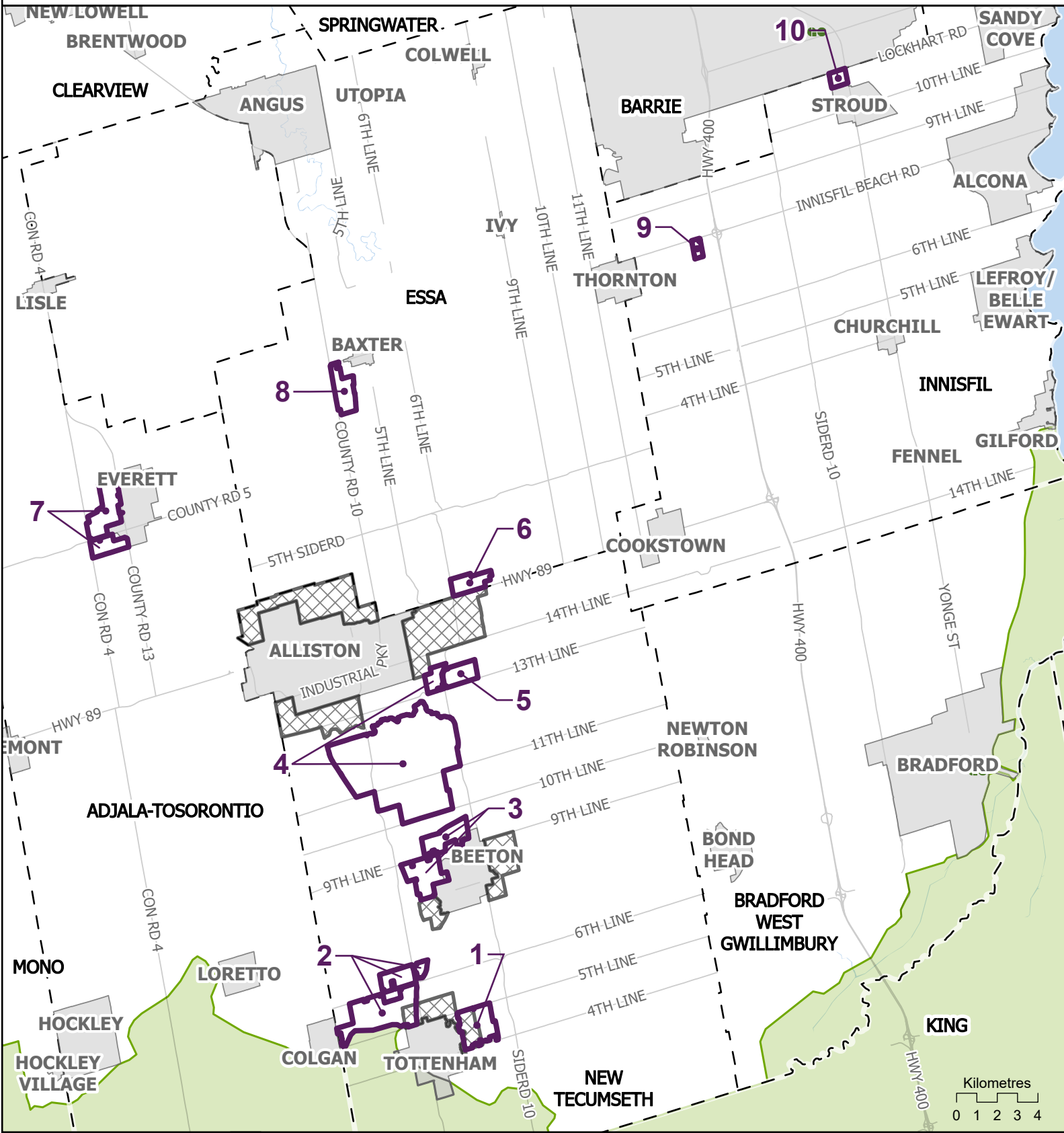


South Simcoe Growth Strategy Proposed Priority Projects

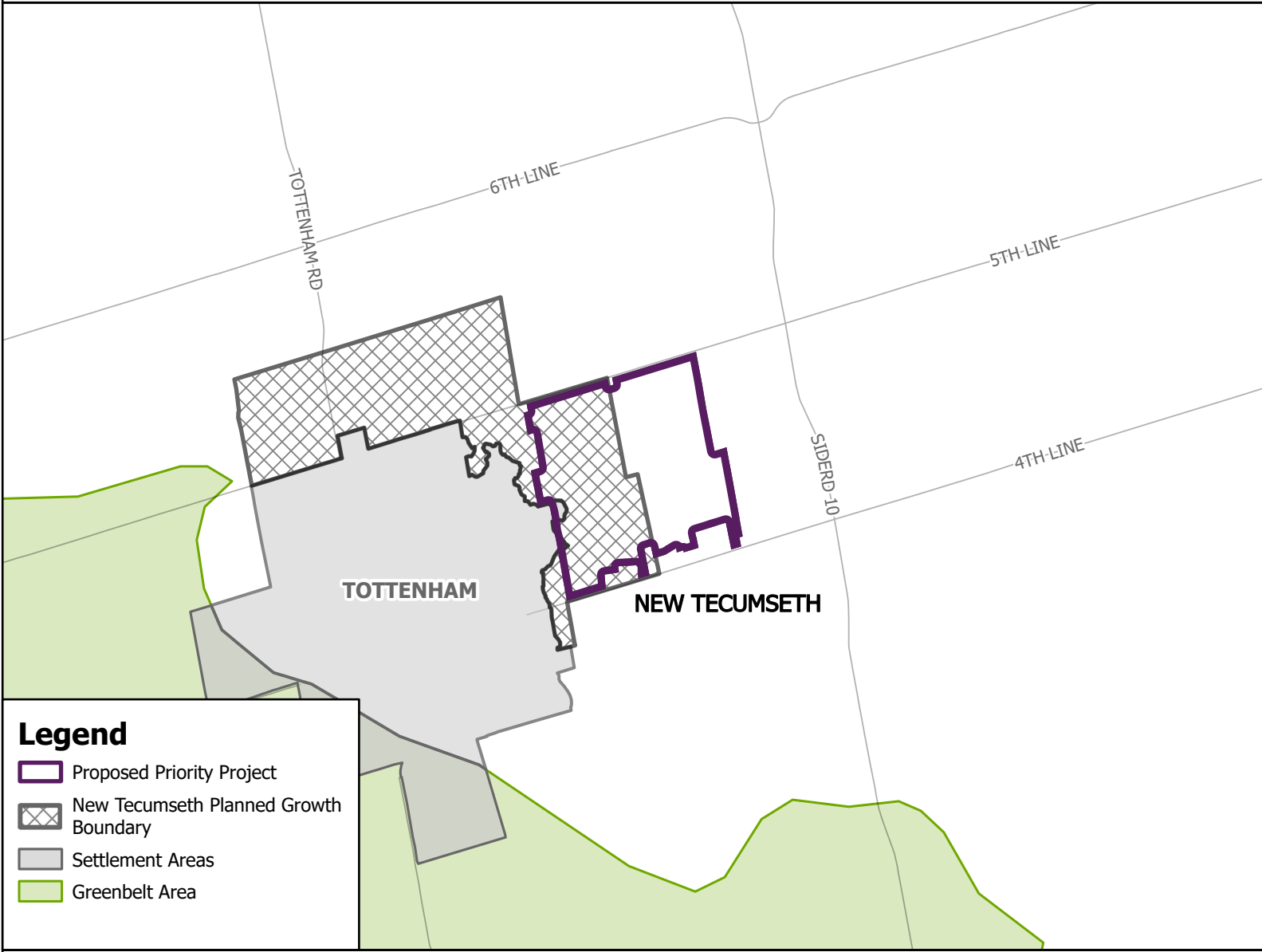


- Legend**
- · Municipal Boundary line
 - ▭ Proposed Priority Project
 - ▨ New Tecumseth Planned Growth Boundary
 - ▭ Settlement Areas
 - ▭ Greenbelt Area

Note: Development potential shown here is preliminary and will be refined as planning progresses.

Disclaimer: This map provides a high-level illustration based on proponent-submitted materials. It is not an exact representation of roads, features, or property boundaries. The map does not depict or verify land ownership, title, or property lines, even where boundaries or features might suggest otherwise. All information shown is illustrative only and may be refined as further details become available. Inclusion of lands on this map does not confer or affect any property rights.

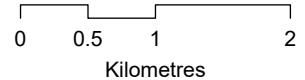
Proposed Priority Project, ID: 1



Land Size: 153.0 hectares

Potential Land Use: residential, community amenities, employment.

