 minimizes economic risk
- Although Alliston is the main growth node, both Beeton and Tottenham need to grow to continue to be vibrant and contributing communities
- More areas of growth for Beeton are a good thing i feel.
- Beeton lacks access to more retailers and activities. If we develop more houses in Beeton, the need for more retailers will grow and will also bring people from Tottenham and Alliston to use amenities in Beeton and shop in Beeton
- More growth should be allocated to Beeton. Land shouldn't be taken away from the UB when there is huge demand to live in the town
- All of the towns need to grow some what, but I'm not an advocate of a new development on good farm land that isn't attached to any of the towns current borders.
- Alliston is better located , and able to support building up
- Alliston has the bulk of services and convinces and interms of financial growth, infrastructure and services it is very lopsided
- Beeton as a lot of infill land, and a large amount of lands for sprawl. If planned properly, this will increase vibrance of new tecumseth as a whole
- The most suitable locations for growth branching off of the existing
- Beeton needs more park walking trails, more schools for new tec, more retail options in beeton
- Great additions for all three towns
- Growth is much needed in Beeton specifically which is why I choose this option
- Except the plan to build on parts of the Oak ridge moraine. This option shows a more even growth for all three communities
- Keep building on the east side of town, less disruption to the creek
- More growth and services in Beeton
- Spread the wealth around but in an appropriate way amongst the 3 major towns. Be environmentally cautious and build smart rather than booming sprawl.
- Not in favour of any of the 3 because you have purposely designated growth in the north part of Alliston north of Church Street. Church Street has a problem already with the

volume of cars and the unenforced speed limit. Would prefer to see expansion on King Street instead

- We need more growth and Beeton
- I live in Beeton and would like to see more growth, rather than always Alliston. I would love affordable options in all three.
- I would ouke to see beeton grow a bit more both structurally and event wise
- I feel that Alliston already has a lot of growth and there should be more attention given to Beeton and Tottenham
- Alliston is becoming too crowded... where do we expect all of these people to go to school? Work? Etc.
- I would love to see Beeton grow
- Alliston has all if the necessary amenities in and surrounding it unlike been and Tottenham which have less.
- It will spread the impact of so many more people, traffic, parking, etc.
- I don't like the development in the other scenarios near the 14th, we need to build the town, not the outskirts
- Alliston as of right now has more than is needed including crime, so move it towards the south end . We have allowed our town to be destroyed enough.
- By committing the most amount of land to future growth, other municipalities should see that as an example to also contribute what they can. As long as the Natural Carrying Capacity of the area is not stressed, there should be no issue.
- Population of Beeton and Tottenham is too small for tax burden We need to be larger to share taxes Alliston is big enough
- I like the way Beeton is, I've grown up in Beeton and it's peaceful and quiet, we don't need another city.
- Provides all communities with some growth which should auppooet investment across New aTecumaeth
- Beeton and tottenham are both small town with low population than alliston. Good thing is both cities are close to GTA. Unaffordable house and high unemployment rate in GTA leads to migration in different cities. These small towns can make huge difference in terms of choice wise because of its demographic positions. Small business, better transportation, new housing, school makes it more attractive to immigrants and other residents live in GTA
- Alliston infrastructure is already burdened by the amount of growth utilized has seem in the last 10 to 12 years. I don't think it pull support anymore. Alliston is also seeing a rise in big city problems which is of great concern.
- Not enough infrastructure or housing right in Alliston.
- Alliston is large enough.
- Alliston already has enough growth. Beeton needs to grow
- It's reasonable to each Town experiences growth, not all in one area.
- Alliston is growing too fast for the existing infrastructure. Time to take a break and grow the surrounding areas where infastructure can be added with less cost and local disturbance.
- Tottenham needs retailers and restaurant owners.

