

SUBMITTED VIA ERO POSTING

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February 2, 2023

Municipal Services Office - Central Ontario
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Attention: Julianna Zhuo
Senior Planner (Acting) | Community Planning & Development (East) Unit,
Municipal Affairs and Housing

RE: ERO Number 019-6113
Ministry Reference Number 43-OP- 221936
Approval of the County of Simcoe Official Plan Amendment No. 7

KLM Planning Partners Inc. is the land use planning consultant for GB (Alliston) Inc. (“**client**”), the owners of 144 King St. N. in the Town of New Tecumseth (“**Town**”). Our client’s lands are approximately 80 hectares (200 acres) in size and are located immediately west of the existing Alliston Settlement Area Boundary (“**Subject Lands**”). A context map identifying the location of the Subject Lands is provided as Attachment No. 1.

Our clients are committed to delivering needed housing for the County, Town and Province, and we have actively monitored the County of Simcoe (“**County**”) Municipal Comprehensive Review (“**MCR**”) and Land Needs Assessment (“**LNA**”) as it relates to the implementation of the Town Official Plan, 2019 (“**Town OP**”) and the development of the above noted lands. We have previously provided comments to the County with respect to the County’s MCR and LNA, requesting the consideration of our client’s lands for a future expansion to the Alliston Settlement Area Boundary. We have also submitted two separate applications for Official Plan Amendment to the Town OP, proposing an expansion of the Alliston Settlement Area Boundary to include the Subject Lands pursuant to Sections 2.2.8.5 and 2.2.8.6 (40-hectare settlement area expansion policies) of A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (the “**Growth Plan**”).

The following summarizes the material identified above in relation to our client's lands:

- **May 28, 2021** – Letter to the County requesting that the County allocate a sufficient quantum of growth to the Town to permit the expansion of the Alliston Settlement Area Boundary to include our clients' lands as Community Area Land. The letter is attached for ease of reference;
- **November 29, 2021** - Submission of two applications for Official Plan Amendment to the Town OP, seeking the expansion of the Alliston Settlement Area Boundary to include the Subject Lands. The two proposed Official Plan Amendments are attached for ease of reference but in general propose the following:
 - o Expand the Alliston Settlement Area Boundary in accordance with Growth Plan policies 2.2.8.5 and 2.2.8.6; and,
 - o Initiate a secondary planning process following the completion of the MCR with adjacent north Alliston landowners to designate the lands within an appropriate land use category and facilitate the development of the lands through future *Planning Act* applications.

Proposed Settlement Area Expansion

Alliston is identified in the Growth Plan, the County Official Plan, 2016 ("**County OP**") and the Town OP as a Primary Settlement Area. The Growth Plan establishes that municipalities with Primary Settlement Areas are required to direct a substantial portion of forecasted growth to the applicable Primary Settlement Area. As a result, the Town is required to direct a substantial amount of allocated growth to Alliston.

An expansion of the Alliston Settlement Area Boundary to include the Subject Lands and the initiation of a Secondary Plan exercise for all parcels in north Alliston would enable the Town to comprehensively plan for a multitude of regional community infrastructure and public service facilities to support the ongoing development of Alliston as a complete community. Community infrastructure and public service facilities can be difficult to implement when not considered on large contiguous parcels of land, where the Town is able to leverage the broad interests of several landowners and stakeholders including the County, Province of Ontario, school boards, conservation authorities, etc.

Planning for a large-scale expansion also allows the Town to address the following:

- the provision of public transit, pedestrian and cycling networks;
- the provision of public and private services and the detailed approach to stormwater management;
- protection and enhancement of the Natural Heritage system, including the detailed evaluation and demarcation of features and buffers;
- the locations of cultural heritage features, including built heritage and potential archaeological resources and proposed approaches to conservation and or enhancement;
- the proposed implementation of sustainable development policies; and,
- development phasing to align growth with the provision of infrastructure.

A concept plan identifying the potential development of the Subject Lands was submitted in connection with the two applications for Official Plan Amendment identified above and is included herein as Attachment No. 2. The future development of the Subject Lands can consist of a combination of low-density residential, medium density residential and high density residential uses, neighbourhood and community parks, school blocks, stormwater management facilities, the protection of natural heritage features including a 60-metre-wide stream corridor and public right-of-way's. Access to the Subject Lands can be provided via King St. with road connections to the north and west to allow for their eventual connection through future development applications.

The County's Official Plan Amendment No. 7 ("**COPA 7**"), which represents the first phase of the County's MCR, proposes a density of 55 residents/jobs per hectare for the Town. To achieve this density target on the Subject Lands, a total of 1,600 residential units would be required, which can be accommodated through a combination of low, medium and high-density land uses.

A Functional Servicing and Stormwater Management Report ("**FSR**") was submitted in connection with the two applications for Official Plan Amendment identified above. The FSR identifies the following with respect to servicing of the Subject Lands:

- Stormwater quality, erosion and quantity control for the proposed development will be provided within two stormwater management ponds with outlets to the channelized tributary of the Boyne River;
- Due to the water supply and storage deficit in the Alliston Community, it is recommended that the development of the Subject Lands be included in the current Town of New Tecumseth Master Plan related to the water supply, distribution and storage systems;
- Further detailed study and assessment will be required to determine the preferred route of the wastewater outlet for the Subject Lands and identify new additions and upgrades to the existing receiving wastewater sewers, pumping stations and forcemains as well as the wastewater treatment plant; and,
- It is anticipated that an assessment of the necessary water and wastewater infrastructure required to service the lands would occur through the comprehensive secondary planning exercise amongst the owners of the Subject Lands and others with lands north of the existing Alliston Settlement Area Boundary, as identified in the draft Official Plan Amendments submitted with the applications, through the completion of Master Servicing Strategies or other equivalent studies.

Section 2.2.8.2 and 2.2.8.3 of the Growth Plan and Section 3.2.26 to 3.2.28 of COPA 7 provide a series of criteria to be considered in evaluating the feasibility of a proposed settlement area expansion. These are identified and discussed in Table 1 below. Further, the Town have endorsed a series of settlement boundary expansion criteria with a climate change lens to evaluate when considering potential settlement area expansions. These are identified and discussed in Table 2 below.

Table 1			
Criterion/Responses	Policies from the Growth Plan	Policies from COPA 7	KLM Response on behalf of GB (Alliston) Inc.
Demonstration of need for the expansion	<p>2.2.8.2: A settlement area boundary expansion may only occur through a municipal comprehensive review where it is demonstrated that:</p> <p>a) based on the minimum intensification and density targets in this Plan and a land needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this Plan are not available through intensification and in the designated greenfield area:</p> <p style="margin-left: 40px;">i. within the upper-or single-tier municipality, and ii. within the applicable lower-tier municipality;</p> <p>b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2 a), while minimizing land consumption; and,</p> <p>c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan.</p>	<p>3.2.26 For those municipalities that are required to plan for additional designated greenfield area in accordance with this section, a comprehensive planning process shall be undertaken by the local municipality to identify the most appropriate location(s) for additional growth and development that best:</p> <p style="margin-left: 40px;">i. Protects <i>natural heritage features and areas</i>;</p> <p style="margin-left: 40px;">ii. Promotes coordinated, efficient and cost effective infrastructure;</p> <p style="margin-left: 40px;">iii. Promotes fiscal responsibility; and</p> <p style="margin-left: 40px;">iv. Ensures the development of compact, complete and healthy communities.</p>	<ul style="list-style-type: none"> ▪ As noted, the County are currently undertaking an MCR. Through the MCR and the proposed COPA 7, the County will distribute the 2051 population and employment forecasts from the Growth Plan to each local municipality, including the Town. ▪ COPA 7 forecasts a Town population of 80,590 by 2051. To accommodate this growth, COPA 7 identifies a need for an additional 448.4 hectares (1,108.02 acres) of Community Area Land. ▪ As noted above, the proposed expansion to the Alliston Settlement Area Boundary to include the Subject Lands allows the Town to plan for additional designated greenfield area (“DGA”) land comprehensively and achieve the objectives of the County to best protect natural heritage features and areas, plan for coordinated, efficient and cost-effective infrastructure, promote fiscal responsibility and ensure the development of compact, compete and healthy communities.
Determining most appropriate locations for expansion based on Feasibility	<p>2.2.8.3: Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policies in this Plan, including the following:</p>	<p>3.2.27 In addition to the above, the local municipality will be required to demonstrate in support of the recommended location(s) for additional urban development that:</p>	<ul style="list-style-type: none"> ▪ Per the below.
Feasibility – infrastructure and public service facilities	<p>a) there is sufficient capacity in existing or planned infrastructure and public service facilities;</p>	<p>i. There is sufficient capacity in existing or planned infrastructure and public service facilities;</p>	<ul style="list-style-type: none"> ▪ An integrated approach to the provision of infrastructure with growth is a foundational principle of the Growth Plan. Infrastructure and public service facilities across the Town will need to be expanded to accommodate the 2051 population and employment growth forecasts, whether through intensification or urban boundary expansions in a comprehensive fashion. Opportunities to maximize existing infrastructure will also be explored. ▪ It is anticipated that an assessment of the necessary water and wastewater infrastructure and public service facilities required to service the lands, would occur through the

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			comprehensive secondary planning exercise identified above through the completion of Master Servicing Strategies or other equivalent studies.
Feasibility – infrastructure and public service facilities	b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;	ii. The infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;	<ul style="list-style-type: none"> The financial requirements of expanded infrastructure will need to be carefully assessed through comprehensive servicing investigations. A Financial Impact Assessment is proposed as a required study to be completed as part of the comprehensive secondary planning exercise and would assess infrastructure life cycle costs. It is anticipated that once built, all new infrastructure would be monitored through the Town’s asset management program in a coordinated approach, that ensures financial sustainability in accordance with principles established by the Province.
Feasibility – water, wastewater, and stormwater	c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;	iii. The proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;	<ul style="list-style-type: none"> Water and wastewater master plans or equivalent and stormwater master plans or equivalent will be completed as part of the comprehensive secondary planning exercise.
Feasibility – watershed conditions, water resource system	d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;	iv. The proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;	<ul style="list-style-type: none"> COPA 7 calls for local municipalities to prepare sub-watershed plans or their equivalent when planning for the development of additional DGA land, to ensure that all elements of the natural heritage and water resource systems are considered along with climate change impacts and severe weather events. It is again anticipated that this would be completed as part of a comprehensive secondary planning process through the completion of water and wastewater master plans or equivalent and stormwater master plans or equivalent.
Feasibility – key hydrologic areas and Natural Heritage System for the Growth Plan, other environmental areas/features	e) key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible;	v. Key hydrologic areas and the Natural Heritage System for the Growth Plan have been avoided where possible;	<ul style="list-style-type: none"> Natural heritage features are identified on the Subject Lands within the Town OP. These features/areas and their associated buffer areas would be assessed and delineated during the secondary planning process and any preservation/mitigation measures would be identified and implemented through future Planning Act applications. Pursuant to mapping available through the County MCR, the Subject Lands are not located within the Natural Heritage System for the Growth Plan.
Feasibility – Prime Agricultural Areas	f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper-or single-tier municipality will be evaluated, prioritized and determined based on avoiding,	vi. Prime agricultural areas have been avoided where possible;	<ol style="list-style-type: none"> The Subject Lands are not a specialty crop area. There is no ability to provide for urban growth in the Alliston area without impacting ‘prime agricultural