Development Potential: Approximately 1,874 homes and 270 jobs



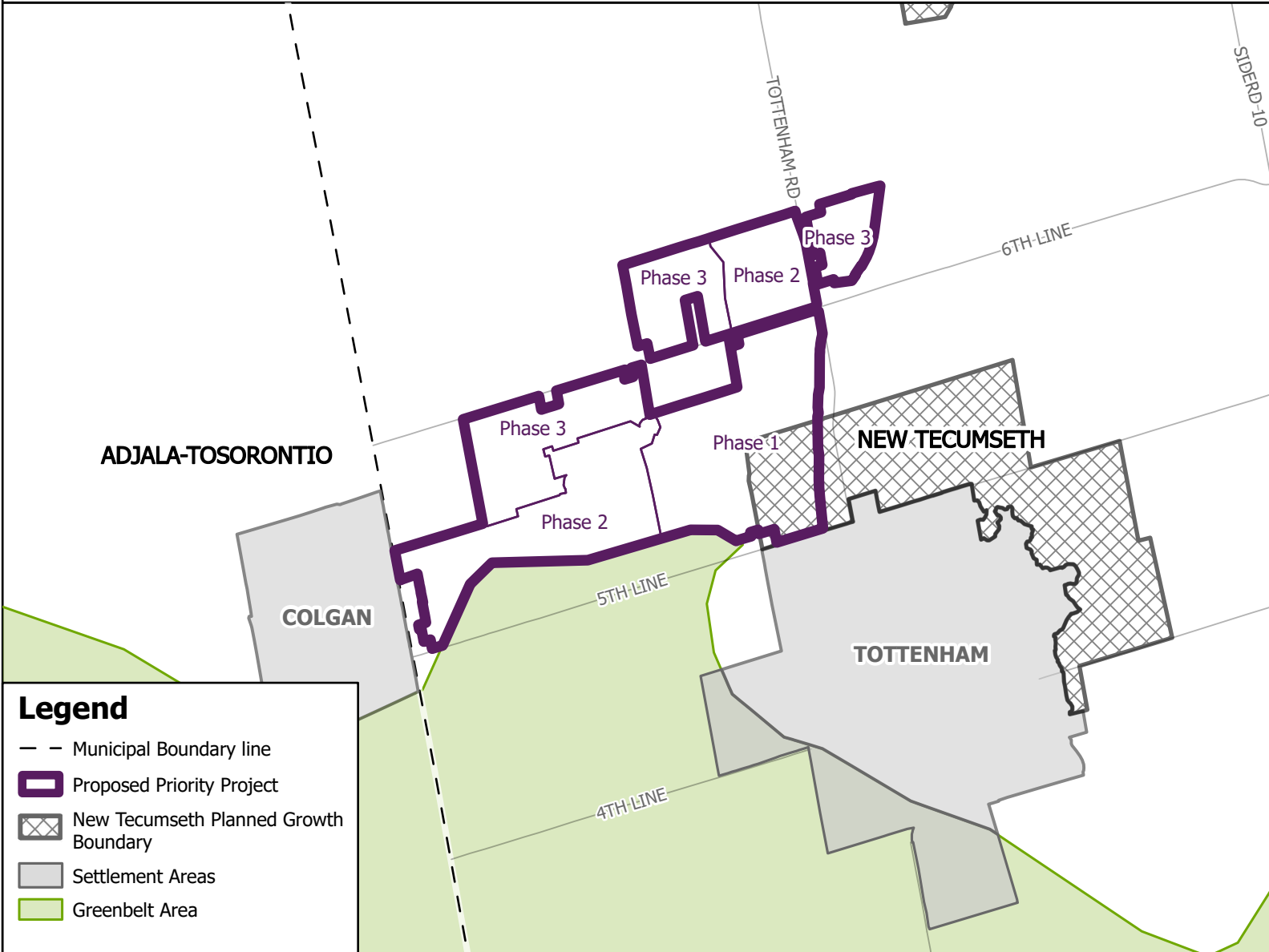
Proponent: Tribute Communities

Proposed Priority Project Info: The Tottenham Eastern Expansion proposal seeks to expand Tottenham's settlement boundary eastward within New Tecumseth. The proponent states the lands would support a mix of housing types alongside community amenities including an elementary school, neighbourhood parks, and land for other community facilities. Over half of the lands were previously recommended for inclusion in Tottenham's settlement boundary through the Town's Official Plan Amendment 5, and that all of the lands fall within the Focus Study Area identified through the Town's Growth Management Study. According to the submission, one portion of the site could be serviced immediately, while the remainder would be contingent on planned water and wastewater infrastructure upgrades. The proponent has indicated a willingness to front-end fund their share of the servicing costs required to facilitate development.