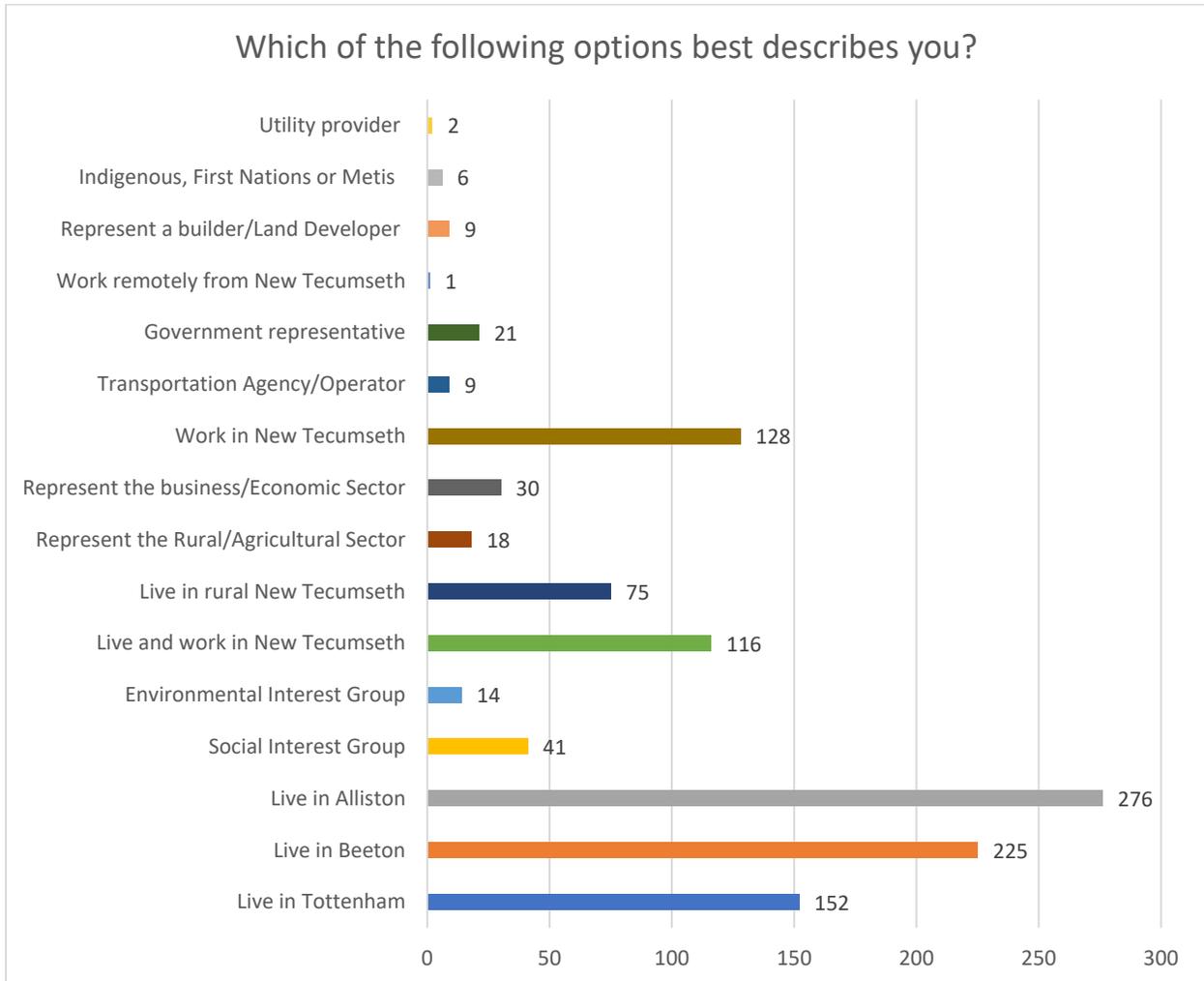
- I don't think all major growth should be consolidated to Alliston. Spreading it out throughout the 3 towns allows for even growth and everyone feeling like they have access to new and improved resources
- Tottenham has continued to see limited resources, the growth can push more amenities to Tottenham. Alliston already receives too much of everything.
- Beeton and Tottenham need more growth than Alliston
- Too much development in Alliston will create too much congestion. Spreading it out equally over the three towns will help that
- Tottenham to grow.
- It would be nice for Tottenham to develop more than Alliston as Alliston is already developed. At this point in the economy, people are moving to Tottenham and Beeton as it's more affordable than Alliston. As someone who currently lives in Tottenham and has friends and family looking to move to Tottenham, there are limited housing options.
- My family currently lives in Tottenham and have to travel for take out, shopping and most activities. Usually we go to Bradford because there is more variety & everything we want to do is located in one area. To purchase most necessities we need to leave town and travel. We prefer not to go to Alliston because it is a nightmare to get from one side of town to the other & there isn't much variety
- I'd like to see a more balanced New Tecumseh, even out the 60% Alliston, 20 Tottenham 20 Beeton
- Alliston is currently the largest settlement and seems to have the most amount of funding (town hall etc) leaving the smaller settlements to feel underfunded. This scenario would allow for a more equal distribution to occur
- With the new developments in Tottenham and Beeton, the infrastructure needs to grow to support growing number of new residents within the towns. Alliston has that foundation already whereas, Tottenham and Beeton still require support/expansion.
- Closer to the city for commuters
- Growth should occur more in the South Tottenham area.
- The population of Tottenham and Beeton increased compare to before. Alliston is kinda establish in terms of different aspect. Don't let Tottenham and Beeton be left out. More activities for kids/teenager—recreational park, more plaza/eatery etc.
- Tottenham is growing so much and we shouldn't have to keep going to Alliston for everything build more in Tottenham
- Scenario 3 is my preference as it has less development in Alliston. Alliston is already sprawling and difficult to get from one side to another with traffic and lights. Even the bypass is full of lights and Honda traffic. More development would increase this problem. Beeton and Tottenham, however, have the ability to grow more before getting through them becomes difficult.
- I have resided in Tottenham for over 35 years. I feel the amalgamation was detrimental Tottenham as we have been consistently relegated to third place with little or no improvements. Alliston appears older the majority but since we all pay tax dollars we should be able to benefit from any future plans.