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	<p>minimizing and mitigating the impact on the Agricultural System and in accordance with the following:</p> <ul style="list-style-type: none"> i. expansion into specialty crop areas is prohibited; ii. reasonable alternatives that avoid prime agricultural areas are evaluated; and, iii. where prime agricultural areas cannot be avoided, lower priority agricultural lands are used; 		<p>land'. An Agricultural Impact Assessment ("AIA") was submitted in connection with the applications for Official Plan Amendment noted above which concludes that the removal of the 'prime agricultural land' in proximity to the existing development in the Town minimizes the impact to the surrounding agricultural system.</p> <ul style="list-style-type: none"> iii. The mitigation of impacts can be achieved during the detailed design process and through proactive planning measures that provide for the separation of land uses which would occur through the secondary planning process and would be required prior to any development occurring on the Subject Lands.
Feasibility – Impacts on Agricultural uses	g) the settlement area to be expanded is in compliance with the minimum distance separation formulae;	vii. The settlement area to be expanded is in compliance with the minimum distance separation formulae;	<ul style="list-style-type: none"> ▪ There are three active livestock facilities within 1500 metres of the Subject Lands, therefore compliance with Minimum Distance Separation Guidelines is applicable. Based on a conservative estimate of livestock housing capability, the Subject Lands are not affected by MDS, as all existing operations or barns with potential for housing livestock are well beyond calculated MDS limit.
Feasibility – Impacts on Agricultural uses	h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;	viii. Any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment; and	<ul style="list-style-type: none"> ▪ The AIA submitted in connection with the applications for Official Plan Amendment noted above concludes that there will be no loss of infrastructure, services or assets important to the surrounding agricultural community.
Feasibility – Resources and Public Health and Safety	i) the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied;	ix. The policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied.	<ul style="list-style-type: none"> ▪ Natural heritage features are identified on the Subject Lands within the Town OP. An Environmental Impact Study was submitted in connection with the applications for Official Plan Amendment noted above which concludes that none of the plant species observed on the Subject Lands are considered rare in the County. None of the vegetation communities on the subject property are considered regionally or provincially rare according to the Natural Heritage Information Centre. Further, no species ranked as S1 through S3 (Critically Imperiled through Vulnerable) by the province, or species regulated under the Endangered Species Act were encountered. These features and their associated buffers would be further assessed during the requisite secondary planning exercise undertaken by the

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			<p>Town. Any preservation or mitigation measures would be identified and implemented through future Planning Act applications however, given their size and location it is not anticipated that they will significantly constrain the development of the Subject Lands.</p> <ul style="list-style-type: none"> ▪ An Archaeological Assessment was submitted in connection with the applications for Official Plan Amendment noted above which concludes that a total of two cultural features and nine posts were identified during the Stage 4 excavation of the Subject Lands. The complete excavation of these features resulted in the recovery of approximately 1213 artifacts. The Subject Lands appear to represent an early-to-late nineteenth century Euro-Canadian occupation, most likely associated with the occupation of the Lot by George McGirr, as depicted on the 1881 Atlas. The settlement patterns identified also support this and indicate the likely presence of a small buildings clearly used for residential living during the middle to last quarter of the 19th century. The report concludes that the Subject Lands have been completely excavated and has no further cultural heritage value or interest. ▪ It is suggested that a Cultural Heritage and Archaeological Assessment would be completed by the Town in association with the required secondary planning exercise to implement any settlement area expansion. Identifying any constraints on development as a result of potential archaeological or cultural heritage resources as early on in the planning process as possible helps to ensures the Town designates a significant quantum of land and is able to achieve growth forecasts. However, based on the conclusions noted above, there are no constraints relative to the Subject Lands in this regard. ▪ No areas of aggregate resources or potential are identified on Schedule 5.2.1 to the County OP or the Town OP. ▪ A Conceptual Natural Corridor Design Brief Tributary of the Boyne River was submitted in connection with the applications for Official Plan Amendment noted above which concludes that development of the Subject Lands is

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			<p>located outside the flood hazard and that safe access can be provided.</p> <ul style="list-style-type: none"> It is also anticipated that a natural hazards assessment would be completed by the Town as part of a Master Environmental Servicing Plan in association with the required secondary planning exercise to implement any settlement area expansion. The intent would be to analyze the existing Regulatory floodplain condition, delineate the proposed Regulatory floodplain limits, determine the proposed re-development limits, and recommend re-development strategies to mitigate flooding impacts on the Subject Lands.
Feasibility – Other provincial plans and source protection plans	j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and		<ul style="list-style-type: none"> The Subject Lands are not located within the Greenbelt Plan area, Oak Ridges Moraine Conservation Plan area or Niagara Escarpment Plan area, but are partially located in a WHPA-C/D of the South Georgian Bay Lake Simcoe Source Protection Plan. There are no significant drinking water threat policies in the South Georgian Bay Lake Simcoe Source Protection plan associated with a proposed residential development in a WHPA-C/D.
Feasibility – Greenbelt Plan limitations	<p>k) within the Protected Countryside in the Greenbelt Area:</p> <ol style="list-style-type: none"> the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village; the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 hectares, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area; the proposed expansion would support the achievement of complete communities or the local agricultural economy; the proposed uses cannot be reasonably accommodated within the existing settlement area boundary; the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and 		<ul style="list-style-type: none"> The Subject Lands are not located within the Greenbelt Plan area.

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	vi. expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited.		

Table 2			
No.	Settlement Area Boundary Expansion Criteria	Climate Change Lens	KLM Response on behalf of GB (Alliston) Inc.
1	Achieves the Town's Official Plan target of 50 people/jobs per hectare in conjunction with the Growth Plan 2051 horizon population and employment forecast.	Increased compact design will help to lower GHG emissions from buildings and transportation where there are increased forms of denser development in the DGA.	COPA 7 proposes an increase in the DGA density requirement to 55 people/jobs per hectare. The development of the Subject Lands will be proposed to achieve at least the minimum requirement of 55 residents and jobs combined per hectare and will support the development of Alliston as a complete community.
2	Lands will not result in the Town exceeding Growth Plan 2051 horizon of the approved population and employment forecast.	Lands are planned to the horizon of 2051 as to not result in urban sprawl onto prime agricultural lands.	COPA 7 forecasts a Town population of 80,590 by 2051. To accommodate this growth, COPA 7 identifies a need for an additional 448.4 hectares (1,108.02 acres) of Community Area Land. The Subject Lands have an area of 80 hectares (200 acres). As such, the inclusion of the Subject Lands into the settlement area will not cause the Town to exceed the above noted forecasts. The AIA submitted in connection with the applications noted above indicates that there is no ability to provide for urban growth in the Alliston area without impacting 'prime agricultural land'. It is further noted that the removal of 'prime agricultural land' in close proximity to existing development in the Town minimizes the impact to the surrounding agricultural system.
3	Close proximity to the Primary Settlement Area of Alliston.	Supports growth centre planning for the community to be transit supportive, walkable and well serviced to reduce auto dependency and decrease GHG emissions.	The Subject Lands are directly adjacent to the existing Alliston Settlement Area Boundary. The Subject Lands can be developed at transit supportive densities to promote transit use and active transportation to reduce auto dependency.
4	The three downtowns of Alliston, Beeton and Tottenham are preserved and remain unique.	Supports walkable downtowns for pedestrians, reduces auto dependency. Also supports use/reuse or redevelopment of existing structures and lands to reduce GHG emissions.	It is anticipated that the population associated with the development of the Subject Lands will support the continued viability of commercial uses in the Town, specifically Downtown Alliston. It is also anticipated that market impact studies would be required at the time of the detailed secondary planning exercise for all lands north of Alliston as outlined in the proposed OPA, which would identify an appropriate quantum of new commercial lands that could be supported by the Subject Lands, without detracting from existing commercial uses in the Town's Downtowns.