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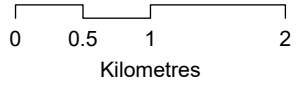
Proposed Priority Project, ID: 2



Legend

- Municipal Boundary line
- Proposed Priority Project
- New Tecumseth Planned Growth Boundary
- Settlement Areas
- Greenbelt Area

Land Size: 433 hectares
Potential Land Use: residential, community amenities
Development Potential: Approximately 3,700 homes



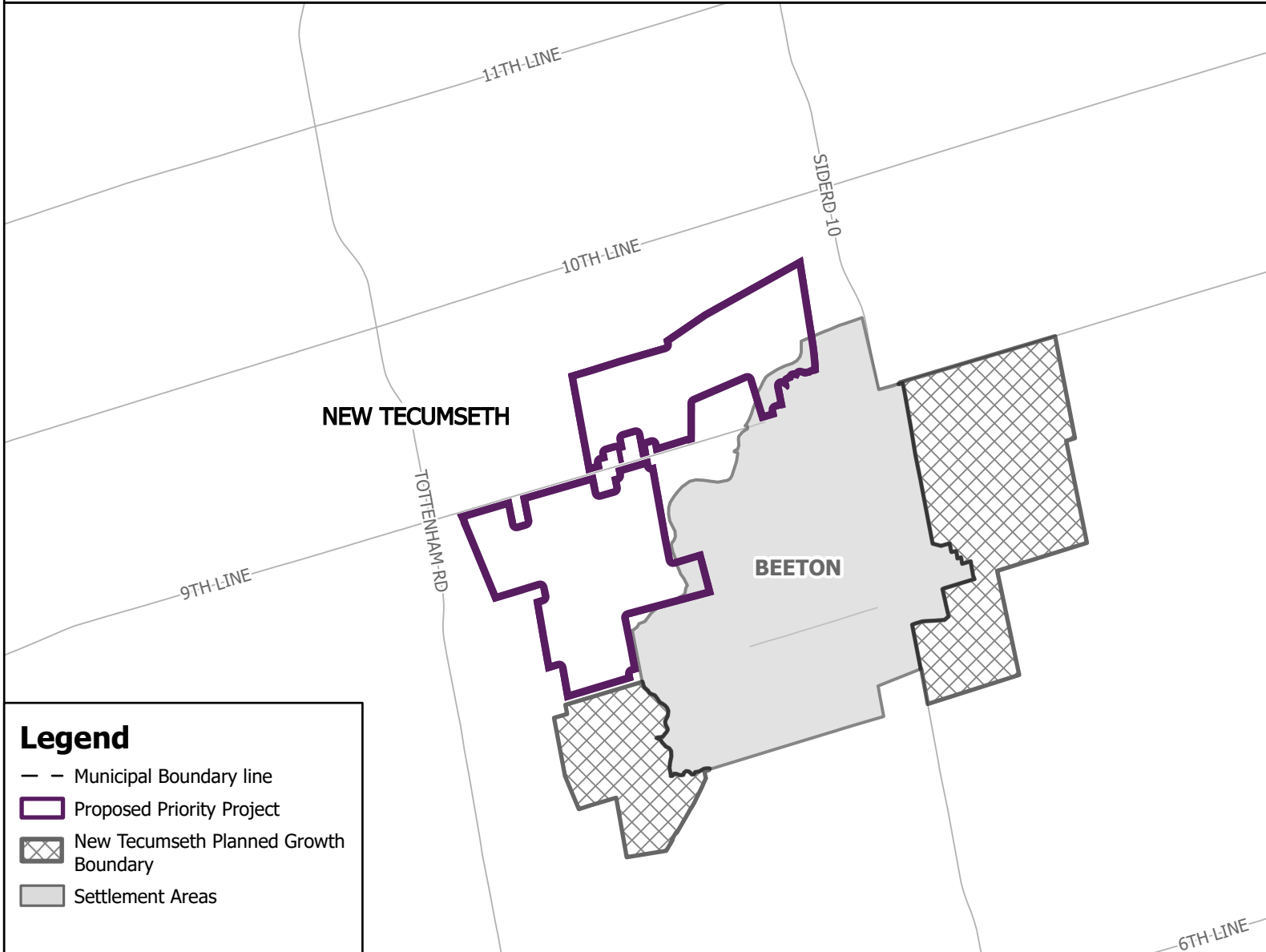
Proponent: Orca Communities Inc

Proposed Priority Project Info: The Tottenham Northwest Expansion proposal seeks to expand Tottenham's settlement boundary northwestward within New Tecumseth. The proponent states the lands, located on the west side of Tottenham Road north of 5th Line, would support a mix of housing types alongside community amenities including schools, neighbourhood parks, a community hub, an emergency medical services site, and neighbourhood-serving commercial areas. The proponent notes that a portion of the subject lands has already been included in the Town's draft Official Plan Amendment 5, reflecting municipal recognition of these lands for future growth. The submission proposes a phased approach, with Phases 1 and 2 requested for inclusion within the expanded Settlement Area Boundary, and Phase 3 identified as a longer-term extension. The proponent has indicated a willingness to build a north-south bypass as part of the project as well as to front-end fund their share of the servicing costs required to facilitate development, noting the lands' proximity to existing water and wastewater infrastructure as a key advantage. For clarity, the lands proposed are adjacent to, but not located in, the Greenbelt Area.

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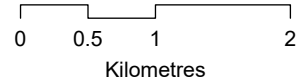
Proposed Priority Project, ID: 3



Land Size: 251.7 hectares

Potential Land Use: residential, community amenities, employment.

