

February 02, 2023

Julianna Zhuo
 Environmental Registry of Ontario
 Central Ontario
 16th Floor – 777 Bay Street
 Toronto Ontario
 M7A 2J3

RE: 6004 21/22 Sideroad Nottawasaga (north portion)
Roll: 432901000202000
Township of Clearview, County of Simcoe
Property Overview
ERO Number: 019-6113
County of Simcoe OPA No. 7

Ms. Zhuo,

This submission is in response to the posted Environmental Registry of Ontario's posting number 019-6113 with respect to the County of Simcoe's Official Plan Amendment No. 7.

This submission focuses on the lands known municipally as 6004 21/22 Sideroad Nottawasaga, within the Township of Clearview, County of Simcoe. The property is located approximately 300 metres south of the Stayner Settlement Area.

The purpose of the submission is to request that the province amend County of Simcoe Official Plan Amendment No 7 by expanding the Stayner Settlement Area to include 6004 21/22 Sideroad Nottawasaga.

An overview of the property is provided below:

Property Information	
Municipal Address	6004 21/22 Sideroad Nottawasaga (north portion)
Roll Number	432901000202000
Lot Area	± 45.2 hectares (111.8 acres)
Lot Frontage	± 1514 metres (21/22 Sideroad Nottawasaga) ± 72 metres (County Road 42)
Official Plan Designation (County)	Rural, Greenlands
Official Plan Designation (Township)	Rural, Greenlands
Zoning	Rural (RU), Environmental Protection (EP), FP Hazard Overlay, WHPA Overlay

Settlement Area	n/a – located south of Stayner Settlement Area
Provincial Natural Heritage Mapping	Not included within NHS
Provincial Agricultural System Portal	Identified as 'Prime Agricultural Land'.

Figure 1 – Location Map – 6004 21/22 Sideroad Nottawasaga

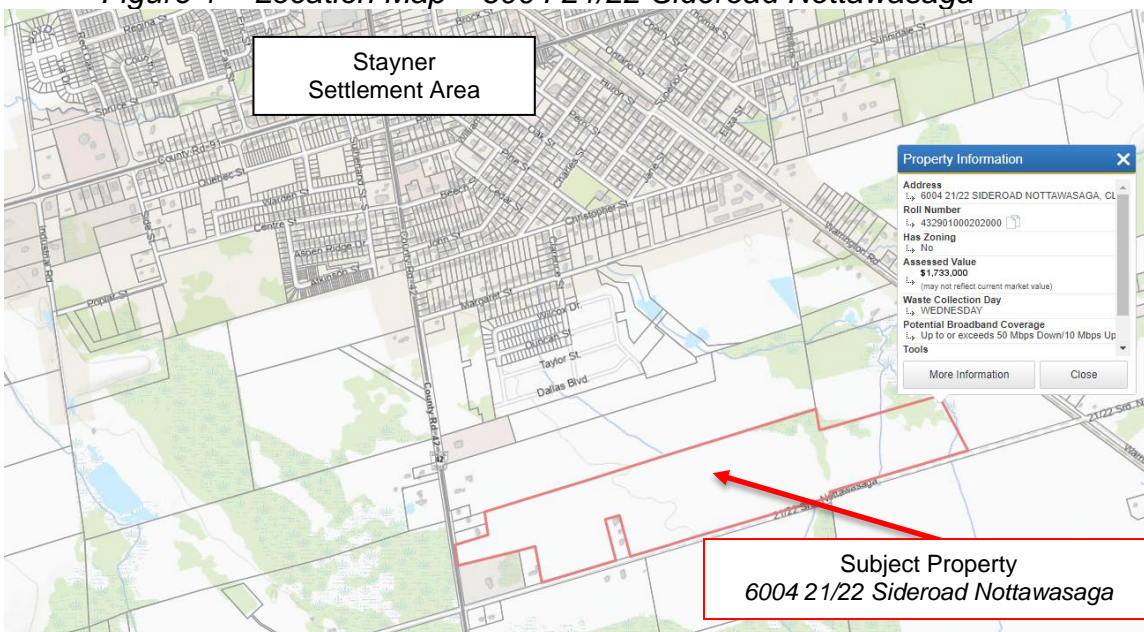


Figure 2 – Aerial Image (2022)