5	New development supports the unique characteristics of the corresponding community.	Supports use/reuse or redevelopment of existing structures and lands to reduce GHG emissions where development can reflect the vernacular characteristics of each community. Preservation of natural heritage features enhances the communities. Protection of farmland between the communities will keep them separate and distinct from one another.	<p>There are no existing structures on the Subject Lands that could be redeveloped in connection with the proposed development. Existing natural heritage features and their associated buffers, as identified in Table 1 above, would be further assessed during the requisite secondary planning exercise undertaken by the Town. Any preservation or mitigation measures would be identified and implemented through future Planning Act applications however, given their size and location it is not anticipated that they will significantly constrain the development of the Subject Lands.</p> <p>Expansion of the Alliston Settlement Area Boundary will further establish that growth and development occurring in the Town will be allocated to Alliston. The Subject Lands are located to the north west of the existing Settlement Area Boundary and not between the communities, following the existing urban structure of Alliston which sees residential uses focused in the north and west and employment land uses in the south. This maintains the separation between the Town's settlement areas and helps to preserve their distinct character.</p>
6	Sufficient identified capacity to service the lands with full municipal water and wastewater within the Growth Plan horizon to 2051.	Resilient water, wastewater and stormwater management infrastructure will help to mitigate impacts of a changing climate including being proactive to manage severe weather.	As identified in Table 1 above, water and wastewater master plans or equivalent and stormwater master plans or equivalent will be completed as part of the comprehensive secondary planning exercise.
7	Sufficient capacity available for full life cycle cost of facilities and infrastructure, and is financially viable over the full life cycle of these assets.	Resilient water, wastewater and stormwater management infrastructure will help to mitigate impacts of a changing climate including being proactive to manage severe weather so that the assets achieve their planned full life cycle and are financially viable.	<p>As identified in Table 1 above, the financial requirements of expanded infrastructure will need to be carefully assessed through comprehensive servicing investigations. A Financial Impact Assessment is proposed as a required study to be completed as part of the comprehensive secondary planning exercise and would assess infrastructure life cycle costs. It is anticipated that once built, all new infrastructure would be monitored through the Town's asset management program in a coordinated approach, that ensures financial sustainability in accordance with principles established by the Province.</p> <p>The proposed settlement area expansion will provide for a land use pattern and density that efficiently uses a vacant parcel of land and existing infrastructure including roads, water and sanitary services.</p>
8	Lands are contiguous with existing settlement area boundaries of Alliston, Beeton and Tottenham, and do not contribute to a leapfrogging effect.	Planning for compact multi-modal, fully serviced complete communities will mitigate contributing to higher GHG emissions and loss of prime agricultural land by reducing sprawl.	The Subject Lands are located directly adjacent to the Alliston Settlement Area Boundary.
9	Promotes a mix and range of housing types for people of all ages and assists the Town with achieving the overall Town intensification target of 40% as identified in the Official Plan.	Complete communities offer a mix and range of housing and when built in a more compact form help to mitigate GHG emissions.	A range and mix of housing units to achieve the density target of 55 people/jobs per hectare will be provided. Further, the lands are not considered part of the built-up area, therefore development of same will not contribute to the Town's intensification target.

10	Supports the Town's Multi-Modal Transportation Master Plan by being located near existing or planned future transit.	Supports transit and active transportation for residents to reduce auto dependency and mitigate GHG emissions.	The Subject Lands are located immediately adjacent to the proposed fixed Town transit route between Alliston, Beeton and Tottenham as identified in the Town's Multi-Modal Active Transportation Master Plan (2022). Development of the Subject Lands at transit supportive densities would assist in supporting an expansion of the fixed route and expand access to transit in the Town.
11	Within close or reasonable proximity to existing or future public service facilities.	Complete communities contain public service facilities to meet the needs of residents and with multi-modal transportation options help to reduce auto dependency and mitigate GHG emissions.	It is anticipated that an assessment of the necessary public service facilities required to service the Subject Lands would occur through the comprehensive secondary planning exercise through the completion of Master Servicing Strategies or other equivalent studies.
12	Proposed developable lands are not located within natural heritage features or areas of natural heritage significance, and not within areas identified as environmentally protected within the Town's Official Plan.	Protection of the Natural Heritage System features will help to mitigate climate change impacts as this system functions as a valuable carbon sink.	As noted above, existing natural heritage features and their associated buffers, as identified in Table 1 above, would be further assessed during the requisite secondary planning exercise undertaken by the Town. Any preservation or mitigation measures would be identified and implemented through future Planning Act applications however, given their size and location it is not anticipated that they will significantly constrain the development of the Subject Lands.
13	Developable lands on designated Rural lands in the Town's Official Plan compared to being located on Prime Agricultural lands.	Supports the emphasis placed on the importance of protecting valuable prime agricultural lands to support food and economic resilience.	The Subject Lands are designated 'Agricultural', 'Environmental Protection 1' and 'Environmental Protection 2 Overlay' on Schedule 'A' to the Town OP.
14	Complies with Minimum Distance Separation (MDS) to existing livestock facilities.	Supports the emphasis placed on the importance of protecting valuable prime agricultural lands to support food and economic resilience.	As noted in Table 1 above, there are three active livestock facilities within 1500 metres of the Subject Lands, therefore compliance with Minimum Distance Separation Guidelines is applicable. Based on a conservative estimate of livestock housing capability, the Subject Lands are not affected by MDS, as all existing operations or barns with potential for housing livestock are well beyond calculated MDS limit.
15	No adverse effects on the agri-food network.	Supports the emphasis placed on the importance of protecting valuable prime agricultural lands to support food and economic resilience.	As noted in Table 1 above, the AIA submitted in connection with the applications for Official Plan Amendment noted above concludes that there will be no loss of infrastructure, services or assets important to the surrounding agricultural community.
16	Meets the policy intent of the Town Official Plan.	Supports all climate change factors including growth management, servicing infrastructure, transportation, agricultural and natural heritage system.	The expansion of the Alliston Settlement Area Boundary to include the Subject Lands conforms to the Town OP by protecting natural heritage features, directing growth to a Primary Settlement Area, providing a range and mix of housing to support the urgent need for housing in the Town, County and Province, supporting the future introduction of transit, protecting archaeological resources, etc.

Pursuant to the above, we would respectfully request that the Alliston Settlement Area Boundary be expanded to include the Subject Lands as the Province considers the approval of COPA 7, to support the urgent need for housing in the Town, County and Province.

We would be pleased to meet with Provincial staff to discuss the contents of this letter. Should you have any comments or questions, we can be reached at kmackinnon@klmplanning.com and tschilling@klmplanning.com.

Yours very truly,

KLM PLANNING PARTNERS INC.



Keith MacKinnon, MCIP, RPP
Partner

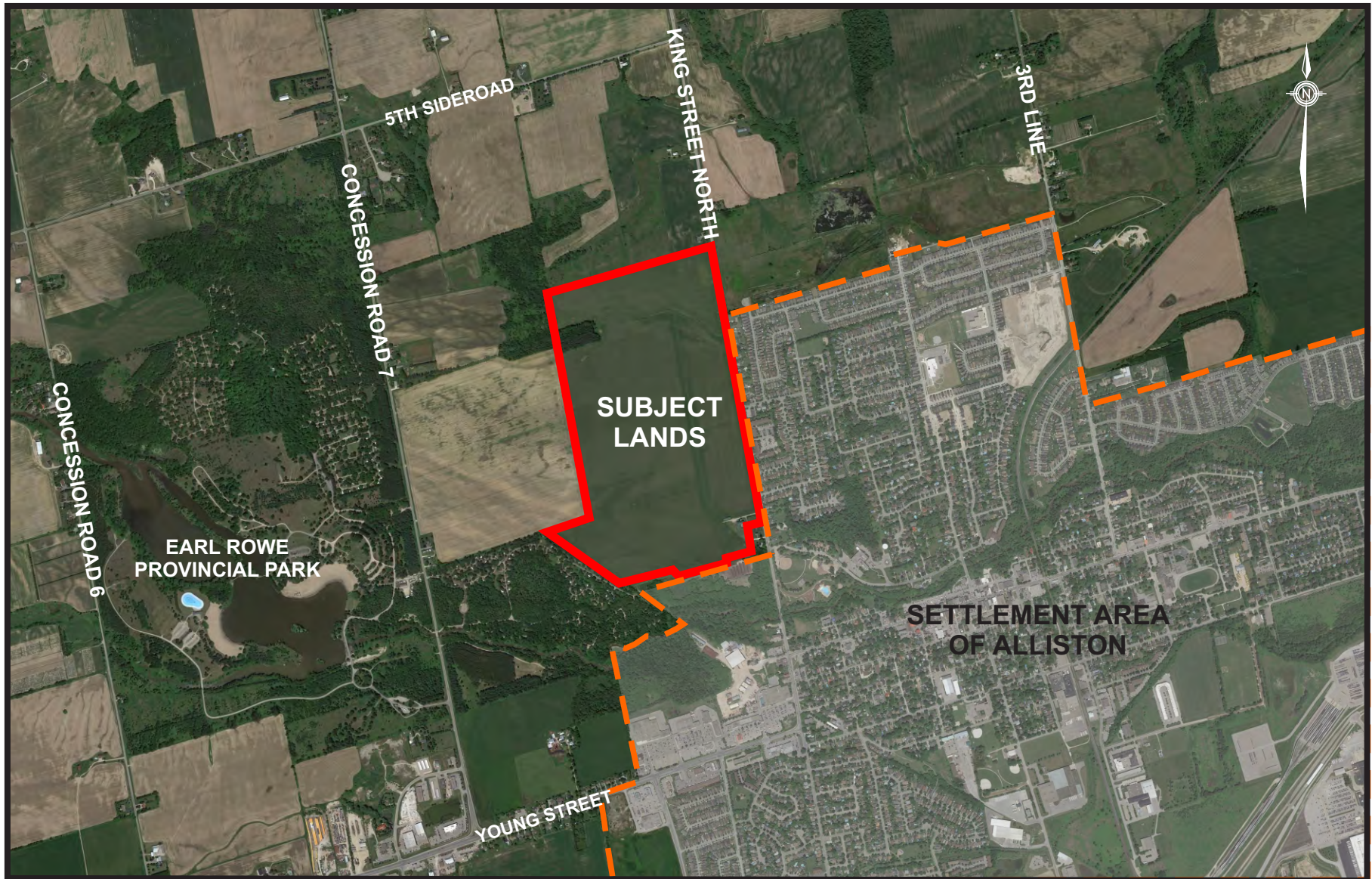


Tim Schilling, MCIP, RPP
Senior Planner

cc: Client

Attachments (4)

CONTEXT MAP



Subject Lands

Part of Lots 2 and Part of the East Halves of Lots 3 and 4, Concession 7
Town of New Tecumseth, County of Simcoe

NTS



FEBRUARY 2, 2023

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SENT VIA EMAIL

File: P-2618

May 28, 2021

The County of Simcoe
County of Simcoe Administration Centre
1110 Highway 26
Midhurst, Ontario
L9N 1X6

Attention: Mr. John Daly, County Clerk

**RE: County of Simcoe Municipal Comprehensive Review, Special Meeting
GB (Alliston) Inc.
144 King St. N.
Town of New Tecumseth**

Dear Mr. Daly,

KLM Planning Partners Inc. is the land use planning consultant for GB (Alliston) Inc. (the “client”), the owners of 144 King St. N. in the Town of New Tecumseth (“Town”). The lands are approximately 80 hectares (200 acres) in size and are located immediately west of the existing Alliston Settlement Area Boundary (“Subject Lands”). A context map identifying the location of the Subject Lands is included herein as Attachment No. 1.

