REPORT

PREPARED BY HEMSON FOR THE TOWN OF NEW TECUMSETH

GROWTH MANAGEMENT STUDY: PHASE 3 REPORT PREFERRED SETTLEMENT AREA BOUNDARY EXPANSION OPTIONS

October 20, 2024

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EXECUTIVE SUMMARY

This report presents the results of the Settlement Area Boundary Expansion (SABE) Study, which forms part of the Town of New Tecumseth's Growth Management Strategy (GMS). The main purpose of the SABE study is to evaluate appropriate locations for new urban lands to accommodate population and employment growth to 2051 and beyond.

Two SABE options are presented for Council's consideration:

- The **Alliston/Beeton Option** proposes an urban expansion around Alliston and Beeton.
- The **Three Communities Option** proposes expanding the boundaries of all three of the Town's settlement areas—Alliston, Beeton, and Tottenham.

Both options represent good planning, and score highly on the SABE planning evaluation criteria previously approved by Town Council (see Appendix A). The options have been developed in consideration of:

- the current Provincial and municipal planning policy framework, including the new Provincial Planning Statement, 2024, which took effect on October 20, 2024;
- the recent announcement by Honda to construct major electric vehicle (EV) assembly and battery manufacturing plants at its existing facilities in Alliston;
- an evaluation of a 3,400 hectare Focus Study Area and 3 SABE scenarios developed through Phases 1 and 2 of the GMS;
- an assessment of water, wastewater, and transportation infrastructure costs;
- an Agricultural Impact Assessment;
- a Fiscal Impact Analysis; and
- a comprehensive consultation and engagement process.

Following a further period of consultation, a final recommended SABE map, including SABE policy recommendations and an implementation strategy, will be presented to Town Council. The final SABE map and policies will then be presented to County of Simcoe Council for approval.

Acronyms

AIA	Agricultural Impact Assessment
COPA	County Official Plan Amendment
GMS	Growth Management Strategy
FIA	Fiscal Impact Analysis
FSA	Focus Study Area
MDS	Minimum Distance Separation
MCR	Municipal Comprehensive Review
MZO	Municipal Zoning Order
SABE	Settlement Area Boundary Expansion
PPS	Provincial Planning Statement, 2024

1. INTRODUCTION AND BACKGROUND

In August 2022, Simcoe County Council, through County Official Plan Amendment No. 7 (COPA 7), established long-term population and employment forecasts, along with intensification and greenfield density targets, that collectively set the stage for the pattern of settlement in Simcoe County to 2051. Although COPA 7 has not yet received Ministerial approval, both the County and its local municipal partners are actively working to implement the new County Official Plan framework. This includes identifying suitable areas for settlement area boundary expansions to ensure a sufficient supply of urban land to support long-term growth.

It is important to note that Bill 23, the *More Homes Built Faster Act*, which received Royal Assent on November 28, 2022, amended the *Planning Act* to transfer planning responsibilities from some upper-tier municipalities, including Simcoe County. While the Official Plans of these upper-tier municipalities will remain in effect, they will eventually merge with lower-tier Official Plans. However, these Bill 23 changes have not yet taken effect in Simcoe County. As such, despite COPA 7 remaining unapproved, the County still holds the approval authority for settlement boundary expansions within its jurisdiction, including in the Town of New Tecumseth.

It is in this context that the Town has initiated a Growth Management Study. The study will review growth forecasts and assess land needs for Community and Employment Areas at the local level to determine the most appropriate locations for settlement area boundary expansions. Ultimately, a preferred Settlement Boundary Expansion Area (SABE) will be presented to Town Council for consideration and, subsequently, for County Council adoption.

This report presents the final results of the Settlement Area Boundary Expansion (SABE) Study, which forms part of the Town of New Tecumseth's Growth Management Strategy. The main purpose of the SABE study is to evaluate appropriate location for new urban lands to accommodate population and employment growth to 2051 and beyond. Two SABE options are presented for Council's consideration: one focusses on expansion around Alliston and Beeton (the "Alliston/Beeton Option"), while the other proposes expanding the boundaries of all three of the Town's settlement areas—Alliston, Beeton, and Tottenham (the "3 Communities Option"). Both options represent good planning, and score highly on the SABE evaluation criteria previously approved by Town Council.

This introductory section summarizes the planning analysis and technical studies that were undertaken to establish the two SABE options.

A. SABE WILL DESIGNATE LAND TO ACCOMMODATE FUTURE POPULATION AND EMPLOYMENT GROWTH TO 2051

COPA 7 establishes forecasts for New Tecumseth of 80,590 persons and 31,610 jobs by 2051. It also establishes Community Area and Employment Area requirements to accommodate this growth—448 hectares of Community Area and 75 hectares of Employment Area,[1] totalling 523 hectares of gross developable vacant land required to meet the 2051 targets.

The specific amount of land identified under each of the two SABE options presented in this report varies slightly—786 hectares for the Alliston/Beeton Option and 763 hectares for the 3 Communities Option—and is summarized in Table 1. Environmental and non-environmental features and areas ("takeouts") have been excluded from the calculation of developable land for SABE expansion. The takeouts include:

- lands designated as Greenlands: key features and functional elements of the natural heritage system of the County of Simcoe, as identified and mapped in the County Official Plan;
- all streams and waterbodys;
- existing road rights-of-way and rail corridors;
- a 30-metre buffer around Greenland designations and CP rail tracks;
- a provision for 8.1 hectares to preserve the Sir Frederick Banting Homestead located at 5116 Sir Frederick Banting Road, north of Alliston;
- a 125.7 hectare area designated for environmental protection by the Nottawasaga Conservation Authority. This area is at high risk of flooding and is delineated in Ontario Regulation 172/06. It is noted that this Regulation permits development within the area provided that appropriate flood control infrastructure is implemented (see Map 1).

[1] https://simcoe.ca/wp-content/uploads/2024/01/By-law-No.-6977-Certified-Copy-Final-Aug-23-11am1.pdf based on https://simcoe.ca/wp-content/uploads/2024/01/HEMSON-Revised-Simcoe-County-Growth-Forecasts-and-LNA-Results-31May22.pdf

Map 1 – Map Showing Environmental Protection Area Under O.Reg. 172/06

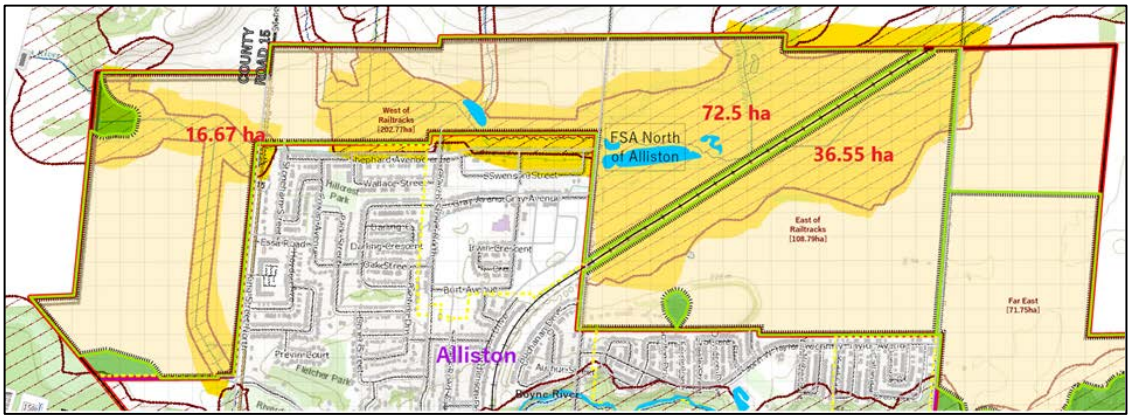


Table 1 – Land Needs Summary Under SABE Options (ha)

Land	Community Area (Alliston/ Beeton SABE)	Community Area (3 Communities SABE)	Employment Area (Both SABE Options)
Total	786.0	762.9	194.7
Non-Developable Takeouts	282.2	275.4	20.1
Greenlands	*90.9*	*71.6*	*12.4*
High Risk Flood (North Alliston)	*125.7*	*125.7*	*0.0*
Streams & Waterbodies	*40.9*	*51.5*	*0.0*
Existing Roads & Rail	*16.6*	*18.4*	*7.7*
Sir Frederick Banting Homestead	*8.1*	*8.1*	*0.0*
Gross Developable Area	503.8	487.5	174.6

i. Impact of Honda Plant Announcement on Employment Area Land Needs

The recent announcement by Honda to construct major electric vehicle (EV) assembly and battery manufacturing plants at its existing facilities in Alliston is widely recognized as a transformative development for both the Town and the broader region. Current estimates suggest that these plants will create about 1,000 on-site jobs. Job multipliers for battery cell

manufacturing and EV assembly plants, including direct, indirect, and induced employment, are estimated to range between 6 and 8 jobs per on-site position.[2]

Although the development of the plants is still in its early stages, construction and initial production are expected to begin before the next County Official Plan review in 5 to 10 years. Although detailed employment projections for the plants have not yet been developed, the employment forecasts set out in COPA 7 remain a reasonable basis on which to plan for the Employment Area within the SABE for the following reasons:

- COPA 7 projects 10,870 jobs for New Tecumseth by 2051, of which 4,380 jobs are anticipated to be located within Employment Areas, whether in currently designated lands or future SABE areas. It should be noted that vacant lands currently owned by Honda are not included in the estimate of the existing vacant supply of Employment Area lands.

- A significant portion of the 4,380 Employment Area jobs is expected to be associated with large-scale industrial developments, though not necessarily on the scale of the Honda proposals. It is noted that there are currently no other proposals for large-scale industrial developments in New Tecumseth.

- The geographic reach of the plants' supply chain is extensive. In addition to the large catchment area of parts and goods suppliers in southwestern Ontario, the battery plant is likely to drive additional production of cobalt, nickel, and copper in Northern Ontario, along with aluminum processing and recycling activities much further afield. Given this, most of the spin-off jobs, while substantial, should not be expected to be adjacent, or even within close proximity, to the development sites in Alliston.

In short, COPA 7 already forecasts substantial employment growth in New Tecumseth, with 40% of that growth to be within Employment Areas. The majority of the direct spin-off jobs, along with indirect and induced job multipliers resulting from the plants, are likely to develop incrementally over the next decade and will extend well beyond the Town's boundaries.

Given the scale of the Honda investment, however, the SABE Options presented in this report are premised on an Employment Area land need approximately 100 hectares larger than the 75 hectare land need identified in COPA 7 (see Table 1). This approach aligns with the *Provincial Land Needs Assessment Methodology for the Greater Golden Horseshoe*

[2] https://trilliummfg.ca/wp-content/uploads/2022/09/Report_SupplyChainReport_v3_20220705_Publish_TNAM.pdf

(2020), which directs municipalities to ensure that Employment Area lands are adequate to meet overall employment demand. Additionally, the methodology calls for lands that offer a range of site sizes and market choices, including:

- a sufficient supply of large parcels to accommodate land extensive uses; and
- strategic investment sites to attract employment investment that may otherwise choose to locate outside of Ontario.

ii. Impact of Honda Plant Announcement on Community Area Land Need

The long-term demand for housing in the Town is unlikely to be significantly affected by the new Honda plants. Implicit in the County's housing forecasts that underpin COPA 7 is that a portion of the workers on new development in the Town's employment areas will occupy new housing in New Tecumseth. The new plants are anticipated to create up to 1,000 on-site in Alliston. As noted above, an additional 3,380 jobs are forecast for the remaining Employment Areas of the Town, including within the SABE area. Many of these jobs may be expected to be indirect spin-off jobs associated with, and clustered around, the plants. Assuming that 25% of the workers of these 4,380 jobs (about 1,100 workers) lived in the Town, this would generate an additional demand for about 550 housing units (assuming that some workers would leave their existing job in the Town for a job at the plants). This is equivalent to about 3% of the total 30-year housing demand forecast of 17,600 housing units for the Town between 2021 and 2051.

To assume a relatively small effect on housing demand from the new plants nearby is reasonable based on the general commuting patterns of workers. In 2021, 36% of all jobs located in New Tecumseth were filled by Town residents and 64% of jobs were filled by those commuting into the Town. About half of the in-commuters were from adjacent municipalities in the County (Adjala-Tosorontio, Essa, Innisfil, Bradford West-Gwillimbury) and to the south (Caledon, King); or 22% of workers overall. For the manufacturing sector, even fewer in-commuters travelled from within the Town (22%) or adjacent municipalities (21%). This pattern has remained unchanged since 2016 (see Table 2).

Table 2 – New Tecumseth Commuting Patterns for Manufacturing & Other Employers

Town of New Tecumseth				
Large Employer: Honda Canada				
2021 Employment		**Manufacturing**	**All Other**	**Total**
		7,670	8,225	15,895
Employee Place of Residence	**New Tecumseth**	22%	48%	36%
	Adjacent Municipalities	21%	24%	22%
	Areas Beyond	57%	28%	42%
2016 Employment		**Manufacturing**	**All Other**	**Total**
		7,280	9,240	16,520
Employee Place of Residence	**New Tecumseth**	21%	44%	34%
	Adjacent Municipalities	22%	28%	26%
	Areas Beyond	57%	28%	40%

Note. Analysis based on 2016 and 2021 Census Place of Work Commuting Pattern Data. For commuting analysis, employment data do not include workers who solely Work at Home or those with No Fixed Place of Work.

Source. Statistics Canada Census employment data "special run" cross-tabulating Place of Work and Place of Residence by NAICS categories for Canada, the Provinces, Census Divisions, and Census Subdivisions.

Table 2 illustrates a labour market pattern of manufacturing employers in New Tecumseth that need specific skills sets drawing their labour force from a broad area. Manufacturers that include shift workers further allow for longer commutes due to off-peak travel. Workers typically see these manufacturing jobs as well-paid "good" jobs, making the longer commutes worthwhile. The Honda plants may be expected to match all of these criteria.

All that said, as with the Employment Areas, it is prudent for the Town to make provision for some additional housing arising from the Honda proposals. As such, the SABE Options presented in this report are premised on Community Area land needs between 40 and 50 hectares larger than what is identified in COPA 7 (see Table 1). This additional land need would accommodate between 600 and 800 housing units at the COPA 7 density target of 55 persons and jobs per hectare. This density target reflects more compact housing, as well as a greater range and mix of housing, that what currently exists in the Town's designated greenfield areas.

B. SABE RECOMENDATIONS COMPLY WITH NEW PROVINCIAL POLICY

On August 20, 2024, the Province released the *Provincial Planning Statement, 2024* (PPS 2024), which introduces significant changes to growth management within the Greater Golden Horseshoe (GGH). This new framework will replace both the existing Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the previous Provincial Policy Statement (old PPS). The 2024 PPS will take effect on October 20, 2024, prior to Town and

County Council's decisions on the SABE. Several key changes in the PPS 2024 affect the SABE study process:

- **Municipal Comprehensive Reviews (MCRs)** – MCRs, which were previously required to ensure conformity with provincial plans and to designate new settlement area boundaries, except in limited conditions, are no longer a precondition for a SABE. However, the Town and County are still required to evaluate detailed criteria in identifying the SABE for New Tecumseth (PPS 2024 Policy 2.3.2.1).

