

December 6, 2022

File No.: 568098-7

The Ministry of Municipal Affairs and Housing

To Whom It May Concern:

**Re: Flato Developments Inc. (“Flato”)
Part of Lots 7 & 8, Concession 7, Town of New Tecumseth, County of Simcoe
County of Simcoe Official Plan Review – Settlement Area Boundary Update, New
Tecumseth, Simcoe County (the “County”)**

We are counsel for Flato with respect to the above noted matter. Flato is the owner of lands located south of County Road 1 (Main Street), abutting the settlement area of the Community of Beeton to the west (the “**Subject Lands**”). The Subject Lands are a portion of a larger property land holding of approximately 91.5 ha in size. The development envelope is approximately 51.1 ha. The Subject Lands are subject to O. Reg 166/21, Minister’s Zoning Order (the “**MZO**”) which was issued on March 5, 2021.

We respectfully request that the Subject Lands be brought into the settlement area boundary of Beeton in New Tecumseth, to appropriately reflect the MZO.

On October 11, 2022, the Committee of the Whole received Report CCW-2022-277 (the “**Report**”), with respect to the Municipal Comprehensive Review Project Update and Phase 2 Growth Management Work Plan. The Report addresses County Council’s adoption of Official Plan Amendment No. 7 (“**SCOPA 7**”), which is currently with the Province for approval. The Phase 2 Growth Management work is a continuation of the population and employment work that is captured in SCOPA 7. It was identified in Phase 1 of the Municipal Comprehensive Review (“**MCR**”) that there is a need for additional community area lands in the County.

The Town of New Tecumseth was identified as one of the five municipalities that will require a settlement area boundary expansion through the MCR process, to accommodate the long-term growth that has been allocated as part of SCOPA 7. More specifically, the need for a settlement area boundary expansion has been identified for the Town of New Tecumseth of approximately 448.4 ha for Community Uses. The inclusion of the Subject Lands within the settlement area boundary would result in the next logical step of reflecting the MZO in the County’s Official Plan.

Again, we respectfully request that the Subject Lands be brought into the settlement area boundary of Beeton in New Tecumseth and reflect the MZO.

Yours truly,
Dentons Canada LLP

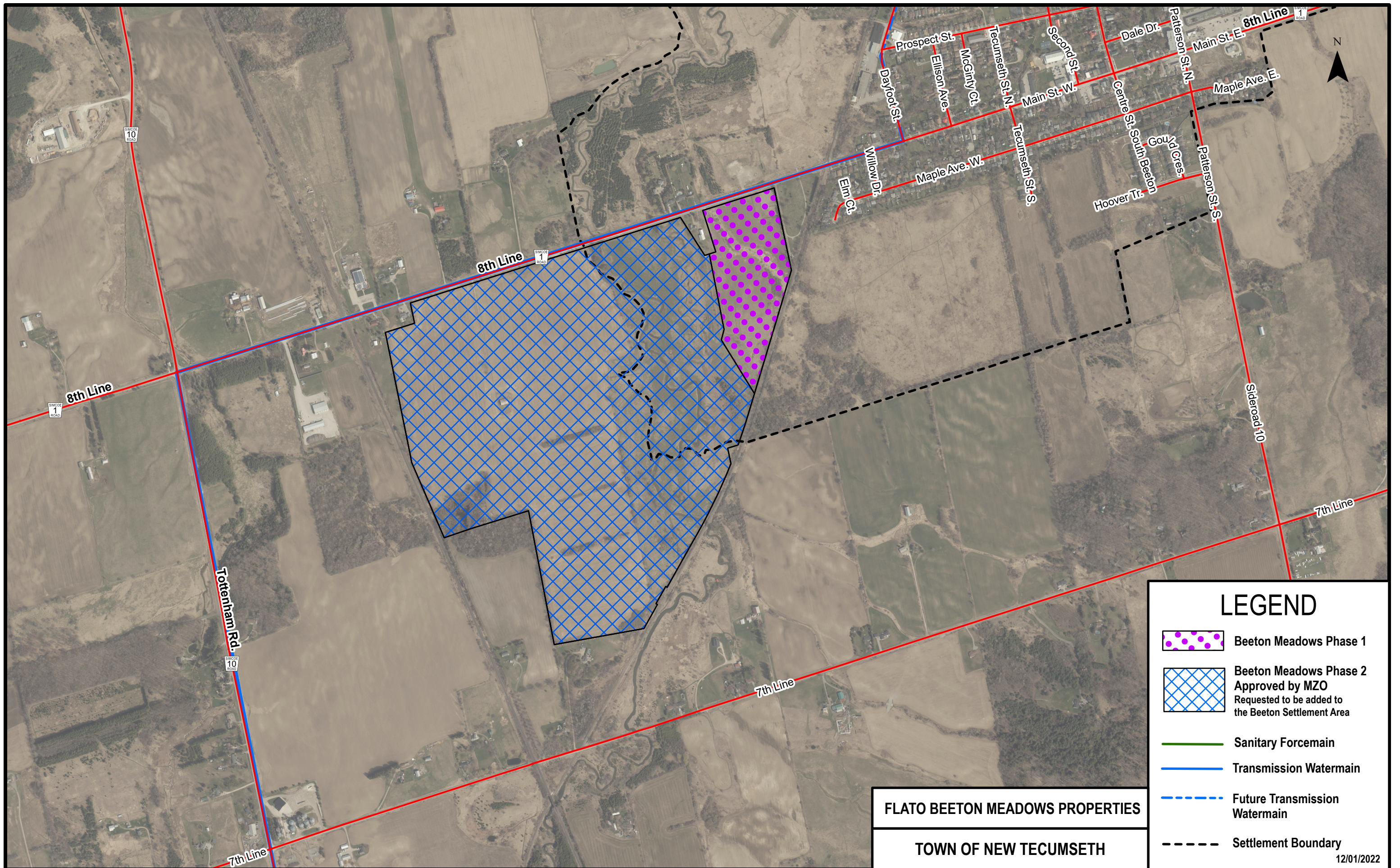


Katarzyna Sliwa
Partner

KS/db

Enclosure


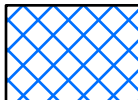




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FLATO BEETON MEADOWS PROPERTIES

TOWN OF NEW TECUMSETH

LEGEND

-  Beeton Meadows Phase 1
-  Beeton Meadows Phase 2
Approved by MZO
Requested to be added to
the Beeton Settlement Area
-  Sanitary Forcemain
-  Transmission Watermain
-  Future Transmission
Watermain
-  Settlement Boundary

12/01/2022