The Subject Lands are designated Agricultural and Greenlands on Schedule 5.1 to the County of Simcoe Official Plan (“County OP”), and are designated Agricultural and Environmental Protection 2 Overlay on Schedule ‘A’ to the Town Official Plan (“Town OP”). The lands are further shown to be partially within a D4 Assessment Area associated with closed landfill Site No. 1.

On April 29, 2021, the County of Simcoe (“County”) issued a Notice of Statutory Special Meeting in relation to the County Municipal Comprehensive Review (“MCR”). The purpose of the Special Meeting is to discuss the MCR process and to assist in determining the updates that may be required to the County OP under Section 26 of the Planning Act, to bring it into conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”).

The Growth Plan provides population and employment growth forecasts to the County to 2051. The effect of these new forecasts is that the County is directed to plan for a population of 555,000

and 198,000 jobs by 2051; growth of 139,000 people and 66,000 jobs from the 2031 forecast used as the basis for the County OP and the Town OP.

In accordance with the policies of the County OP, expansions to Settlement Area Boundaries can only be undertaken through a MCR (save and except for 40-hectare expansions as permitted by the Growth Plan). As part of the MCR, the County will be conducting a review of the population and employment forecasts to 2051, including the distribution of such to each of the County's local municipalities, including the Town.

It is acknowledged that Alliston is identified in both the Growth Plan and the County OP as a primary settlement area. Pursuant to the Growth Plan, Municipalities with primary settlement areas will, in their official plans and other supporting documents:

- a) identify primary settlement areas;
- b) identify and plan for strategic growth areas within primary settlement areas;
- c) plan to support the achievement of complete communities within primary settlement areas; and,
- d) ensure the development of high-quality urban form and public open spaces within primary settlement areas through site design and urban design standards that create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive.

Section 6.3.4 of the Growth Plan further states that the Town will direct a significant portion of population and employment growth forecasted to the applicable primary settlement area.

In order for the Town to achieve the objectives of the Growth Plan as it relates to primary settlement areas noted herein, a significant amount of the County's overall growth to 2051 should be directed to the Town. As such, we are respectfully requesting that the County allocate a sufficient quantum of growth to the Town to permit the expansion of the Alliston Settlement Area Boundary to include our clients' lands as Community Area Land.

On behalf of our client, while conducting the ongoing MCR, we ask that the MCR Project Team consider the Subject Lands for future expansions to the Alliston Settlement Area to support the ongoing and desirable growth of the County. We would appreciate the opportunity to participate in discussions related to the MCR and may wish to make further detailed submissions in relation to subsequent reports related to this process.

Further, we respectfully request notice of any future reports and/or public meetings and consultations regarding the MCR, and further that we receive notice of any decision of County Council.

Yours very truly,

KLM PLANNING PARTNERS INC.



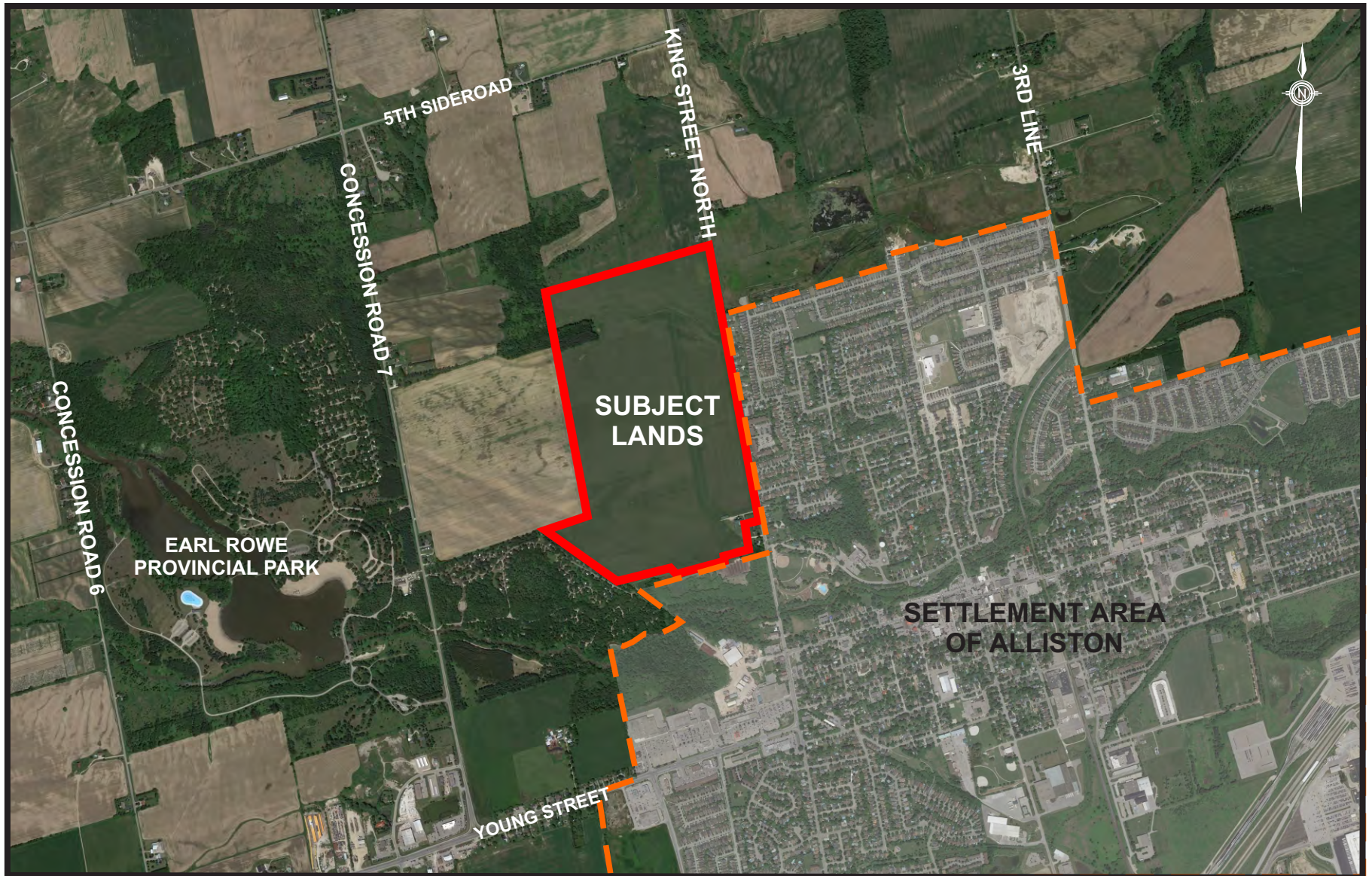
Keith MacKinnon, MCIP, RPP
Partner



Tim Schilling, MCIP, RPP
Senior Planner

Copy: David Parks, Director of Planning, Economic Development, Transit and Airport Services, County
Dan Amadio, Manager of Planning (South/East), County
Jennifer Best, Director of Planning and Building, Town of New Tecumseth
Melrose Properties Inc.

CONTEXT MAP



Subject Lands

Part of Lots 2 and Part of the East Halves of Lots 3 and 4, Concession 7
Town of New Tecumseth, County of Simcoe

NTS



MAY 27, 2021

64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
PHONE (905) 889-8200 FAX (905) 889-0207 info@klmpartners.com



OFFICIAL PLAN AMENDMENT #___

**TO THE OFFICIAL PLAN OF THE TOWN
OF NEW TECUMSETH**

_____, 20__

As adopted by the Town of New Tecumseth on _____ and approved by the
County of Simcoe on _____.

**AMENDMENT NO. __ TO THE OFFICIAL PLAN FOR THE
TOWN OF NEW TECUMSETH**

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THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Town of New Tecumseth consists of three parts:

PART A – THE PREAMBLE – consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment;

PART B – THE AMENDMENT – which sets out the actual Amendment constitutes Amendment No. __ to the Official Plan for the Town of New Tecumseth; and,

PART C – THE APPENDIX – consists of information pertinent to this Amendment in the form of a record of the Council of the Corporation of the Town of New Tecumseth actions, and does not constitute a part of the actual Amendment.

PART A – THE PREAMBLE

1.0 PURPOSE

Since the introduction of the Growth Plan for the Greater Golden Horseshoe in 2006 through to the current A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”), growth management in the Greater Golden Horseshoe (“GGH”) and more specifically the County of Simcoe (“County”) and the Town of New Tecumseth (“Town”) has significantly evolved. The responsibility for growth management now largely rests with upper-tier governments through a Municipal Comprehensive Review (“MCR”) with key input provided by local municipalities.

The Growth Plan now provides a framework for the consideration of privately initiated settlement area boundary expansion requests in advance of the upper-tier MCR, subject to a series of criteria through what is commonly referred to as the 40-hectare settlement area expansion policies. In response to those policies, the purpose of this application is as follows:

- Expand the Alliston Settlement Area Boundary in accordance with Growth Plan policies 2.2.8.5 and 2.2.8.6; and,
- Initiate a secondary planning process following the completion of the MCR with adjacent north Alliston landowners to designate the lands within an appropriate land use category and facilitate the development of the lands through future Planning Act applications.

It is intended that adoption of this Official Plan Amendment (“OPA”) will assist the Town in informing it’s position relative to where growth should occur within the Town for the County to consider through the MCR.

2.0 LOCATION

The lands subject to this OPA are legally described as Part of Lot 2 and Part of the east halves of Lots 3 and 4 Concession 7 (former Township of Tosorontio), Town of New Tecumseth, County of Simcoe and are municipally known as 144 King St. North. The lands are located west of the existing Alliston Settlement Area Boundary (the “Subject Lands”).

The Subject Lands have a total lot area of approximately 40.72 hectares (100.61 acres) with frontage on King St. North.

3.0 BASIS

The Subject Lands are designated ‘Agricultural’ and ‘Greenlands’ on Schedule 5.1 to the County of Simcoe Official Plan and are designated ‘Agricultural’ and ‘Environmental Protection 2 Overlay’ on Schedule ‘A’ to the Town Official Plan. The lands are further shown to be partially within a D4 Assessment Area associated with closed landfill Site No. 1.