Development Opportunity

The subject property is located approximately 300 metres south of the Stayner Settlement Area Boundary, which is a fully serviced settlement area within the Township of Clearview. The property itself benefits from frontage onto two existing public right of ways, being County Road 42 (approximately 72 metres) and 21/22 Sideroad (approximately 1,514 metres). Given the lot area and configuration of the subject property, a lot yield range of approximately 300-500 single family lots is anticipated while ensuring appropriate spatial allowance for municipal right of ways, stormwater management, environmentally protected lands, parkland and pedestrian access.

It is understood that the Township has invested in municipal servicing (water and sewer) in recent years, including Stayner, in order to provide additional capacity for future residential and commercial development with the Stayner community.

It is understood that lands to the north of the subject property (1277 County Road 42) are earmarked as future phases of the Ashton Meadows community which is currently in its 5th phase of development. Upon the expansion of the Stayner Settlement Area to permit the final completion of this adjacent development, the subject property would be the remaining parcel of land before the 21/22 Sideroad Nottawasaga right of way.

In this case, it should be considered good land use planning to include the subject lands into this expanded area in order to benefit from the 21/22 Sideroad frontage for future road connections into these residential communities to the north. This would further lower the burden of traffic and car volume on the existing Stayner Community, and provide a 'rounding out' of the community to a physical boundary (21/22 Sideroad).

Stayner Settlement Area – Expansion Required

As noted, the subject property is approximately 300 metres south of the Stayner Settlement Area, which is considered one of three primary settlement areas (fully serviced – water and sewer) within the Township. In order to permit future development of the subject lands, an expansion to the Stayner Settlement Area would be required.

An expansion to a settlement area can only occur during a Municipal Comprehensive Review ("MCR").

County of Simcoe Official Plan Amendment No. 7 is the first phase of approvals resulting from the ongoing County MCR process.

It is the opinion of the undersigned that the addition of the subject property into the Stayner Settlement Area would provide efficient growth opportunity for the

Township and County as a whole. This opinion has been reached for the following reasons:

1. Lot Size and Configuration
 - The subject property is located adjacent to lands earmarked for future residential development to the north.
 - The inclusion of the subject property would create a reasonable 'rounding out' of the settlement area boundary; and,
 - The size and configuration of the property could provide the opportunity for a lot yield range of approximately 300-500 single family lots.
2. Servicing – Efficient and Economical
 - Stayner is a fully serviced Settlement Area (water and sewer);
 - It is understood that the Township of Clearview has been investing in the future upgrades and expansion of services throughout the Township, including Stayner, to accommodate future growth; and,
3. Natural Heritage Features
 - A portion of the subject property, to the east, is currently designated and zoned to protect existing environmental features. This area represents less than 20% of the total lot area. It is anticipated that this area would continue to be protected with an environmental protection zone and land use designation.
4. Bill 23 – More Homes Built Faster Act, 2022 (*Royal Assent Received November 28, 2022*)
 - The Act is a key part of the province's objective to increase the provincial housing supply by 1.5 million homes in the next ten years.
 - The proposed settlement area expansion will assist with the provincial mandate to increase the number and types of housing opportunities throughout the province.

Request


Please accept this letter as a formal request for the Province to consider a modification to the County of Simcoe's Official Plan Amendment No. 7. This modification would be the addition of a 'Schedule D' to the Official Plan, which would identify the subject lands being added to the Stayner Settlement Area, as well as include additional population and housing allocation to reflect the proposed development within the Township of Clearview's forecasted growth.