- **Settlement Area Expansions** – The list of SABE criteria for SABE decisions has been shortened, and municipalities are now required to "consider" rather than "comprehensively apply" these criteria (PPS 2024 Policy 2.3.2). Notably, the criteria removed from the list include those requiring that SABE decisions:

    - ensure the financial viability of SABE infrastructure and public facilities over their full life cycle;
    - be informed by applicable water, wastewater, and stormwater master plans; and
    - avoid, where possible, negative impacts on water resource systems and quality and quantity of water, and avoid key hydrologic areas.

    Retained criteria include land needs assessments, infrastructure and public service capacity reviews, and agricultural impact assessments (including compliance with minimum distance separation formulae).[3] The Town's SABE process comprehensively addresses all the required criteria, both old and new. An agricultural impact assessment will be released separately from this report.

- **Phasing** – A new SABE criteria (2.3.2.1 g)) requires that municipalities consider the phased progression of urban development when approving a SABE. Accordingly, this report makes recommendations for phasing development for each SABE option.

- **New Settlement Areas** – The previous prohibition on the creation of new settlement areas has been lifted. As such, the Town could technically accommodate long-term growth through the creation of a new settlement area, provided it can demonstrate that the infrastructure and public service facilities to support development are planned or available (PPS 2024 Policy 2.3.2.2). However, through its approved SABE criteria, Town

[3] Note that the requirement to consider "any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment" has been removed.

Council has directed that any expansion lands must be contiguous with existing settlement area boundaries.

- **Growth Targets** – Municipalities in the GGH are no longer required to plan for specific population and employment forecasts. However, they are to base forecasts on Ontario Population Projections published by the Ministry of Finance, with modifications as appropriate, and may continue to use forecasts previously issued by the Province for the purposes of land use planning (PPS 2024 Policy 2.1.2). Town Council has directed that the SABE lands not result in the Town exceeding COPA 7 population and employment forecasts.

- **Density and Intensification Targets** – While prescribed targets in the Growth Plan have been removed, PPS 2024 Policy 2.3.1.4 requires municipalities to establish minimum targets for intensification and redevelopment and Policy 2.3.1.5 encourages them to establish density targets for designated growth areas (i.e. greenfield areas). For large and fast-growing municipalities, a density target of 50 residents and jobs per gross hectare is encouraged. However, New Tecumseth is not identified as one of these municipalities. Town Council has directed that the SABE achieve the intensification and density targets set in COPA 7 and its own Official Plan.

- **Primary Settlement Area** – The identification of Alliston as a Primary Settlement Area has been removed in the new PPS 2024. However, COPA 7 still categorizes Alliston as a Primary Settlement Area, and Town Council has directed that growth be concentrated in close proximity to Alliston.

- **Employment Area** – The new PPS 2024 redefines employment areas as "those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above." This definition aligns with the definition of "employment land employment" used to establish the Town's Employment Area land need through the County's municipal comprehensive review and COPA 7.

The Town's GMS process, included the SABE recommendations set out in this report, complies with both the current statutory planning framework in Ontario as well as the new PPS 2024. Matters of Provincial interest identified in section 2 of the *Planning Act* have also been considered through the County and Town's Official Plan processes.

C. PHASES 1 AND 2 TECHNICAL ANALYSIS USED TO ESTABLISH SABE RECOMMENDATIONS

A funneling down approach in three phases has been applied to establish the two SABE options. The Growth Management Study Phase 1 Report,[4] published in January 2023, identified a 3,400 hectare Focus Study Area (FSA) based on evaluation criteria approved by Town Council. In Phases 2 and 3 of the GMS, this broader FSA underwent further technical analysis, progressively narrowing down to three smaller SABE scenarios and, through this report, two preferred SABE options. The approach is summarized as follows:

- **Phase 1: Background Review and Establishment of the FSA.** The project was initiated in August 2023 and the FSA was subsequently developed through a workshop with Town staff. The Phase 1 Report, including the proposed FSA, was subsequently received and approved by Town Council in January 2024. The Phase 1 report should be read concurrently with this Phase 3 report in order to fully understand the justification for the final SABE recommendations.

- **Phase 2: SABE Scenario Testing and Costing Analysis.** Phase 2 of the study involved developing three SABE scenarios, which were discussed with Town Council during a workshop on February 28, 2024. These scenarios were later presented to landowners and development industry stakeholders at a workshop held in March 2024. The general public was also engaged through online surveys and open houses. Appendix B provides a summary of the community engagement, stakeholder input, and the results of the online survey regarding the three SABE options.

- **Phase 3: Recommended SABE Options.** Throughout the fall of 2024, additional public information events and consultations are scheduled, including with the development industry, to further refine and develop the SABE options.

[4] https://www.newtecumseth.ca/en/resources/Planning/_PD-2024-02---Pdf.pdf


Phase 1: 2023-2024
August 2023
Project Initiated
October-December 2023
FSA Developed
January 2024
Council Approved FSA
Phase 2: 2024
February 2024
SABE Scenarios Presented to Council
March 2024
SABE Scenarios Presented to Industry Stakeholders
July 2024
Part 1 FIA informed by review of capital needs for SABE Scenarios
July-August 2024
Review of Individual SABE Requests
Phase 3: 2024-2025
August 2024
Draft Reccomended SABE Options
October-December 2024
Council and Industry Consulation on Preferred SABE Options
Q1 2025
Open House & Public Consultation on Preferred SABE
Q1 2025
Adoption of Final SABE

2. PHASE 3 HAS BEEN INFORMED BY PHASE 1 AND 2 FINDINGS

Analysis and findings from Phase 1 are outlined in the Growth Management Study Phase 1 Report.[5] This section provides an overview of the completed work and includes a map of the Focus Study Area (FSA).

A. PHASE 1 – ESTABLISHING THE FOCUS STUDY AREA

The FSA was determined by evaluating both existing and planned infrastructure in New Tecumseth. This review covered the Town's established settlement areas of Alliston, Beeton, and Tottenham. The analysis focussed on Public Service Facilities (also referred to as Community Infrastructure) and Engineering Infrastructure, which includes water, wastewater, transportation, and public works.

i. Focus Study Area Established through Consultation with Staff

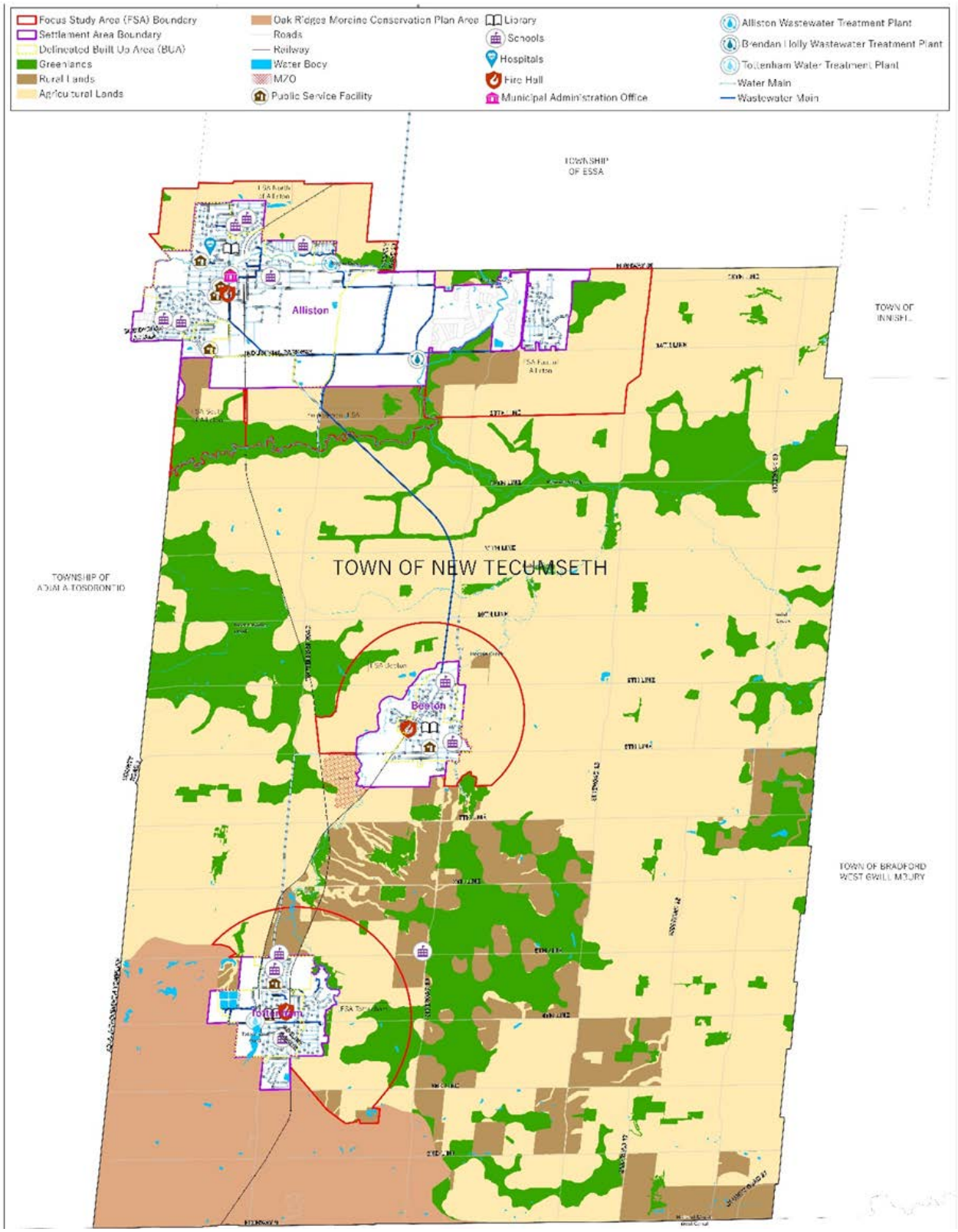
The FSA was identified using evaluation criteria based on the current (i.e. pre-PPS 2024) Provincial land use planning policy framework, the Council-approved SABE Evaluation Criteria, and input from a workshop held with Town staff in November 2023.

The FSA was designed to be large enough to accommodate multiple SABE configurations, avoiding natural environment constraint areas while representing logical extensions of existing settlement areas (see Figure 2 schematic). A map of the Council-approved FSA is provided in Figure 3.

Figure 2: FSA and SABE Selection Process

[5] https://www.newtecumseth.ca/en/resources/Planning/_PD-2024-02---Pdf.pdf

Figure 3: Council Approved Focus Study Area



B. PHASE 2 – SABE SCENARIO TESTING AND COSTING ANALYSIS

In Phase 2 of the GMS, three SABE scenarios were developed and presented to Council and industry stakeholders for feedback in February and March 2024. To support the evaluation process, the Town engaged Tatham Engineering to assess the infrastructure requirements for each scenario.

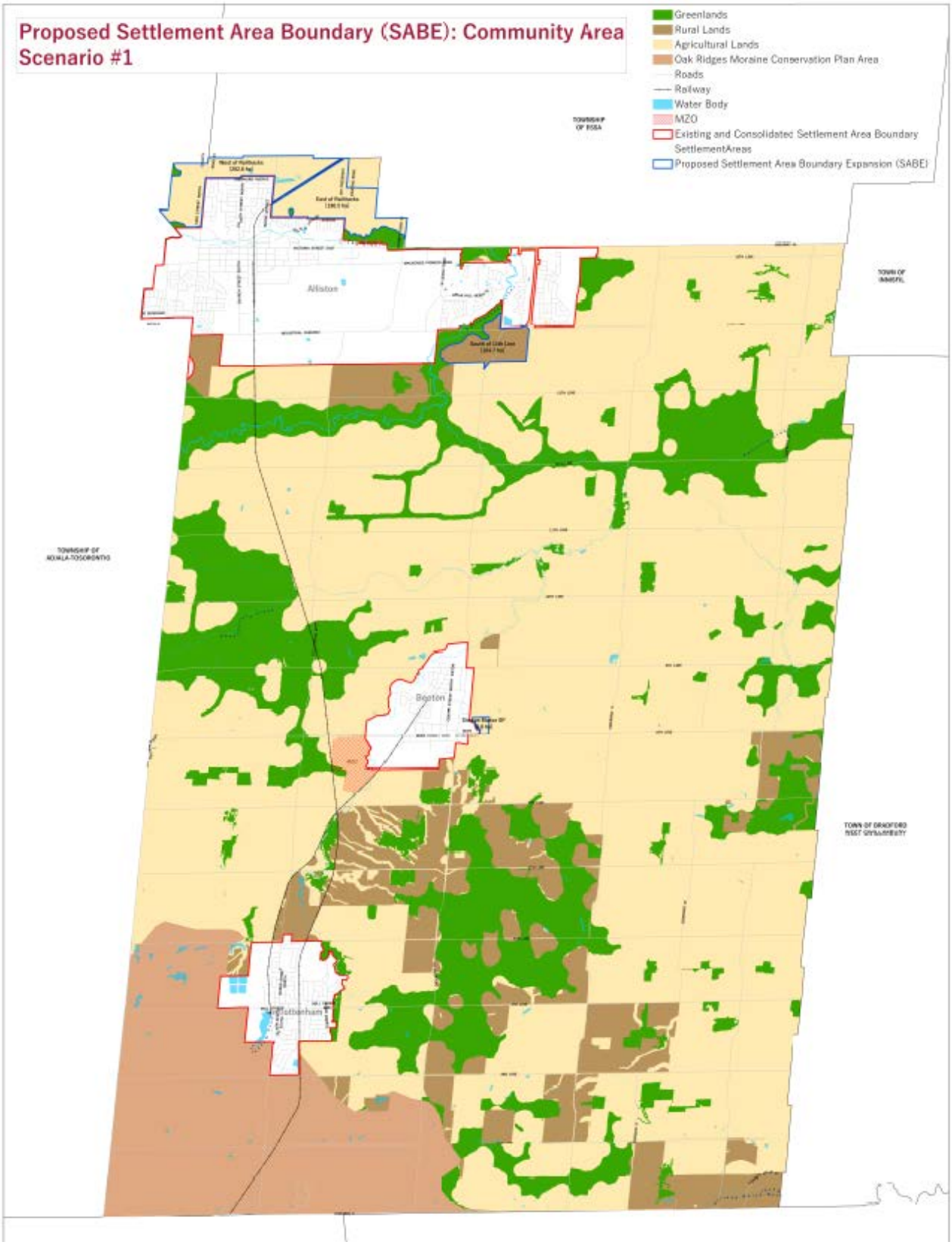
i. SABE Scenarios

The three scenarios tested different potential configurations for Community Area lands in the SABE. In defining these boundaries, both the Town Council's approved SABE evaluation criteria and provincial planning policies were considered.

