



LOFT PLANNING

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

January 6, 2023

Hon. Steve Clark
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, Ontario
M7A 2J3

Dear Minister Clark:

Re: Comments on behalf of San Diego Homes (SanDiego Yonge Street G.P LTD.) regarding Simcoe County Proposed Growth Management Official Plan Amendment No. 7

We act as planning consultants on behalf of San Diego Homes (SanDiego Yonge Street G.P. LTD.) which owns lands known as 7665-7667 Yonge Street located directly adjacent to Stroud Village and located on the east side of Yonge Street and south of the existing settlement boundary in the Town of Innisfil, County of Simcoe. (Attachment 1 – Subject Lands).

On behalf of San Diego Homes (SanDiego Yonge Street G.P. LTD.) we have been keeping apprised and providing comments on the County of Simcoe's Municipal Comprehensive Review (MCR) process. We have submitted letters to the County of Simcoe, Town of Innisfil and MMAH (dated February 20, 2019, July 27, 2020 and January 11, 2022) which included comments responding to the Draft Proposed Growth Management Official Plan Amendment as well as subsequent consultant reports.

On behalf of San Diego Homes (SanDiego Yonge Street G.P. LTD.), we have prepared this letter in response to the posting on the Environmental Registry of Ontario related to the County of Simcoe adopted Amendment No. 7 to the County's Official Plan (OPA No. 7) on December 5, 2022 and the comments period which extends to February 3, 2023.

We would confirm that San Diego Homes (SanDiego Yonge Street G.P. LTD.), is a participating landowner of the Stroud Village Developers Group and has been actively involved in the Developers Group discussions regarding the MCR process. On behalf of the Stroud Developers Village Developers Group, Bousfield's has been retained and has provided recent comments to MMAH regarding the OPA No. 7. We would concur with the Bousfield's detailed opinions provided to MMAH on December 19, 2022.

We would concur with Bousfield's opinions as follows,

- We are generally supportive of the OPA. In particular, we agree with the classification of Stroud as a "Category 3 – Settlement Areas that do not have a delineated built boundary but which have existing or planned municipal water and wastewater systems" as proposed in Table A in Policy 3.2.3. The recognition and identification of Stroud as a Category 3 settlement area is an important part of structure of the County as an existing complete community with significant investment in infrastructure that also provides room for growth.
- Recognizing that OPA No. 7 only addresses part of the requirements of the MCR process, we understand that additional work needs to be completed through a subsequent phase, including identifying the location of settlement area boundary 2 expansions. In this regard, we have reviewed the criteria for settlement area boundary expansions and provided our opinion that the



LOFT PLANNING

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

lands adjacent to Stroud are an appropriate location for an expansion. We have also reviewed the criteria for “recommended location(s) for additional urban development” stated in proposed Policy 3.2.29 of the OPA, and it continues to be our opinion that lands adjacent to the existing community of Stroud should be included in a settlement area boundary expansion, for the following reasons (which were also conveyed in previous correspondence submitted to the Town, County and MMAH on behalf of San Diego Homes):

- Stroud already provides a compact and complete community with main street uses along Yonge Street. The extension of development in this area will support and benefit existing and future mixed uses in this walkable community.
- Servicing in Stroud is not an obstacle for growth given that significant investments by the Town of Innisfil and InnServices towards supporting infrastructure have already occurred and are underway.
- Town of Innisfil staff have indicated that municipal services are planned for the Village of Stroud and will be reflected in the Master Servicing Plan update which is currently underway. Further, Phases 1 and 2 of a Municipal Class Environmental Assessment process have identified the lands located at 7667 Yonge Street as the preferred location for the proposed Stroud Sewage Pumping Station. These lands are a part of the Stroud Village Landowners Group’s Land Holdings and are in fact owned by our clients SanDiego Yonge Street G.P. LTD.
- Proximity to the Town Campus which is located at the southeast corner of Yonge Street and Innisfil Beach Road, approximately one Line south of the existing Stroud Village Settlement Area. The Town Campus is identified in Innisfil’s Our Official Plan as an area where future major government and cultural facilities should be considered and where related commercial developments may occur.
- Proximity to transit, including a short distance from a regional transit hub (the Barrie South GO train station which is 3.0 kilometres to the north) and in proximity to an important regional transportation corridor, Yonge Street, which is a main thoroughfare through Innisfil and Barrie and proximity to Highway 400 to the west and Innisfil Beach Road to the south. The Hewitt’s Secondary Plan on the south limits of Barrie will see the upgrading of Yonge Street and Lockhart Road right to the north boundary of Stroud, within the next 10 years or less. Access to this important transportation infrastructure provides the subject lands with excellent access to existing community amenities, services and facilities within the surrounding area and connectivity to the greater County.

On behalf of SanDiego Yonge Street G.P. LTD., we respectfully request that the Province proceed with identifying Stroud as a Category 3 settlement area, as proposed in OPA No. 7 and also that the Province include lands adjacent to Stroud Village, specifically, 7665-7667 Yonge Street, as shown on Attachment 1, in a settlement area boundary expansion.

We trust the above is satisfactory and thank you for your consideration.

Yours truly,

Loft Planning Inc.



LOFT PLANNING

Kristine Loft

Kristine A. Loft, MCIP RPP
Principal

cc. Sandra Rizzardo, SanDiego Yonge Street G.P. LTD.
Nathan Westendorp, Director of Planning/Chief Planner, County of Simcoe
Dan Amadio, Manager of Planning (North/West), County of Simcoe
Greg Marek, Manager of Planning (South/East), County of Simcoe
Andria Leigh, Director of Planning and Growth, Town of Innisfil

Attachment 1 – Subject Lands

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com



Stroud

Subject Lands

7665-7667 Yonge Street

SanDiego Yonge Street G.P. LTD.