



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

SUBMITTED VIA ERO POSTING

Files: P-3206

February 2, 2023

Municipal Services Office - Central Ontario
16th floor
777 Bay Street
Toronto, ON
M7A 2J3
Canada

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

Dear Ms. Zhuo,

KLM Planning Partners Inc. is the land use planning consultant for Tesmar Holdings Inc. (the “client”), the owners of 9078 McKinnon Road and 38 Brentwood Road in the Township of Essa (the “Township”), County of Simcoe (the “County”). The purpose of this letter is twofold: to request a Settlement Area Boundary Expansion for 9078 McKinnon Road and 38 Brentwood Road; and, to request an Official Plan Amendment to redesignate a portion of 9078 McKinnon Road from ‘Commercial’ to ‘Residential’.

The two parcels of land (the “**Subject Lands**”) are identified on the attached location map and are generally described as follows:

1. 9078 McKinnon Road – The lands are approximately 117 hectares (289 acres) in size and are located north of Brentwood Road (County Road 10), west of McKinnon Road, bounded in the north by a mid-concession lot line between Concession 1 and 2, Lots 20 and 21 and in the west by a mid-concession lot line between Lots 19 and 20, Concession 1. The lands are partially located within the existing Settlement Area Boundary. The portion within the existing Settlement Area Boundary is currently designated “Commercial” pursuant to OMB Decision Order PL090519 issued on March 8, 2018 and ‘Settlement’ on Schedule 5.1 to the

County Official Plan, 2016 (“**County OP**”). The balance of the property is located outside the Settlement Area Boundary and is currently designated “Rural”, “Rural – Special” and “Environmental – Wetland” on Schedule ‘A’ to the Township Official Plan, 2001 (“**Township OP**”) and “Rural” and “Greenlands” on Schedule 5.1 to the County OP. The first part of this letter, discussing a proposed Settlement Area Boundary expansion, focuses on the portion of the lands located outside the current Settlement Area Boundary, whereas the second part of this letter, discussing a proposed amendment to the Township OP, focuses on the portion of the lands located within the current Settlement Area Boundary.

2. 38 Brentwood Road – The lands are approximately 4.3 hectares (10.6 acres) in size and are located on the north side of Brentwood Road (County Road 10) primarily set in behind a row of single detached dwellings along Brentwood Road, east of Sandy Lane and west of Commerce Road, and abutting the south boundary of lands designated ‘Commercial’. The lands are partially located within the existing Settlement Area Boundary, which extends across the rear lot lines of the residential lots on the north side of Brentwood Road. The portion within the existing Settlement Area Boundary is currently designated “Residential” on Schedule ‘B’ to the Township OP and ‘Settlement’ on Schedule 5.1 to the County OP. The balance of the property is located outside the Settlement Area Boundary and is currently designated “Rural” on Schedule ‘A’ to the Township OP and “Rural” and “Greenlands” on Schedule 5.1 to the County OP. This letter focuses on the portion of the lands located outside the current Settlement Area Boundary.

REQUEST FOR ANGUS SETTLEMENT AREA BOUNDARY EXPANSION

Our clients are committed to delivering needed housing for the County, Township and Province, and we have actively monitored the County Municipal Comprehensive Review (“**MCR**”) and Land Needs Assessment (“**LNA**”) as it relates to the development of the Subject Lands. We have previously provided comments to the County with respect to the MCR and LNA, requesting the consideration of the Subject Lands for a future expansion to the Angus Settlement Area Boundary. The following summarizes the letters identified above in relation to our client’s lands which have also been attached for ease of reference:

- **May 27, 2021** – Letter to the County in relation to 9078 McKinnon Road, requesting that the County allocate a sufficient quantum of growth to the Township to permit the expansion of the Angus Settlement Area Boundary to include our clients’ lands as Community Area Land. The letter focused on the portion of the lands located outside the current Settlement Area Boundary.
- **March 11, 2022** – Letter to the County in relation to 38 Brentwood Road, requesting that the County allocate a sufficient quantum of growth to the Township to permit the expansion of the Angus Settlement Area Boundary to include our clients’ lands as Community Area Land. The letter focused on the portion of the lands located outside the current Settlement Area Boundary.

We note that lands identified as 9078 McKinnon Road are located immediately north of the existing Settlement Area Boundary, whereas the lands identified as 38 Brentwood Road are surrounded by the existing Settlement Area Boundary to the north, east and south, i.e., the “whole in the donut”, which results in an irregular shaped boundary. The expansion of the Settlement Area Boundary to include the Subject Lands is logical, is served by an existing network of higher order transportation corridors including Brentwood Road (County Road 10) and Mill Street (County Road 90) and provides the opportunity for integration with developed areas within Angus.

