

January 31, 2023

471-22

Via Digital Upload

Attn: Honourable Steve Clark,
Minister of Municipal Affairs and Housing

c/o

Ms. Julianna Zhuo
Municipal Services Office – Central Ontario
777 Bay Street, 16th Floor
Toronto, ON M7A 2J3

**RE: Request to Facilitate Inclusion of Lands into Beeton’s Settlement Area Boundary
5962 8th Line, Beeton, Simcoe County, Ontario
ERO No. 019-6113**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of East Beeton Developments Ltd. c/o Mr. Fabio Furlan, the registered owner of the subject lands municipally known as 5962 8th Line, Beeton, in the County of Simcoe.

On December 5th, 2022, the Ministry of Municipal Affairs and Housing (MMAH) initiated an invitation for public consultation on the proposed amendments to the County of Simcoe Official Plan via Official Plan Amendment No. 7 (OPA No. 7) – which sets out growth management policies to guide growth and development to the year 2051. The 60-day commenting period via ERO No. 019-6113 closes on February 3, 2023. The subject lands described below are well suited for future growth and intensification, as will be outlined throughout the remainder of this Letter. The purpose of this submission is to recommend specific changes to OPA No. 7 – namely, the inclusion of the subject lands within Beeton’s Settlement Area – so that it better aligns with the goals and objectives of the Province.

Site & Neighbourhood Context

The subject property has frontage on 8th Line and borders the Beeton Settlement Area Boundary to the west, as outlined on Schedule ‘B2’ of the Town of New Tecumseth Official Plan. The property is approximately 15.4 hectares (38 acres) in size and is predominantly comprised of vacant agricultural land.

In 2020, the current owner severed approximately 8.34 hectares (20.6 acres) of land from the south-eastern portion of the subject property and sold it to the County of Simcoe to facilitate the planned redevelopment and expansion of the ‘Simcoe Manor’ long-term care residence (Figure 1). This redevelopment/expansion will further support the needs of seniors in southern Simcoe County by providing an additional 34 long-term care beds and more than 180 housing units for seniors with varying levels of care and support needs. To permit this change in use, it is anticipated that a settlement area boundary expansion will be required to include the full extent of the redevelopment lands. This would

bring the settlement area boundary to the subject property's southern lot line, meaning that the lands would then abut the settlement area to the immediate south and west.