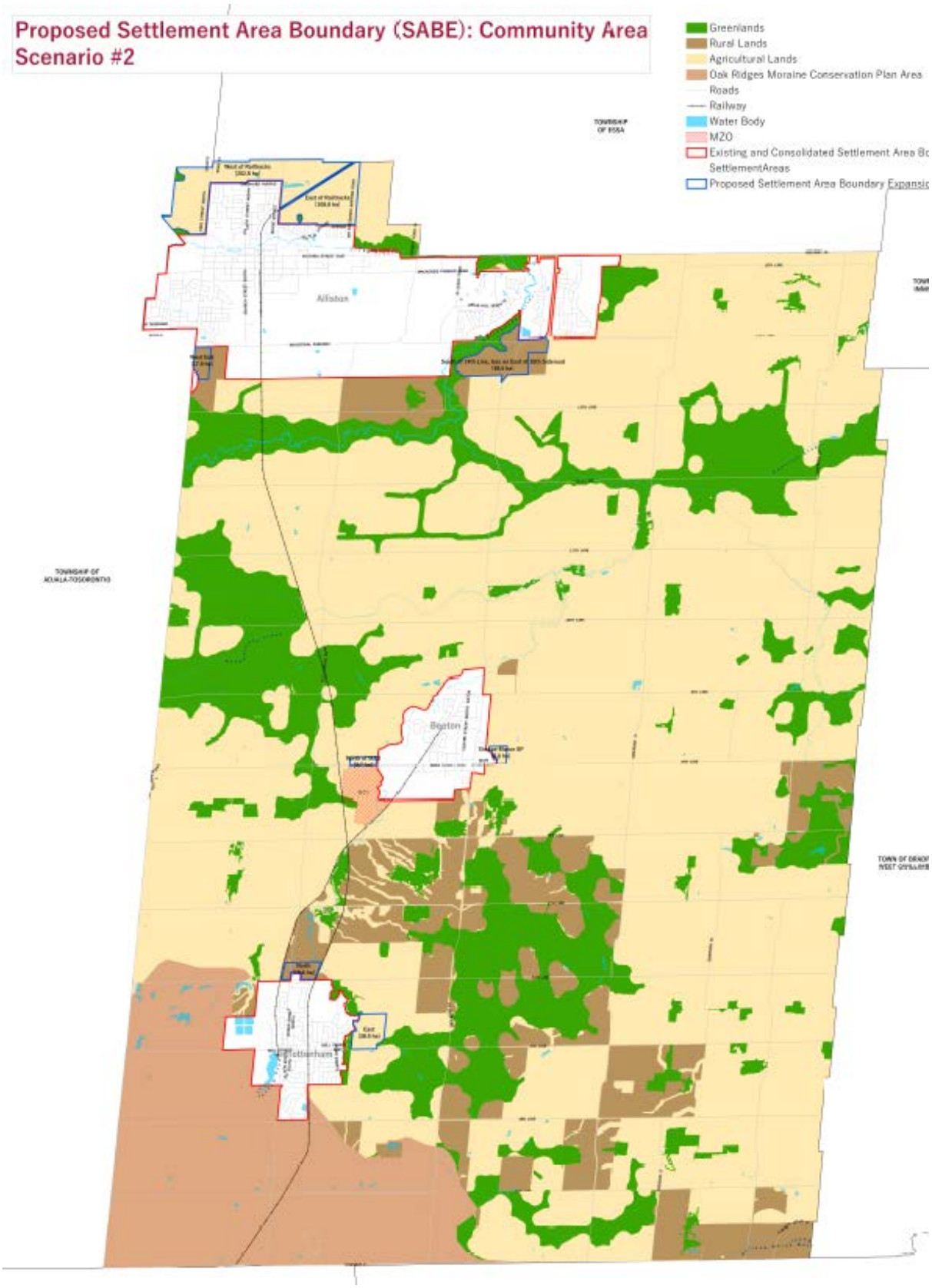
The SABE scenarios were not ranked, meaning no one scenario was deemed superior. The final preferred SABE could be any combination of the three scenarios or a variation thereof, as long as the lands fall within the Council-approved FSA boundary.

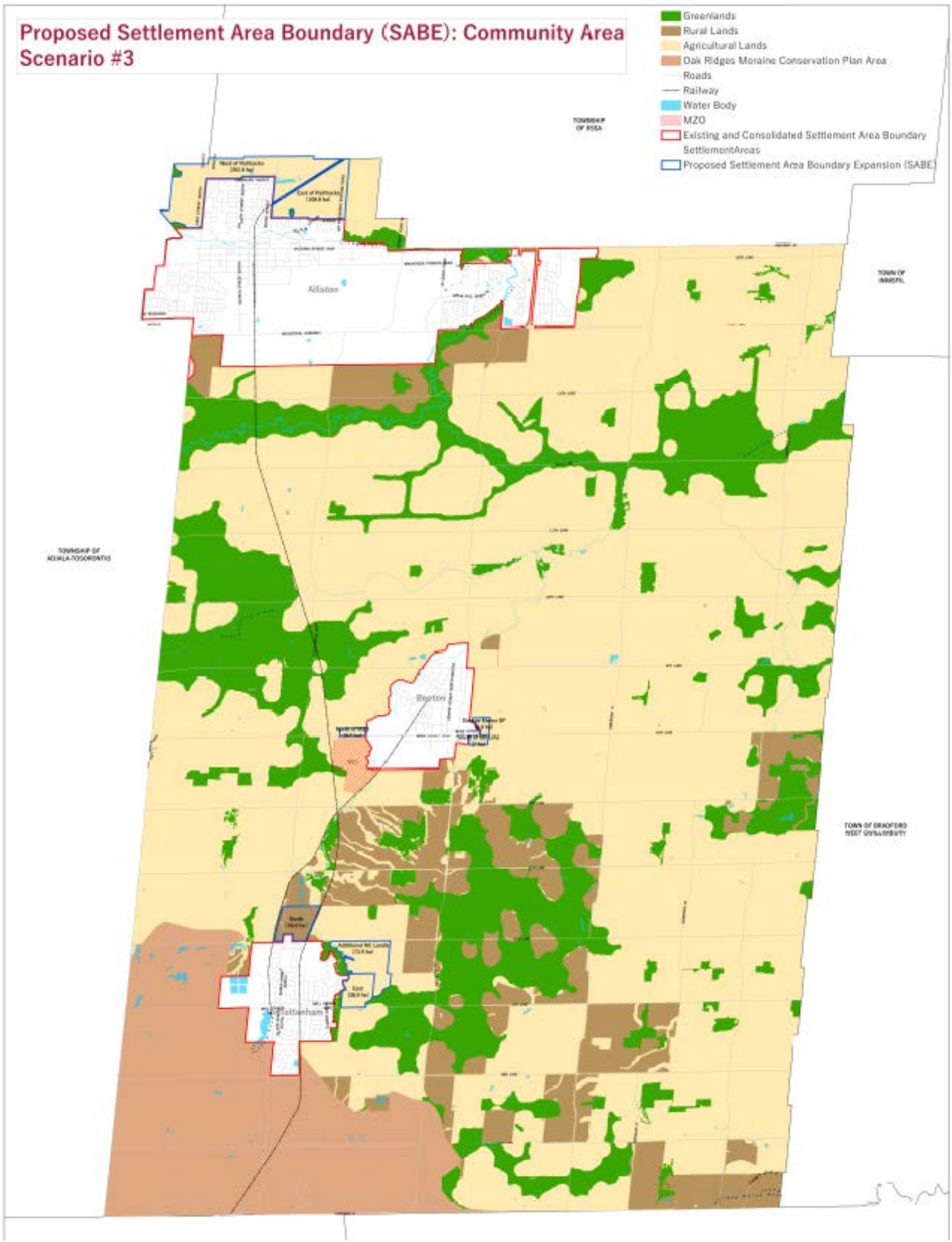
- **Scenario 1** – allocates 98% of the expansion lands to Alliston, including about 380 hectares to the north and 100 hectares to the east of the settlement area. A minor expansion to Beeton is also considered, covering the already-approved expansion of Simcoe Manor to the west. No expansion is proposed for Tottenham in this scenario.
- **Scenario 2** – proposes minor expansions to Beeton (20 hectares) and Tottenham (60 hectares). About 85% of the total expansion remains adjacent to Alliston, including 310 hectares to the north, 20 hectares to the south, and 90 hectares to the east.
- **Scenario 3** – allocates 61% of the total expansion to Alliston (about 310 hectares). A major expansion is considered for Tottenham (175 hectares), with a moderate expansion in Beeton (24 hectares).

For Employment Area, the same location and amount of land were proposed in all three scenarios.


Proposed Settlement Area Boundary (SABE): Community Area Scenario #1
Greenlands
Rural Lands
Agricultural Lands
Oak Ridges Moraine Conservation Plan Area
Roads
Railway
Water Body
MZO
Existing and Consolidated Settlement Area Boundary
SettlementAreas
Proposed Settlement Area Boundary Expansion (SABE)
Alliston
Beeton
Tottenham

Proposed Settlement Area Boundary (SABE): Community Area Scenario #2




Proposed Settlement Area Boundary (SABE): Community Area Scenario #3
Greenlands
Rural Lands
Agricultural Lands
Oak Ridges Moraine Conservation Plan Area
Roads
Railway
Water Body
MZO
Existing and Consolidated Settlement Area Boundary
SettlementAreas
Proposed Settlement Area Boundary Expansion (SABE)
Alliston
Beeton
Tottenham

ii. Stakeholder Input

The Phase 2 evaluation of the three SABE scenarios was highly collaborative and consultative. The process involved co-ordinating with various public authorities—including the County of Simcoe, local school boards, and conservation authorities—and engaging with a broad spectrum of public and private organizations, as well as the general public. A comprehensive record of the SABE Community and Stakeholder Engagement conducted during Phase 2 can be found in Appendix B. The record includes meeting dates, attendance figures, notices issued, and a summary of feedback received at each engagement meeting. The key themes that emerged through the consultation process have been carefully considered in developing the two SABE options presented in this report.

a) Public Survey Results

From March 1st and June 3rd, 2024, the Town conducted an online survey to gather public input on the Growth Management Strategy and the three SABE scenarios. The response rate was notably high, with 758 total respondents, of whom 96% were residents of New Tecumseth. Among the resident respondents, 38% were from Alliston, 31% from Beeton, 21% from Tottenham, and 10% from the rural areas of the Town.

Respondents represented a wide range of groups and organizations, including: social interest groups (41), local businesses (30), local governments (21), rural/agricultural groups (18), transportation/utility organizations (11), building/land developers (9), Indigenous/First Nation/Métis (6), and environmental interest groups (4).

The survey participants also reflected diverse age demographics, with 58% aged 35 to 60, 22% young adults, and 20% seniors. Notably, more than 56% of resident respondents have lived in the Town for more than 10 years.

The survey results may be summarized as follows:

- Of the three SABE scenarios, Scenario 1—which is based on 98% growth in Alliston—was the most preferred, receiving 46% of the votes. Scenarios 2 and 3 were favoured by 20% and 34% of respondents respectively.

- Respondents identified various elements they felt were essential for a vibrant Town. These included, in order of importance: access to healthcare, access to recreation options, access to parks and open spaces, safe pedestrian and cycling routes, retail access, educational opportunities, employment options, affordable housing, diverse housing types, and convenient access to public transit. It is important to note that

many of these amenities are most accessible Alliston, the Town's primary settlement area of Alliston.

Further details on the public survey results can be found in Appendix B.

iii. Fiscal Impact Analysis Part 1 – Cost Screening Analysis

The Provincial planning policy framework requires consideration of the financial well-being of the County and its area municipalities when making decisions about the SABE in New Tecumseth. Furthermore, under the Growth Plan, though *not* the new PPS 2024, municipalities are required to assess the infrastructure and public facility needs of the SABE area, as well as long-term financial viability, in determining the feasibility and location of the area. Land use planning decisions for the SABE must also be coordinated and integrated with long-term infrastructure and financial planning.

a) Summary of Capital Cost Evaluation of SABE Scenarios

The Tatham Analysis establishes the key off-site infrastructure required to support the necessary transportation, water supply, and wastewater collection and treatment networks for the three SABE scenarios. Cost estimates are described as Class D opinions of probable cost and with a 25% margin of error, sufficient to provide a rough order-of-magnitude and to assist with the scenario evaluation. A summary of the cost estimates is provided in Table 3.

Table 3 – Capital Cost Estimates of SABE Infrastructure

LOCATION / UPGRADE	SCENARIO 1 ($MILLIONS)	SCENARIO 2 ($MILLIONS)	SCENARIO 3 ($MILLIONS)
North Alliston	$137.2	$125.9	$125.9
East Alliston	$21.6	$18.9	$0.0
Alliston Employment Area & South Alliston	$64.3	$67.0	$64.3
West Beeton & Beeton MZO	$45.0	$46.8	$46.8
South East Beeton	$0.0	$0.0	$5.4
Brendan Holly WWTP Expansion	$290.0	$270.0	$231.0
Collingwood WTP Expansion & Upgrade New Tecumseth Regional Pipeline	$200.0	$200.0	$200.0
North Tottenham	$0.0	$18.5	$28.2
East Tottenham	$0.0	$27.9	$51.2
Tottenham WWTP Upgrade	$0.0	$34.0	$92.0
Total	**$758.1**	**$809.0**	**$844.8**

Source: Tatham Engineering, *Town of New Tecumseth Growth Scenario Analysis – Opinion of Probable Cost*, June 20, 2024.

Based on the information set out in Table 2, the following conclusions can be made:

- Scenario 1 (98% Alliston) triggers the lowest infrastructure costs. Scenario 2 (85% Alliston) has costs approximately 7% higher than Scenario 1, while Scenario 3 (61% Alliston) has the highest cost, about 11% higher than Scenario 1. Considering the 25% margin of error, these differences are less pronounced than they may initially seem.

- The two largest capital works under all scenarios are the Brendan Holly Wastewater Treatment Plant Expansion and the Collingwood Water Treatment Plant Expansion and New Tecumseth Regional Water Pipeline Upgrade. The need for these projects is mainly driven by future development in Alliston. Their costs range from a high of 65% of total SABE infrastructure costs under Scenario 1 to a low of 51% under Scenario 3.

- The additional infrastructure costs under Scenarios 2 and 3 are largely due to vertical and linear works needed to facilitate development in the SABE areas around Tottenham, including upgrades of $34.0 million and $92.0 million to the Tottenham Wastewater Treatment Plant, respectively.

- The proportion of total costs attributed to linear infrastructure varies from a low of 35% under Scenario 1 to a high of 38% under Scenario 2. Consequently, the majority of infrastructure costs are associated with vertical infrastructure, which tends to be less affected by the location and configuration of development within the SABE.

Finally, it is noted that among the infrastructure not considered by the Tatham Analysis are stormwater management requirements outside road rights-of-way, grade separation requirements associated with the rail tracks in north Alliston, and any infrastructure that might be required to allow development within Nottawasaga Conservation Authority regulated areas.

b) Funding and Financing the SABE Infrastructure

The Tatham Analysis is limited to the capital cost to construct new off-site roads, water, and wastewater infrastructure within each SABE scenario. The second part of the Fiscal Impact Analysis (see below) expands the scope to address the full lifecycle costs associated with new off-site and on-site infrastructure in the Preferred SABE, including public service facilities and amenities such as libraries, indoor recreation facilities, and parks and open space, as well as associated operating cost impacts.

