



**Submitted online**

The Honourable Minister Steve Clark  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 16th Floor  
Toronto, ON M7A 2J3

**Attention: Julianna Zhuo (Municipal Services Office – Central Ontario)**

Dear Ms. Zhou:

**Re: ERO Number 019-6113  
Ministry Reference Number 43-OP-221936  
Comments on County of Simcoe Official Plan Amendment No. 7 (“CSOPA 7”)  
Submitted on behalf of Mattamy Homes Canada**

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Mattamy Homes has a long and proud history in the home building sector and is a committed partner in building complete communities across Ontario. Founded in 1978, we are now Canada’s largest residential real estate developer, building homes of every type, including single detached, townhomes, mid-rise and high-rise units. We thank you for the opportunity to provide our comments on the County of Simcoe Official Plan Amendment No. 7 (“CSOPA 7”).

In Simcoe County, Mattamy is the largest participating member of the New Tecumseth Community Builders Inc. (“NTCBI”) group who own lands in south Alliston in the Town of New Tecumseth as depicted in *Figure 1 – NTCBI and other Active Landowners – Proposed Settlement Area Boundary Expansion, South Alliston*. For many years the NTCBI group has completed work to create a vision for these lands, the Harvest Community, that achieves the goals of the Town, County and Province. We believe the Harvest Community represents the best opportunity for the future growth of Alliston through a comprehensively planned community built on the pillars of affordability, sustainability, complete community, and fiscally responsible growth.

Therefore, we request that the Province modify CSOPA 7 to include the Harvest Community into the County’s settlement area.

A detailed submission was made by NTCBI’s planning and land economist consultant, Malone Given Parsons, providing the technical background to support our request. Mattamy Homes fully supports the modifications detailed in that submission and would like to emphasize our commitment to delivering needed housing and community needs in Alliston.