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.

Pursuant to the above and the evaluation of the settlement area expansion policies of both the Growth Plan and COPA 7 included in Table 1, we would respectfully request that Angus Settlement Area Boundary be expanded to include the Subject Lands as the Province considers the approval of COPA 7.

REQUEST FOR OFFICIAL PLAN AMENDMENT

As identified above, the portion of 9078 McKinnon Road within the current Settlement Area Boundary is designated ‘Commercial’ in the Township OP. Our clients have had a formal pre-consultation meeting with Township staff for purposes of submitting applications for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law amendment to permit the development of a residential plan of subdivision. An amendment to the Township OP is required to redesignate the lands from ‘Commercial’ to ‘Residential’.

Development of the Subject Lands for commercial purposes presents a variety of land use compatibility concerns, specifically:

- Almost the entire frontage of the Subject Lands is occupied by existing single detached dwellings, screening any potential commercial development from the public realm. Commercial land uses rely upon visibility of the lands for marketing purposes, which would be challenging to achieve on the Subject Lands given the surrounding development context;
- Residential land uses are more compatible with adjacent residential lands uses than the uses permitted by the existing commercial designation, specifically in terms of noise, light and traffic impacts; and,
- As SCOP 7 identifies that Essa is expected to grow, development of the lands for residential purposes would allow for the easier connection to existing land uses and the proposed expansion of the Settlement Area to the north and west as identified herein.

In addition to the above, a Commercial Market Impact Study has been prepared by Altus Group in connection with the future submission of the applications noted above. The report concludes that there are sufficient vacant designated commercial lands throughout Angus to support the forecast warranted demand for commercial space over the 2021-2041 forecast period. It is further noted that the Subject Lands are not required as a long-term commercial site within Angus. The more centrally located commercial lands available for development are noted to be sufficient to support the forecast needs of the market trade area. The report notes that residential development on the Subject Lands will provide much needed housing to the region and support the Township's need to provide additional designated greenfield lands to contribute to identified housing growth.

None of the other technical reports prepared in connection with the future submission of the applications identify any concerns with the redesignation of the lands from 'Commercial' to 'Residential'.

On this basis, we would respectfully request the portion of 9078 McKinnon Road currently designated 'Commercial' on Schedule 'B' to the Township OP, be redesignated as 'Residential'. It is anticipated that these lands could support upwards of two hundred-fifty (250) residential units, contributing to the urgent need for housing in the Township, County and Province and assist in achieving the provincial goal of constructing 1.5 million new homes by 2031.

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 (3)

Table 1			
Criterion/Responses	Policies from the Growth Plan	Policies from COPA 7	KLM Response on behalf of Tesmar Holdings 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> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. within the upper-or single-tier municipality, and ii. within the applicable lower-tier municipality; 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, 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>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> <ul style="list-style-type: none"> i. Protects <i>natural heritage features and areas</i>; ii. Promotes coordinated, efficient and cost effective infrastructure; iii. Promotes fiscal responsibility; and iv. Ensures the development of compact, complete and healthy communities. 	<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 Township. ▪ COPA 7 forecasts a Township population of 34,740 by 2051. To accommodate this growth, COPA 7 identifies a need for an additional 134.8 hectares (333.1 acres) of Community Area land. ▪ The proposed expansion to the Angus Settlement Area Boundary to include the Subject Lands allows the Township 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	<ul style="list-style-type: none"> a) there is sufficient capacity in existing or planned infrastructure and public service facilities; 	<ul style="list-style-type: none"> i. There is sufficient capacity in existing or planned infrastructure and public service facilities; 	<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 Township 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 a

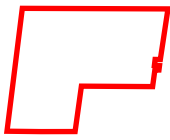
Table 1			
Criterion/Responses	Policies from the Growth Plan	Policies from COPA 7	KLM Response on behalf of Tesmar Holdings Inc.
			comprehensive secondary planning exercise through the completion of Master Servicing Strategies or other equivalent studies.
Feasibility – infrastructure and public service 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. It is anticipated that a Financial Impact Assessment would be completed as part of a 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 Township’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"> There is existing water and wastewater infrastructure on Brentwood Road servicing the adjacent residential community and anticipated to provide servicing for the portion of 9078 McKinnon Road located within the current Settlement Area Boundary. Water and wastewater master plans or equivalent and stormwater master plans or equivalent will be completed as part of a comprehensive secondary planning exercise to assess any infrastructure upgrades required to service the expanded settlement area.
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 exercise 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 Township OP. These features/areas and their associated buffer areas would be assessed and delineated during a comprehensive secondary planning exercise and any preservation/mitigation measures would be identified and implemented through future Planning Act applications.