It is assumed that the initial capital cost of constructing the new off-site infrastructure identified in the Tatham Analysis will be funded from development charges. As only infrastructure costs required to service growth related to the SABE were considered in the analysis, the costs are fully eligible for development charge funding and do not require an adjustment for Benefit to Existing (BTE) or shares of projects that will provide a Post-Period Benefit (PPB) beyond the 2051 planning horizon.

Other long-term asset management requirements, as well as operating costs, will require property tax or utility rate funding. As such, the second phase of the Fiscal Impact Analysis also examines long-term tax and rate impacts by balancing these costs with property tax/rate revenue generated by new development in the SABE.

Finally, many of the initial capital investments in the SABE will be needed in advance of growth actually occurring. These expenditures could lead to the Town having to set aside money in reserves well in advance and/or borrow in order to finance them. Moreover, the pre-emplacement of "growth-related" facilities and infrastructure brings with it financial risk in circumstances where the actual amount of growth is less assured.

C. PLANNING CRITERIA EVALUATION & SCREENING ANALYSIS

Council has endorsed a set of criteria to evaluate landowner requests for settlement area boundary expansions. These criteria will help Council assess and prioritize both proposed SABE options as well as future landowner requests, recognizing that not all requests can be accommodated due to growth and population limits. Key principles addressed through the evaluation criteria include:

- Supporting the Town's growth targets for 2051
- Directing growth to the primary settlement area of Alliston
- Ensuring adequate servicing capacity for infrastructure and public facilities to 2051
- Assessing the full lifecycle costs of facilities and infrastructure
- Maintaining financial viability
- Prioritizing lands contiguous with existing settlement boundaries
- Promoting a mix of housing types
- Supporting the Town's transportation, water, and waste plans

- Aligning with the Town's Strategic Plan
- Ensuring proximity to public service facilities
- Avoiding natural heritage and environmentally protected lands
- Considering the impact on sensitive land uses and avoiding prime agricultural lands
- Ensuring compliance with Minimum Distance Separation (MDS) and avoiding negative effects on the agri-food network
- Considering proximity to designated employment lands and major transportation corridors

The Council-approved SABE criteria are not ranked, meaning each criterion is given equal weight during the evaluation process.

A detailed assessment of the three SABE scenarios is provided in Appendix A, where each scenario is evaluated against the Town's approved criteria. Scenarios were categorized based on how well they meet the criteria as "fully meets", "generally meets", or "somewhat meets":

Fully meets criteria

Generally meets criteria

Somewhat meets criteria

Table 4 summarizes the planning evaluation of the three SABE scenarios. The results indicate that Scenario 1, which concentrates 98% of growth around the existing primary settlement area of Alliston, fully meets the planning criteria. In contrast, Scenarios 2 and 3, which allocate more growth to Beeton and Tottenham, generally meet the criteria but not as comprehensively as Scenario 1.

Table 4: Summary of Evaluation Findings of SABE Scenarios

	SCENARIO 1	SCENARIO 2	SCENARIO 3
Overall Assessment			
Description	Scenario 1 largely meets the SABE criteria set out in the Growth Plan, PPS 2024, COPA 7, and by Town Council. The concentration of SABE lands around the Primary Settlement Area of Alliston allows for better use of existing infrastructure, better access to multi-modal transpotation, and best achieves climate change objetives.	Scenarios 2 and 3 generally meet the set out in the Growth Plan, PPS 2024, COPA 7, and by Town Council. The key distinguishing feature of these scenarios is the inclusion of a SABE around Tottenham and the associated infrastructure costs. Additional expansion areas in Beeton under these scenarios are very slight compared to Scenario 1, reflecting the additional rounding out of the the existing settlement area.	

3. Two SABE Options are Presented for Consideration

Building on Phases 1 and 2 of the Growth Management Strategy, two options for the required settlement area boundary expansion are proposed. The options were developed based on the comprehensive assessment of the three SABE scenarios, applying the Council-endorsed evaluation criteria (Appendix A). The development process also incorporated findings from the engineering capital infrastructure need assessment by Tatham Engineering, the results of the public survey and consultation process, and input from Town staff and Council.

Both options reflect sound planning principles but offer distinct long-term visions for the community. One options concentrates growth in Alliston and Beeton, while the other allocates growth more evenly across all three settlement areas—Alliston, Beeton, and Tottenham.

This section outlines each option and presents the results of further analyses, including a second round of analysis of engineering capital infrastructure needs, a formal Agricultural Impact Assessment (AIA); and the second phase of the Fiscal Impact Analysis.

A. Development of Two SABE Options

Two options have been developed for consideration in the expansion of the Town's urban boundary to accommodate future development. These options differ somewhat from the three SABE scenarios discussed in Section 2 of this report. Tables 6a and 6b illustrate the historical and projected growth of each settlement area under both options. Key points to note include:

- **Beeton:** Projected household growth is the same in both options, with 1,448 new households, including 910 units associated with the Beeton Municipal Zoning Order. This represents a significantly higher rate of growth for Beeton compared to recent years.

- **Alliston:** This settlement area will see the majority of household growth under both options, with 70% of all new households (or 79% of all households excluding the Beeton MZO) in Option 1, and 44% (or 50% without the Beeton MZO) in Option 2.

- **Tottenham:** No growth is allocated to Tottenham under Option 1, but 25% of household growth is allocated to it under Option 2.

Table 6a – Historical Growth in Settlement Areas

Settlement Area	2016 Population	2021 Population	2016-2021 Population Growth		2021 Households
Alliston	19,700	24,000	4,300	22%	8,740
Beeton	4,000	4,300	300	7%	1,510
Tottenham	5,600	9,900	4,300	77%	3,260
All Areas	**29,300**	**38,200**	**8,900**	**30%**	**13,510**

Note: Population includes Census net undercoverage of 3.4%.

Table 6b – Future Growth in Settlement Areas Under SABE Options

Settlement Area	2021 Households	Alliston/Beeton Option 2021-2051 HH Growth (inc. MZO)		3 Communities Option 2021-2051 HH Growth (inc. MZO)	
Alliston	8,740	5,469	63%	3,438	39%
Beeton	1,510	1,448	96%	1,448	96%
Tottenham	3,260	-	0%	1,984	61%
All Areas	**13,510**	**7,827**	**58%**	**7,827**	**58%**

Note. Beeton MZO includes 910 units (400 seniors apartments, 173 townhouses, 40 semi-detached units, and 297 single detached units).

It is important to note that the Employment Area SABE, evaluated across all three scenarios during Phase 2 of the GMS, remains unchanged and has been incorporated into both options.

i. Option 1 – The "Alliston/Beeton" SABE

In this option, the majority of future SABE expansion lands are directed to the primary settlement area of Alliston. The SABE configuration is informed by several factors, including the availability of designated rural lands (preferred for development over prime agricultural lands), the avoidance of natural heritage features, and the ease of connecting with existing infrastructure and well-established residential and employment areas.

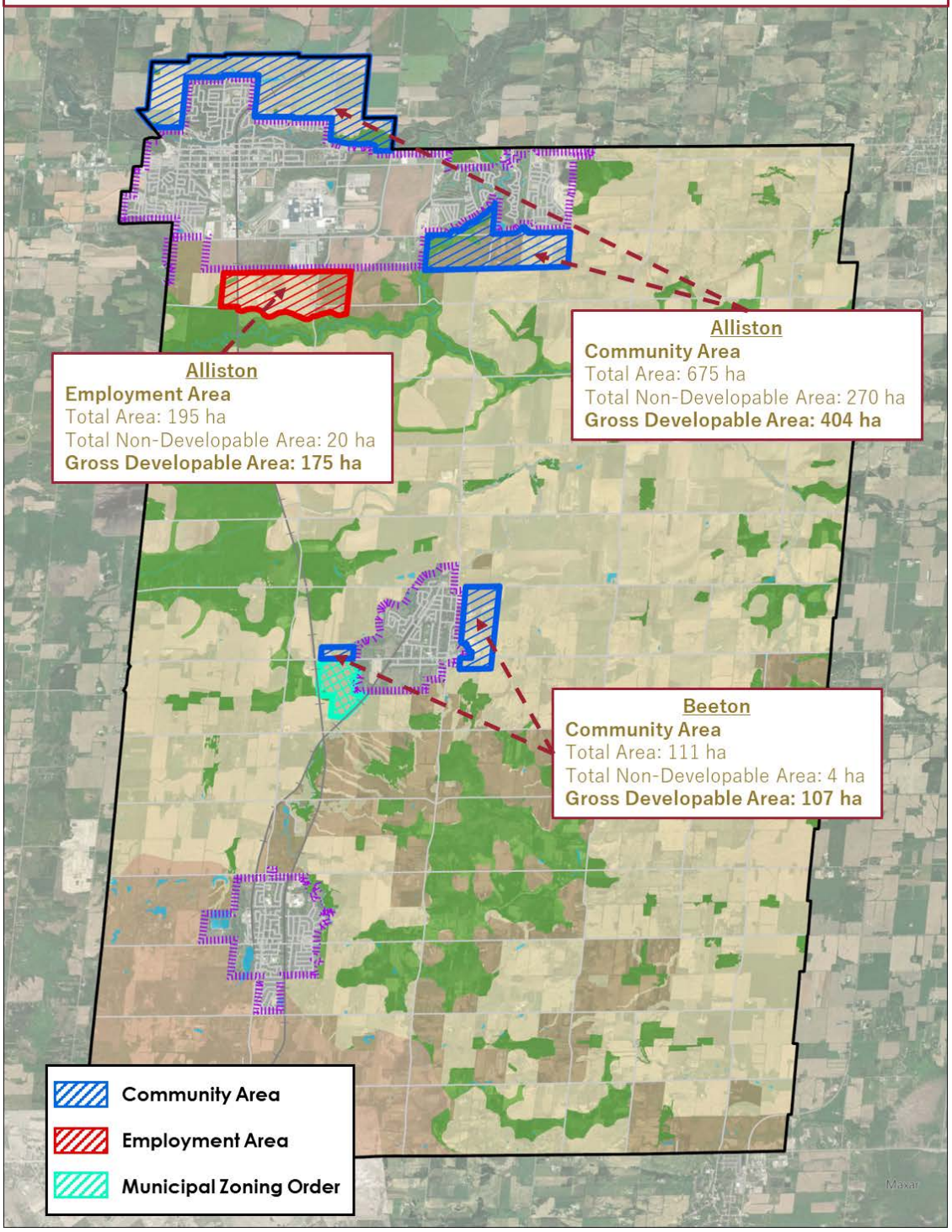
This "Alliston/Beeton" SABE option roughly corresponds with Scenario 1 for Alliston. It includes all of North Alliston and a significant portion of East Alliston, totalling 404

developable hectares. These lands represent the logical extension of Alliston's existing neighbourhoods, with convenient access to current services and amenities and the potential for connection to existing water and wastewater systems.

In Beeton, the lands surrounding Simcoe Mannor are proposed for inclusion, as they are adjacent to the existing settlement area, and the County is currently expanding the facility to add long-term care beds. The Alliston/Beeton SABE option includes lands immediately south of Simcoe Manor and north of the MZO lands, leveraging existing infrastructure that can be easily accessed by future development. Additionally, lands to the north of Simcoe Manor are included, as they represent the logical eastward extension of the Town, complementing the MZO to the west and vacant residential lands within the existing settlement area to the south.

In total, this option includes 107 hectares of developable land in Beeton.

Settlement Area Boundary Expansion – Alliston/Beeton Option



ii. Option 2 – The "Three Communities" SABE

The Three Communities SABE Option reallocates 142 hectares of developable land from the SABE land from East Alliston to areas immediately north and east of the existing settlement area of Tottenham. This more dispersed development pattern entails higher water and wastewater infrastructure costs compared to the Alliston/Beeton Option. Additionally, efficiently and cost-effectively expanding public service facilities (e.g. recreation and public works facilities) across three urban settlement areas, rather than two, is likely to pose greater challenges. It is noted in this respect that the Phase 1 Report identified Tottenham as having generally lower capital service levels than Alliston and Beeton.

Finally, due to its limited Employment Area—none of which is associated with the SABE—Tottenham would remain a community with a relatively high number of out-commuters, primarily to Alliston and the Greater Toronto Area under the Three Communities Option.

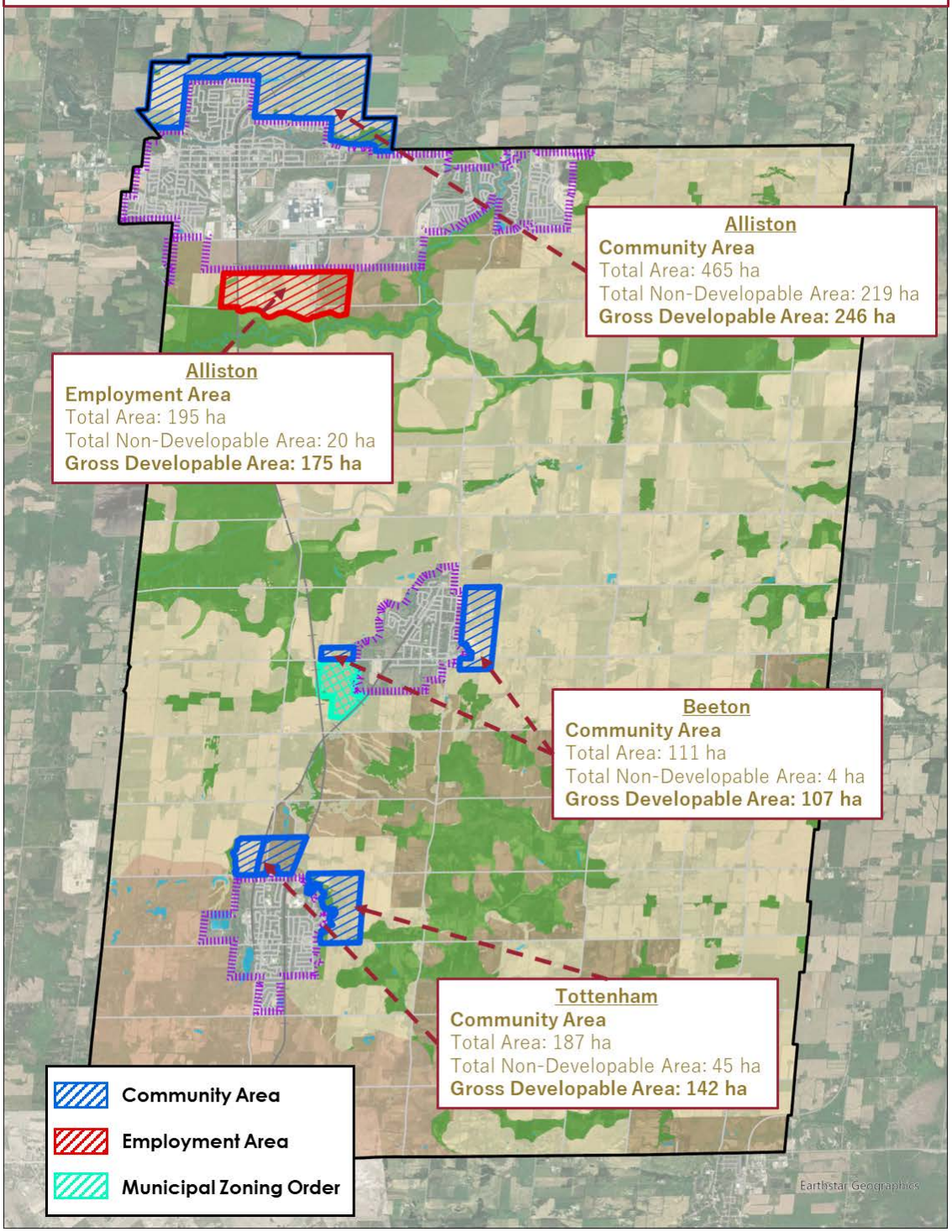
Despite these challenges, there are several strong planning justifications for considering a SABE option that includes Tottenham's expansion:

- **Rapid Growth:** Tottenham has been one of the fastest-growing communities in the Town in recent years. The strong market demand for housing is reflected in Tottenham's high value residential property assessments compared to other areas in New Tecumseth (see below).