COUNTY OF SIMCOE MCR WILL PLAN FOR GROWTH WITHIN NEW TECUMSETH AND MORE SPECIFICALLY, WITHIN ALLISTON

The County of Simcoe have recently initiated their MCR. This process will conclude with an amendment to the County Official Plan (“County OP”) that achieves conformity with the Growth Plan, particularly as it relates to extending the planning horizon to 2051 and the distribution of growth/employment forecasts associated with same to local municipalities. Input from local municipalities will be crucial through this process, particularly for the Town and other municipalities in south Simcoe where growth pressures are high.

The MCR project team have recently requested a series of information from local municipalities with respect to their aspirations for growth to 2051 which will help to inform the results of the MCR and assist in providing the consulting team with rationale/justification for any urban boundary expansions. This includes: appropriate locations for urban lands; impacts on agriculture and natural heritage systems; impacts on servicing; and, impacts on watersheds.

The Growth Plan, County OP and Town OP all identify Alliston as a Primary Settlement Area. To achieve conformity with the Growth Plan, through the MCR and the Town’s work to implement same, a significant amount of growth is required to be allocated to Alliston.

GROWTH CANNOT BE ACCOMMODATED THROUGH INTENSIFICATION ALONE WITHOUT SIGNIFICANT REDEVELOPMENT WITHIN BUILT BOUNDARY

The Town Official Plan identifies an intensification target of 40% as required by the Growth Plan. The Growth Management Discussion Paper completed in support of the Town’s Official Plan Review in 2019 makes the following conclusion, “*In an exercise undertaken to examine what level of intensification would be necessary to accommodate the 2031 forecasted population levels, unrealistic intensification numbers were required to reach 40% intensification.*” This situation will only be exacerbated as the Town conducts it’s work to implement the results of the MCR which looks at growth to 2051.

New Tecumseth also faces a series of constraints to achieving meaningful intensification, such as: an isolated location relative to the proximity to nearby 400 series highways; minimal transit service which intensification relies upon; a dispersed urban structure (three separate settlement areas) which makes developing enough demand in any one area challenging; market acceptance given the predominance of single detached dwellings in the Town; and, land costs that do not support higher density development given the comparative costs of developing low density housing vs. higher density housing.

New Tecumseth will face challenges with achieving robust intensification rates which in turn, would reduce the amount of land required for urban expansion. As a result, urban expansions within the Town will be required to accommodate anticipated growth forecasts to 2051.

LANDS NORTH OF ALLISTON ALLOW FOR CONNECTIVITY TO EXISTING RESIDENTIAL LANDS AND ARE AN APPROPRIATE LOCATION FOR FUTURE GROWTH

The Alliston Settlement Area Boundary within the County OP is currently under appeal. The proposed boundary as it is mapped in the County OP extends from the eastern limit of OPA No. 29 to include the residential areas associated with Green Briar, Briar Hill and Briar Hill West as well as the Treetops residential plan of subdivision (OPA 27). This development has extended the urban limits of Alliston to the east in a substantial fashion.

Residential land uses within Alliston are generally located in the northern and western areas of the settlement area. The southern and eastern areas of the settlement area are generally designated for employment and commercial land uses with the residential uses identified above further east.

Within the broader context of the Town, Alliston is located in the north west corner of the municipality. Schedule 'A' of the Town Official Plan identifies a large area of land north of the existing settlement area boundary but within the Town boundary (which includes the Subject Lands) where future expansion of Alliston could occur. The existing distribution of land uses within the existing Alliston Settlement Area Boundary provides for a context appropriate expansion of the Alliston Settlement Area Boundary in this direction, adjacent to existing residential uses. Additional residential growth in this direction will permit the interconnection of new development areas with existing uses, which could not occur if residential expansion were to occur south of the existing settlement area beyond lands designated employment.

On this basis, the most logical location for an expansion of the Alliston Settlement Area Boundary is on lands north of the existing boundary, including the Subject Lands.

COMPREHENSIVE COMMUNITY BUILDING IS POSSIBLE THROUGH THE BROAD PARTICIPATION OF ALL NORTH ALLISTON LANDOWNERS

Town staff report PD-2020-12 identifies that planning in a comprehensive fashion is preferred not only from a land use perspective, but also in planning for public service facilities and other infrastructure necessary in community building. These can be difficult to realize on a site-specific basis and can more easily be achieved by leveraging the broad interests of a number of stakeholders including the Town, County, Province, school boards, conservation authorities, etc., on larger more contiguous parcels of land. These can include but are not limited to:

- regional parkland;
- school sites;
- stormwater management facilities;
- water and wastewater infrastructure;
- transportation corridors;
- community centres, etc.;

It is anticipated that the details of the land use distribution on the subject lands and other lands north of Alliston could most appropriately be determined following the expansion of the settlement

area boundary, through a secondary planning exercise led by the Town and involving a number of stakeholders including representatives of the Subject Lands. This will ensure that the community building elements identified by staff in Report PD-2020-12 can be realized despite consideration of this OPA separately from others.

ADOPTION OF THIS OPA HELPS INFORM THE TOWN'S RESPONSE TO THE COUNTY THROUGH THE MCR FOR WHERE AND HOW MUCH GROWTH IS DESIRED

The proposed OPA seeks to amend Schedule's 'A' and 'B1' of the Town OP to expand the Alliston Settlement Area Boundary to include the Subject Lands. An amendment to Schedule 'C' is also proposed to define an exception for the lands, requiring that a secondary plan be completed prior to the designation of the lands within an urban land use category.

Adoption of this OPA will assist Council to define for the County, in part, the Town's preferred location of growth to 2051. Further land use approvals by way of a secondary plan will enable the Town to plan in a comprehensive fashion in line with good planning principles in pursuit of developing Alliston as a complete community.

PART B – THE AMENDMENT

4.0 INTRODUCTORY STATEMENT

“Part B – The Amendment” consisting of the following text and Schedules “1”, “2” and “3” constitutes Amendment No. ___ to the Official Plan of the Town of New Tecumseth.

5.0 DETAILS OF THE AMENDMENT

The Official Plan for the Town of New Tecumseth is amended as follows:

1. Schedule ‘A’ is hereby amended by expanding the Alliston Settlement Area Boundary to include the Subject Lands as identified on Schedule ‘1’ to this Amendment.
2. Schedule ‘B1’ is hereby amended by expanding the Alliston Settlement Area Boundary to include the Subject Lands as identified on Schedule “2” to this Amendment.
3. Schedule ‘C’ is hereby amended by denoting the Subject Lands as ‘Exception _’ as identified on Schedule “3” to this Amendment.
4. That Section 8.0 is hereby amended as follows:
 - i. “q) For the lands indicated as Exception Area ___, the following policies apply:
 - i. Prior to any development occurring on the lands, a Secondary Plan shall be prepared in accordance with the Official Plan and shall include:
 1. A detailed overall land use plan, identifying the location of all of the proposed uses;
 2. A detailed phasing plan that describes the sequencing of development and the timing of any infrastructure improvements;
 3. A plan showing the location of any future public lands that may be dedicated to the Town as part of the approval process;
 4. The proposed built form of the development including type, height, and architectural treatments;
 5. The location of appropriate access points onto the abutting road network;
 6. The location of pedestrian, vehicular and service circulation and access and parking areas in the context of the overall parking management strategy;
 7. A north Alliston By-pass corridor. No amendment to this Official Plan will be required if the corridor is determined to not be warranted through detailed transportation analysis to the satisfaction of the Town and the County; and,
 8. Urban Design Guidelines identifying proposed streetscape components and the location of proposed landscaping, recognition of the unique heritage aspects of the Banting Homestead and the

relationship between the proposed development and the retention of the homestead lands, the preservation, enhancement and/ or creation of significant views, community gateways, etc.

- ii. In support of the secondary plan, the following studies and reports are required to the satisfaction of the Town or other applicable agencies:
 - 1. Planning Justification Report;
 - 2. Master Transportation Study;
 - 3. Master Environmental Servicing Plan;
 - 4. Urban Design Report;
 - 5. Heritage Impact Statement;
 - 6. Archaeological Assessment;
 - 7. Financial Impact Assessment;
 - 8. Natural Hazards Assessment;
 - 9. Market Impact Study;
 - 10. Stormwater Management Report;
 - 11. Agricultural Impact Assessment; and,
 - 12. Public Consultation Strategy.”