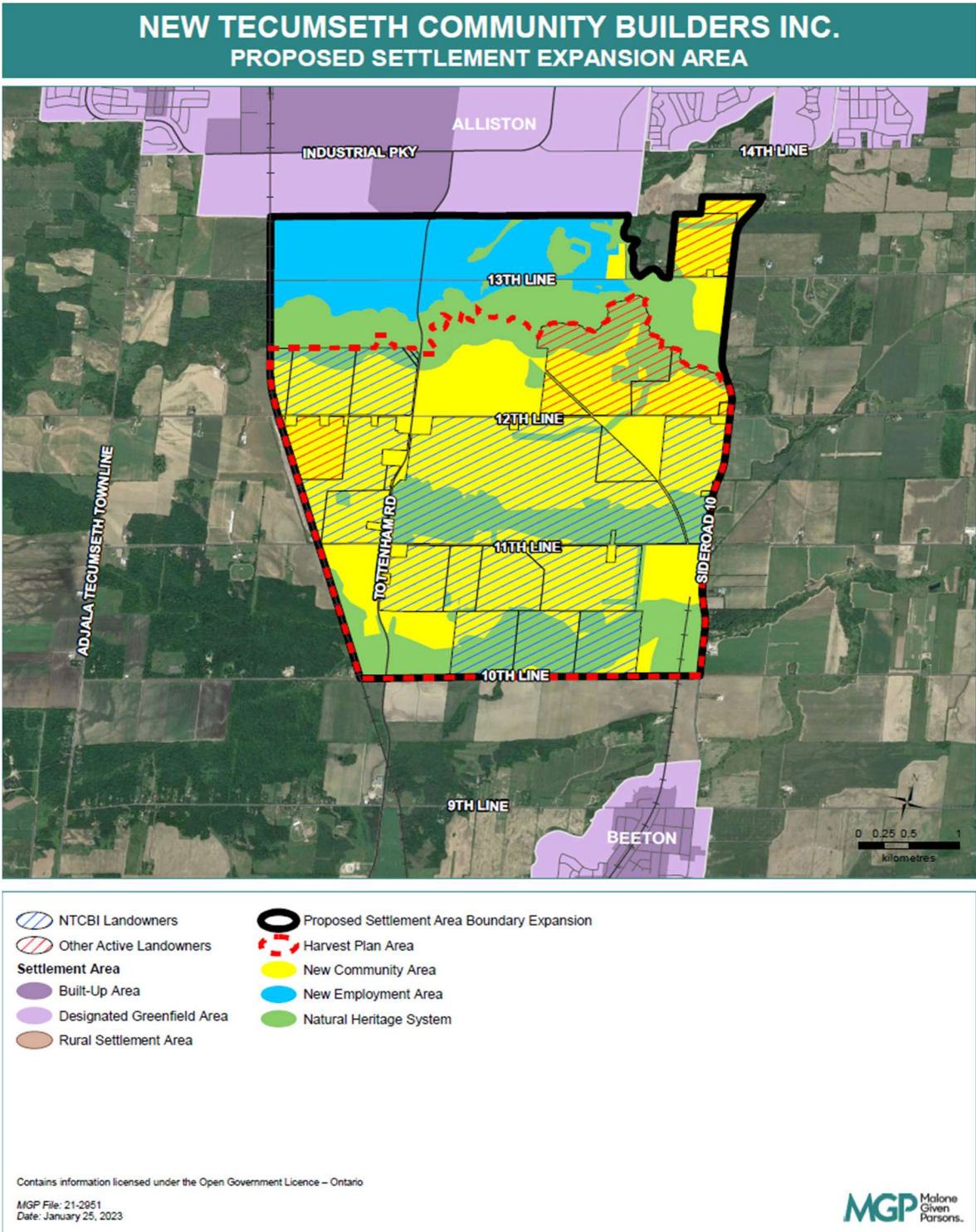


Figure 1 - NTCBI and other Active Landowners - Proposed Settlement Area Boundary Expansion, South Alliston

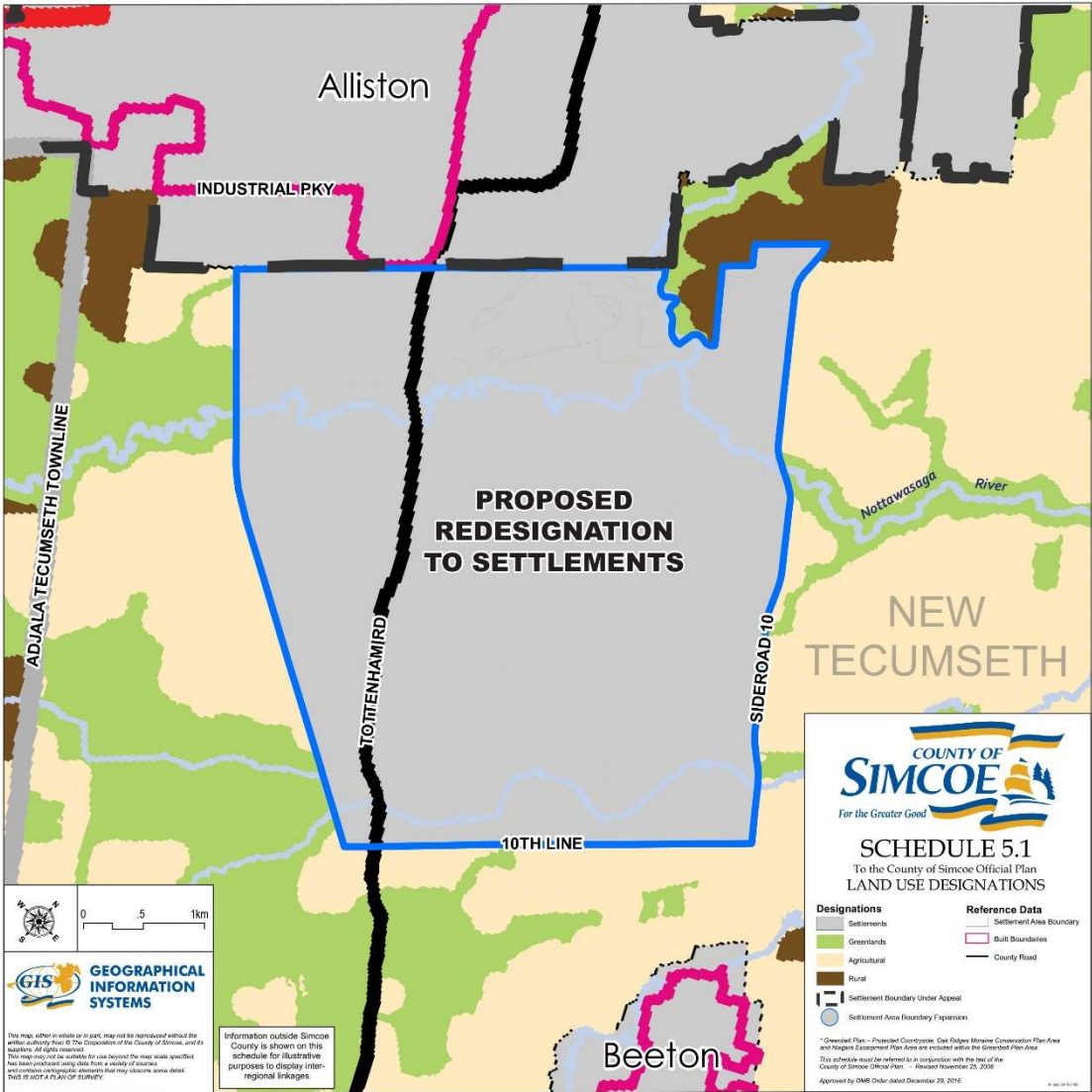
## Opportunities Created by the Harvest Community