- **Minor Additional Infrastructure Costs:** The additional upfront engineering infrastructure costs for Tottenham are relatively minor compared to the overall capital expenditures needed to activate the SABE lands (see below).

- **Logical Growth:** Designating SABE lands to the north and east of Tottenham aligns with the recent growth of neighbourhoods and commercial areas, especially in east Tottenham. Since Tottenham has very little remaining designated greenfield area, excluding it from the SABE would limit future development to infill of vacant lots or intensification of existing developed sites. As such Council should carefully consider whether a SABE option that effectively halts greenfield development in Tottenham fits with its long-term vision for the Town.

Settlement Area Boundary Expansion – 3 Communities Option



iii. Updated Engineering Costs for Two SABE Options

Given that some additional lands in East Alliston, West Beeton, and North Tottenham were not part of the original Phase 2 Tatham Analysis, the analysis has been updated to account for the off-site infrastructure needs of both SABE options. The results, summarized in Table 7, also compare the updated costs with those from the Phase 2 cost analysis. Key findings include:

- The infrastructure costs for the Three Communities SABE (Option 2) are 5% higher than for the Alliston/Beeton SABE (Option 1), although they are $27 million lower than the costs associated with Scenario 3. Considering the 25% margin of error, these differences are less significant than they may initially appear.

- The two largest capital works under both options remain the Brendan Holly Wastewater Treatment Plant Expansion and the Collingwood Water Treatment Plant Expansion and New Tecumseth Regional Water Pipeline Upgrade. These projects are primarily driven by future development in Alliston and account for 63% of total SABE infrastructure costs under the Alliston/Beeton Option and 53% under the Three Communities Option.

- The additional infrastructure costs in the Three Communities Option stem primarily from vertical and linear works required to support development in the SABE areas around Tottenham, including a $68.0 million upgrade to the Tottenham Wastewater Treatment Plant.

It is important to reiterate that the Tatham Analysis does not account for several infrastructure components, such as stormwater management outside road rights-of-way, grade separations for rail tracks in North Alliston, and any infrastructure needed to support development within Nottawasaga Conservation Authority regulated areas.

Table 7 – Capital Cost Estimates of SABE Infrastructure ($millions)

Location / Upgrade	Scenario 1	Scenario 2	Scenario 3	Option 1	Option 2
North Alliston	137.2	125.9	125.9	111.1	111.1
East Alliston	21.6	18.9	0.0	40.8	0.0
Alliston Employment Area & South Alliston	64.3	67.0	64.3	55.7	55.7
West Beeton & Beeton MZO	45.0	46.8	46.8	43.9	43.9
South East Beeton	0.0	0.0	5.4	39.2	39.2
Brendan Holly WWTP Expansion	290.0	270.0	231.0	290.0	230.0
Collingwood WTP Expansion & Upgrade New Tecumseth Regional Pipeline	200.0	200.0	200.0	200.0	200.0
North Tottenham	0.0	18.5	28.2	0.0	28.4
East Tottenham	0.0	27.9	51.2	0.0	41.1
Tottenham WWTP Upgrade	0.0	34.0	92.0	0.0	68.0
Total	**758.1**	**809.0**	**844.8**	**780.6**	**817.4**

Sources: Table 3 above and Tatham Engineering, *Town of New Tecumseth Growth Scenario Analysis – Opinion of Probable Cost – Addendum*, October 11, 2024.

B. AGRICULTURAL IMPACT ASSESSMENT INFORMS SABE OPTIONS

Most of the land in New Tecumseth is designated for agricultural use, with a substantial portion of the soils classified as Class 1-3, making it prime agricultural land. An Agricultural Impact Assessment (AIA) conducted by Town and County staff evaluated the impacts of the SABE options on agricultural activity within two study areas: a Primary Study Area, corresponding to the FSA; and a Secondary Study Area covering a 1.5km zone of impact around the Primary Study Area. The AIA follows the methodology outlined in the Draft Agricultural Impact Assessment Guidance Document 2018 and takes into account Provincial policies on settlement area expansions and agricultural impacts set out in both the old PPS 2020 and new PPS 2024, along with the Growth Plan.

Given the high proportion of prime agricultural land in the study areas, with most soils falling within Class 1-3, avoiding impacts to the agricultural network through any settlement area expansion is difficult. The AIA assessed alternative locations, examining factors such as Minimum Distance Separation (MDS) setbacks, land fragmentation, and soil classifications, while also considering infrastructure needs, environmental protections, natural hazards, and fiscal responsibility. While avoiding prime agricultural land entirely is not possible, the two SABE options aim to direct development toward lower-priority agricultural lands where feasible.

Key findings of the AIA include:

- **Land Designations:** No specialty crop areas exist within the Town, and prime agricultural land is generally designated as “Agricultural” in the Town’s Official Plan. However, some areas designated as “Rural” also contain Class 1-3 soils.
- **Prime Agricultural Land:** Most of the land designated Agriculture in the Town is classified as prime agricultural land (Class 1-3 soils), with only a few areas of Class 4-5 soils near watercourses or other natural hazard areas. These constraints limit the availability of land for the SABE that avoids prime agricultural land.
- **Soil Quality by Area:** Class 1 soils dominate in the East Alliston, Beeton, and Tottenham SABE areas under both SABE options. The Employment Area SABE mainly contains Class 2 soils, while North Alliston features a mix of Class 2 and 3 soils.
- **MDS Setbacks:** MDS setbacks have been calculated for agricultural operations with livestock and barns which are capable of housing livestock. These setbacks were considered in developing the SABE options. MDS setbacks are required in certain areas under both options, with few constraints in North Alliston (2

locations), the Alliston Employment Area (5 locations east of County Road 10), and the Beeton SABE. As well, MDS setbacks are generally outside the area covered by the Tottenham SABE under the Three Communities Option. However, the majority of the East Alliston SABE under the Alliston/Beeton Option is covered by setbacks, particularly to the south-east.

- **Land Fragmentation:** Fragmentation refers to the increase in smaller, non-agricultural land parcels within predominantly agricultural areas, which can disrupt agricultural production. Larger, more productive agricultural parcels are primarily found near Tottenham and Beeton, while greater fragmentation occurs around Alliston.

- **Topography:** Flat topography, which generally corresponds with better soil quality, presents no significant topographic constraints in most of the study areas.

- **Agricultural Operations:** The Town features a mix of crop farming, beef farming, and smaller equestrian operations.

The preferences for land development are identified as follows:

- **North and South Alliston:** These areas are most suitable for settlement area boundary expansion, as they contain lower-priority soils (Class 2-3) and fewer MDS setbacks.

- **East Alliston:** Proposed only under the Alliston/Beeton Option, East Alliston contains Class 1 soils and moderate land fragmentation, making it a somewhat higher priority for agricultural land preservation.

- **West and East Beeton:** These areas include Class 1 soils with some fragmentation. Their efficient use of existing infrastructure makes them suitable for development.

- **North and East Tottenham:** Under the Three Communities SABE Option, these lands consist mainly of Class 1 soils with minimal fragmentation, and limited MDS setbacks.

The secondary planning process, along with subsequent development stages, will be critical in minimizing and mitigating the impacts on the agricultural system. Future development policies should include appropriate mitigation measures, and the phasing of development will be essential to reducing impacts on both the agricultural community and the land base.

C. FISCAL IMPACT ASSESSMENT PART 2

The Provincial planning policy framework, though *not* the new PPS 2024, requires consideration of the financial well-being of the County and its area municipalities when making decisions about the SABE in New Tecumseth. Furthermore, municipalities are required to assess the infrastructure and public facility needs of the SABE area, as well as long-term financial viability, in determining the feasibility and location of the area. Land use planning decisions for the SABE must also be coordinated and integrated with long-term infrastructure and financial planning.

Key relevant sections of these policies include:

STATUTE/POLICY	RELEVANT SECTION
Planning Act, 1990	▪ **Section 2(c):** municipalities shall have regard to the protection of the financial and economic well-being of the Province and its municipalities.
PPS, 2020	▪ **Section 1.1.1(a)** requires that healthy, liveable and safe communities be sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. ▪ **Section 1.1.3.8(b):** the expansion of a settlement area boundary may occur where it has been demonstrated that the infrastructure and public service facilities are financially viable over their life cycle. ▪ **Section 1.6:** planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so they are financially viable over their life cycle, which may be demonstrated through asset management planning.
Growth Plan, 2020	▪ **Section 2.2.8** requires that identified infrastructure and public service facilitates needed to service growth should be financially viable over the full life cycle of these assets. ▪ **Section 3.2.1** requires planning for new or expanded infrastructure occur in an integrated manner, including evaluations of long-range scenario-based land use planning and financial planning, and will be supported by relevant studies.

The policy framework emphasizes that financial well-being is achieved by creating settlement areas that are “complete communities”. These are characterized by a compact urban form, efficient and cost-effective infrastructure and services, transit-oriented development, and a diverse mix of land uses, including residential and employment uses.

i. Key FIA Inputs

This section summarizes the evaluation of the capital costs, operating costs, and revenue sources associated with the two SABE options. Given the main purpose of the analysis is to inform decisions about the Preferred SABE Option, the results should not be considered precise predictions of what will occur at build out of the SABE Area.

Results of the analysis are high-level in nature and are designed to show the potential fiscal impact of each SABE Option on municipal budgets. The actual impact is influenced by many factors including the cost and timing of projects, as well as the timing of development. The analysis is based on:

- Town actual expenditures and non-tax revenues for 2023 as identified in Financial Information Returns (FIRs) and budget documents;
- current value assessments (CVAs) from the current assessment roll;
- build out of all residential and non-residential development and supporting infrastructure in SABE area by 2051.

All values are expressed in 2023 dollars unless otherwise stated.

The key development assumptions for the SABE are set out in Table 8. The table shows that the SABE area will accommodate about two-thirds of all population growth in the Town to 2051 as well as 40% of household growth. The remaining population and household growth will be accommodated either as intensification (40% of households) or on existing designated greenfield area (20% of households).

The SABE area will also accommodate about 40% of new Community Area jobs (2,467 jobs) and 60% of new jobs located in Employment Areas (2,618 jobs).

Table 8 – SABE Growth Statistics

Measure	Current State (2021)	Growth Within SABE	Growth Outside SABE	Future State (2051)
Population	45,480	22,195	12,915	80,590
Households	15,850	6,917	10,683	33,450
Community Area Jobs	7,840	2,467	3,923	14,230
Employment Area Jobs	10,550	2,618	1,762	4,380
Rural Area Jobs	2,360	0	100	2,460

The distribution of land for Community Area under each SABE option is set out in Table 9.

- Under the Alliston/Beeton Option, 79% of new Community Area lands are located in Alliston, with the remaining 21% located in Beeton.
- Under the Three Communities Options, new Community Area lands are more evenly distributed: 50% in Alliston; 22% in Beeton; and 29% in Tottenham.

Table 9 – Distribution of Community Land Area Under SABE Options (ha)

Settlement Area	Alliston/Beeton Option		Three Communities Option	
Alliston	396	79%	238	49%
Beeton	108	21%	108	22%
Tottenham	0	0%	142	29%
Total	**504**	**100%**	**488**	**100%**

Note. Totals may not add due to rounding.

ii. Cost Analysis

The fiscal impact analysis examines growth-related capital costs to be funded through direct developer contributions and development charges (DCs), as well as any non-growth shares of projects to be funded by the Town. The potential long-term lifecycle costs associated with the new infrastructure is also examined.

All capital costs will be paid for through a combination of development charge, local service, and property tax funding.

Anticipated capital costs for engineered services (Roads and Related, Water, Sanitary Sewer, Storm Sewer) were provided Tatham Engineering and are summarized in Table 3. Other capital costs for General Services (Library, Fire, and Recreation) were estimated based on the existing service level, unit cost, and capital cost information available within the Town's 2022 DC Background Study, viz:

- **Library** – The current level of service for Library facilities was 0.43 sq.ft. per capita prior to construction of the new Alliston Library and 0.63 sq.ft. per capita after construction. Maintaining a level of service of 0.60 sq.ft. per capita through to 2051 would require additional 18,000 sq.ft. of facility space around 2035 at an estimated cost of $10.8 million.

- Fire – The level of service for Fire facilities was 0.54 sq.ft. per capita in 2021 and will increase to 0.87 sq.ft. per capita after the expansion of Station 3 (Tottenham) and construction of Station 4 (East Alliston). Maintaining a level of service of 0.75 sq.ft. per capita through to 2051 would require an additional 18,000 sq.ft. of facility space around 2034 at an estimated cost of $12.6 million.

- Recreation – The current level of service for Recreation facilities of 5.38 sq.ft. per capita will increase to 6.28 sq.ft. per capita after construction of the new Beeton Recreation Facility, Indoor Pool, Ice Pad, and Gymnasium/Fitness Centre.

Maintaining a level of service of 6.00 sq.ft. per capita through to 2051 would require additional 133,000 sq.ft. of facility space (80,000 sq.ft. in 2036 and 53,000 sq.ft. in 2043) at an estimated cost of $79.8 million.

These General Service capital costs for the Alliston/Beeton SABE Option have been discounted by 20% to reflect efficiencies associated with servicing two urban communities rather than three (see Table 10).

Table 10 – General Service Capital Costs

General Service	Current LOS (sq.ft. per capita)	2051 Target LOS (sq.ft. per capita)	Additional Space Required (sq.ft.)	Timing	Cost (Alliston/ Beeton Option)	Cost (3 Communities Option)
Library	0.63	0.60	18,000	2035	$8,640,000	$10,800,000
Fire	0.87	0.75	18,000	2034	$10,080,000	$12,600,000
Recreation	5.38	6.00	133,000	2042	$63,840,000	$79,800,000
Total			**169,000**		**$82,560,000**	**$103,200,000**

LOS = Level of Service

To estimate the Town's incremental increase in capital replacement contributions, useful life assumptions were applied. Assumptions for long-term inflation (2.0%) and borrowing (3.5%) were also used. This information was used to estimate an annual replacement contribution that would be required by the end of 2051. As shown in Table 11, the anticipated annual replacement provisions are:

- For tax funded costs, $2.9 million under the Alliston/Beeton Option and $3.4 million under the Three Communities Scenario; and
- For utility rate funded costs, $5.4 million under the Alliston/Beeton Option and $5.7 million under the Three Communities Scenario.

