

January 20, 2023

591395-1

The Ministry of Municipal Affairs and Housing

To Whom It May Concern:

**Re: Orca Equity Limited (“Orca”)
Request for Settlement Area Boundary Expansion, New Tecumseth
(Tottenham Northwest), Simcoe County (the “County”)**

We are counsel for Orca with respect to the above noted matter. Orca is the owner of lands located adjacent to and northwest of the Tottenham settlement area boundary, as identified in **Attachment 1** (the “**Subject Lands**”). The municipal address for the Subject Lands is 6866, 7019, 7141 6th Line, 6768, 6822, 6848 5th Line, Part Lot 4 Concession 6 Tecumseth Part 1 51R33877, Part Lot 5 Concession 6 Tecumseth Part 1 51R34463 Town of New Tecumseth, and 2439 Tottenham Rd.

The Subject Lands total approximately 472 hectares and are contiguous with the existing settlement area boundary of Tottenham. They are generally located northwest of the intersection of Tottenham Road and 5th Line.

On behalf of our client, we respectfully request that the Subject Lands be brought into the settlement area boundary of Tottenham in New Tecumseth, as part of Simcoe County.

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 employment area lands and 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 and 75.2 ha for Employment uses.

SCOPA 7 includes a hierarchy of settlement areas and identifies Tottenham 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, the Town of New Tecumseth identified a population of 80,590 for 2051 which is a 35,110 population increase from 2021. A forecasted employment growth of 31,610 for 2051 was also identified, which is an increase of 10,870 from 2021. This population and job increase will require land for

the accommodation of this growth. We ask that the Subject Lands be included in the settlement area boundary expansion.

A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2020 provides direction on settlement area boundary expansions. Policy 2.2.8.3 provides that where the need for a settlement area boundary expansion has been justified, the feasibility of the expansion and the most appropriate location will be identified based on, amongst other matters: sufficient capacity in existing and planned *infrastructure* and *public service facilities* that would be financially viable over their life cycle; applying the policies of the PPS regarding the wise use of resources and public health and safety; and meeting applicable requirements of the Oak Ridges Moraine Conservation Plan. The Subject Lands in the requested settlement area boundary expansion are contiguous with the existing settlement area boundary in Tottenham and would therefore be an expansion and not a new settlement area. Further, there is sufficient capacity in existing and planned infrastructure that would be financially viable over the full life cycle of the infrastructure.

The inclusion of the Subject 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 ask that the Subject Lands be brought into the settlement area boundary of Tottenham in New Tecumseth.

Yours truly,

Dentons Canada LLP



Katarzyna Sliwa
Partner

KS/db




Enclosure

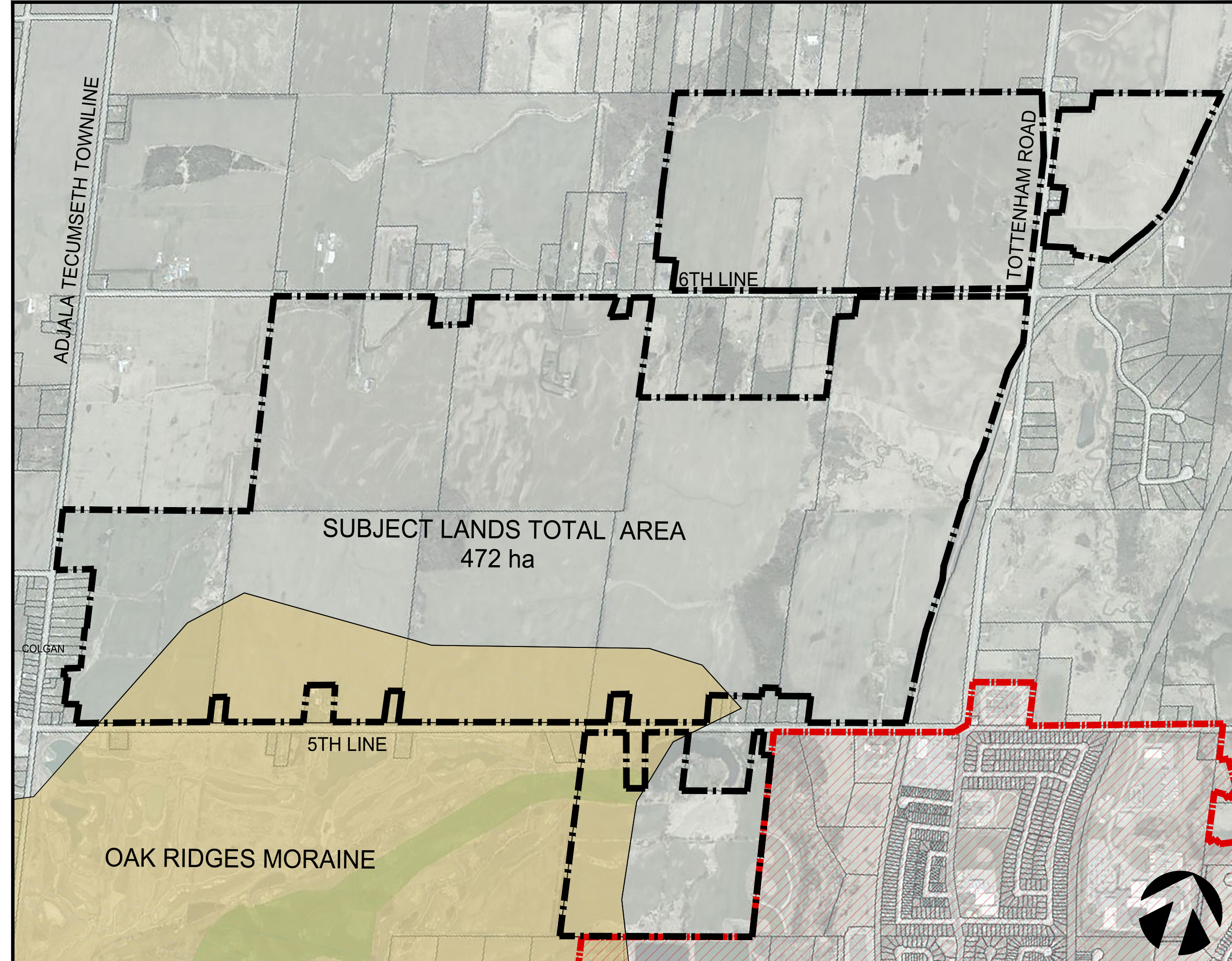
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TOTTENHAM, New Tecumseth

Settlement Area Boundary Expansion

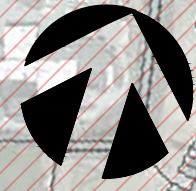
LEGEND

-  Existing Settlement Area Boundary
-  Subject Lands Proposed for Settlement Area Boundary Expansion
-  Oak Ridges Moraine



SUBJECT LANDS TOTAL AREA
472 ha

OAK RIDGES MORAINE



N.T.S.