Table 1			
Criterion/Responses	Policies from the Growth Plan	Policies from COPA 7	KLM Response on behalf of Tesmar Holdings Inc.
			<ul style="list-style-type: none"> ▪ Pursuant to mapping available through the County MCR, all lands north of the existing Settlement Area Boundary are located within the Natural Heritage System for the Growth Plan, including the Subject Lands. Notwithstanding, other areas not located within the Natural Heritage System are designated Agricultural which should also be avoided where possible. ▪ A preliminary environmental review has been completed by Palmer Environmental for 38 Brentwood Road which does not identify any significant natural heritage features, however a more detailed environmental impact study would be required to confirm the presence of any natural heritage features across all of the Subject Lands.
Feasibility – Prime Agricultural Areas	<p>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, 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; 	vi. Prime agricultural areas have been avoided where possible;	<ul style="list-style-type: none"> i. The Subject Lands are not a specialty crop area. ii. The Subject Lands are designated ‘Rural’, ‘Rural – Special’ and ‘Environmental – Wetland’ pursuant to Schedule ‘A’ to the Township OP. As such, the expansion of the Settlement Area Boundary to include the Subject Lands avoids prime agricultural areas. <ul style="list-style-type: none"> a. As previously noted, portions of both properties are located within the existing Settlement Area Boundary permitting commercial and residential uses.
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"> ▪ A review of 2022 aerial photography did not identify any livestock facilities within 1,500 metres of the Subject Lands.
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"> ▪ It is anticipated that there will be no loss of infrastructure, services or assets important to the surrounding agricultural community through the inclusion of the Subject Lands within the Settlement Area Boundary as none are present on the Subject Lands or surrounding properties. This would be confirmed through the completion of an agricultural impact assessment during a comprehensive secondary planning exercise.
Feasibility – Resources and Public Health and	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	<ul style="list-style-type: none"> ▪ Natural heritage features are identified on the Subject Lands within the Township OP. These features and their associated buffers would be assessed during the requisite

Table 1			
Criterion/Responses	Policies from the Growth Plan	Policies from COPA 7	KLM Response on behalf of Tesmar Holdings Inc.
Safety		Public Health and Safety) of the Provincial Policy Statement are applied.	<p>secondary planning exercise undertaken by the Township. Any preservation or mitigation measures would be identified and implemented through future Planning Act applications however, given their size and location and results of the preliminary investigation by Palmer Environmental, it is not anticipated that they will significantly constrain the development of the Subject Lands.</p> <ul style="list-style-type: none"> ▪ It is suggested that a Cultural Heritage and Archaeological Assessment would be completed by the Township 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 ensure the Township designates a significant quantum of land and is able to achieve growth forecasts. ▪ No areas of aggregate resources or potential are identified on Schedule 5.2.1 to the County OP or the Township OP. ▪ The Subject Lands, specifically 9078 McKinnon Road are affected by the floodplain of both the Mad River, the Nottawasaga River and the Minesing Swamp. It is anticipated that a natural hazards assessment would be completed by the Township as part of a Master Environmental Servicing Plan in association with a 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, nor within any vulnerable area pursuant to the South Georgian Bay Lake Simcoe Source Protection Plan.
Feasibility – Greenbelt Plan	k) within the Protected Countryside in the Greenbelt Area:		<ul style="list-style-type: none"> ▪ The Subject Lands are not located within the Greenbelt Plan area.

Table 1			
Criterion/Responses	Policies from the Growth Plan	Policies from COPA 7	KLM Response on behalf of Tesmar Holdings Inc.
limitations	<ul style="list-style-type: none"> ii. the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village; iii. 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; iv. the proposed expansion would support the achievement of complete communities or the local agricultural economy; v. the proposed uses cannot be reasonably accommodated within the existing settlement area boundary; vi. the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and vii. expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited. 		