Table 11 – Summary of Annual Replacement Contributions for Growth-Related Capital

	Year	Useful Life	Year of First Replacement	Replacement Cost (Inflated)	Annual Provision (Current)
Engineering Linear Infrastructure (Tax Funded)					
Alliston/Beeton	2026	60	2086	$453,911,149	$2,231,673
Three Communities	2026	60	2086	$526,955,029	$2,590,797
Engineering Vertical Infrastructure (Utility Rate Funded)					
Alliston/Beeton	2026	100	2126	$4,616,585,537	$5,352,000
Three Communities	2026	100	2126	$4,948,259,926	$5,736,000
General Services (Tax Funded)					
Alliston/Beeton	2034-2043	50	2084-2093	$307,404,811	$2,267,284
Three Communities	2034-2043	50	2084-2093	$384,256,013	$2,834,105

Tax funded operating costs arising from the construction of new developer and DC funded capital, and the addition of households, people and jobs in the SABE areas, were estimated based on data from the Town's Financial Information Returns (FIR). Operating costs for utility-supported water and sewer services were estimated based on 2023 operating budgets.

Table 12 summarizes the gross tax funded operating costs anticipated to be associated with development in the SABE area. Cost drivers were applied to FIR/budget operating cost data. Where appropriate, costs are driven by the planned infrastructure investments, whereas many services are considered to be driven by population growth, population and employment growth, or household growth. For certain services such as Recreation, Libraries, General Government, and Planning and Development, incremental cost savings are common and factors of 75% and 50% were applied accordingly. The total additional annual operating cost associated with development of the SABE area under both options is $14.6 million.

Table 12 – Anticipated Additional Tax Funded Operating Costs Based on 2023 Financial Information Return

Service	2023 FIR Operating Costs	2023 Quantity	Unit of Measure	Operating Cost per unit	SABE Growth	SABE Operating Costs
General Government	$1,246,825	70,279	Pop + Emp (50%)	$17.74	13,640	$241,988
Fire	$4,427,252	18,000	HH (75%)	$245.96	5,188	$1,275,971
Police	$7,005,288	70,279	Pop + Emp (75%)	$99.68	20,460	$2,039,417
Protective Inspection	$1,306,920	70,279	Pop + Emp (75%)	$18.60	20,460	$380,478
Conservation Authority	$488,448	18,000	HH (75%)	$27.14	5,188	$140,775
Building & Inspections	$411,013	18,000	HH (75%)	$22.83	5,188	$118,457
Emergency Measures	$ -	70,279	Pop + Emp (75%)	$ -	20,460	$ -
Roads and Related	$13,871,754	70,279	Pop + Emp (75%)	$197.38	20,460	$4,038,420
Transit	$34,128	70,279	Pop + Emp (75%)	$0.49	20,460	$9,936
Parking	$115,856	70,279	Pop + Emp (75%)	$1.65	20,460	$33,729
Storm - Urban	$1,592,042	18,000	HH (75%)	$88.45	5,188	$458,840
Storm - Rural	$ -	18,000	HH (75%)	$ -	5,188	$ -
Parks	$3,645,984	49,079	Population (75%)	$74.29	16,646	$1,236,618
Recreation	$8,377,813	49,079	Population (75%)	$170.70	16,646	$2,841,524
Libraries	$2,706,029	49,079	Population (75%)	$55.14	16,646	$917,811
Museums & Culture	$526,720	49,079	Population (50%)	$10.73	16,646	$178,649
Planning/Development	$3,301,348	70,279	Pop + Emp (50%)	$46.97	13,640	$640,737
Total	**$49,057,420**					**$14,553,349**

Notes: Current unit costs are based on 2023 FIR operating expenditures, Census population (49,079 including undercount) and households (18,000), and DC Study employment (22,200).

Table 13 summarizes the anticipated non-tax revenues and resulting net operating costs. These non-tax revenues include grants, user fees, and service charges as per the FIR. It is assumed that these revenues will remain consistent on a per-capita basis. Annual non-tax revenues associated with the SABE area at build-out are calculated at $2.8 million.

Table 13 – Anticipated Grant, User Fees, and Service Charges and Resulting Net Operating Costs

Service	2023 Grants, User Fees, & Service Charges	Non-Tax Revenues Per Capita	SABE Non-Tax Revenues	Net SABE Operating Costs
General Government	$2,693,657	$54.88	$1,218,153	$(976,164)
Fire	$88,177	$1.80	$39,876	$1,236,095
Police	$137,730	$2.81	$62,286	$1,977,131
Protective Inspection	$213,984	$4.36	$96,770	$283,708
Conservation Authority	$-	$-	$-	$140,775
Building & Inspections	$-	$-	$-	$118,457
Emergency Measures	$-	$-	$-	$-
Roads and Related	$162,565	$3.31	$73,517	$3,964,903
Transit	$-	$-	$-	$9,936
Parking	$-	$-	$-	$33,729
Storm - Urban	$15,260	$0.31	$6,901	$451,939
Storm - Rural	$-	$-	$-	$-
Parks	$479,074	$9.76	$216,652	$1,019,966
Recreation	$2,360,398	$48.09	$1,067,443	$1,774,081
Libraries	$88,206	$1.80	$39,889	$877,921
Museums & Culture	$29,535	$0.60	$13,357	$165,292
Planning/Development	$105,048	$2.14	$47,506	$593,232
Total	**$6,373,634**			**$11,671,000**

The total net annual operating cost associated with the SABE area under both options is $11,7 million.

Table 14 summarizes the anticipated additional operating costs for utility rate funded services. Additional operating costs are based on 2023 net operating expenditures per capita and employment, discounted by 40% to reflect efficiencies with adding marginal costs to existing systems. The total additional annual utility rate funded operating cost associated with development of the SABE area under both options is $3.6 million.

Table 14 – Anticipated Additional Rate Funded Operating Costs Based on 2023 Budget

Service	Current Net Operating Costs	SABE Pop and Emp Growth	Net Cost Increase	Less Efficiency Discount (40%)
Water	$130.69 per pop and emp	28,000	$3,659,363	$2,195,618
Wastewater	$86.56 per pop and emp	28,000	$2,423,727	$1,454,236
Total			**$6,083,090**	**$3,649,854**

iii. Revenue Analysis

A major source of new revenue generated by new development in the SABE area will be property taxes. To estimate future property taxes forecasts of new residential and non-residential assessment were prepared.

Assessed values for residential units were determined with reference to the current value assessment (CVA) of homes constructed in Alliston, Beeton, and Tottenham since 2014 that are of similar quality and size to those that are likely to be constructed in SABE area. Similarly, the non-residential assessment forecasts were based on values per square metre of gross floor area of recently constructed buildings in New Tecumseth.

The residential CVAs used in the analysis are set out in Table 15.

Table 15 – Summary of Residential Assessment Assumptions

Location	Average	Median	Minimum	Maximum
Alliston Wards 1-4				
Singles/semis	$ 483,000	**$ 470,000**	$ 342,000	$ 1,292,000
Rows	$ 360,000	**$ 356,000**	$ 317,000	$ 458,000
Apartments	$ 375,000	**$ 341,000**	$ 214,000	$ 548,000
Beeton Ward 6				
Singles/semis	$ 483,000	**$ 466,000**	$ 357,000	$ 748,000
Rows	$ 360,000	**$ 356,000**	$ 317,000	$ 458,000
Apartments	$ 290,000	**$ 291,000**	$ 230,000	$ 378,000
Tottenham Ward 8				
Singles/semis	$ 514,000	**$ 506,000**	$ 340,000	$ 761,000
Rows	$ 357,000	**$ 354,000**	$ 324,000	$ 399,000
Apartments	$ 312,000	**$ 306,000**	$ 234,000	$ 419,000
All Wards				
Singles and Semis	$ 486,000	**$ 480,000**	$ 58,000	$ 2,861,000
Rows	$ 352,000	**$ 352,000**	$ 242,000	$ 1,410,000
Apartments	$ 349,000	**$ 311,000**	$ 214,000	$ 548,000

It is noted that the analysis assumes that none of the new units would meet the definitions of "affordable residential units" or "attainable residential units" under the Development Charges Act and thereby qualify for DC exemptions. Also, it is assumed that none of the units would meet the definition of "rental housing development" under the same legislation and thereby qualify for DC discounts.

The following non-residential CVA assumptions were utilized:

- $700 per sq.m. of new commercial and institutional gross floor area in Community Areas; and
- $1,100 per sq.m. of new industrial gross floor area in Employment Areas.

The analysis does not account for tax revenue reductions arising from the redevelopment of land in the SABE area on the assumption that any such reductions would be minor.

The property tax revenue forecasts at build out of the SABE area were developed by applying the current (2024) Town tax rates for the applicable land classes to the projected assessments.

As shown in Tables 16 and 17, the total annual Town property tax revenue is calculated at $24.5 million under the Alliston/Beeton Option and $25.0 million under the Three Communities Option.

Table 16 – Summary of Town Tax Revenues at Build Out – Alliston/Beeton Option

Land Use	Forecast	Total Assessment	2051 Tax Revenue
Residential	*Units*		
Singles/Semis	6,571	$3,236,973,533	$19,373,751
Rows	346	$129,278,730	
Apartments	-	$ -	
Non-Residential	*m^2*		
Community Area	129,518	$90,662,250	$983,334
Employment Area	261,146	$287,260,050	$3,073,595
Total			**$23,430,680**

Table 17 – Summary of Town Tax Revenues at Build Out – Three Communities Option

Land Use	Forecast	Total Assessment	2051 Tax Revenue
Residential	*Units*		
Singles/Semis	6,571	$3,309,128,023	$19,787,804
Rows	346	$129,067,176	
Apartments	-	$ -	
Non-Residential	*m^2*		
Community Area	129,518	$90,662,250	$983,334
Employment Area	261,146	$287,260,050	$3,073,595
Total			**$23,844,733**

Utility rate revenues are based on applying current water and wastewater rates to the development forecast for the SABE on the basis of:

- Annual residential consumption of 200 m^3 per new household for water and wastewater services.
- Non-residential consumption equivalent of 80% of total billed flows, with consumption split 50/50 between the two categories of block users.

iv. Property Tax Impacts

The tax revenue under current tax rates would be sufficient to cover additional costs under both SABE Options:

- **Alliston/Beeton Option** – Total additional annual tax funded costs associated with this option amount to $16.2 million at build out of the SABE in 2051. This compares with total additional tax revenues of $23.4 million at build out under current tax rates.
- **Three Communities Option** – Total additional annual tax funded costs associated with this option amount to $17.1 million at build out of the SABE in 2051. This compares with total additional tax revenues of $23.8 million at build out.

v. Utility Rate Impacts

The utility rate under current tax rates would be insufficient to cover additional costs under both SABE Options:

- **Alliston/Beeton Option** – Total additional annual utility funded costs associated with this option amount to $9.0 million at build out of the SABE in 2051. This compares with total additional rate revenue of $9.4 million at build out under utility rates.

- **Three Communities Option** – Total additional annual tax funded costs associated with this option amount to $9.7 million at build out of the SABE in 2051. This compares with total additional tax revenues of $9.4 million at build out under current tax rates.

vi. FIA Conclusions

Under both options, the development of the SABE is projected to provide a net fiscal benefit to the Town by 2051. While additional utility rate revenues generated under current rates would be slightly lower than what it required to fully fund additional utility service costs, additional tax revenues generated in the SABE at build out will more than offset the associated tax-funded costs.

Although the Alliston/Beeton Option generates a greater fiscal benefit than the Three Communities Option, the difference between the two SABE options is marginal.

Key points to note are:

- Due to uncertainties regarding the potential impacts of the Honda plants, development charge rate impacts have not been calculated. However, development charges across the Town, including within the SABE, may be expected to increase under both SABE options.

- While development of the SABE may help the Town manage existing fiscal pressures over the long-term, including current and future debt obligations as well as asset management commitments, it is unlikely to fully resolve these pressures.

- Finally, the FIA evaluates the fiscal impact of the SABE options at full build out of the SABE areas. However, costs associated with financing SABE infrastructure—such debt costs incurred to cover servicing expenditures prior to development—are not included in the analysis.

4. Conclusions & Next Steps

This report presents the final results of the Settlement Area Boundary Expansion (SABE) Study, which forms part of the Town of New Tecumseth's Growth Management Strategy. The main purpose of the SABE study is to evaluate appropriate locations for new urban lands to accommodate population and employment growth to 2051 and beyond. Two SABE options are presented for Council's consideration:

- The Alliston/Beeton Option focusses on expansion around Alliston and Beeton
- The Three Communities Option proposes expanding the boundaries of all three of the Town's settlement areas—Alliston, Beeton, and Tottenham.

Both options represent good planning, and score highly on the SABE evaluation criteria previously approved by Town Council. The options are consistent with stakeholder feedback received during the SABE consultation and engagement process and consider the results of the Agricultural Impact Assessment and Fiscal Impact Assessment.

A. Ongoing Community and Stakeholder Engagement

Input from Town Council, development industry stakeholders, and the general public is crucial for finalizing the SABE lands, as these perspectives help ensure that urban planning aligns with community needs and sustainable growth strategies. Councilors, representing the interests of the community, contribute insights into social, environmental, and economic priorities, addressing issues such as affordable housing, public infrastructure, fiscal sustainability, and environmental preservation.

Meanwhile, development industry and public stakeholders bring practical expertise and innovative perspectives regarding land use, construction practices, and market trends. Town staff will engage with these stakeholders and the community in accordance with the Council-endorsed Community and Stakeholder Engagement Strategy.

Feedback gathered on the two SABE options will help ensure that the final settlement area configurations are not only economically but also conducive to building complete communities for future residents of New Tecumseth. Opportunities for feedback sessions with Town Council, the development industry, and public stakeholders are anticipated to take place in late 2024/early 2025.

B. RESPONSES TO INDIVIDUAL LANDOWNER REQUESTS

The Town has received more than 50 requests to be included in the SABE from private landowners. About 42% of the land covered by the requests falls within the Focus Study Area and about 64% of the Focus Study Area is covered by the requests. The planning merits of the requests will be assessed through later phases of the GMS study process.

C. PREPARATION OF FINAL SABE FOR COUNCIL ADOPTION

A final recommended SABE map, including SABE policy recommendations and an implementation strategy, will be presented to Town Council at the conclusion of Phase 3 of the GMS. The final SABE map and policies will then be presented to County of Simcoe Council for approval.

