

December 6, 2022

File No.: 568098-7

The Ministry of Municipal Affairs and Housing

To Whom It May Concern:

**Re: Flato Developments Inc. (“Flato”)
North Beeton Lands
Request for Settlement Area Boundary Expansion, 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 in the Town of New Tecumseth, generally located along 10th Line (the “**Subject Lands**”). The Subject Lands represent a combined total of approximately 124 ha (307 acres) in area. Flato has been involved in actively developing Beeton for over 7 years. During this time Flato has upfronted or has committed to upfront over \$32 million in order to make required external servicing improvements within Beeton that benefit the wider community, including:

- Upfronted \$4,300,000 for the Lily Street Works
- Committed to upfront \$4,750,000 for the Patterson Street Works
- Committed to upfront \$14,000,000 for the Dayfoot Street Works
- Committed to upfront \$9,400,00 for the Dayfoot Street Works (future agreement)

On behalf of our client, we respectfully request that the Subject Lands be brought into the settlement area boundary of Beeton in the Town of New Tecumseth, and be designated for residential uses.

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 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 to accommodate approximately 448.4 ha by way of settlement area boundary expansion has been identified for the Town of New Tecumseth.

SCOPA 7 includes a hierarchy of settlement areas that identifies Beeton as a *category 2- Settlement Areas that have a delineated built boundary and existing or planned municipal water and wastewater systems*. In addition to this, a population forecast for the Town of New Tecumseth identified a population of 80,590 for

2051 which is a 35,110 population increase from 2021. This population increase will require land for the accommodation of this growth.

The Subject Lands represent a significant opportunity for comprehensive planning, and will assist the Town in accommodating the allocated population growth to 2051 that has been identified through Phase 1 of the County MCR. From a site servicing perspective, the Subject Lands represent an opportunity to utilize the significant investment that has been made in the Alliston-Tottenham Transmission Watermain, which runs down Sideroad 10 in close proximity to the Subject Lands. The Subject Lands could receive sanitary servicing from the Lilly Street Pumping Station. The lands also have good transportation connections to Sideroad 10 to the east and Tottenham Road to the west.

The inclusion of the lands within the settlement area boundary would result in a logical expansion of the boundary, in an area with existing investments in infrastructure, that would be optimized with development in this area. As well, the inclusion of these would contribute to the County accommodating projected community and employment growth to 2051.

Again, we respectfully request that the Subject Lands be brought into the settlement area boundary of Beeton in the Town of New Tecumseth, and be designated for residential uses.

Yours truly,
Dentons Canada LLP

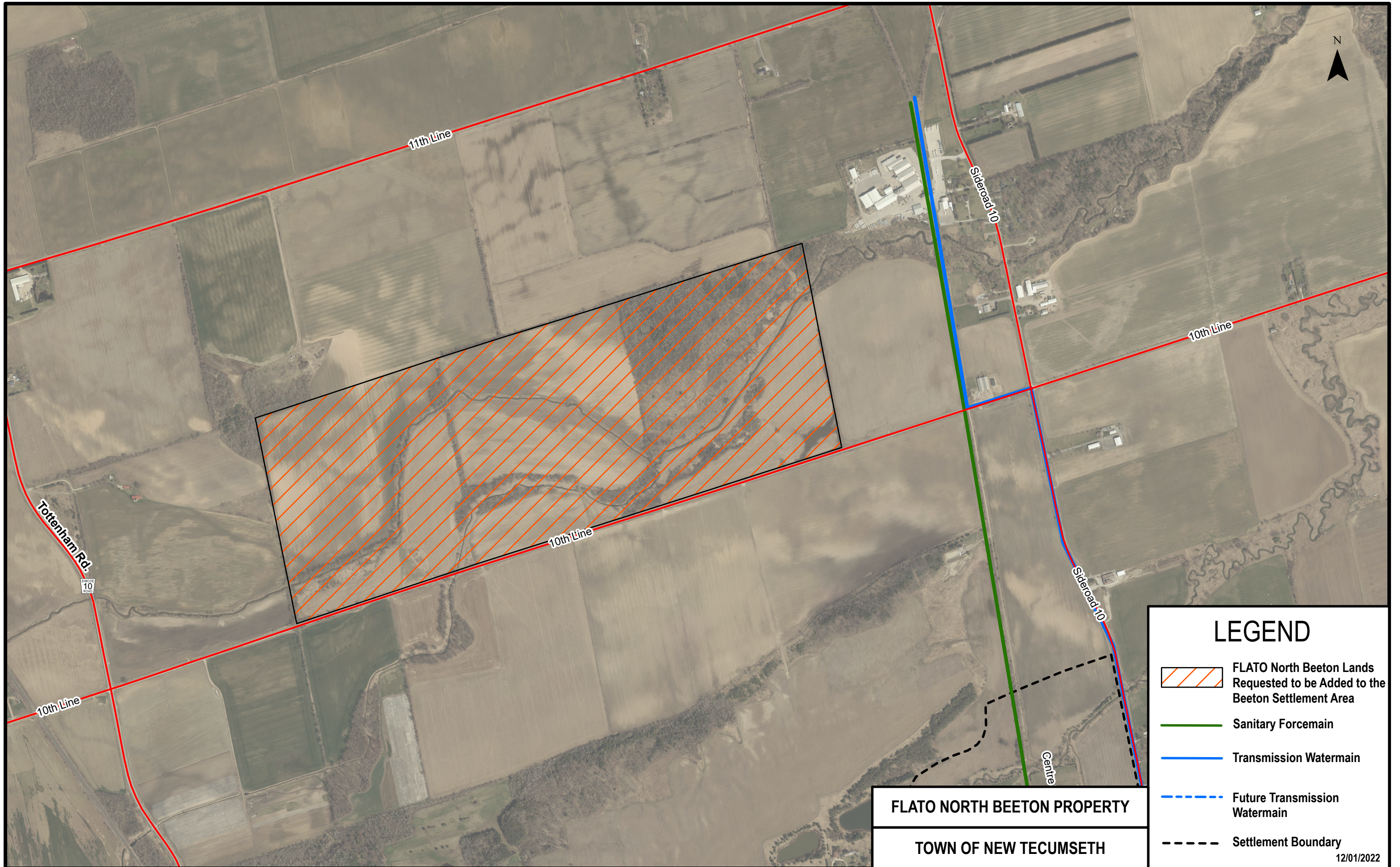


Katarzyna Sliwa
Partner






KS/db

Enclosure

Copy: Client



LEGEND

-  FLATO North Beeton Lands Requested to be Added to the Beeton Settlement Area
-  Sanitary Forcemain
-  Transmission Watermain
-  Future Transmission Watermain
-  Settlement Boundary

FLATO NORTH BEETON PROPERTY

TOWN OF NEW TECUMSETH