- Tottenham us always an after thought. If you are going to take our money we deserve some investment.
- Tottenham needs to grow more than Alliston does
- Would like to see more growth and options in tottenham and beeton rather than driving 30 minutes to alliston
- The south is underserved
- All towns should receive growth
- I used to drive through Tottenham over 40 years ago to go to our family trailer just outside of Alliston (Rosie's Campground) and loved this town. Now, after living in Tottenham for the past 22 years, I am so tired of us being the "ugly step sister" and not getting treated like an equal with Alliston/Beeton. Prime example is the bus! Another one is the water - shame on New Tecumseth! I say, let's take Tottenham back and leave "New Tecumseth" if we cannot be treated fairly and like an equal
- Tottenham is a more desirable location for young families
- Not enough accessibility to doctors and stores. Always travelling to other towns. It would be nice to do all the things in the town I actually live in 😊
- There should be more opportunity for land development in Tottenham, it is too restrictive and needs to be updated to allow more land development & housing.
- Distribution of growth to all three towns
- The Tottenham population has exploded, we need more amenities here. Like a pool, off leash dog park, more public schools and a variety of stores
- Growth in Beeton will mean growth with our facilities, recreation, programming, crosswalks, roads, retail, and other infrastructure.
- Not impressed with any - i will be leaving
- Only makes sense with the commuting, environmental impacts of living closer to the GTA..Geesh how obvious is that.
- Needing more housing in the area to attract more services
- Alliston is clogged already and well behind smaller newer developed towns, it's quite sad. Can go to innisfil and it has way more retail options
- Alliston already has a lot of growth. Beeton and Tottenham need more services and ways for youth to spend their time.
- Alliston is losing it's small town charm with too much growth - spread it throughout the three boroughs
- Stop developing Alliston without the infrastructure + big hospital and stop raising taxes
- Alliston is growing too fast without Infrastructure. Our Hospital can't handle it.
- Alliston is already busy enough
- We need less housing development in Alliston which and more expansion in lesser served communities like Beeton and Tottenham
- By far scenario 3 is the best. The people have been saying for years that Alliston has grown too fast and Tottenham (especially) as well as Beeton have barely had any expansion. Leave Alliston alone, focus on bettering the towns you've barely paid any attention to.
- I moved here to be in agricultural area - you are removing that in all the scenarios FARM LAND is NEEDED