APPENDIX A

EVALUATION OF SABE SCENARIOS

Table 1 – Final Settlement Boundary Evaluation Criteria with Climate Change Lens and SABE Options

No.	Council Endorsed SABE Criterion	PPS 2024, Growth Plan & Simcoe OPA 7 Policy Reference	Scenario 1: 98% Alliston		Scenario 2: 85% Alliston		Scenario 3: 61% Alliston	
1	Achieves Town Official Plan target of 50 people/jobs per hectare in conjunction with COPA 7/Growth Plan 2051 horizon population and employment forecast **Climate Change Lens** Increased compact design will help to lower GHG emissions from buildings and transportation where there are increased forms of denser development in the DGA	COPA 7 3.2.28 iv)		▪ Achieves Town Official Plan target of 50 people/jobs per hectare ▪ Best meets climate change lens objective by concentrating development surrounding Alliston will support lower GHG emissions		▪ Achieves Town's Official Plan target of 50 people/jobs per hectare ▪ Least meets climate change lens objective as growth is less concentrated around primary settlement area of Alliston		▪ Achieves Town's Official Plan target of 50 people/jobs per hectare ▪ Least meets climate change lens objective as growth is less concentrated around the primary settlement area of Alliston, although greater allocation of growth in Tottenham may facilitate more compact design within that community
2	Lands will not result in Town exceeding Growth Plan 2051 horizon of the approved population and employment forecast **Climate Change Lens** Lands are planned to the horizon of 2051 as to not result in urban sprawl onto prime agricultural lands	COPA 7 3.2.28 iv)		▪ All scenarios achieve COPA 7 2051 population forecast ▪ COPA 7 employment forecast is exceeded in order to ensure sufficient land for land extensive uses (see discussion in Section 1 of report) ▪ 81% of SABE land is deemed to be Prime Agricultural Lands		▪ All scenarios achieve COPA 7 2051 population forecast ▪ COPA 7 employment forecast is exceeded in order to ensure sufficient land for land extensive uses (see discussion in Section 1 of report) ▪ 74% of SABE land is deemed to be Prime Agricultural Lands		▪ All scenarios achieve COPA 7 2051 population forecast ▪ COPA 7 employment forecast is exceeded in order to ensure sufficient land for land extensive uses (see discussion in Section 1 of report) ▪ 91% of SABE land is deemed to be Prime Agricultural Lands
3	Close proximity to Primary Settlement Area of Alliston **Climate Change Lens** Supports growth centre planning for the community to be transit-supportive, walkable and well serviced to reduce auto dependency and decrease GHG emissions	Various Growth Plan/PPS 2024 policies that promote development of complete communities and compact built form. COPA 7 3.2.28 iv)		▪ Best meets criteria and climate change lens by having the most amount of land designated surround the Primary Settlement Area of Alliston ▪ Alliston offers best opportunity to build transit-oriented community		▪ Scenario 2 has the second most amount of land designated surround the Primary Settlement Area of Alliston		▪ Scenario 3 has the least amount of land designated surrounding the Primary Settlement Area of Alliston
4	The three downtowns of Alliston, Beeton and Tottenham are preserved and remain unique **Climate Change Lens**	Various Growth Plan/PPS 2024 policies that promote development of complete communities and		▪ Best meets criteria as well as climate change lens ▪ Minimal impact to existing downtown areas (mainly Beeton		▪ Somewhat meets criteria as well as climate change lens ▪ Minimal impact to existing downtown areas as settlement		▪ Somewhat meets criteria as well as climate change lens ▪ Minimal impact to existing downtown areas as settlement

No.	Council Endorsed SABE Criterion	PPS 2024, Growth Plan & Simcoe OPA 7 Policy Reference	Scenario 1: 98% Alliston		Scenario 2: 85% Alliston		Scenario 3: 61% Alliston	
	Supports walkable downtowns for pedestrians, reduces auto dependency. Also supports use/reuse or redevelopment of existing structures and lands to reduce GHG emissions	compact built form. COPA 7 3.2.28 iv)		and Tottenham), supports walkable downtowns. Concentration of development surrounding the Primary Settlement Area of Alliston may create additional opportunities for use/reuse or redevelopment of existing lands		areas are located outside of existing boundaries ▪ May not meet climate change lens criteria as well due to more disbursed development		areas are located outside of existing boundaries ▪ May not meet climate change lens criteria as well due to more disbursed development
5	New development supports the unique characteristics of the corresponding community **Climate Change Lens** Supports use/reuse or redevelopment of existing structures and lands to reduce GHG emissions where development can reflect the vernacular characteristics of each community. Preservation of natural heritage features enhances the communities. Protection of farmland between the communities will keep them separate and distinct from one another	Various Growth Plan/PPS 2024 policies that promote development of complete communities and compact built form. COPA 7 3.2.28 iv)		▪ Scenarios equally support the unique characteristics of each community		▪ Scenarios equally support the unique characteristics of each community		▪ Scenarios equally support the unique characteristics of each community
6	Sufficient identified capacity to service the lands with full municipal water and wastewater within the Growth Plan horizon to 2051 **Climate Change Lens** Resilient water, wastewater and stormwater management infrastructure will help to mitigate impacts of a changing climate including being proactive to manage severe weather	Growth Plan Section 2.2.8.3(a) COPA 7 3.2.28 ii) and 3.2.29 i)		▪ All scenarios require additional servicing capacity to meet growth projections		▪ All scenarios require additional servicing capacity to meet growth projections		▪ All scenarios require additional servicing capacity to meet growth projections

No.	Council Endorsed SABE Criterion	PPS 2024, Growth Plan & Simcoe OPA 7 Policy Reference	Scenario 1: 98% Alliston		Scenario 2: 85% Alliston		Scenario 3: 61% Alliston	
7	Sufficient capacity available for full life cycle cost of facilities and infrastructure, and is financially viable over the full life cycle of these assets **Climate Change Lens** Resilient water, wastewater and stormwater management infrastructure will help to mitigate impacts of a changing climate including being proactive to manage severe weather so that the assets achieve their planned full life cycle and are financially viable	Growth Plan sections 3.2.1.1 and 2.2.8.3(b) COPA 7 3.2.28 ii) and iii) and 3.2.29 ii)		▪ Scenario 1 has the lowest anticipated infrastructure costs while servicing the same amount of population and employment growth		▪ Scenario 2 has the second lowest anticipated infrastructure costs while servicing the same amount of population and employment growth		▪ Scenario 3 has the highest anticipated infrastructure costs while servicing the same amount of population and employment growth
8	Lands are contiguous with existing settlement area boundaries of Alliston, Beeton and Tottenham, and do not contribute to a leap- frogging effect **Climate Change Lens** Planning for compact multi-modal, fully serviced complete communities will mitigate contributing to higher GHG emissions and loss of prime agricultural land by reducing sprawl	Various Growth Plan/PPS 2024 policies that promote development of complete communities and compact built form. COPA 7 3.2.28 iv)		▪ Best meets criteria and climate change lens ▪ Lands are contiguous with existing settlement area boundaries ▪ Concentrating SABE lands surrounding the Primary Settlement of Alliston (which is the Town's largest settlement area) will facilitate muti-modal, fully serviced complete community which will help to mitigate GHG emissions		▪ Lands are contiguous with existing settlement area boundaries ▪ Distributing SABE lands between different Alliston/Beeton and Tottenham will not facilitate multi-modal transportation as well when compared to Scenario 1		▪ Lands are contiguous with existing settlement area boundaries ▪ Distributing SABE lands between different Alliston/Beeton and Tottenham will not facilitate multi-modal transportation as well when compared to Scenario 1
9	Promotes a mix and range of housing types for people of all ages and assists the Town with achieving the overall Town intensification target of 40% as identified in the Official Plan **Climate Change Lens**	Various Growth Plan/PPS 2024 policies that promotes development of complete communities and compact built form. COPA 7 3.2.28 iv)		▪ All scenarios promote a mix and range of housing and achieves Town intensification target ▪ Scenario 1 has 488 hectares (Alliston), 9 hectares (Beeton) and 0 hectares (Tottenham)		▪ All scenarios promote a mix and range of housing and achieves Town intensification target ▪ Scenario 2 has 419 hectares (Alliston), 17 hectares (Beeton) and 59 hectares (Tottenham)		▪ All scenarios promote a mix and range of housing and achieves Town intensification target ▪ Scenario 3 has 312 hectares (Alliston), 24 hectares (Beeton) and 160 hectares (Tottenham)

No.	Council Endorsed SABE Criterion	PPS 2024, Growth Plan & Simcoe OPA 7 Policy Reference	Scenario 1: 98% Alliston		Scenario 2: 85% Alliston		Scenario 3: 61% Alliston	
	Complete communities offer a mix and range of housing all when built in a more compact form help to mitigate GHG emissions			▪ Concentrating SABE lands surrounding the Alliston settlement area is more likely to result in more compact built forms as the existing community has a strong mix of residential, commercial and recreational uses and is better suited to support higher density development which would help to mitigate GHG emissions		▪ This distribution of growth may result in less compact built form and range of housing mix but is likely nominal difference		▪ A greater amount of SABE land in Beeton and Tottenham, when compared to Scenario 2, would better allow for more compact built form to be constructed within these settlement areas
10	Supports the Town's Multi-Modal Transportation Master Plan by being located near existing or planned future transit **Climate Change Lens** Supports transit and active transportation for residents to reduce auto dependency and mitigate GHG emissions	Growth Plan 2.2.5.1 COPA 7 3.2.28 ii) and 3.2.29 i)		▪ Best meets criteria and climate change lens ▪ Existing transit line provided by Simcoe County (Route 5 – Alliston to Bradford) ▪ Primary Settlement Area of Alliston is be suited for transit and active transportation given that it has the greatest concentration of existing development and range of employment and residential uses		▪ Does not meet criteria as well as Scenario 1 due to growth being distributed between Alliston, Beeton and Tottenham		▪ Does not meet criteria as well as Scenario 1 due to growth being distributed between Alliston, Beeton and Tottenham ▪ However, additional growth in Tottenham may allow for transit connections with municipalities to the south
11	Within close or reasonable proximity to existing or future public service facilities **Climate Change Lens** Complete communities contain public service facilities to meet the needs of residents and with multi-modal transportation options help to reduce auto dependency and mitigate GHG emissions	Growth Plan section 2.2.8.3(a) COPA 7 3.2.28 ii) and 3.2.29 i)		▪ Public service facilities are distributed relatively evenly across the Town; however, Alliston has the greatest concentration (see findings from Report 1) ▪ A new Fire Station is also planned within the Alliston Primary Settlement Area		▪ Somewhat meets criteria and climate change lens but distribution of growth does not facilitate multi-modal transportation options as well as Scenario 1 or 3		▪ Greater distribution of growth between Beeton and Tottenham would likely result in the need to construct public service facilities within these areas ▪ Would provide easier access to these facilities within Beeton and Tottenham via walking/cycling/shorter commutes

No.	Council Endorsed SABE Criterion	PPS 2024, Growth Plan & Simcoe OPA 7 Policy Reference		Scenario 1: 98% Alliston		Scenario 2: 85% Alliston		Scenario 3: 61% Alliston
				▪ The greatest concentration of public service facilities in Alliston supports residents using muti-modal transportation options as a greater number of facilities can be accessed within a smaller geographic area making it easier to access via walking, cycling or transit				
12	Proposed developable lands are not located within natural heritage features or areas of natural heritage significance, and not within areas identified as environmentally protected within the Town's Official Plan **Climate Change Lens** Protection of the Natural Heritage System features will help to mitigate climate change impacts as this system functions as a valuable carbon sink	PPS 2024 policies that address Wise Use and Management of Resources (s.4) and Protection of Public Health and Safety (s.5) Growth Plan section 2.2.8.3 (i) (j) and (k) COPA 7 3.2.28 i) and 3.2.29 v) and ix)		▪ All scenarios are not located within natural heritage features and protect environmentally sensitive lands which provide sinks for carbon emissions		▪ All scenarios are not located within natural heritage features and protect environmentally sensitive lands which provide sinks for carbon emissions		▪ All scenarios are not located within natural heritage features and protect environmentally sensitive lands which provide sinks for carbon emissions
13	Developable lands on designated Rural lands in the Town's Official Plan compared to being located on Prime Agricultural Lands **Climate Change Lens** Supports the emphasis placed on the importance of protecting valuable prime agricultural lands to support food and economic resilience	Growth Plan section 2.2.8.3 (f) and PPS 2024 section 2.3.2.1 COPA 7 3.2.28 iv) and 3.2.29 vi)		▪ Scenario 1 has the second most amount of SABE land area on Prime Agricultural Lands (392 hectares or 81%)		▪ Scenario 2 has the least amount of SABE land area on Prime Agricultural Lands (368 hectares 74%)		▪ Scenario 3 has the most amount of SABE land area on Prime Agricultural Lands (449 hectares 74%)
14	Complies with Minimum Distance Separation (MDS) to existing livestock facilities	Growth Plan section 2.2.8.3 (g) and PPS 2024 section 2.3.2.1 e)		▪ Agricultural Impact Assessment (AIA) identifies distance of the Preferred SABE from existing		▪ Agricultural Impact Assessment (AIA) identifies distance of the Preferred SABE from existing		▪ Agricultural Impact Assessment (AIA) identifies distance of the Preferred SABE from existing

No.	Council Endorsed SABE Criterion	PPS 2024, Growth Plan & Simcoe OPA 7 Policy Reference	Scenario 1: 98% Alliston		Scenario 2: 85% Alliston		Scenario 3: 61% Alliston	
	Climate Change Lens Supports the emphasis placed on the importance of protecting valuable prime agricultural lands to support food and economic resilience	COPA 7 3.2.28 iv) and 3.2.29 vii)		livestock facilities to ensure there are limited impacts to the existing agricultural network		livestock facilities to ensure there are limited impacts to the existing agricultural network		livestock facilities to ensure there are limited impacts to the existing agricultural network
15	No adverse effects on the agri-food network **Climate Change Lens** Supports the emphasis placed on the importance of protecting valuable prime agricultural lands to support food and economic resilience	Growth Plan Section 2.2.8.3 (h) (removed in PPS 2024) COPA 7 3.2.28 iv) and 3.2.29 viii)		▪ AIA concludes that impacts to the agri-food network including agricultural operations can be minimized and mitigated.		• AIA concludes that impacts to the agri-food network including agricultural operations can be minimized and mitigated.		• AIA concludes that impacts to the agri-food network including agricultural operations can be minimized and mitigated.
16	Meets the policy intent of the Town Official Plan **Climate Change Lens** Supports all climate change factors including growth management, servicing infrastructure, transportation, agricultural and natural heritage system			▪ Best meets the objectives of the Town's Official Plan including: ▪ Alliston accommodating a significant amount of the Town's expected growth; ▪ The design and livability of the urban area including support for live-work opportunities and densities that support a future transit network (higher density/mixed-use communities best support transit and live-work opportunities); ▪ Protects agricultural production and rural character outside of settlement areas by concentrating growth around the Primary Settlement Area ▪ Supports economic development and range of housing choices (Alliston has the Town's largest		▪ Somewhat meets the criteria as described in Scenario 1, but the distribution of SABE lands between Beeton (17 hectares) and Tottenham (59 hectares) requires additional infrastructure investment (see Phase 2 – FIA Memorandum findings) ▪ Total cost estimated to service Scenario 2 is $809 million		▪ Somewhat meets the criteria as described in Scenario 1, but the distribution of SABE lands between Beeton (24 hectares) and Tottenham (160 hectares) requires additional infrastructure investment (see Phase 2 – FIA Memorandum findings) ▪ Should expansion in Tottenham and Beeton be considered, it would be more effective for the Town to designate additional lands (as done in Scenario 3) to take advantage of infrastructure investments required to service these lands ▪ Total cost estimated to service Scenario 3 is $845 million