MP&D are of the opinion that the subject property is appropriately located to efficiently accommodate additional residential homes, and is an appropriate 'rounding out' of the Stayner Settlement Area. This action would assist the Township in achieving its projected increase of 6,600 persons by 2051, identified through the County of Simcoe's MCR process.

The owner of the subject lands would be in a position to commence construction on the subject property within twelve to eighteen (12-18) months of obtaining the required *Planning Act* approvals and servicing allocation.

Thank you for your consideration. We are available to discuss the proposal with you or your department should you have any further questions.

Respectfully,
MORGAN Planning & Development Inc.

A handwritten signature in blue ink, appearing to read "Josh Morgan", with a horizontal line extending to the right.

Josh Morgan, RPP
Principal

Attachments:

1. Figure 1: Location Map
2. Figure 2: Aerial Imagery (2022) – County of Simcoe Interactive Mapping
3. Figure 3: County of Simcoe Official Plan Land Use Schedule
4. Figure 4: Township of Clearview Official Plan Land Use Schedule

Figure 1: Location Map – 6004 21/22 Sideroad Nottawasaga

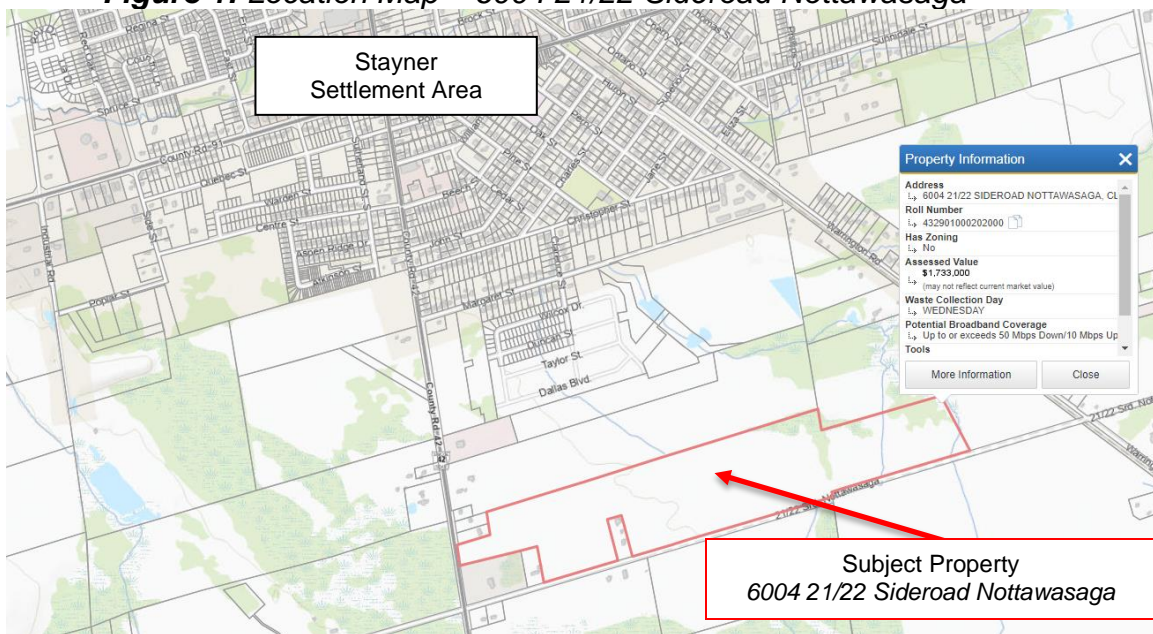


Figure 2: Aerial Image (2022)