Development Potential: Approximately 10,700 homes and 500 jobs



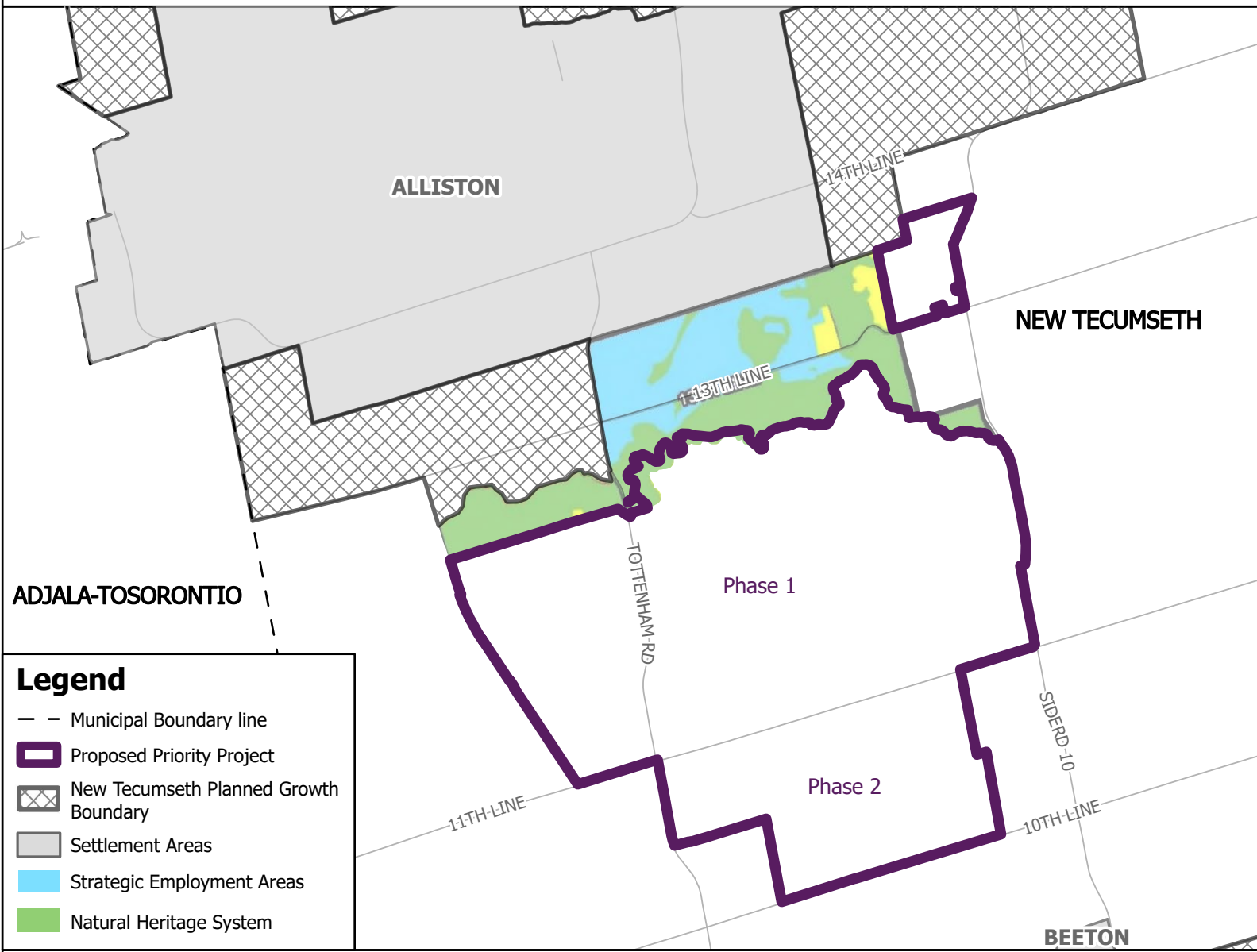
Proponent: Previn Court Homes

Proposed Priority Project Info: The Beeton West Expansion Lands proposal seeks to expand Beeton's settlement boundary westward within the Town of New Tecumseth. The proponent proposes delivery of approximately 10,700 residential units and 500 jobs across the broader Beeton West Expansion Lands area, with a phased build-out beginning on the southernmost parcels given their proximity to existing infrastructure originating from 9th Line, including planned water, sanitary sewer, and ongoing road improvements associated with the adjacent lands. The proponent has indicated a willingness to front-end critical infrastructure costs — including watermain upgrades, sanitary sewer improvements, and road urbanization — to reduce municipal fiscal risk and accelerate housing delivery. The proponent has stated an intent to construct a Beeton by-pass road as part of the upfront delivery of infrastructure.

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Proposed Priority Project, ID: 4



Land Size: 1,955 hectares

Potential Land Use: residential, community amenities, employment

Development Potential: Approximately 12,700 homes



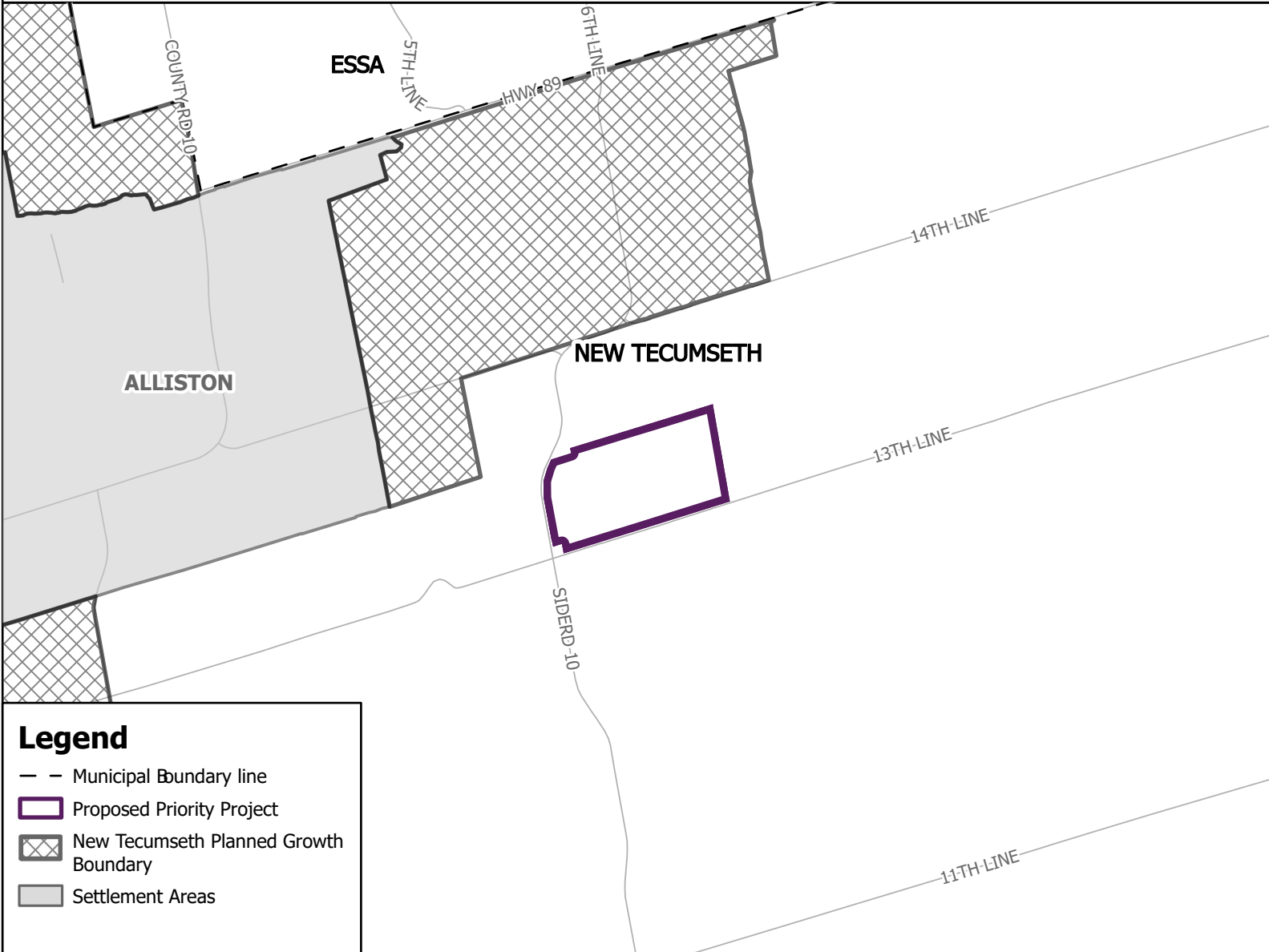
Proponent: New Tecumseth Community Builders Inc. ("NTCBI"), which includes experienced community builders (Mattamy Homes, Solmar Corporation, Lakeview Homes, Garden Homes, Flato Land Holdings, and DG Group), who collectively own multiple properties south of Alliston, jointly referred to as the "Harvest" lands.