No.	Council Endorsed SABE Criterion	PPS 2024, Growth Plan & Simcoe OPA 7 Policy Reference	Scenario 1: 98% Alliston	Scenario 2: 85% Alliston	Scenario 3: 61% Alliston
			employer – Honda – as well as the largest amount of commercial uses relative to other settlement areas); ▪ Ensures that infrastructure is provided in an environmentally sensitive and cost effective/timely manner given that the area has existing infrastructure, including wastewater treatment plants; ▪ Protects natural heritage features by avoiding the Greenlands system; and ▪ Protects cultural heritage resources (such as the Sir Frederick Banting Homestead).		
		Criteria Used for Employment Purposes			
1	Within close or reasonable proximity to the Provincially Significant Employment Zone in Alliston and/or other designated employment areas in the communities of Beeton and Tottenham within Town Official Plan **Climate Change Lens** Planning for compact multi-modal, fully serviced complete communities that include employment lands will mitigate contributing to higher GHG emissions and loss of prime agricultural land by reducing sprawl.	Growth Plan 4.2.10 COPA 7 3.2.28 iv)	▪ Proposed SABE Employment Land is the same for all Scenarios ▪ Proposed SABE is located adjacent to Honda – the Town's largest employer – it is noted that there have been recent announcements to expand Honda's operations		
2	Not within close proximity to sensitive	PPS 2024 2.8.2.3	▪ Proposed SABE Employment Land is the same for all Scenarios		

No.	Council Endorsed SABE Criterion	PPS 2024, Growth Plan & Simcoe OPA 7 Policy Reference	Scenario 1: 98% Alliston	Scenario 2: 85% Alliston	Scenario 3: 61% Alliston
	land uses **Climate Change Lens** Complete communities promote healthy communities where residents are not adversely impacted by employment uses that produce adverse effects from contaminant discharges	COPA 7 3.2.28 iv)	▪ Proposed SABE is not located near residential lands – separated by arterial roads and natural heritage features ▪ Located adjacent to the Town's Greenlands system along the Boyne River – no SABE lands are proposed within the Greenlands system		
3	Located near or in close proximity to major goods corridor (i.e., Highway 89 or CP rail) **Climate Change Lens** Supports complete communities where there are a variety of land uses including employment uses and are clustered around major goods corridors	Growth Plan 2.2.5.5 and PPS 2024 2.8.2 COPA 7 3.2.28 iv)	▪ Proposed SABE Employment Land is the same for all Scenarios ▪ Proposed SABE is in close proximity to Highway 89 and borders both sides of the CP rail corridor which will provide access for future employment uses		
4	Provide a range and size that is suitable to meet market choice including strategic investment sites to attract **Climate Change Lens** Complete communities support a diversity of land uses including employment lands of a variety of locations and sizes and are on full municipal services to mitigate impacts of a changing climate	COPA 7 3.2.28 iv)	▪ Proposed SABE Employment Land is the same for all Scenarios ▪ Proposed SABE is large enough to accommodate employment growth to 2051 while providing additional land to allow for different configurations that will best meet the needs of future employment uses ▪ Lands can be relatively easily serviced		

APPENDIX B

Growth Management Strategy – Settlement Area Boundary Expansion: Community and Stakeholder Engagement Record – Phase 2

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
Feb 28th, 2024	6-8pm	Council Working Session	Council Approx 10 audience members	Agenda published	• Assess the impact of increased traffic on existing settlements. • Consider capital investment for Fire Hall #4 to accommodate growth in East Alliston, ensuring all expansions are adequately serviced. • Evaluate which growth scenario would best support the development of transit infrastructure. • Maximize the use of amenities in current settlements before expanding, with growth aimed at enhancing these facilities. • Alliston appears to be a logical location for future growth. • Address concerns about flood risks in North Alliston.
March 1st, 2024	10-12pm	Development Community workshop	Approx 95	Promotion through mailing list to subscribers (three promotions)	• Distributed growth is considered important, as each community has unique characteristics that can be developed, presenting an opportunity to create complete communities. Each community should undergo an

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
					intensification analysis and risk assessment to ensure growth is adequately distributed. • Some respondents advocated for more growth in Tottenham and less in Beeton. This preference is driven by the existing Minister's Zoning Order (MZO) west of Beeton and the fact that Tottenham will eventually have a truck bypass road, spurring infrastructure and services. • Most respondents believe that growth should be concentrated in Alliston, which already has sufficient servicing capacity. However, suggested growth percentages for Alliston were closer to 40-50%, rather than exceeding 90%. • Concerns were raised about the feasibility of growth in North Alliston due to environmental constraints, such as floodplains. There was also apprehension that growth north of Alliston could lead to disconnection from the rest of New Tecumseth. • Some attendees preferred a more balanced approach to growth, dispersing development across the north, south, and east of Alliston. Supporters of east Alliston emphasized that it would be easier to service, though some

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
					argued that the cost of such services may not justify development. • Growth in south Alliston was viewed favorably due to its proximity to other settlement areas in New Tecumseth and the flatness of the land. However, attendees agreed that development should be phased rather than occurring all at once. • For Alliston, it was suggested that land south of the Alliston FSA should be considered due to opportunities for transit access and large community uses. Additionally, the northeast corner of Alliston was mentioned as an area for potential growth, with road connections and servicing already being established. • In Beeton, the east was seen as having growth potential due to available capacity and upcoming infrastructure upgrades. Attendees also noted the importance of including OPA 31 lands in Beeton East and land in Beeton Northwest in future plans. • For Tottenham, attendees highlighted the potential for growth in the east around the river, as well as in the northwest.
March 5th, 2024	6-8pm	Public Launch – Alliston	Approx. 100	Promotion through Town's social media channels; TV screens at recreation centres	• Discussions on how and where the Town should grow.

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback

		Memorial Arena			• Conversations about what a vibrant Town means to different individuals.
					• Key feedback from the information boards includes:
					  • Strong demand for connected trails for walking and cycling, along with natural open spaces.
					  • A need for a swimming pool.
					  • Support for single-detached homes, additional residential units, and mid-rise condominium buildings.
					  • The importance of accessible healthcare services close to residential areas.
					  • A call for more affordable housing options.
					  • Interest in supporting local farmers and promoting farmers' markets.

April 10th, 2024	6-8pm	Special Council Meeting	40 including presenters and members of the public	Agenda published Promoted on Town's social media channels	• Presentations received from various landowners, agents and representatives • Explanation of rationale for inclusion within preferred Settlement Area Boundary Expansion • Presentation of benefits of developing specific landowner requests • How will lands be developed in keeping with existing settlement areas?

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
April 15th, 2024	2-3pm	Virtual workshop with School Boards	9 including 2 staff	Closed session with school boards	• 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 6 acre sites for elementary and 20 acres for secondary • Loose count from SCDSB is 10 elementary and 2 secondary (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.

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
					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 PPUs are changing with multi-family homes • Achieving intensification target for built-up area will impact existing schools on capacity issues with enrolment
April 15th 2024		Police Services Board		Cancelled	-
April 16th 2024	10 – 11am	Virtual workshop with Conservation Authorities	8 including 2 staff	Closed session with Conservation Authorities: NVCA; LSRCA	• Will Hemson be taking into consideration of WHPA of source protection for the employment growth scenarios? • NVCA shared they are updating their regulation mapping in 2024 – should be ready in 3-4 months

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
					• Both CAs are updating mapping due to April 1st changes on the Conservation Authorities Act around wetland setbacks and definition of watercourse changes • Town staff will share at a later date updated Environmental Protection OP policies for input when developed
April 16th	7 pm	Virtual Workshop with Heritage Committee	8 – including staff	Agenda published	• Downtowns are the heart of communities and culture- they create a sense of place. People meet and interact here. • More funding/Town initiated projects for Heritage revitalization. • More active transportation to downtowns – Tottenham is severely lacking. • We need to protect our Heritage buildings more – reroute trucks form downtowns – truck vibrations compromise Heritage Building foundations.
April 17th 2024	6:30 pm	Virtual Accessibility Advisory Committee meeting	9 including staff	Agenda published	• Lack of purpose-built rental properties for smaller family units and single people • Consider by-pass 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 priority in the downtown

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
					• Design should accommodate beyond the minimum accessibility requirements • Better public transit is needed to link settlements and to other areas of Simcoe
April 20th, 2024	10am – 3pm	Pop-up at Tottenham Artisan Market and Home Show	Approx 45 people (directly interacted with staff)	Third-party promotion of event	• 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
April 24th 2024	1:00 pm to 3:00 pm	Agricultural Community Stakeholder Meeting	14 including 2 staff (Kaitlyn and Jenn)	Direct email invitation from Planning	• Feedback on proposed On-Farm Diversified Uses (OFDU) OP policy with criteria was positive with minor site plan without registered agreement; looking at 2-3 week process with consultation • Challenge with OFDU on County roads where they won't permit new entrances • Non-Agr 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:

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
					o Should build by-pass around Tottenham o Constraints with WW treatment plant in Tottenham that could prevent some growth o Scenario 1 made sense by many where industry supports residential lands to keep them close by together with recreation centres, employment, high school – critical mass o Need to consider soil composition as part of scenarios o Could include residential around hazard lands with parkland and trails o Beeton and Tottenham – need shopping and retail included where residential growth is planned; more schools needed o Employment area in Alliston makes sense with rail line and servicing, hydro capacity • Goods Movement o Does the Road Needs Study consider gravel roads and those upgrades? o Need to look at these roads as a priority for farmers and need more shoulders on agricultural corridors

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
					o County Road 10 over the bridge needs improvements o 13th Line by Beattie Pinery needs signage to not allow cars to park on road as agricultural vehicles cannot pass o 5th line needs to be considered as there are a lot of tractor trailers on this road o Signage to inform people as part of a campaign that says it's planting season tractors use this road o 4th line does not have shoulders and need them o For Police Services Board – more policing on agricultural roads that are shared with commuter traffic with increased enforcement o Education package for new residents on agricultural practices and roads o OFA Traffic Presentation – can come to Council for education and awareness campaign o Rolled curbs instead of squared curbs should be part of Engineering Standard to make it easier for

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
					agricultural equipment using the shoulders • Agri-Food Sector o Urban agriculture – took offense to the term of using agriculture combined with urban as it diminishes farming o Urban agriculture is done in a controlled environment such as shipping containers in rural urban areas, marketing missing o Urban agriculture in their view is backyard gardening and belongs with other organizations like the Women's Institute • Next steps o Next meeting June o Topics – employment opportunities for agriculture-related uses, edge planning for new growth areas, tree preservation by-law issues
April 24th 2024	7pm	Library Board Meeting			• 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

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
					• 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
April 27th, 2024	10am - 2pm	Pop-up at Environmental Advisory Committee's Earth Fest Event	Approx 30 people (directly interacted with staff)	Event promoted on Town's social media	• 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)

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
					• Outdoor ice track for public skating at the new Admin Building • Side-walk on Industrial Parkway from Young St to Rec Centre an 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
April 30th, 2024	6 -8pm	Environmental Advisory Committee	6 plus 2 staff members	Agenda published	• Higher intensification target needs to be considered • Fourth scenario with higher density needs to be considered • Infill development should be prioritised over greenfield • Clarification of Secondary Plan process
May 9th, 2024	6-8 pm	Traffic Advisory Committee	-	Meeting cancelled	
May 29th, 2024	10am – 11:30am	Economic Roundtable Discussion	10 plus staff	Agenda circulated to attendees	• How will Honda affect Growth Management Study? • How is social infrastructure i.e support programs and welcoming services being accounted for?

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
					• By-passes are strategic infrastructure that need to be integrated into cross boundary highway network to function effectively • Need as much as 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 increase the Town's advocacy role as likely to be mandated further growth
March 1st – June 3rd, 2024		Survey		Published on Town's social media; promoted by Councillors	• See Appendix B
June 7th, 2024	8am – 2:30pm	In-school engagement	Approx. 120 students	Scheduled with school staff	• 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
June 12th, 2024	8am – 2:30pm	In-school engagement	Approx. 120 students	Scheduled with school staff	• Identification of need for new high school • Identification of need for new services e.g. mall, swimming pool and retail offers • Need for different types of housing • More parks and open spaces

Date	Time	Event	Attendance	Communication / Notification Methods	Summary of Feedback
					• Developments need to meet the needs of the community • Consider higher density housing

Official Plan Review & Growth Management Study Survey

758 Responses | 08:08 Average time to complete | Closed Status

Use Excel to view and manipulate results with filtering, pivoting, and charts. Download a copy in Excel

Results Summary

View results ...

1. When planning for growth in New Tecumseth, what elements of a vibrant Town are most important to you? Please rank the following elements of a vibrant Town in their order of importance to you (with 1 being the most important).

More Details

2. Are there other elements of a vibrant Town that are important to you that are not captured in the list above?

More Details | Insights

334
Responses

Latest Responses
"An arcade"
"> Good clean water as we grow > growth of all emergency services and hos..."

2. Are there other elements of a vibrant Town that are important to you that are not captured in the list above?

More Details Insights

334
Responses

Latest Responses
"An arcade"
"> Good clean water as we grow. > growth of all emergency services and hos...

63 respondents (19%) answered **Town** for this question.

3. Which growth scenario do you prefer? You can select more than one if you prefer one part of one scenario and a different part of another. Please provide an explanation in the following question.

More Details

One	353
Two	156
Three	261

4. Please explain your response.

More Details Insights

481
Responses

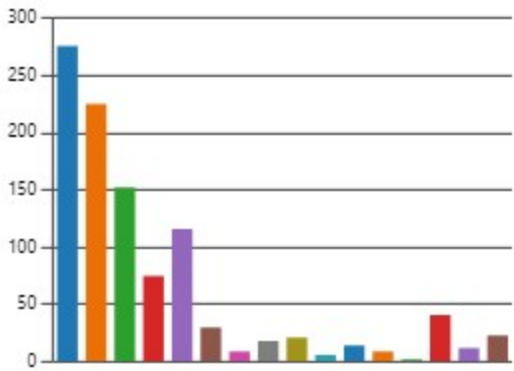
Latest Responses
"I am from Beeton and it's very bland here"
"Start connecting Tottenham to Alliston via Tottenham road "
"Balancing the growth of all 3 communities. Means Beeton and Tottenham n...

84 respondents (**17**%) answered **needed** for this question.

5. Which of the following options best describes you? (select all that apply)

More Details

Live in Alliston	276
Live in Beeton	225
Live in Tottenham	152
Live in rural New Tecumseth	75
Live and work in New Tecumseth	116
Represent the business/Econom...	30
Represent a builder/Land Devel...	9
Represent the Rural/Agricultural...	18
Government representative (mu...	21
Indigenous, First Nations or Metis	6
Environmental Interest Group	14
Transportation Agency/Operator	9
Utility provider	2
Social Interest Group (i.e. Senior...	41
Work in New Tecumseth (but do...	12
Other	23



6. If you are a resident of New Tecumseth, how long have you lived here?

More Details

Less than 5 years	130
5-10 years	192
More than 10 years	403
I do not live in New Tecumseth	22

7. What is your age range?

More Details

Less than 18	13
18 to 34	153
35 to 60	437
60 years plus	148

8. Postal code: (*Example: L9R 0A1*)

More Details Insights

687
Responses

Latest Responses
"L0g 1a0"
"L0G 1a0 "
"L0G1A0 "