We believe the Harvest lands provide the best opportunities for meeting the needs of existing and future residents in the Town of New Tecumseth and are the most appropriate and logical location for settlement area boundary expansion in the County and Town. A summary of the draft vision for Harvest can be found in *Appendix A*.

- Alliston is a Primary Settlement Area and should be planned to accommodate a significant amount of growth to 2051, including residential and employment lands.
- NTCBI are committed community builders that want to work with local stakeholders to continue refining the Harvest Community vision and comprehensively build a complete community.
- The NTCBI lands can be phased to ensure logical and sequential growth in accordance with the delivery of necessary and warranted hard and soft infrastructure.
- The significant size of the Harvest Community allows for them to be holistically planned with its own community amenities and services, including schools, parks, natural heritage and open space systems, and transportation networks. Furthermore, it's size allows for 'big picture' needs of the Town and County to also be planned and accommodated for creating a truly unique residential living opportunity and a destination for all.
- With significant experience and knowledge in a wide range of housing forms NTCBI are committed to providing a variety of housing types, sizes, tenures, and prices in order to address widespread housing supply and affordability issues.
- Directing growth to South Alliston permits the designation of new employment and community lands, and directs growth between Alliston and Beeton, where both settlement areas can benefit from the new community uses and infrastructure that will result from growth in this area.
- NTCBI has submitted to the Town a financial commitment to front-fund approximately \$380 million in water supply, sanitary treatment and road infrastructure for immediate and future community needs so that debt and risk are no longer a municipal concern. Details can be found in *Appendix B*.
- The Harvest Community is uniquely located between Nattawasaga River, Bailey Creek and Beattie Pinery providing an opportunity for a robust, connected Natural Heritage System that provides for enhance mental health and wellness through trails and recreational uses.
- There is existing transit connecting Alliston to other urban hubs within the County and beyond and longer-term potential for GO rail service that will support growth. A range of multi-modal transportation options within Harvest will reduce auto dependency, mitigate GHG emissions, and contribute to a sustainable and resilient community.

**Requested Amendments to CSOPA 7**

In order to bring the opportunities described above to fruition we request that the Province modify CSOPA 7 to include the Harvest Community into the County’s settlement area as depicted in *Figure 2 – Requested Settlement Area Boundary Expansion through modified SCOPA 7*. We also fully support the further modifications presented in the NTCBI submission that will allow for a range of housing options in Alliston and meet the market housing demands in the County of Simcoe.



*Figure 2 – Requested Settlement Area Boundary Expansion through modified SCOPA 7.*

Thank you for your consideration of our comments on CSOPA 7. If you have any questions or require additional information, we would be happy to assist.

Yours sincerely,



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Attachments:

- Appendix A: Harvest Community Vision
- Appendix B: NTCBI Infrastructure Financing Commitment Letter to the Town of New Tecumseth dated January 27, 2022