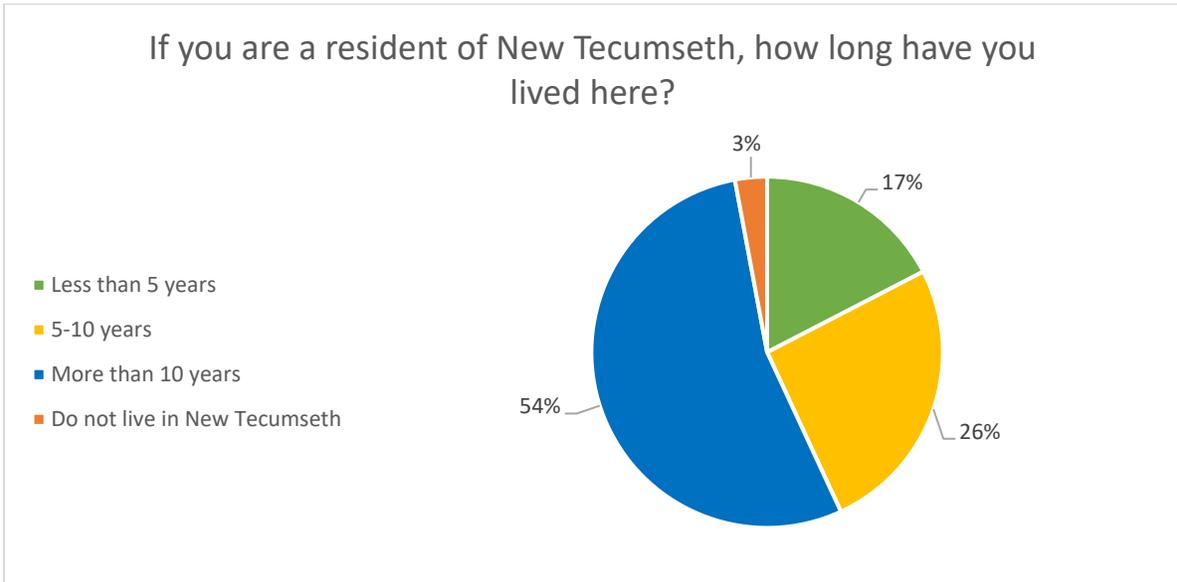
- Alliston has already seen a lot of growth over the last 25 years and we still don't have the resources to support the residents we have living in the town.
- Alliston has experienced so much growth over the last 20 years. It might be time for the other areas to grow a bit.
- Each town needs growth to continue and develop.
- It reduced the growth around Alliston and spreads it out more to Beeton and Tottenham. Alliston is feeling so congested.
- I don't like any that include expansion north of Alliston, you'd be building into a swamp. Lots of wildlife would be displaced AGAIN from all the other expansion north.
- Growth in Alliston has brought a lot of unwanted other things such as crime has significantly increased.
- Alliston is very congested. Infrastructure must be modified before bringing more homes into the city.
- Because I live in the area of the proposed development in Alliston.
- Alliston is already big enough and the others are close enough to drive to.
- Tottenham has so much opportunity for growth and expansion - focusing on Tottenham would allow for bringing it up to speed in comparison to Beeton and Alliston
- Too much growth in Alliston already
- "Beeton is only growing by population.
- We need more retail stores, not just homes."
- Expanding to all areas will bring more resources to Beeton and Tottenham.
- I would love to see more development closer to Tottenham
- More infrastructure is needed for Tottenham, STOP MEANINGLESS SIDEWALKS, focus on actual needs such as clothing retail, transportation, and health care.
- Alliston has too many closed buildings and empty lots on the main streets that are eye sores. All 3 areas should be developed equally.
- We need to protect the main stem of the Nottawasaga River. Development along the river will cause issues for aquatic species. Beeton and Tottenham are not as impactful on the tributary, they are under developed and closer to the big city.
- Divide and conquer. Let's not over populate one region that doesn't have the infrastructure to support the growth.
- Tottenham needs more variety..... walk in dog park..... Walmart and other businesses
- Traffic in Alliston is already horrendous. Do something to close the main street off. Having Hwy 89 go directly through the main street is ludicrous.
- Alliston has already had a growth explosion. And it needs to be evened out with the other communities
- A balanced approach.
- Already too big and not supported with services required for the demographic
- Balancing the growth of all 3 communities. Means Beeton and Tottenham need to grow more now
- I am from Beeton and it's very bland here

