

January 31, 2023

ERO number 019-6113

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

Re: Simcoe County Adopted Official Plan Amendment No. 7

We are the owners of 4583 15th Line (the "Site") located in the Town of Innisfil. As Ontario's population continues to grow, we want to do our part in solving Ontario's housing crisis. Together with our professional team, we want to increase Innisfil's housing supply, but also build an integrated community with mix of houses for all ages.

In response to Simcoe County's Municipal Comprehensive Review, we submitted our request for the Site to be included within the Cookstown Settlement Boundary with intentions to allow a mixed-use development. In our opinion, our Inclusion request contributes directly towards the Provinces goal of 1.5 million homes.

We are submitting this comment letter to indicate that our Site needs to be recognized and included in Simcoe County's adopted Amendment No.7 (OPA 7) as lands that permit residential development. Our Site should be included in the Settlement Boundary expansion to address Innisfil's population growth forecast of 84,450 people, an increase of 39,740 people.

Our master plan prepared by BrookMcIlroy (see attached) was submitted to Simcoe County highlighting the key principles governing the vision of the Site's redevelopment. The master plan proposed 419 primary dwellings, 210 potential secondary dwelling coach houses, commercial space, expanded natural features, stormwater management pond areas, and a dedicated area to continue the area's agriculture legacy. It is our goal to develop the Site into a compact and complete community with a mix of uses, including a variety of housing forms, services, amenities, agriculture, trails, and an expanded naturalized forested creek. In particular, the proposal provides innovative approaches to encourage social integration and engagement in public life by creating places of connection, and various forms of housing typologies that supports aging in place. In this regard, with respect to where growth should occur in the County, it is our opinion that our proposal would seamlessly integrate into Cookstown and it should be included as a new area for growth.

The Site

The Site comprises approximately 25 hectares (62 acres) and is located on Part of the North Half of Lot 22, Concession 14 in the Town of Innisfil. Currently the Site is used as a horse farm

and is occupied by a 2-storey single-family detached dwelling with a detached garage, a one-storey accessory frame building, and a “T” shaped frame stable and arena.

The Trans-Canada Trail bisects the subject property toward the south end of the land and provides a convenient, level, and direct pedestrian and bicycling connection to the core of the village of Cookstown that is located just 900 metres away. Given the Site’s proximity to new subdivisions, adjacency to Cookstown’s Wastewater Treatment Plant, and pedestrian connection to the historic village of Cookstown, represents a perfect location for a mix of housing types that will appeal to a broad range of incomes, ages, and demographics.

Location Map



We want to do our part in resolving the housing supply shortage crisis in Ontario. Alongside our professional team, we look forward to open and continued dialogue with residents, County and Town staff to unlock the Site’s great potential as a new area for residential growth.

Further, we kindly request that I be kept informed of the updates on the Ministry’s decision on OPA 7.

Yours Truly,

Saba Haie