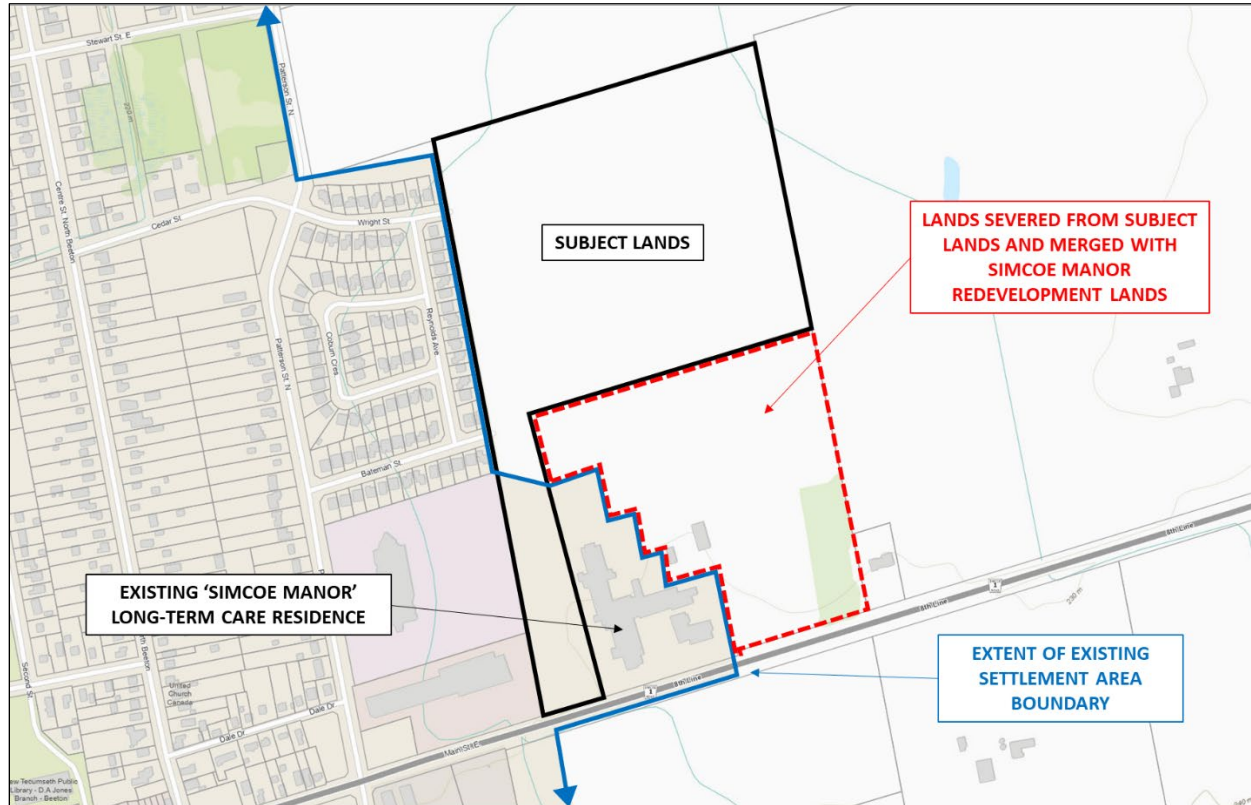


Figure 1: Extent of subject lands, lands severed and merged with Simcoe Manor redevelopment lands, and existing settlement area boundary

A variety of land uses surround the subject property. To the north, east, and south (beyond the Simcoe Manor Long Term Care Facility) are predominantly agricultural and low-density residential uses. Abutting the subject lands to the west is a mix of low-density residential and commercial uses within walking distance, including the Tecumseth Beeton Elementary School, an IGA Grocery Store, the Beeton Paramedic Station, the Beeton Community Memorial Centre Hockey Rink, and the Jackson Place Plaza which contains restaurants, medical offices, a pharmacy, and a full range of retail and personal service commercial uses. Further, the subject lands are also located in close proximity to a number of public parks and open spaces, including Stewart Street Park, Rotary Park, and the Mel Mitchell Football Field Complex – all of which support a healthy and active lifestyle within a rural setting. It should also be noted that both Wright Street and Bateman Street terminate in temporary cul-de-sacs at the site's western boundary in anticipation of the urbanization of the subject lands. Further, a draft approved plan of subdivision (Fletcher Meadows Inc.) is located northwest of the subject lands.