Proposed Priority Project Info: The South Alliston "Harvest" proposal seeks to expand Alliston's settlement boundary southward within the Town of New Tecumseth. The proponent, the New Tecumseth Community Builders Inc. (NTCBI) collectively own lands within the proposed settlement area boundary expansion, totalling approximately 1,955 hectares immediately south of Alliston's existing urban boundary. The proponent envisions approximately 12,700 residential units and 8,000 jobs, with phased development proceeding in alignment with the sequential delivery of water and wastewater infrastructure. The above noted jobs estimate is inclusive of those that would be provided through the development of the Strategic Employment lands located north of Harvest. The Harvest lands are physically separated from the existing and proposed employment lands to the north by the Nottawasaga River valley, providing a natural buffer between residential and industrial uses while maintaining proximity to major employers including the Honda Canada Manufacturing plant. The proponent has indicated a willingness to front-end funding toward critical infrastructure projects, as well as providing further community benefits – notably, land in support of a future community centre and financial commitment to the community share of the cost of the planned expansion of the Stevenson Memorial Hospital. Once housing starts within the priority lands have reached a critical scale, Mattamy homes, a landowner in the Harvest project proposal, would assess the feasibility of establishing a modular assembly manufacturing facility in New Tecumseth. This initiative aims to serve as a catalyst for introducing modern methods of construction within the County, supporting innovation and efficiency as the community grows creating employment opportunities for up to 300 people.

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Proposed Priority Project, ID: 5



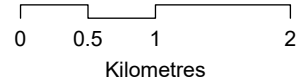
Legend

- Municipal Boundary line
- Proposed Priority Project
- New Tecumseth Planned Growth Boundary
- Settlement Areas

Land Size: 78 hectares

Potential Land Use: residential, community amenities, employment.