Demographic Information

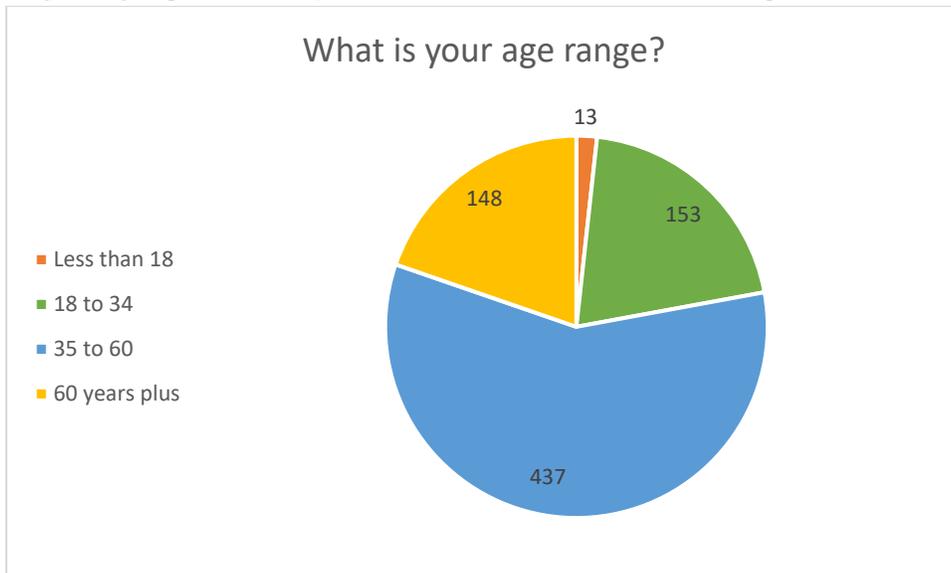
Which of the following options best describes you? [Select all that apply | Total number of respondents = 1123]