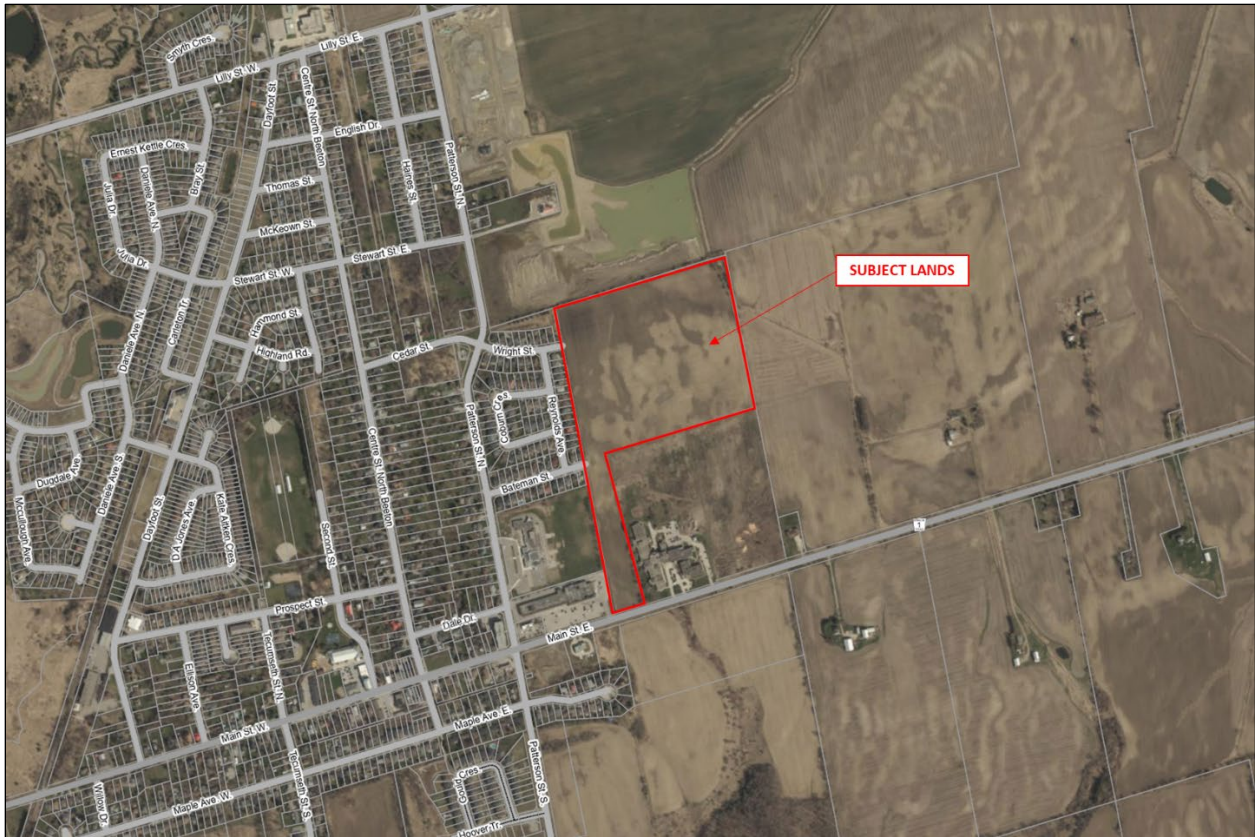


Figure 2: Neighbourhood Context Map

Existing Planning Framework

Province of Ontario

To address current housing supply concerns, the Province of Ontario has established the Housing Supply Action Plan and the *More Homes Built Faster Act* has been given Royal Assent. This plan is part of a long-term strategy to help building more homes and make life more affordable for Ontario families.

Growth Plan for the Greater Golden Horseshoe

Being in Simcoe County, the subject lands are subject to the policies of the Growth Plan for the Greater Golden Horseshoe, wherein Schedule 3 of this Plan prescribes a residential population target of 555,000 for the County by 2051.

County of Simcoe Official Plan

The subject lands are designated ‘Agricultural’ on Schedule 5.1 – Land Use Designations of the County of Simcoe Official Plan.

Town of New Tecumseth Official Plan

The subject lands are designated 'Agricultural' and 'Environmental Protection 2 Overlay' on Schedule 'A' of the Town of New Tecumseth Official Plan.

Town of New Tecumseth Comprehensive Zoning By-law (September 2021)

The subject lands are zoned Agricultural 'A1' and Low-Rise Residential 'LR' in the Town of New Tecumseth Comprehensive Zoning By-law (September 2021).

Proposed Development

OPA No. 7 proposes to increase the County-wide minimum designated greenfield area density target from 39 residents and jobs combined per hectare to 51 residents and jobs combined per hectare; to support the efficient use of land and establish minimum designated greenfield area density targets for local municipalities that have delineated built-up areas. Accordingly, Table E of OPA No. 7 prescribes a minimum density target of 55 residents and jobs combined per hectare for designated greenfield areas within New Tecumseth.

While neither the County of Simcoe Official Plan nor the Town of New Tecumseth Official Plan include residential density targets measured in terms of units per hectare, it is typical for many low-density residential developments to accommodate between 26 and 40 units per hectare.

Based on the above, it is our (UrbanSolutions') estimate that the +/- 15.4 hectare site could be developed to accommodate between 400 and 616 residential units through the construction of a range of dwelling types; including single detached dwellings, semi-detached dwellings, townhouses, back-to-back townhouses, and stacked townhouses.