Development Potential: Approximately 1,231 homes and 210 jobs



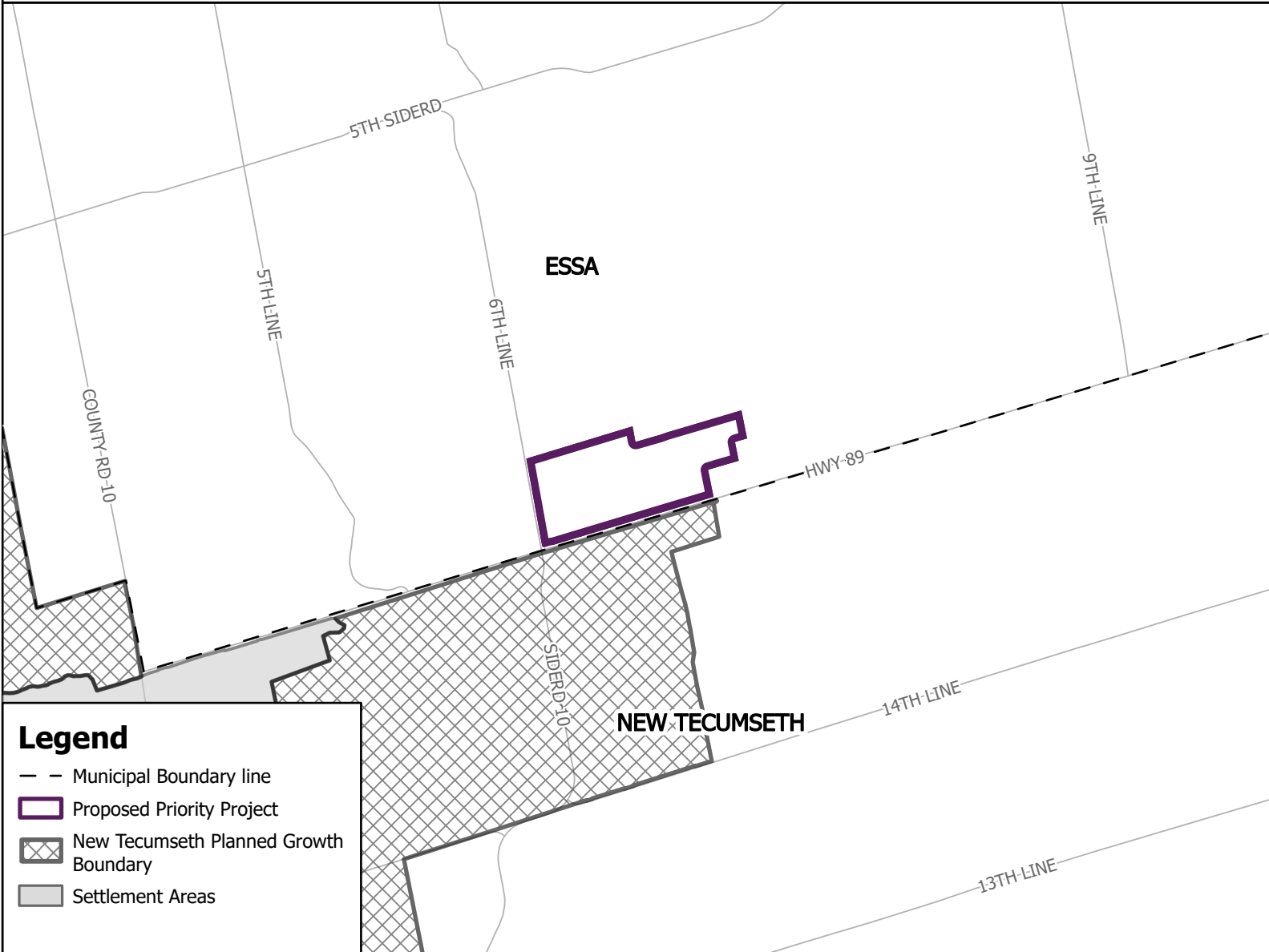
Proponent: Tribute Communities

Proposed Priority Project Info: The Alliston Southeast Expansion proposal seeks to expand Alliston's settlement boundary southeastward within the Town of New Tecumseth. The proponent, Tribute Communities, is requesting inclusion of approximately 78 hectares of land located at the northeast corner of 10th Sideroad and 13th Line within the Alliston Settlement Area, noting that the subject lands fall entirely within the East of Alliston Focus Study Area previously identified by Town staff in Staff Report #PD-2024-02 as a candidate area for future settlement area boundary expansion. The proponent envisions residential units consisting of low- and medium-density housing, alongside community amenities including an elementary school, parks, and a community centre. The subject lands are in close proximity to the Honda Canada Manufacturing plant and are well-positioned to house employees drawn by existing and anticipated employment growth in the area. Development is contingent on the completion of the Collingwood Water Treatment Plant Phase 1 expansion and the Brendan Holly Wastewater Treatment Plant expansion, with the proponent committing to front-fund their proportionate share of all required servicing costs — including a new booster pumping station and reservoir, sanitary pump station and forcemain, and a share of the Wastewater Treatment Plant expansion. The proponent would be encouraged to work with the proponents of the Harvest proposal to collectively plan and co-ordinate delivery of infrastructure and community benefits and/or amenities.

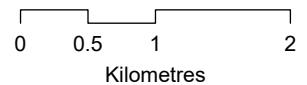
Note: Development potential shown here is preliminary and will be refined as planning progresses.

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Proposed Priority Project, ID: 6



Land Size: ~78 hectares
Potential Land Use: residential
Development Potential: Approximately 1,140 homes



Proponent: Cable Bridge Enterprises

Proposed Priority Project Info: The Alliston North expansion proposal seeks to expand the Alliston Settlement Area boundary northward into the adjacent Township of Essa. The proponent, Cable Bridge Enterprises, is requesting inclusion of approximately 74 hectares of land directly adjacent to the existing Belterra Estates Secondary Plan settlement area, with frontage on Highway 89, 6th Line, and County Road 56. The subject lands are physically separated from employment uses and are well-positioned to accommodate residential growth in proximity to the Honda Canada Manufacturing plant, located approximately 6 kilometres away — a key employer anticipated to expand in the near future. The proponent's preliminary yield analysis estimates approximately 1,140 - 3,420 residential units depending on the density target applied to the 57 hectares of net developable land, with a low-density scenario yielding approximately 1,140 units. Given that the subject lands are located within the Township of Essa, realization of this proposal would require the extension of water, sanitary, and stormwater infrastructure from the Alliston system. The proponent has indicated a willingness to contribute upfront to infrastructure costs.

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Proposed Priority Project, ID: 7

ADJALA-TOSORONTIO

EVERETT

COUNTY-RD-4

COUNTY-RD-5

COUNTY-RD-13

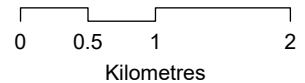
Legend

- - Municipal Boundary line
- ▭ Proposed Priority Project
- ▭ Settlement Areas

Land Size: ~152 hectares

Potential Land Use: residential, community amenities

Development Potential: Approximately 5,300 homes



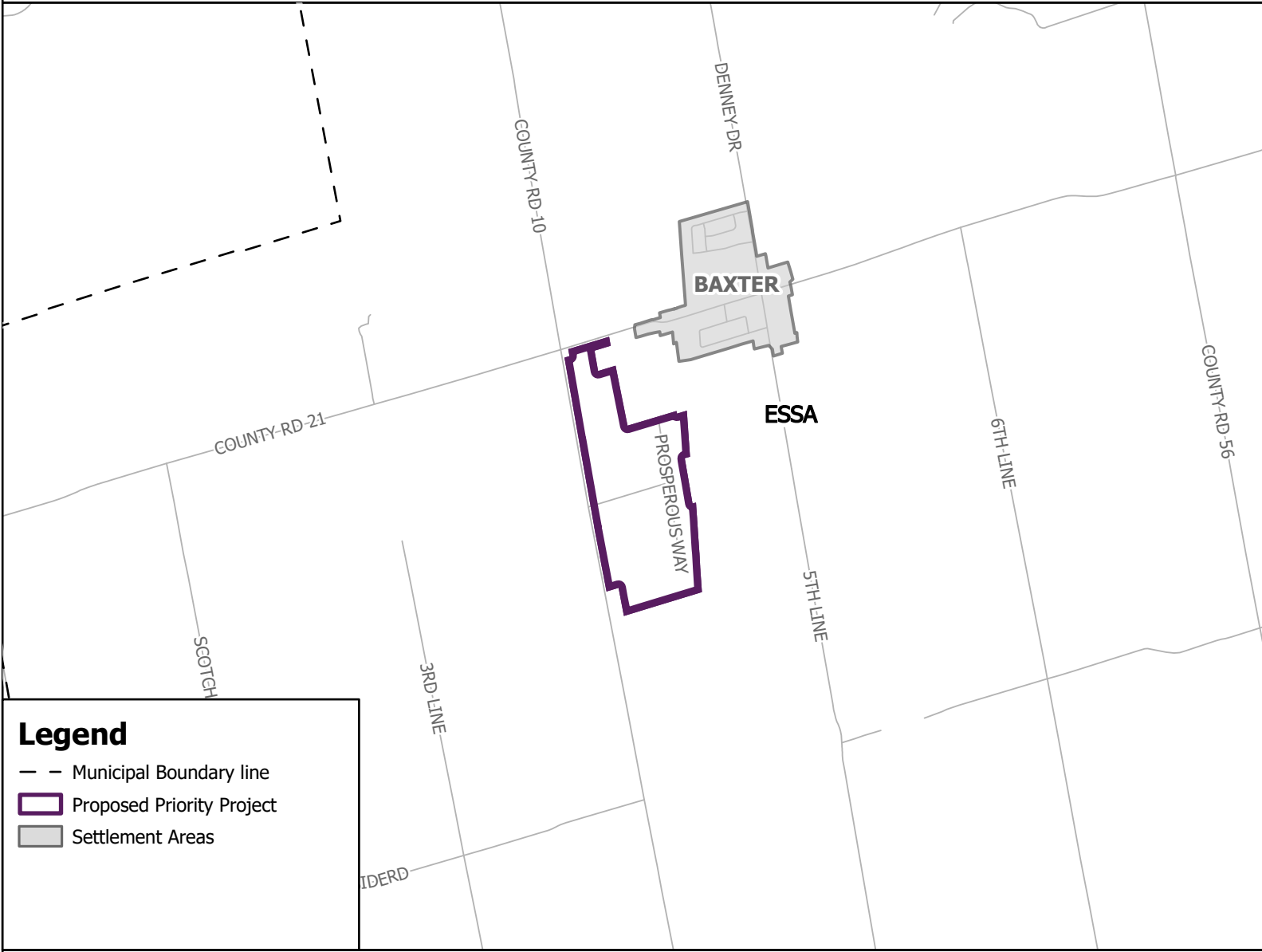
Proponent: Everett Community Partners Inc.