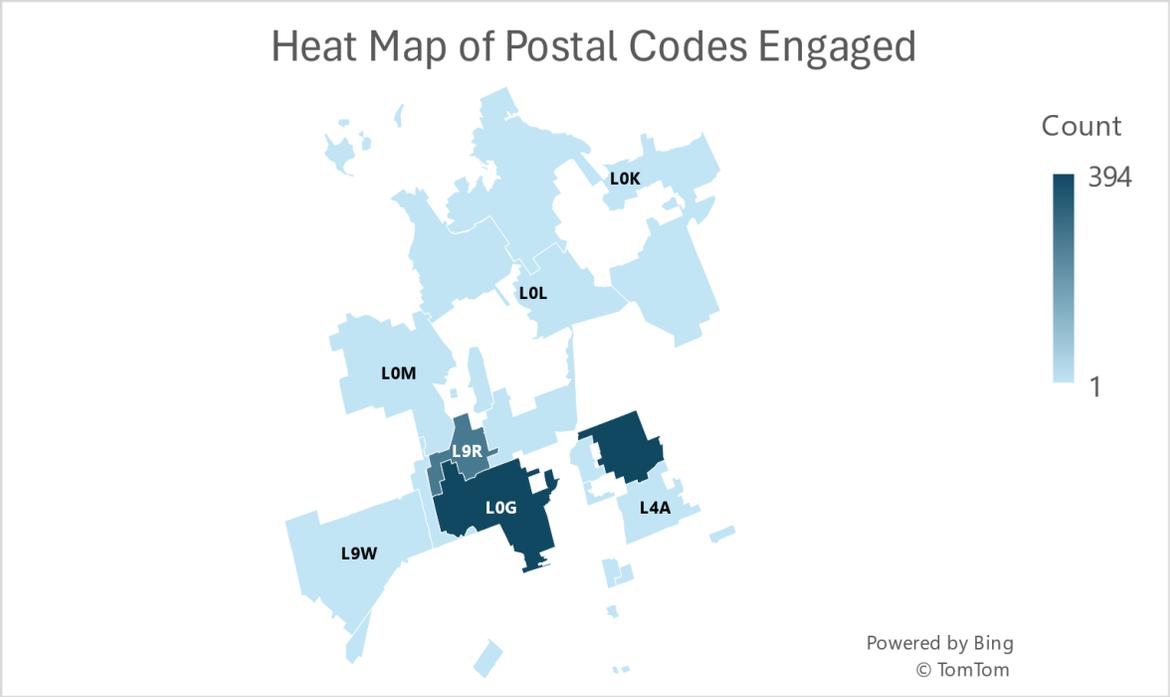
If you are a resident of New Tecumseth, how long have you lived here? [Select one | Total number of respondents = 747]



What is your age range? [Select one | Total number of respondents = 751]



Postal code [Textbox | Total number of respondents = 687]



Appendix D – Stakeholder Meetings Summary

Introduction

The Town of New Tecumseth held various virtual and in-person meetings with a diverse group of stakeholders between April 15 and May 29, 2024. These meetings were intended to gather feedback from the unique perspective of each stakeholder group on their preferred Growth Scenario and thoughts on the Growth Management Study.

What We Heard

Virtual Workshop with School Boards

This virtual workshop was held on April 15, 2024, from 2 to 3 p.m., and nine school board representatives attended.

- Data requirements to be provided with preferred Settlement Area Boundary Expansion
- Secondary planning principles to be considered including phasing requirements – consideration for Town OP update
- Land needs and locational requirements to be considered for types of schools – currently six acre sites for elementary and 20 acres for secondary
- Loose count from SCDSB is 10 elementary schools and 2 secondary schools (including Banting replacement)
- Need data on unit type and unit counts per growth scenario area in order to determine student yields from the development to more accurately determine the number of elementary and secondary school sites required
- For French Public and Catholic school boards they have almost 100% bus-in schools and are OK with location near major roads and employment areas; support being with daycare centres too and much larger kiss and ride lanes
- SCDSB indicated connectivity issues currently exist from Tree Tops to rest of Alliston. Concerned with the southern Alliston growth scenario is that the area does not promote a walkable area for a school requiring a bus-in school; connectivity issue remains
- SCDSB – looking at southern school for secondary in Beeton/Tottenham area but need critical mass to support it; scenarios #2 and #3 support this better than #1
- SCDSB – subdivision phasing need schools to be in early phases to accommodate new areas that generate a high number of elementary school-aged children
- Question if persons per unit are changing with multi-family homes
- Achieving intensification target for built-up area will impact existing schools on capacity issues with enrolment

Virtual Workshop with Conservation Authorities

This virtual workshop was held on April 16, 2024, from 10 a.m. to 11 a.m., and eight Conservation Authority representatives attended.