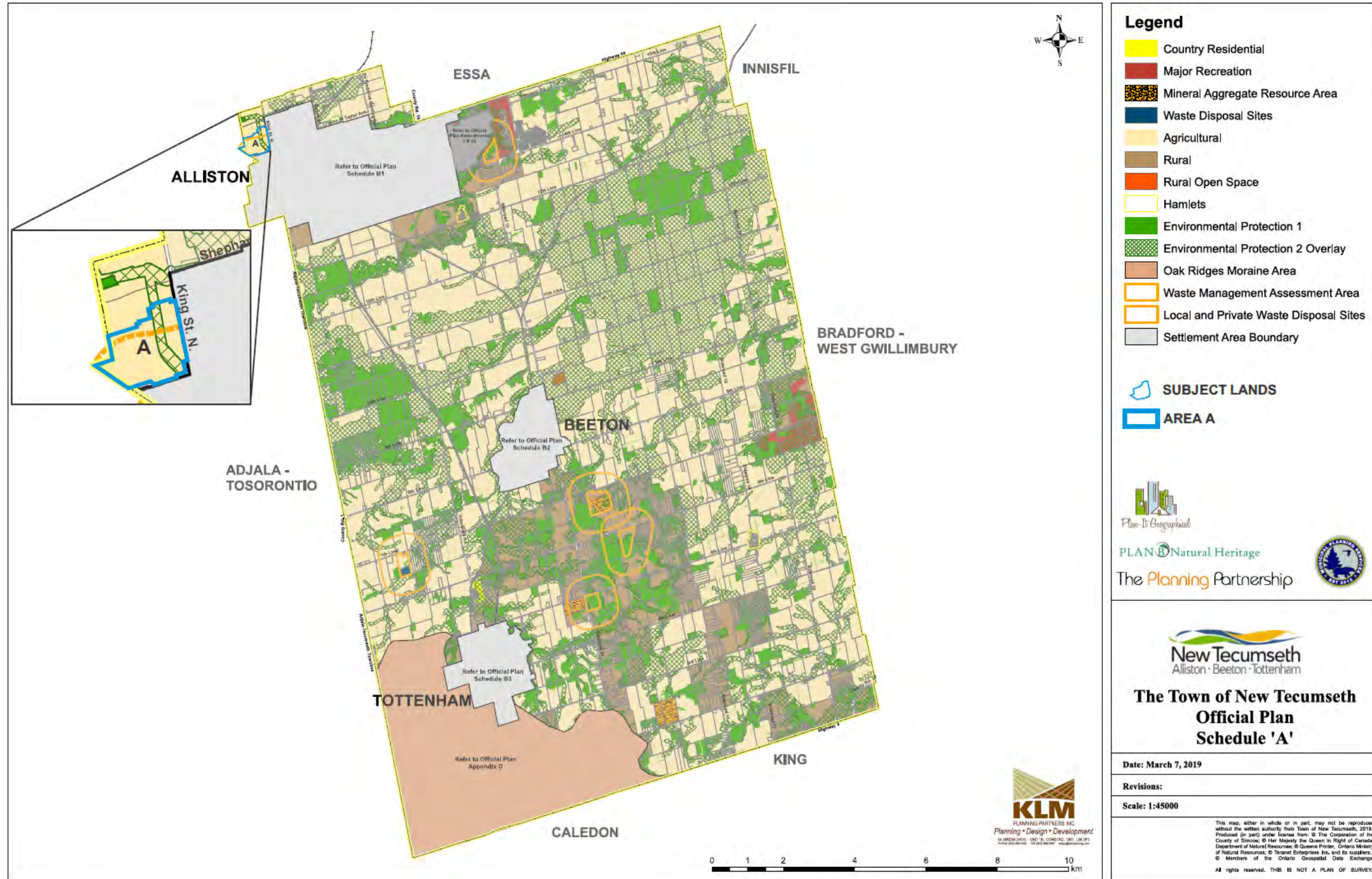
6.0 IMPLEMENTATION

The policies of this Amendment are to be implemented through the relevant policies in Section 10.0 Implementation and Interpretation in the Town of New Tecumseth Official Plan.

7.0 INTERPRETATION

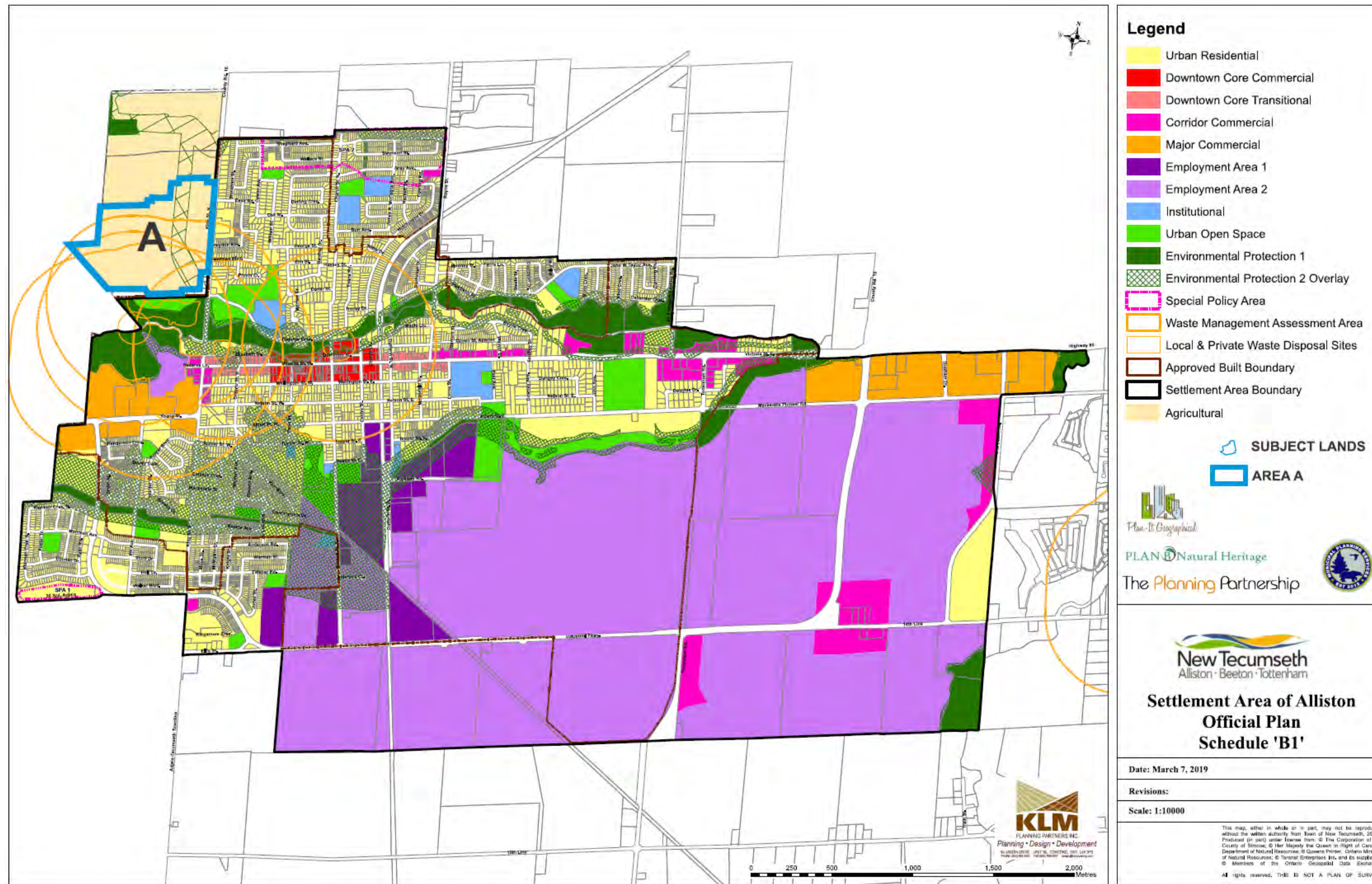
The policies set forth in the Town of New Tecumseth Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered or exempted by any policies contained herein, all of the relevant policies of the Town of New Tecumseth Official Plan shall apply to this Amendment.

Town of New Tecumseth
Schedule "1" to Official Plan Amendment No. ___



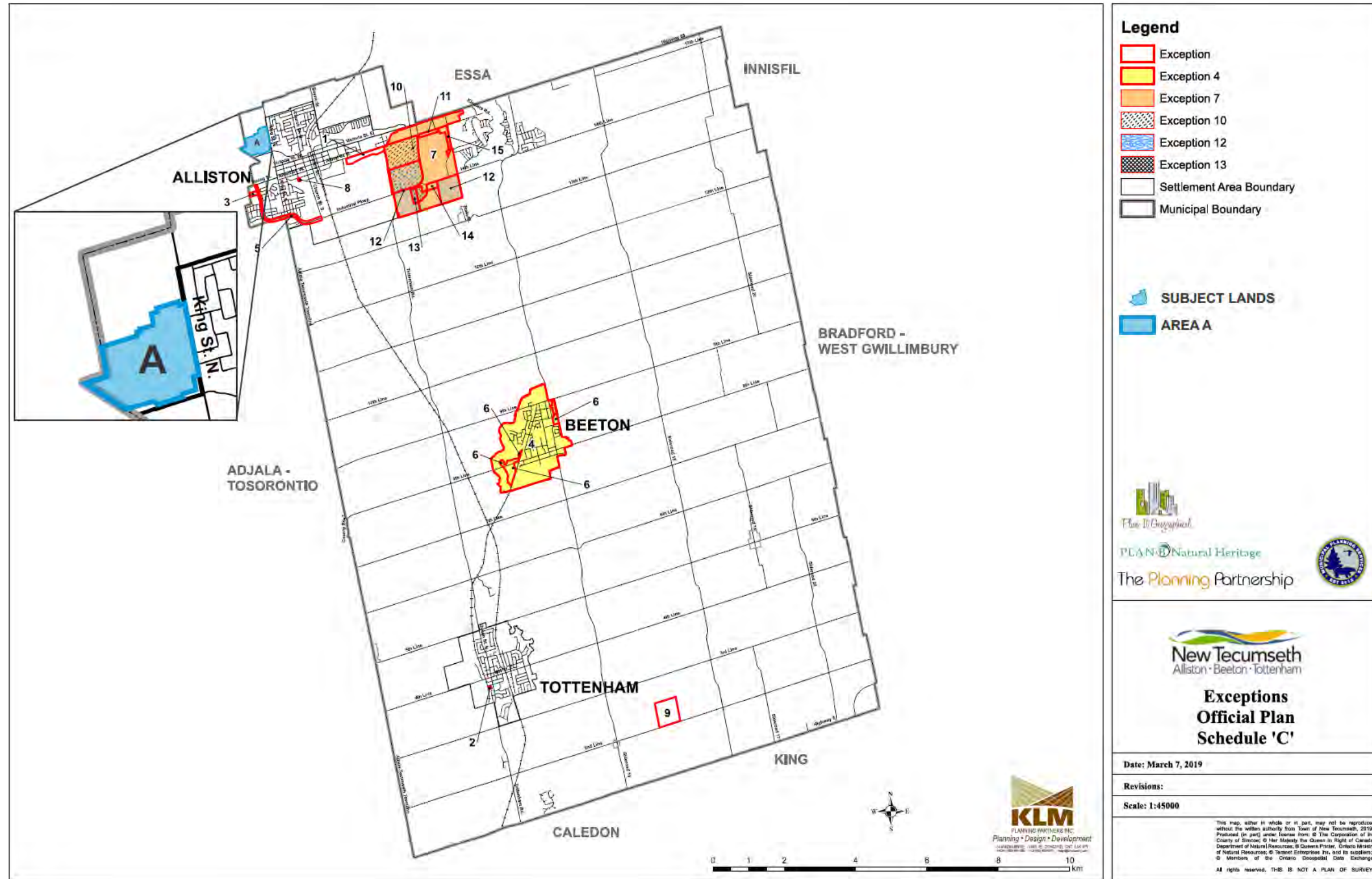
This is Schedule "1" to Official Plan Amendment No. ___ as adopted by By-law 20 ___.

Town of New Tecumseth
Schedule "2" to Official Plan Amendment No. ___



This is Schedule "2" to Official Plan Amendment No. ___ as adopted by By-law 20 ___.

Town of New Tecumseth
Schedule "3" to Official Plan Amendment No. ___



This is Schedule "3" to Official Plan Amendment No. ___ as adopted by By-law 20 ___.