Proposed Priority Project Info: The Everett Expansion proposal seeks to expand the settlement boundary of Everett within the Township of Adjala-Tosorontio. The proponents collectively own approximately 152 hectares of developable land contiguous to the existing Everett Settlement Area boundary, primarily on the west side of the settlement. The proposal builds upon the Township's Council-adopted Official Plan Amendment 15 (OPA 15) from 2013, which envisioned expansion of Everett into a fully serviced complete community but was subsequently modified to remove the boundary expansion component pending the County's Municipal Comprehensive Review. Full build-out consistent with OPA 15 would yield approximately 5,300 new homes with an ultimate population of up to 16,800 people, supported by a mix of housing types, two elementary schools, a community centre, a fire hall, parks, trails, and small-scale commercial uses anchored around an enhanced Main Street. The proponent proposes to leverage a provincial funding commitment of \$35 million to fund a new wastewater treatment plant in Everett with additional frontend financing of over \$30 million to expand plant capacity to support the full OPA 15 build-out. Further technical studies may be required before the proposal can advance.

Note: Development potential shown here is preliminary and will be refined as planning progresses.

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Proposed Priority Project, ID: 8



Land Size: ~98 hectares
Potential Land Use: residential
Development Potential: Approximately 1,470 homes



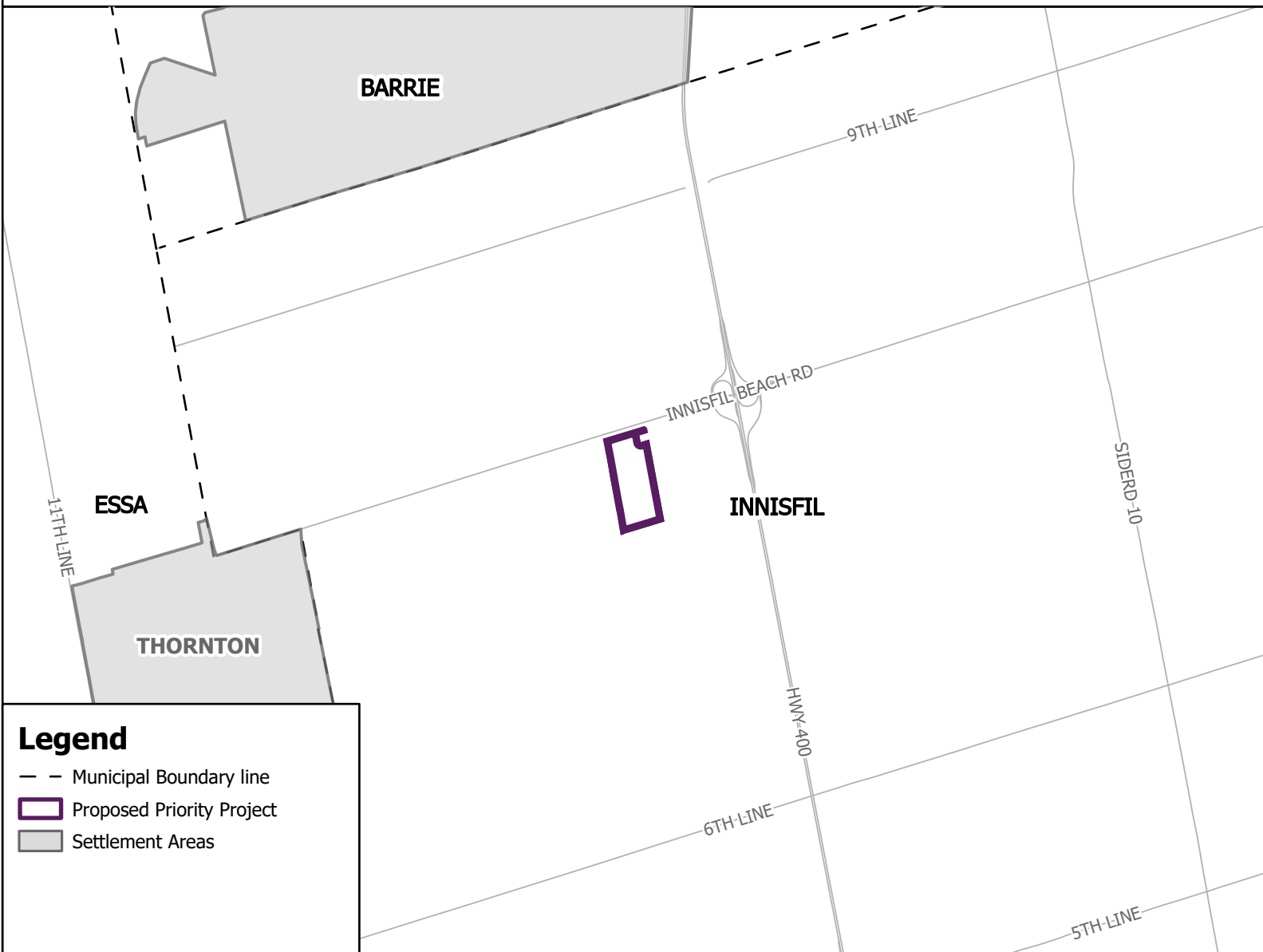
Proponent: Cable Bridge Enterprises

Proposed Priority Project Info: The Baxter Expansion proposal seeks to expand the Baxter Settlement Area boundary within the Township of Essa. The proponent is requesting inclusion of approximately 98 hectares of vacant land in the vicinity of the existing Baxter Settlement Area, with frontage on both Murphy Road (County Road 21) and County Road 10. Notably, the subject lands are situated approximately 212 metres from the existing Baxter settlement boundary and are therefore not currently contiguous with it, meaning that realization of this proposal may require the participation of intervening landowners or a coordinated boundary expansion that bridges the gap between the subject lands and the existing settlement edge. The subject lands are positioned approximately 12 kilometres from the Honda Canada Manufacturing plant in Alliston, with an approximate 12-minute commute, making them well-suited to accommodate workforce housing in support of anticipated employment growth in the region. The proponent's preliminary yield analysis estimates between approximately 1,470 and 4,410 residential units depending on the density target applied to the 73.5 hectares of net developable land, with a low-density scenario yielding approximately 1,470 units. Regarding servicing, the Baxter Booster Station — commissioned in December 2023 and connected to the Raymond A. Barker Ultrafiltration Plant in Collingwood — already supplies water to the Baxter community, and preliminary engineering work has confirmed that the lands can be serviced with water, sanitary, and stormwater management infrastructure. The proponent has indicated a willingness to contribute upfront to infrastructure costs, and further engagement would need to take place to advance the details of this proposal.

