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January 30th, 2023

Ministry of Municipal Affairs and Housing
Environmental Registry of Ontario (ERO Posting 019-6113)

**RE: Settlement Area Expansion Request
County of Simcoe OPA 7 – Municipal Comprehensive Review (MCR) – Phase 1
4131 15th Line, Town of Innisfil
Cooks Glen Development CR Inc.**

Brookvalley Project Management Inc. are the representatives of Cooks Glen Development CR Inc., registered owner of 4131 15th Line, Town of Innisfil (the “subject lands”), located adjacent to the Cookstown Settlement Area. The subject lands are approximately 68 hectares (168 acres) in area.

Figure 1: Subject Land Location Map



Source: County of Simcoe, August 9, 2021. Modified by Brookvalley, January 30, 2023

Request

That the Cookstown Settlement Area be expanded to include 4131 15th Line, Town of Innisfil.

On March 10th, 2022, correspondence was submitted by Humphries Planning Group Inc. on behalf of the owner requesting consideration of the subject lands for inclusion in the Settlement Area based on the Town of Innisfil endorsed local criteria: "Criteria for Settlement Area Boundary Expansion Consideration". The March 10th, 2022, correspondence has been enclosed with this letter for review.

We have reviewed County of Simcoe OPA No. 7 – MCR – Phase 1 and understand Phase 1 of the process identifies the population and employment growth for each municipality within the County of Simcoe and the forthcoming Phase 2 of the County of Simcoe MCR process would determine any settlement area expansions needed to accommodate the required growth.

County of Simcoe OPA No. 7 categorizes Settlement Areas. Category 1 includes Alcona and Category 2 includes Cookstown. Category 2 Settlement Areas are to accommodate the vast majority of the remaining growth beyond what has been allocated to Category 1 Settlement Areas. The Town of Innisfil Staff Report DSR-010-23 to Town Council dated January 11, 2023, regarding the Environment Registry of Ontario 019-6113, stated the Town supports the identification of Cookstown as a Category 2 Settlement Area.

Cookstown and the subject lands meet the Policies of OPA No. 7 policies regarding Settlement Area expansion. The subject lands also meet the Town of Innisfil Criteria for Settlement Area Boundary Expansion Consideration as demonstrated in the March 10, 2022; correspondence noted above. While it is recognized the Cookstown Water Pollution Control Plant is currently at full capacity until recommendations for servicing improvements are implemented, the prospects of wastewater servicing improvements in the future are high pending the completion of a future Environmental Assessment process. **It is our opinion that the Cookstown servicing improvements can be phased concurrently with the Alcona Settlement Area expansion and may be more readily available given the scale of the Alcona improvements.**

Closing

We look forward to working with the County of Simcoe and Town of Innisfil through the Municipal Comprehensive Review process. We welcome further discussion regarding our request to expand the Cookstown Settlement Area to include 4131 15th Line, Town of Innisfil. Please do not hesitate to contact Brookvalley Project Management Inc. to discuss our request in greater detail.

Yours truly,

BROOKVALLEY PROJECT MANAGEMENT INC.



Frank Filippo, P. Eng.
Senior Executive Vice President

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