Planning Merit

OPA No. 7 was presented via Simcoe County Staff Report No. CCW – 2022-235 and was adopted by County Council on August 9, 2022 via By-law No. 6977. The purpose and effect of this Amendment is to implement the Phase 1 Growth Management policies and updates to Schedule 5.1 – Land Use Designations as a part of the ongoing Municipal Comprehensive Review (MCR); in order to begin the process of bringing the County's Official Plan into full conformity with the Growth Plan. It should be noted that OPA No. 7 does not propose site-specific settlement area boundary expansions, as such are set to occur through a future MCR Phase 2 Growth Management Amendment.

As the Growth Plan requires Simcoe County to plan for 555,000 residents and 198,000 jobs by 2051, Hemson Consulting Ltd. was retained to conduct a Land Needs Analysis (LNA) as a part of its MCR, to determine how much additional designated greenfield area land (settlement area land outside of the delineated built boundary) is required to achieve provincial population targets. As outlined in Table F of OPA No. 7, this analysis concluded that New Tecumseth requires an additional 448.4 gross hectares of settlement area lands for community uses (residential) and an additional 75.2 gross hectares for employment uses. Accordingly, the inclusion of the +/- 15.4 hectare site within Beeton's settlement area

boundary would support the achievement of this objective and provide a balanced distribution of the required settlement area land throughout New Tecumseth and Simcoe County as a whole.

OPA No. 7 also proposes to increase the County-wide minimum intensification target from 32% to 35% to further focus growth in delineated built-up areas within settlement areas. Accordingly, Table D of OPA No. 7 prescribes a minimum intensification target of 37% for local municipalities with delineated built-up areas in New Tecumseth (including Beeton). As outlined in Staff Report CCW 2022, this change is necessary to achieve the fundamental objectives of the Growth Plan which promote “complete communities” that are compact, pedestrian-oriented, and transit-supportive; as such are generally more efficient to service and rely less on the consumption of additional greenfield land to accommodate growth. The inclusion of the subject lands within Beeton’s settlement area boundary would provide additional opportunity to accommodate growth associated with this target and prevent the consumption of additional greenfield land that is less suited for future development.

Additionally, as the existing residential subdivision to the west is currently serviced with municipal water and sewer, expansion of Beeton’s settlement area boundary to include the subject property would provide alternate connections to abutting land, thus making more efficient use of existing infrastructure once developed.

In keeping with the Provincial Housing Supply Action Plan, ERO No. 019-6113 presents an opportunity to further revise the County of Simcoe’s Official Plan by expanding the Beeton Settlement Area and Built Boundary to include the subject lands. While the County has plans to proceed with the next phase of its ongoing MCR once a decision is reached on OPA No. 7, such is anticipated to be a lengthy and prolonged process. Making this change now, through this ERO, will support the Province’s goal of building 1.5 million homes over the next 10 years.

In considering settlement area boundaries, Section 3.2.28 of OPA No. 7 establishes development criteria for additional greenfield areas created through settlement area expansions. These criteria are listed below followed by Planning Commentary:

- i. The protection of natural heritage features and areas

Planning Comment: The future Draft Plan of Subdivision application must satisfy the criteria outlined in Section 51(24) of the *Planning Act*, which includes the submission of an Environmental Impact Assessment to determine the site’s developable limits in relation to any existing natural heritage features.

- ii. The promotion of coordinated, efficient and cost-effective infrastructure

Planning Comment: As previously noted, the residential subdivision located directly west of the subject property is currently serviced with municipal water and sewer. As such, expansion of Beeton’s settlement area boundary to include the subject lands would support the efficient use of existing infrastructure. Similarly, the extension of both Wright Street and Bateman Street to provide site access would make better use of the existing road network.

- iii. The promotion of fiscal responsibility

Planning Comment: Once developed, the subject lands will support the long-term economic prosperity of the Province by adding to the overall housing supply to contribute to a diverse workforce. Once developed, the lands will also contribute significantly more to the municipal tax base than the current underutilized parcel.

- iv. The development of compact, complete and healthy communities

Planning Comment: Beeton exhibits many elements of a complete community, including convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents, convenient access to public transportation and options for safe, nonmotorized travel. As such, expanding the Community's settlement area boundary to include the subject lands would provide further opportunities to make Beeton a complete community.