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Proposed Priority Project, ID: 9



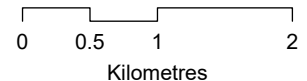
Legend

- - Municipal Boundary line
- ▭ Proposed Priority Project
- ▭ Settlement Areas

Land Size: ~20 hectares

Potential Land Use: commercial / industrial employment

Development Potential: employment uses, approximately 1,008 jobs



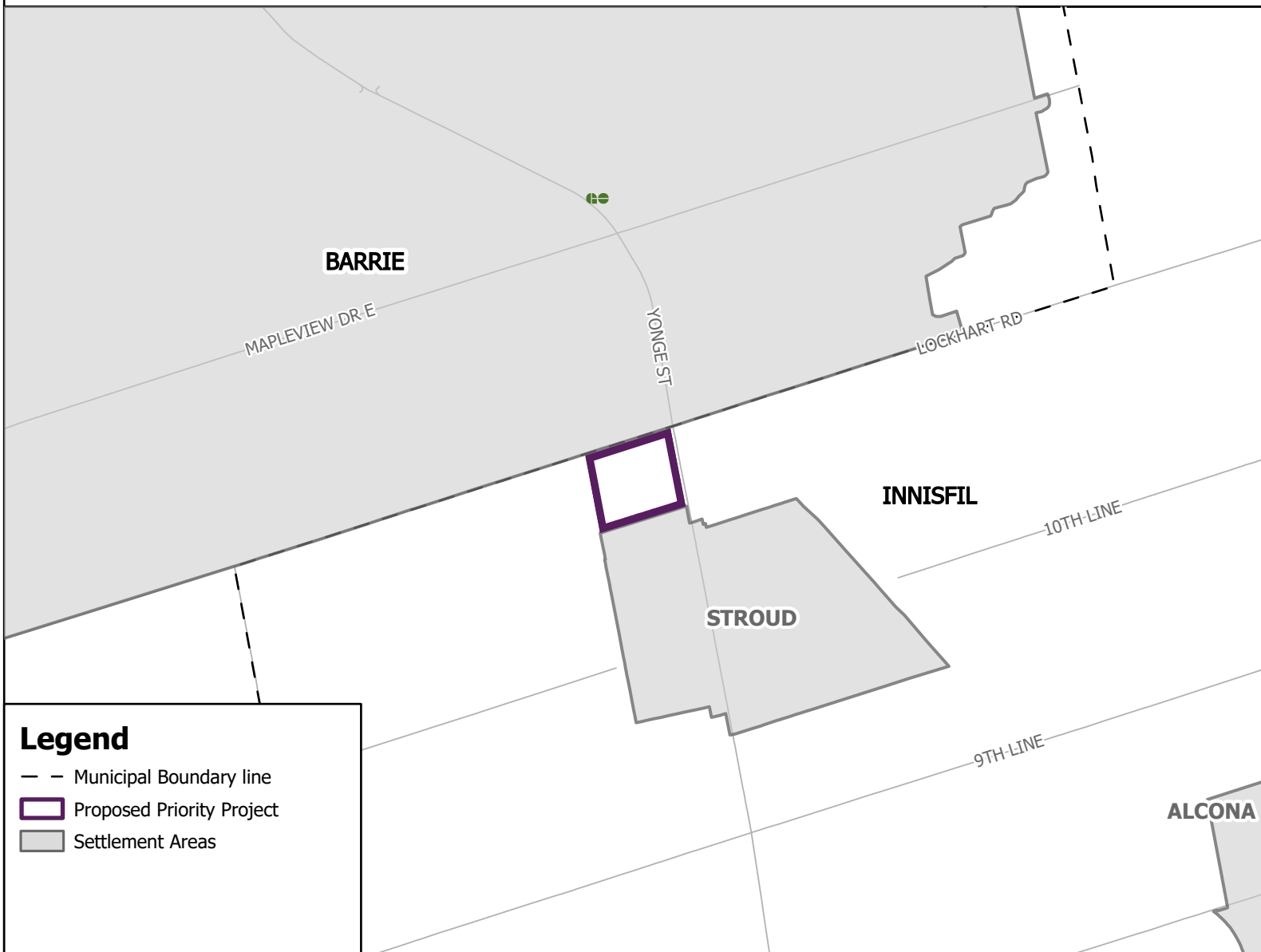
Proponent: AURA Developments Inc.

Proposed Priority Project Info: The Innisfil Heights Employment Expansion proposal seeks to include approximately 20 hectares of land within the urban boundary of the Innisfil Heights Strategic Settlement Employment Area in the Town of Innisfil. The proponent, AURA Developments Inc., is requesting designation of the subject lands — situated immediately outside the existing Innisfil Heights employment boundary adjacent to Highway 400 — for employment uses, consistent with the Strategic Settlement Employment Area and Economic Employment District designations that apply to the surrounding lands. The proponent envisions a range of commercial and employment uses that complement major nearby economic anchors. The proponent notes that the Town of Innisfil's Economic Development Strategic Plan prioritizes growth in the Innisfil Heights Employment Area, and that investor interest has already been secured contingent on the lands being brought into the settlement boundary. The proponent has indicated a willingness to contribute upfront to infrastructure investment and has engaged in pre-consultation with the Town of Innisfil regarding a privately initiated Official Plan Amendment to advance this project.

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Proposed Priority Project, ID: 10



Land Size: ~31 hectares

Potential Land Use: residential, mixed-use, community amenities, commercial

Development Potential: Approximately 1,114 homes and 58 jobs



Proponent: 1662786 Ontario Inc.

Proposed Priority Project Info: The north Stroud proposal seeks to expand the Stroud settlement boundary northward within the Town of Innisfil. The proponent states the lands would support a mixed-use development including low- and medium-density residential uses, commercial blocks fronting Yonge Street, a central park block, and stormwater management facilities. The site is located between the City of Barrie to the north and the existing Stroud settlement area to the south, and is approximately 1.5 kilometres from the Barrie South GO Station. The proposal is anticipated to yield between 543 and 1,114 dwelling units and a minimum of 58 new jobs. The subject site has already been confirmed by Town Staff as meeting all mandatory threshold criteria under Innisfil's SABE evaluation framework and is currently undergoing further detailed review as part of the Town's Official Plan Review. Development would be contingent on planned short-term municipal water and wastewater infrastructure upgrades to Stroud, which are already identified as priority projects in the Town's Master Servicing Plan. The proponent has indicated a willingness to contribute funding toward the necessary infrastructure investments required to facilitate development.

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