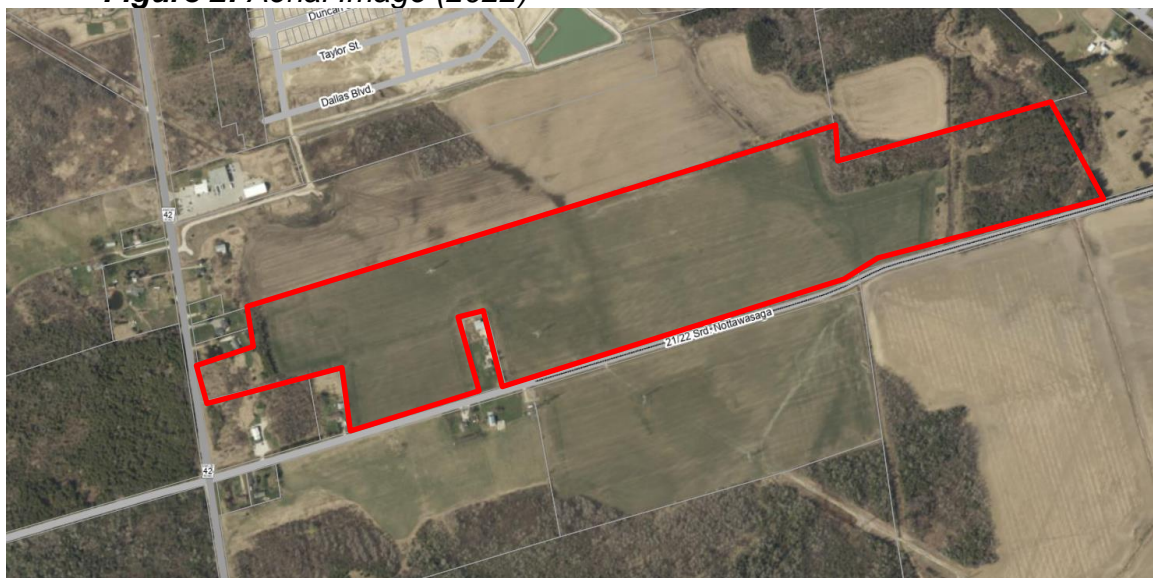


Figure 3: County of Simcoe Official Plan – Land Use Schedule

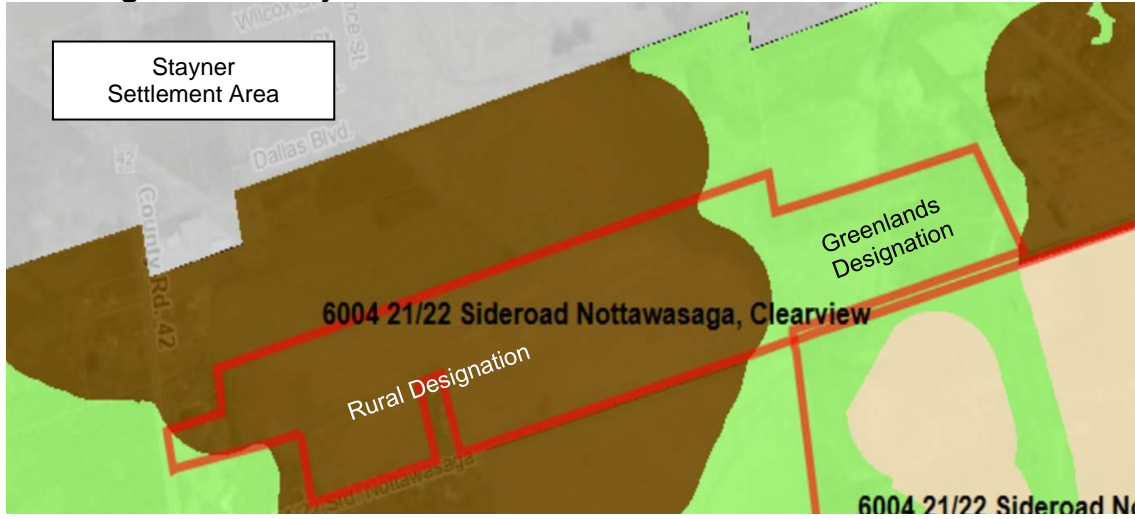


Figure 4: Township of Clearview Official Plan – Land Use Schedule