CONTEXT MAP



Subject Lands
Lot 20 and Lot 21, Concession 1
Township of Essa
County of Simcoe

P-3206 - CONTEXT MAP

FEB 2, 2023



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

SENT VIA EMAIL

File: P-3206

May 27, 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
Tesmar Holdings Inc.
9078 McKinnon Road, Township of Essa**

Dear Mr. Daly,

KLM Planning Partners Inc. is the land use planning consultant on behalf Tesmar Holdings Inc. ("client") for lands municipally known as 9078 McKinnon Road in the Township of Essa ("Township"); an approximate 117-hectare (289 acre) parcel of land located north of Brentwood Road (County Road 10), west of McKinnon Road, bounded in the north by a mid-concession lot line between Concession 1 and 2, Lots 20 and 21 and in the west by a mid-concession lot line between Lots 19 and 20, Concession 1 ("Subject Lands"). A context map identifying the location of the Subject Lands is included herein as Attachment No. 1.

The Subject Lands are partially located within the current Angus Settlement Area Boundary; however, this letter focuses on the portion of the Subject Lands located outside the current Settlement Area Boundary. The Subject Lands are currently designated "Rural", "Rural – Special" and "Environmental – Wetland" on Schedule 'A' to the Township Official Plan, 2001 ("Township OP") and "Rural" and "Greenlands" on Schedule 5.1 to the County of Simcoe Official Plan, 2016 ("County OP").

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.

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.

We respectfully request that the County allocate a sufficient quantum of growth to the Township to permit the expansion of the Angus 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 Settlement Area of Angus 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.



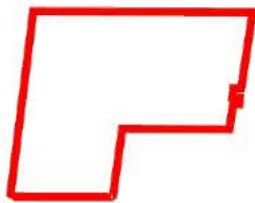
Keith MacKinnon, MCIP, RPP
Partner



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
Aimee Powell, Manager of Planning and Development, Township of Essa
Tesmar Holdings Inc.

CONTEXT MAP



Subject Lands

Lot 20 and Lot 21, Concession 1
Township of Sunnidale
County of Simcoe

NTS



64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
PHONE: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com

May 26, 2021



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

SENT VIA EMAIL

File: P-3206

March 11, 2022

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

**Attention: Mr. Dan Amadio, Manager of Planning
Mr. Greg Marek, Manager of Planning**

**RE: County of Simcoe Municipal Comprehensive Review
Tesmar Holdings Inc.
38 Brentwood Road
Township of Essa**

Dear Mr. Amadio and Mr. Marek,

KLM Planning Partners Inc. is the land use planning consultant for Tesmar Holdings Inc. (“**client**”) for lands municipally known as 38 Brentwood Road in the Township of Essa (“**Township**”); an approximate 4.3-hectare (10.6 acre) parcel of land located on the north side of Brentwood Road (County Road 10) primarily set in behind a row of single detached dwellings along Brentwood Road, east of Sandy Lane and west of Commerce Road. Our client’s lands are partially located within the current Angus Settlement Area Boundary, which extends across the rear lot lines of the residential lots on the north side of Brentwood Road, however this letter focuses on the portion of our client’s lands located outside the current Settlement Area Boundary (the “**Subject Lands**”). A context map identifying the location of the Subject Lands is included herein as Attachment No. 1.

The Subject Lands are currently designated “Rural” on Schedule ‘A’ to the Township of Essa Official Plan, 2001 and “Rural” and “Greenlands” on Schedule 5.1 to the County of Simcoe Official Plan, 2016 (“**County OP**”).

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.

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 Township.

On October 1, 2021, the County issued a draft Land Needs Assessment ("**LNA**") in accordance with the Provincial methodology, required in support of the County Municipal Comprehensive Review ("**MCR**"). The LNA results specific to the Township identify a 2051 population and employment forecast of 34,800 people and 13,890 jobs respectively. These forecasts result in a requirement for an additional 72.1 hectares of Community Area Land and 1.6 hectares of Employment Area Land.

We note that the existing Angus Settlement Area Boundary abuts the Subject Lands to the north and the south, resulting in an irregular shaped boundary. We respectfully request that the County allocate a sufficient quantum of growth to the Township to permit the expansion of the Angus 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 Settlement Area of Angus to support the ongoing and desirable growth of the County. As you may recall, we previously filed a similar request on behalf of our clients for 9078 McKinnon Road, identified by the County in Report CCW-2021-265 as E-SABEQ-2103. This request is in addition to that request.

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: Aimee Powell, Manager of Planning and Development, Township of Essa
Tesmar Holdings Inc.



BRENTWOOD ROAD

HWY 90



SUBJECT LANDS

March 11, 2022

