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February 3rd 2023

JMJ

The Honourable Minister Steve Clark
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, Ontario M5G 2E5

Attention: Julianna Zhuo (Municipal Services Office – Central Ontario)

RE: New Tecumseth Community Builders Inc., South Alliston
ERO No.: 019-6113 (Ministry Reference No. 43-OP-221936)
Comments on County of Simcoe Official Plan Amendment No. 7

Dear Ms. Zhuo,

On behalf of the 2476716 Ontario Inc. (c.o.b as “Garden Homes”), we are requesting that the Province modify the Simcoe County Official Plan Number 7 (‘COPA 7’) to include the lands located at **780 Tottenham Road**, into the County’s settlement area. The subject lands are located on the north side of 11th line and on the west of Tottenham Road in the Town of New Tecumseth.

Garden Homes is a participant within the New Tecumseth Community Builders Inc. developers group know as the **Harvest Community** in the Town of New Tecumseth and has made various infrastructure Financing Commitments together with the Harvest Community builders to advance the necessary infrastructure to support the settlement area expansion to these and other Harvest Community land.

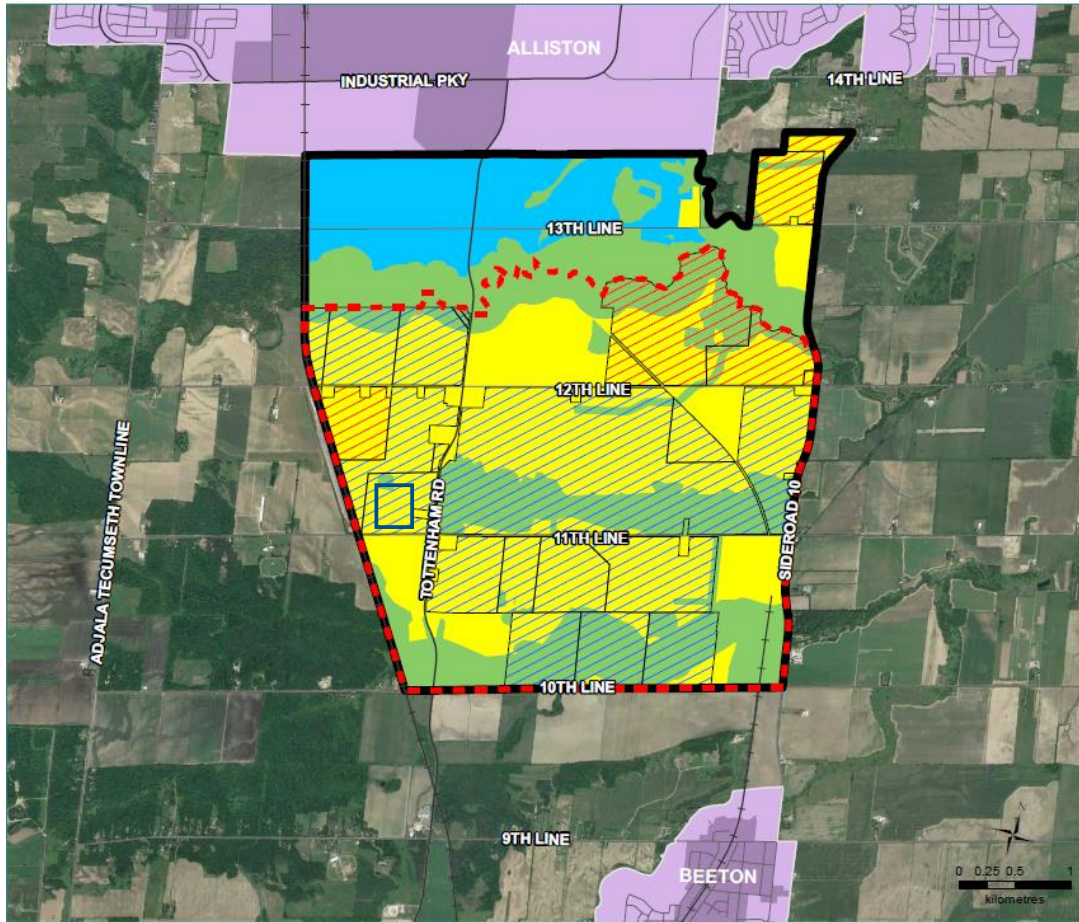
The figure below illustrates the location of the Garden Homes lands (outlined in blue) and the other active landowners’ lands in South Alliston within the anticipated Harvest Community.

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NEW TECUMSETH COMMUNITY BUILDERS INC. PROPOSED SETTLEMENT EXPANSION AREA



- | | |
|----------------------------|---|
| NTCBI Landowners | Proposed Settlement Area Boundary Expansion |
| Other Active Landowners | Harvest Plan Area |
| Settlement Area | New Community Area |
| Built-Up Area | New Employment Area |
| Designated Greenfield Area | Natural Heritage System |
| Rural Settlement Area | |

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MGP File: 21-2951
Date: January 25, 2023

MGP Malone
Given
Parsons.

Through our involvement in the New Tecumseth Community Builders Inc. developers group (“NTCBI”) we have financed and advanced various technical studies to justify a settlement area expansion in this area. The studies have been presented to the Town of New Tecumseth (the “Town”) and Simcoe County (the “County”) in 2022, in support of our request for a settlement area expansion through this developers group.

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The land economist and planning consultant for the developer's group, Malone Given Parsons ("MGP") has through various submissions demonstrated that a settlement expansion in this area will achieve the goals of the Town, County and Provincial. I do not wish to repeat those submissions in this letter, however I refer you to the detailed Malone Given Parsons submission made on behalf of the NTCBI landowners group. In our view the Garden Homes lands, together with the Harvest Community lands can satisfy all the criteria required to justify an expansion to the settlement area. This would include but not limited to the following;

1. The Garden Homes lands are located within close proximity to south Alliston, which is a Primary Settlement Area.
2. Garden Homes has made a financial commitment together with the other Harvest Community landowners to participate in the advanced funding of critical infrastructure that would provide for the immediate implementation of future housing communities desperately needed in Ontario.
3. This critical servicing infrastructure funding would allow not only the Harvest Community to construct homes but would also allow other communities in the Alliston area to advance housing which has been delayed due to lack of necessary servicing capacity.
4. The financial commitment by Garden Homes and the other Harvest Community developers can assist the Town of New Tecumseth to mitigate the financial burden on the tax base and the necessary infrastructure needed for growth to be completed.

We urge the Minister to review this submission together with the detailed submission made by Malone Given Parsons on behalf of the Harvest Community landowners and to include these lands via an adjustment the County's OPA 7, in order to ensure a healthy supply of future housing as envisioned by the PPS and conforms to the Growth Plan.

We respectfully ask that the Garden Homes property be included in the future New Tecumseth settlement area expansion area.

Respectfully Submitted,

Garden Homes



Per: Sal Crimi, P.Eng.