- Will Hemson consider Wellhead Protection Areas (WHPA) of source protection for the employment growth scenarios?

- Nottawasaga Valley Conservation Authority (NVCA) shared they are updating their regulation mapping in 2024 – should be ready in 3-4 months
- Both CAs are updating mapping due to April 1, 2024 changes on the Conservation Authorities Act around wetland setbacks and definition of watercourse changes
- Town staff will share updated Environmental Protection OP policies for input when developed

Virtual Workshop with Heritage Committee

This virtual workshop was held on April 16, 2024, at 7 p.m., and there were eight attendees including staff.

- Downtowns are the heart of communities and culture; they create a sense of place and people meet and interact here
- More funding/Town-initiated projects for Heritage revitalization
- More active transportation to downtown – Tottenham is severely lacking

Agricultural Community Stakeholder Meeting

This stakeholder meeting, which was attended by 14 people, was held on April 24, 2024, from 1 to 3 p.m.

- Feedback on proposed On-Farm Diversified Uses (OFDU) OP policy with criteria were positive with minor site plan without registered agreement; looking at a 2-3 week process for consultation
- Challenge OFDU on County roads where they will not permit new entrances
- Non-agricultural uses in prime agriculture proposed policy with criteria was well received, and discussion was around types of uses that it could be applied to

Growth Scenarios:

- Should build a bypass around Tottenham
- Constraints with wastewater treatment plant in Tottenham that could prevent some growth
- Scenario 1 made sense to many where industry supports residential lands to keep them close by together with recreation centres, employment, and high school – critical mass
- Need to consider soil composition as part of scenarios
- Could include residential around hazard lands with parkland and trails
- Beeton and Tottenham – need shopping and retail included where residential growth is planned; more schools needed
- Employment area in Alliston makes sense with rail line and servicing, hydro capacity

Goods Movement

- Does the Road Needs Study consider gravel roads and those upgrades?
- Need to look at these roads as a priority for farmers and need more shoulders on agricultural corridors
- County Road 10 over the bridge needs improvements
- 13th Line by Beattie Pinery needs signage to not allow cars to park on the road as agricultural vehicles cannot pass

- 5th Line needs to be considered as there are a lot of tractor-trailers on this road
- Signage to inform people as part of a campaign that says it is planting season tractors use this road
- 4th Line does not have shoulders and needs them
- For Police Services Board – more policing on agricultural roads that are shared with commuter traffic with increased enforcement
- Education package for new residents on agricultural practices and roads
- OFA Traffic Presentation – can come to Council for education and awareness campaign
- Rolled curbs instead of squared curbs should be part of the Engineering Standard to make it easier for agricultural equipment using the shoulders

Agri-Food Sector

- Urban agriculture – took offence to the term of using agriculture combined with urban as it diminishes farming
- Urban agriculture is done in a controlled environment, such as shipping containers in rural-urban areas, marketing missing
- Urban agriculture, in their view, is backyard gardening and belongs with other organizations like the Women’s Institute

Next steps

- Next meeting June
- Topics – employment opportunities for agriculture-related uses, edge planning for new growth areas, tree preservation by-law issues

Library Board Meeting

This meeting was held on April 24, 2024, at 7 p.m.

- Preferred Growth Scenario 1 because this is the best option to gain a new library in Alliston
- More consultation with the library board for library construction is needed
- A Tottenham library expansion after the Alliston one is needed
- Tottenham is running out of space and utilizing rooms within the Rec Centre – other agencies are prioritized because they pay
- More meeting and maker spaces are needed in Libraries
- More commercial and retail spaces are needed with housing development
- More active transportation is needed
- Many questions about employment lands south of Industrial Parkway – ownership and farmland questions
- Where is the water coming from for the expansion? – Explained Water Treatment Plant Upgrades
- Why is farmland being proposed for urban boundary expansion – explained how land is prioritized

Economic Roundtable Discussion

This roundtable discussion, which had 10 attendees, was held on May 29, 2024, from 10 to 11:30 a.m.