PART C – THE APPENDIX

Record of New Tecumseth Council Action

To be completed.



OFFICIAL PLAN AMENDMENT #___

**TO THE OFFICIAL PLAN OF THE TOWN
OF NEW TECUMSETH**

_____, 20__

As adopted by the Town of New Tecumseth on _____ and approved by the
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**AMENDMENT NO. __ TO THE OFFICIAL PLAN FOR THE
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PART A – THE PREAMBLE

1.0 PURPOSE

Since the introduction of the Growth Plan for the Greater Golden Horseshoe in 2006 through to the current A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”), growth management in the Greater Golden Horseshoe (“GGH”) and more specifically the County of Simcoe (“County”) and the Town of New Tecumseth (“Town”) has significantly evolved. The responsibility for growth management now largely rests with upper-tier governments through a Municipal Comprehensive Review (“MCR”) with key input provided by local municipalities.

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- Expand the Alliston Settlement Area Boundary in accordance with Growth Plan policies 2.2.8.5 and 2.2.8.6; and,
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New Tecumseth also faces a series of constraints to achieving meaningful intensification, such as: an isolated location relative to the proximity to nearby 400 series highways; minimal transit service which intensification relies upon; a dispersed urban structure (three separate settlement areas) which makes developing enough demand in any one area challenging; market acceptance given the predominance of single detached dwellings in the Town; and, land costs that do not support higher density development given the comparative costs of developing low density housing vs. higher density housing.

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- regional parkland;
- school sites;
- stormwater management facilities;
- water and wastewater infrastructure;
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It is anticipated that the details of the land use distribution on the subject lands and other lands north of Alliston could most appropriately be determined following the expansion of the settlement

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ADOPTION OF THIS OPA HELPS INFORM THE TOWN'S RESPONSE TO THE COUNTY THROUGH THE MCR FOR WHERE AND HOW MUCH GROWTH IS DESIRED

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Adoption of this OPA will assist Council to define for the County, in part, the Town's preferred location of growth to 2051. Further land use approvals by way of a secondary plan will enable the Town to plan in a comprehensive fashion in line with good planning principles in pursuit of developing Alliston as a complete community.

PART B – THE AMENDMENT

4.0 INTRODUCTORY STATEMENT

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 2. A detailed phasing plan that describes the sequencing of development and the timing of any infrastructure improvements;
 3. A plan showing the location of any future public lands that may be dedicated to the Town as part of the approval process;
 4. The proposed built form of the development including type, height, and architectural treatments;
 5. The location of appropriate access points onto the abutting road network;
 6. The location of pedestrian, vehicular and service circulation and access and parking areas in the context of the overall parking management strategy;
 7. A north Alliston By-pass corridor. No amendment to this Official Plan will be required if the corridor is determined to not be warranted through detailed transportation analysis to the satisfaction of the Town and the County; and,
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- ii. In support of the secondary plan, the following studies and reports are required to the satisfaction of the Town or other applicable agencies:
 1. Planning Justification Report;
 2. Master Transportation Study;
 3. Master Environmental Servicing Plan;
 4. Urban Design Report;
 5. Heritage Impact Statement;
 6. Archaeological Assessment;
 7. Financial Impact Assessment;
 8. Natural Hazards Assessment;
 9. Market Impact Study;
 10. Stormwater Management Report;
 11. Agricultural Impact Assessment; and,
 12. Public Consultation Strategy.”

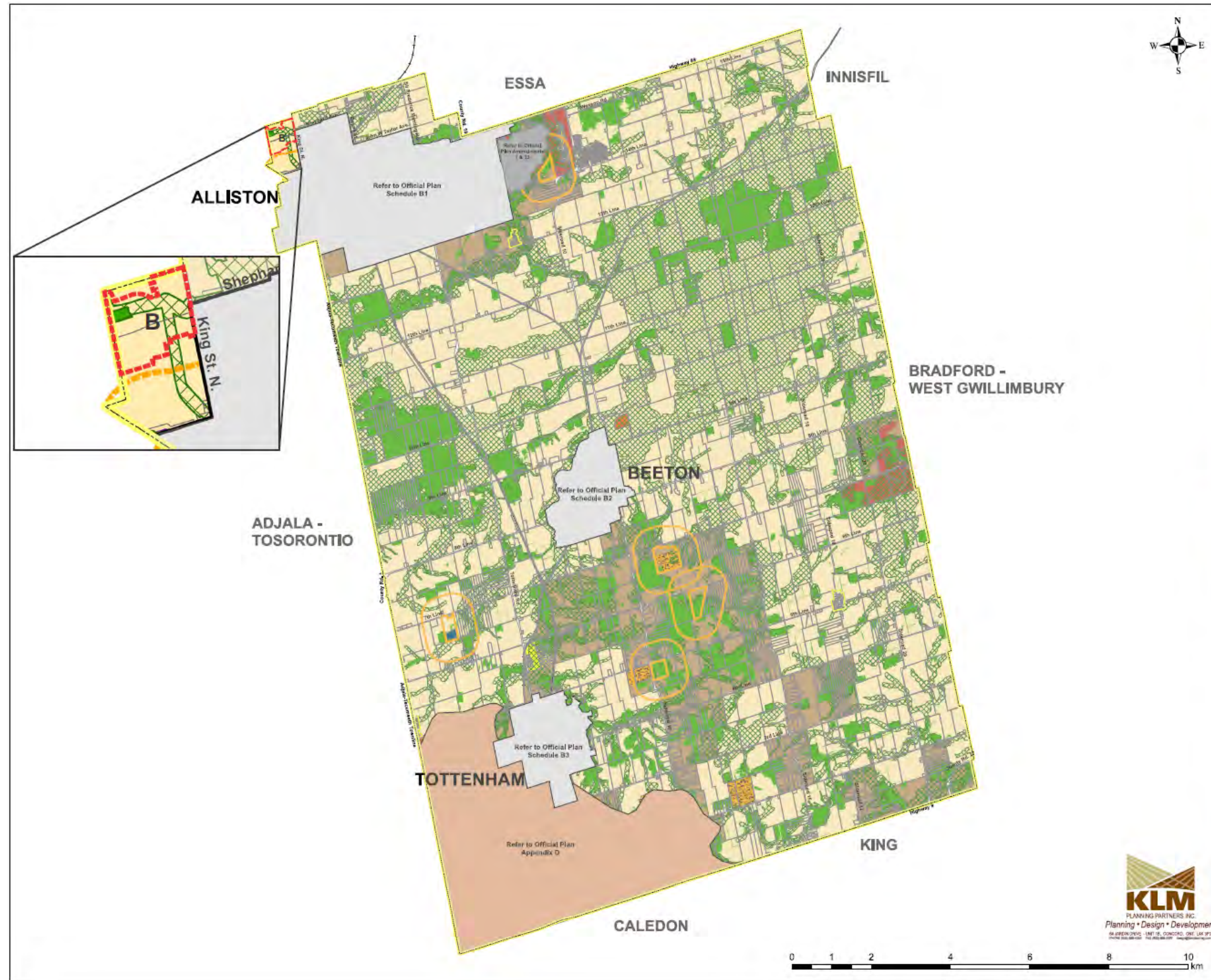
6.0 IMPLEMENTATION

The policies of this Amendment are to be implemented through the relevant policies in Section 10.0 Implementation and Interpretation in the Town of New Tecumseth Official Plan.

7.0 INTERPRETATION

The policies set forth in the Town of New Tecumseth Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered or exempted by any policies contained herein, all of the relevant policies of the Town of New Tecumseth Official Plan shall apply to this Amendment.

Town of New Tecumseth
 Schedule "1" to Official Plan Amendment No. ___



Legend

- Country Residential
- Major Recreation
- Mineral Aggregate Resource Area
- Waste Disposal Sites
- Agricultural
- Rural
- Rural Open Space
- Hamlets
- Environmental Protection 1
- Environmental Protection 2 Overlay
- Oak Ridges Moraine Area
- Waste Management Assessment Area
- Local and Private Waste Disposal Sites
- Settlement Area Boundary

▭ SUBJECT LANDS

▭ AREA B

Plan-It Geographical

PLAN Natural Heritage

The Planning Partnership

New Tecumseth
 Alliston · Beeton · Tottenham

The Town of New Tecumseth
Official Plan
Schedule 'A'

Date: March 7, 2019

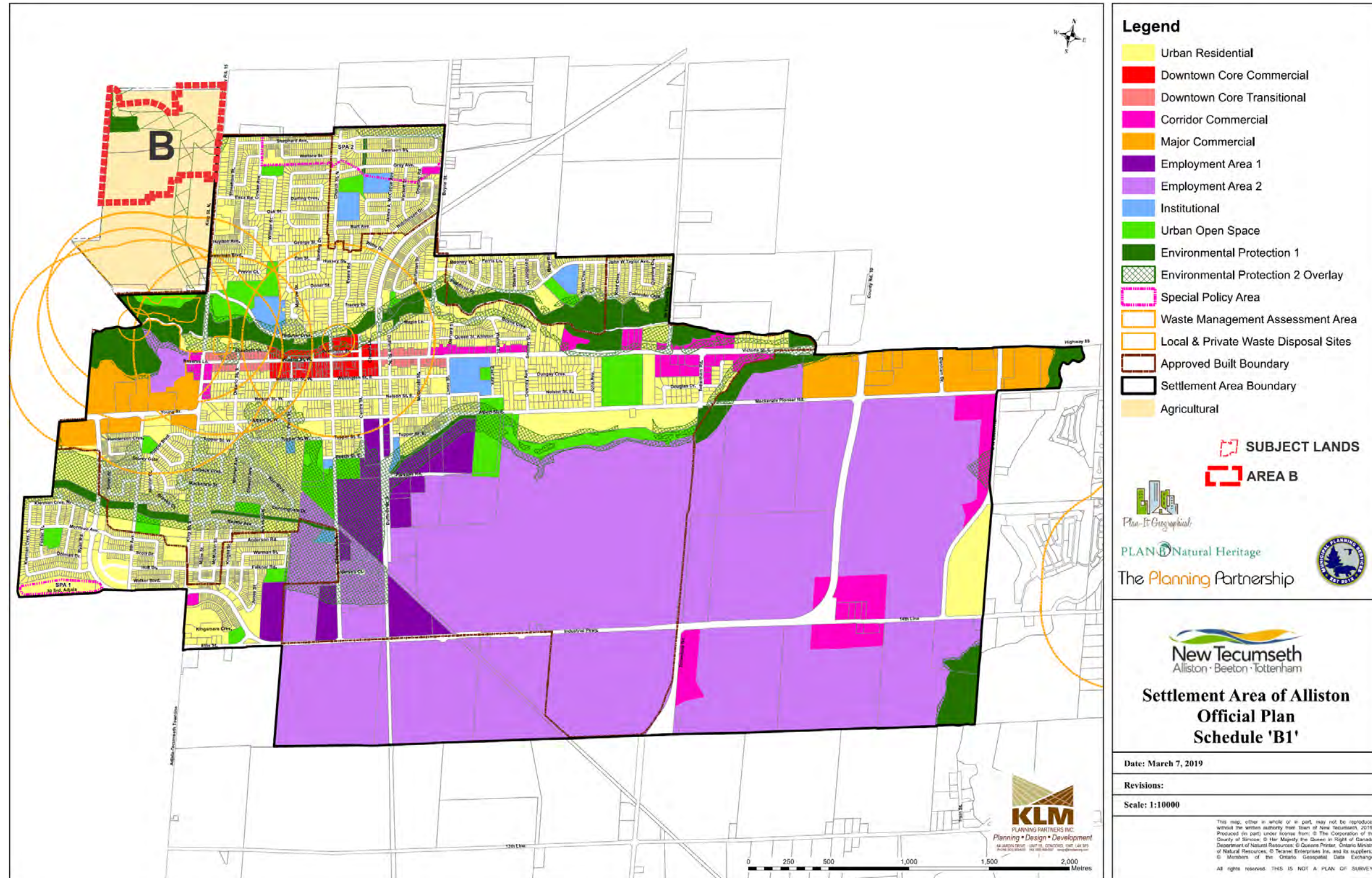
Revisions:

Scale: 1:45000

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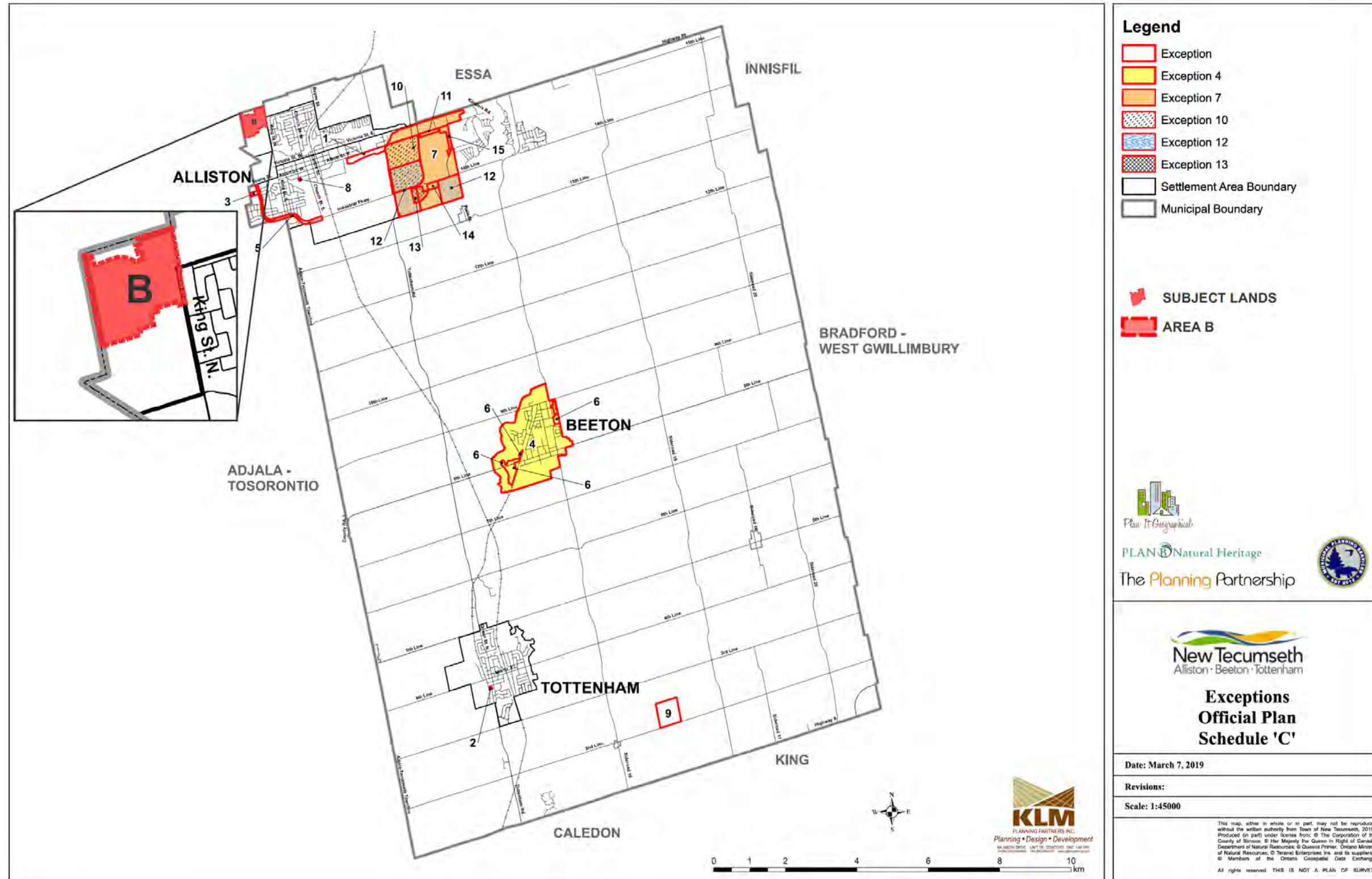
This is Schedule "1" to Official Plan Amendment No. ___ as adopted by By-law 20 ___.

Town of New Tecumseth
Schedule "2" to Official Plan Amendment No. ___



This is Schedule "2" to Official Plan Amendment No. ___ as adopted by By-law 20 ___.

Town of New Tecumseth
Schedule "3" to Official Plan Amendment No. ___



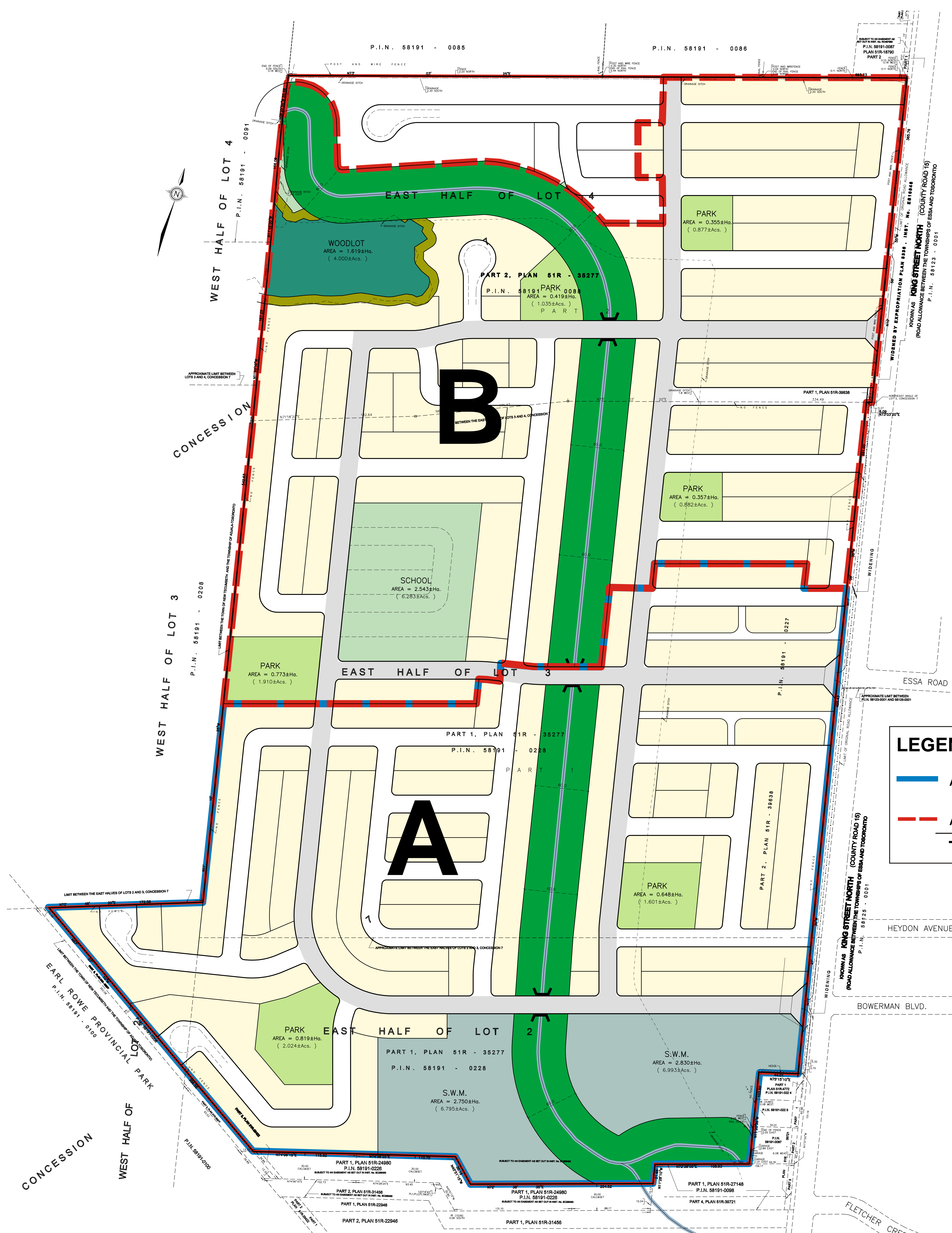
This is Schedule "3" to Official Plan Amendment No. ___ as adopted by By-law 20 ___.

PART C – THE APPENDIX

Record of New Tecumseth Council Action

To be completed.

NORTHWEST ALLISTON - CONCEPT PLAN



LEGEND			
	AREA A	40.719	100.619
	AREA B	39.772	98.279
	TOTAL	80.491	198.898

*ROAD NETWORKS ARE SUBJECT TO CHANGE



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1:2000
 AUG 5, 2021

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