Further, Section 3.2.7(d) of OPA No. 7 outlines the following criteria for new development within a designated greenfield area:

- i. The proposed development will generally serve as a logical extension to the existing delineated built-up area or already developed designated greenfield areas, is compact and has a mix of uses to allow for the efficient use of land, infrastructure and public service facilities;

Planning Comment: As the subject lands border the boundary of Beeton's settlement area, their development would serve as a logical extension to the existing residential subdivision to the west and the settlement area as a whole. Such would also create a new firm settlement area boundary to further preserve rural lands within the County that are less suited for growth and intensification.

- ii. The proposal will contribute to the availability of a range of housing choices (e.g. density, form, and price) in the designated greenfield area as a whole;

Planning Comment: The development of the subject lands with a range of dwelling types – including single-detached dwellings, semi-detached dwellings, townhouses, and multiple dwellings – will contribute to a range and mix of housing choices in the area.

- iii. All of the other infrastructure and public service facilities required to service the development is available or to be provided, with such infrastructure and public service facilities being used as efficiently as possible; and

Planning Comment: The proposed development of the subject lands will make more efficient use of existing infrastructure and public service facilities than the currently underutilized parcel.

- iv. Access is provided in a manner that supports the provision of essential emergency services, active transportation, efficient transportation patterns, and/or linkages with adjacent existing or planned development.

Planning Comment: As previously noted, both Wright Street and Bateman Street terminate in temporary cul-de-sacs at the site's western lot line and can be seamlessly extended to provide access to the adjacent residential subdivision and settlement area as a whole. Further, the subject property has frontage on 8th Line which provides direct access to neighbouring municipalities, and Highway 400 to the east.

Based on the above, the proposed expansion satisfies the settlement expansion criteria outlined in Section 3.2.28 of OPA No. 7 and the criteria for new development within designated greenfield areas contained in Section 3.2.7(d) of OPA No. 7.

Planning Merit Conclusion

The need for additional settlement area land to accommodate the population and employment targets established in Schedule 3 of the Growth Plan (as well as the local targets established in Sections 3.2.4 and 3.2.5 of OPA No. 7) is well documented. Given the existing surrounding uses, potential future uses, and that the southern portion of the subject property is currently located within Beeton's settlement area, it is our (UrbanSolutions') opinion that the subject lands represent an ideal location for future growth and intensification through the requested settlement area boundary expansion.

In keeping with Provincial objectives, the proposed expansion:

- Has direct access to full municipal servicing;
- Will be developed with a range and mix of dwelling types; and,
- Will accommodate between 400 and 616 residential units.

Accordingly, the inclusion of the subject lands within the Beeton Settlement Area conforms to and implements both provincial and local objectives and represents good land use planning.

Recommended Changes to the OPA No. 7 and the County of Simcoe Official Plan

Based on the above, UrbanSolutions recommends the following change to the County of Simcoe Official Plan:

1. To amend Schedule 5.1 – Land Use Designations of the County of Simcoe Official Plan to include the subject lands within the 'Settlement Area', as shown on Appendix A.

Thank you for the opportunity to provide these comments. Please feel free to contact the undersigned to discuss the matter further.