- How will Honda affect the Growth Management Study?
- How is social infrastructure (i.e. support programs and welcoming services) being accounted for?
- Bypasses are strategic infrastructures that need to be integrated into cross-boundary highway networks to function effectively
- Need as much employment land as possible, especially near rail lines
- Important to diversify employment portfolio and attract other industries
- Barrie is a good example of designated large amounts of land for employment
- Need to increase the Town's advocacy role as likely to be mandated further growth

Appendix E – Advisory Committee Meetings Summary

Introduction

The Town of New Tecumseth held a virtual accessibility advisory committee meeting on April 17, 2024, at 6:30 p.m., and an environmental advisory committee meeting on April 30, 2024, at 6 p.m. These meetings were intended to gather feedback from the unique perspectives and expertise of each advisory group on their preferred Growth Scenario and thoughts on the Growth Management Study.

What We Heard

Virtual Accessibility Advisory Committee Meeting

- Lack of purpose-built rental properties for smaller family units and single people
- Consider a bypass road for Tottenham to keep truck traffic out of the downtown
- Need to consider major transport infrastructure as part of the growth scenarios
- Accessibility should be a priority in the downtown
- Design should accommodate beyond the minimum accessibility requirements
- Better public transit is needed to link settlements and to other areas of Simcoe County

Environmental Advisory Committee Meeting

- Higher intensification target needs to be considered
- A fourth scenario with higher density needs to be considered
- Infill development should be prioritized over greenfield
- Clarification of the Secondary Plan process

Appendix F – Pop-Ups Summary

Introduction

The Town of New Tecumseth held a series of pop-up events at various venues and community events between April 20 and April 27, 2024. These pop-ups were intended to gather feedback from attendees of these events on their thoughts on how the Town should grow. At the April 20 pop-up at the Tottenham Artisan Market and Home Show, there were approximately 45 engagements. At the Earth Fest Event on April 27, there were approximately 30 engagements.

What We Heard

Tottenham Artisan Market and Home Show

- More connection needed to retirement communities such as Briar Hill
- Swimming pool is needed
- More greenspace should be provided in new developments
- Support for active recreational options, safe ways to walk and cycle around the Town and convenient access to public transport were most popular options selected on the dotmocracy board

Environmental Advisory Committee's Earth Fest Event

- Bus from Alliston to Georgian College / RVH and the mall in Barrie
- Linx bus connection in Tottenham
- Provide off road provision of Trans-Canada trail
- Maintained cross-country trails at Earl Rowe Provincial Park
- Provide Farmers Market at the new Admin Building (see Creemore for good example)
- Outdoor ice track for public skating at the new Admin Building
- Side-walk on Industrial Parkway from Young St to Rec Centre and further to Gibson Hills
- Affordable housing on top of new commercial buildings
- Support for active recreational options, safe ways to walk and cycle around the Town and convenient access to public transport were most popular options selected on the dotmocracy board

Appendix G – In-School Engagement Summary

Introduction

The Town of New Tecumseth held in-school engagement events on June 7 and June 12, 2024. During these events, Town staff would gather feedback on students' visions of how the Town should grow. Approximately 120 students were engaged each day.

What We Heard

- Identification of retail and commercial opportunities that are lacking (e.g. mall, swimming pool)
- Need for different types of housing
- Developments need to meet the needs of the community
- Identification of need for new high school
- Identification of need for new services eg mall, swimming pool and retail offers
- Need for different types of housing
- More parks and open spaces
- Developments need to meet the needs of the community
- Consider higher density housing