Kind Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal

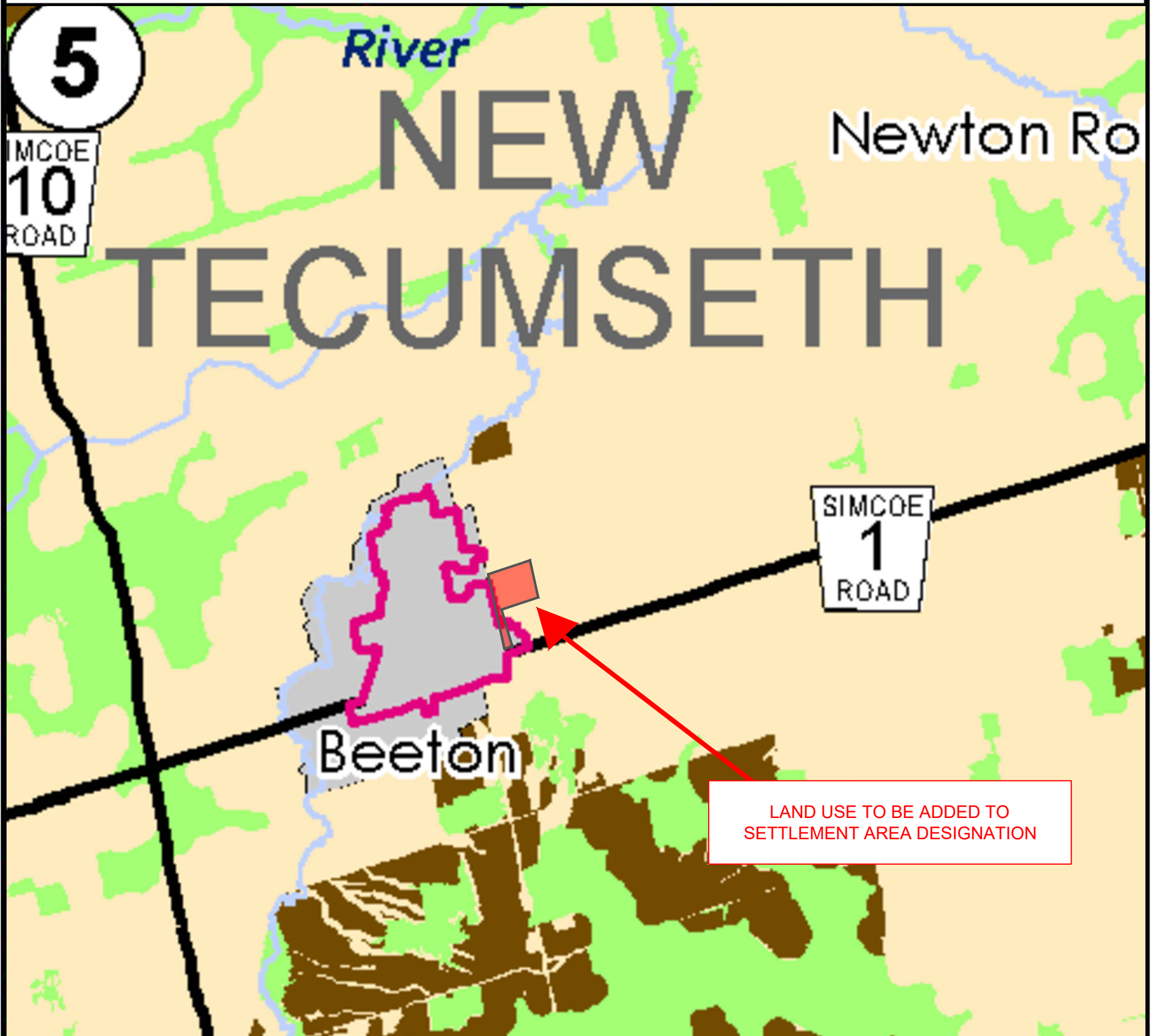


Matthew LeBlanc, M.PL, BA (Hons)
Planner

cc: East Beeton Developments Ltd. c/o Mr. Fabio Furlan (via email)

Appendix A – Schedule 5.1 of OPA No. 7
Proposed Changes to Schedule 5.1 – Land Use Designations

SCHEDULE 5.1 LAND USE DESIGNATIONS



LAND USE TO BE ADDED TO
SETTLEMENT AREA DESIGNATION

Designations

- Under Appeal
- Settlement Boundary Under Appeal
- Agricultural
- Settlement Area
- Strategic Settlement Employment Areas and Economic Employment Districts
- Greenbelt Plan - Protected Countryside
- Greenlands
- Lands Not Subject To Plan
- Rural
- Special Development Area Big Bay Point
- General Location of Site-Specific Appeals



Settlement Area Boundary Expansion

Reference Data

- Delineated Built Boundary
- Provincial Highway
- County Road
- Trans Canada Pipeline
- Lake Simcoe Protection Plan - Watershed Boundary



GEOGRAPHICAL INFORMATION SYSTEMS

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